



Fitzroy Shire Council

Zoning Map - A3

Alton Downs

LEGEND

Alton Downs Zone-Precinct 1 (Priority Area A)

Priority Area A (b)

Priority Area B (c)

Alton Downs Zone-Precinct 2 (d)

Precinct 2 Area

Notes:

(a) Precinct 1 will establish a semi-rural character accommodating people who wish to live on large allotments of approximately 10 hectares. Limited development and/or subdivision is envisaged. For the purposes of orderly development priority settlement areas have been identified. Any development and/or subdivision in this precinct will be assessed having due regard to the land's capability to achieve sustainable land use.

(b) Priority Area A has been generally defined with regard to proximity to an existing sealed road and access to the Rockhampton/Ridgeland Road. It is considered that land in this area could be more readily and orderly developed than land in the Priority Area B.

(c) For the purpose of implementation of the sequential development areas programme and road network programme, land within Priority Area B shall not be subdivided or developed for residential development if the proposed allotments or development would promote the need for provision of road works, services or other matters which cannot be expediently and sequentially connected to or integrated with existing works and services.

(d) Precinct 2 will retain a rural character with an emphasis on retention of: large land parcels; vegetation along ridgelines and watercourses; low population densities and basic services. Subdivision and/or development for purposes not associated with rural development will not be encouraged.

Based on Cadastral Data provided with permission of the Dept of Natural Resources (Current 11/2003)

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