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1. The Urban Land Development Authority

The Urban Land Development Authority (ULDA) is a statutory authority under the *Urban Land Development Authority Act 2007* (“the Act”) and is a key element of the Queensland Housing Affordability Strategy.

The role of the ULDA is to facilitate the development of declared Urban Development Areas (UDAs) to move land quickly to market and achieve housing affordability and urban development outcomes. This enables the Government to be more effective and proactive in providing land for urban development, particularly through major strategic infill and redevelopment sites. The ULDA is also a vehicle to deliver the Government’s transit oriented development (TOD) projects throughout the State where they occur in UDAs.

The ULDA, which became operational on 26 November 2007, is working with local governments, community, local landowners and the development industry to deliver commercially viable developments that include

diverse, affordable, sustainable housing and use best-practice urban design principles.

2. Urban Development Areas

The Northshore Hamilton Urban Development Area (UDA) was declared by regulation by the Minister for Infrastructure and Planning on 27 March 2008.

3. Purpose of the Development Scheme

The Northshore Hamilton UDA Development Scheme has been prepared in accordance with the Act and is applicable to all development on land within the boundaries of the UDA. It is a statutory instrument and has the force of law.

From the date of approval, it replaces the Interim Land Use Plan for the UDA which was in place at the time of the declaration, during the period of preparation of this development scheme. A Development Scheme is one of the primary mechanisms the ULDA uses to deliver on the main purposes of the Act.

As described by the Act, the main purposes of the Development Scheme are to facilitate -

- (a) the availability of land for urban purposes;
- (b) the provision of a range of housing options to address diverse community needs;
- (c) the provision of infrastructure for urban purposes;
- (d) planning principles that give effect to ecological sustainability and best practice urban design; and
- (e) the provision of an ongoing availability of affordable housing options for low to moderate income households.

Through the Development Scheme, development in the Northshore Hamilton UDA will contribute to achieving the following goals:

- Promoting and maintaining liveable communities.

Communities in the Northshore Hamilton UDA are diverse, safe and healthy, have access to services, jobs and learning, foster active local participation and are pleasant places to live, work and visit while

enhancing the value of existing neighbourhoods;

- Promoting planning and design excellence.

Northshore Hamilton UDA is a modern resilient and adaptable urban form that promotes connectivity, safety and accessibility whilst recognising the local values and aspirations.

- Providing economic benefit.

Economic benefit is maximised in the Northshore Hamilton UDA by facilitating the release of urban land, considering lifecycle costs, operational savings, long term employment opportunities, creating partnering opportunities and creating long term value; and

- Protecting ecological values and optimising resource use.

Northshore Hamilton UDA protects and manages natural systems, habitats and biodiversity, and promote the innovative and efficient use and management of precious resources such as materials, water and energy to minimise impacts on the climate.

4. Elements of the Development Scheme

Northshore Hamilton UDA Development Scheme consists of three (3) components being -

- the Land Use Plan;
- the Infrastructure Plan; and
- the Implementation Strategy.

The Land Use Plan regulates orderly development and articulates the preferred form of development in the UDA, its precincts and sub-precincts.

The Infrastructure Plan details essential infrastructure and outlines proposed financing mechanisms to deliver the infrastructure.

The Implementation Strategy describes how the ULDA will deliver the purpose of the Act drawing together the components of the Land Use Plan and Infrastructure Plan.

Strategic Context

1. Location

Located six kilometres from the Brisbane CBD, the Northshore Hamilton UDA covers 304-hectares of land, with a 3.8 kilometre river frontage.

The Northshore Hamilton UDA includes land between Kingsford Smith Drive and the Brisbane River, extending from Brett's Wharf to the west and the Gateway Motorway to the east. The boundaries of the Northshore Hamilton UDA are shown in Figure 1.

The Northshore Hamilton UDA is close to some of Brisbane's most important economic drivers, including the Brisbane Airport and Australia TradeCoast.

Key features in and around the Northshore Hamilton UDA include:

- Brett's Wharf
- Portside Wharf complex including the Brisbane Cruise Ship Terminal
- Eagle Farm and Doomben Racecourses
- Royal Queensland Golf Club
- The Brisbane River
- Kingsford Smith Drive and the Gateway Motorway

FIGURE 1: Northshore Urban Development Area Boundary



FIGURE 2: Looking over the Northshore Hamilton UDA.



2. Vision

The Northshore Hamilton UDA is the most significant waterfront development opportunity in Brisbane since Expo 88 and Southbank. The Northshore Hamilton UDA is larger than the Brisbane CBD, and its river frontage is greater than the river edges of Southbank and the CBD combined. It possesses remarkable locational advantages, being within 6km of the city, with outstanding views and adjoins Hamilton, one of the most sought after residential addresses in Brisbane.

Even without a 3.8 km river frontage, Northshore Hamilton possesses compelling qualities. The regional economic and transport infrastructure in the area are driving intensification and redevelopment. The UDA also sits at the heart of Brisbane's rapidly growing inner northeast corridor, anchored by the CBD and Australia Trade Coast, the city's two largest concentrations of employment.

The relocation of port operations from Hamilton to Fisherman Island was first investigated in the 1970s when the volume of shipping, longer turnaround times and increasing size of vessels necessitated the development of a deepwater port. The final phases of the port relocation have been occurring over the past few years with the dry and liquid bulk export

facilities expected to vacate over the next 10 years. This underutilised part of Brisbane represents a truly unique opportunity for a major brownfield regeneration project which maximises its location on the Brisbane River.

The redevelopment of the UDA presents a number of challenges; in particular the effective transition of the area having regard to the on-going port and industrial activities and the future amenity of new residents. Similarly, traffic impacts associated with Kingsford Smith Drive must be addressed to cater for the anticipated growth of both Northshore Hamilton and the Australia Trade Coast region. Northshore Hamilton, while a complex site with many constraints, has overwhelming scope to be a world class development that celebrates its location along one of south east Queensland's most outstanding natural features: the Brisbane River.

2.1. The Vision in Detail

The vision for the Northshore Hamilton UDA responds to these opportunities.

A vibrant Brisbane waterfront community

Northshore Hamilton will be a vibrant engaging and memorable urban community that celebrates its waterfront location. It will be connected by a hierarchy of interlinked public spaces, streets, parks and walkways. The Brisbane River is an asset to be enjoyed by all, accessible and public in nature, and a focus for high intensity residential and activity centre development. It will incorporate uninterrupted riverside pedestrian access within the UDA.

Diverse commercial opportunities

Northshore Hamilton will generate a wide range of employment opportunities from home-based business to international corporate and commercial operations. It will build upon its strategic location and support the established function of Australia TradeCoast, the Brisbane Airport and the Port of Brisbane. Commercial uses as well as clean, high technology industry and research facilities will support these major regional economic drivers. Catalyst works and projects will stimulate renewal and redevelopment and enable a new community

to be created that respects the current industrial and port activities.

An inner city Brisbane transit hub and transit orientated community

Northshore Hamilton will be a key inner city transit hub and transit orientated community, developed according to a range of measures that promotes public transit over the private car. The land use pattern will provide for a variety of mixed uses that respond effectively to local constraints and optimise local amenity, enterprise, and containment. Connections to surrounding areas are safe, accessible and there is a strong focus on walking, cycling and frequent and flexible public transport alternatives.

A subtropical Brisbane City living environment

Northshore Hamilton will include development that respects, reflects and expresses its subtropical, Brisbane City context. It will include a mix of protected sunlit places for cooler months, open shady places for warmer months, buildings and landscapes that allow air movement and promote breezes during humid months, and a strong presence of water. Private and public green spaces will incorporate large shade-trees to reflect Brisbane’s sub-tropical character.

Development will be sensitive to the environment by ensuring self-sufficiency through alternative sources of energy, water and waste disposal.

A healthy and diverse community

Northshore Hamilton will cater for a range of housing choices to cater for the changing needs of the local community through a mix of densities, types, designs, price points and home ownership and rental options.

Specific initiatives will deliver housing for low to moderate income families throughout the community.

A socially diverse community will ensure Northshore Hamilton becomes a truly sustainable place.

2.2. Structure Plan

The Structure Plan (refer to figure 3) for the Northshore Hamilton UDA illustrates the following key elements:

The UDA will include a series of Mixed Use Activity nodes which will create a unique waterfront experience.

The western activity node will include a ‘catalyst’ waterfront development which will support a wide range of uses. It will complement the existing Portside development and Brisbane Cruise Ship Terminal.

The central activity node will support higher order retail uses and will be located in close proximity to the existing Barcham Street

The eastern activity node is the smallest of the nodes. It is proposed to be more orientated toward tourism related uses and will benefit from it’s proximity to Northshore riverside park. This area has been identified as a potential harbour development.

The residential areas are positioned on the waterfront to take advantage of the expansive stretch of the Brisbane River and views to Brisbane City.

The mixed use areas in the northern and western sections of the UDA will benefit from a

high level of commercial exposure to Kingsford Smith Drive. The mixed use areas on the eastern section of the UDA can be developed for residential purposes in the longer term where it can be demonstrated that there is no adverse impacts from nearby industrial uses.

The medium impact employment area allows for a mixture of employment uses and strictly controls the future expansion of those industries which have the potential to impact future residential amenity.

The existing Royal Queensland Golf Course configuration remains.

The road pattern has a strong north to south focus which terminates at the Brisbane River. A primary east to west spine of MacArthur Avenue links the three activity nodes.

The open space network provides a continuous public river edge and connects deep into the site with an internal network of linked parklands.

The UDA will be serviced by an at-grade rapid transit system. Dedicated future bus and heavy rail corridor options are preserved within the urban structure.

FIGURE 3: Northshore Hamilton Urban Development Area Structure Plan



LEGEND

Mixed Use Centre	City Cat / Boat Terminal
Mixed Use	Potential Heavy Rail + Station Corridor
Residential Medium Intensity	Rapid Transit
Residential High Intensity	Regional Road Connections
Medium Impact Employment	Key Connections
Royal Queensland Golf Course	Key Linkages
Civic and Open Space	Key Intersections
Activity Nodes	

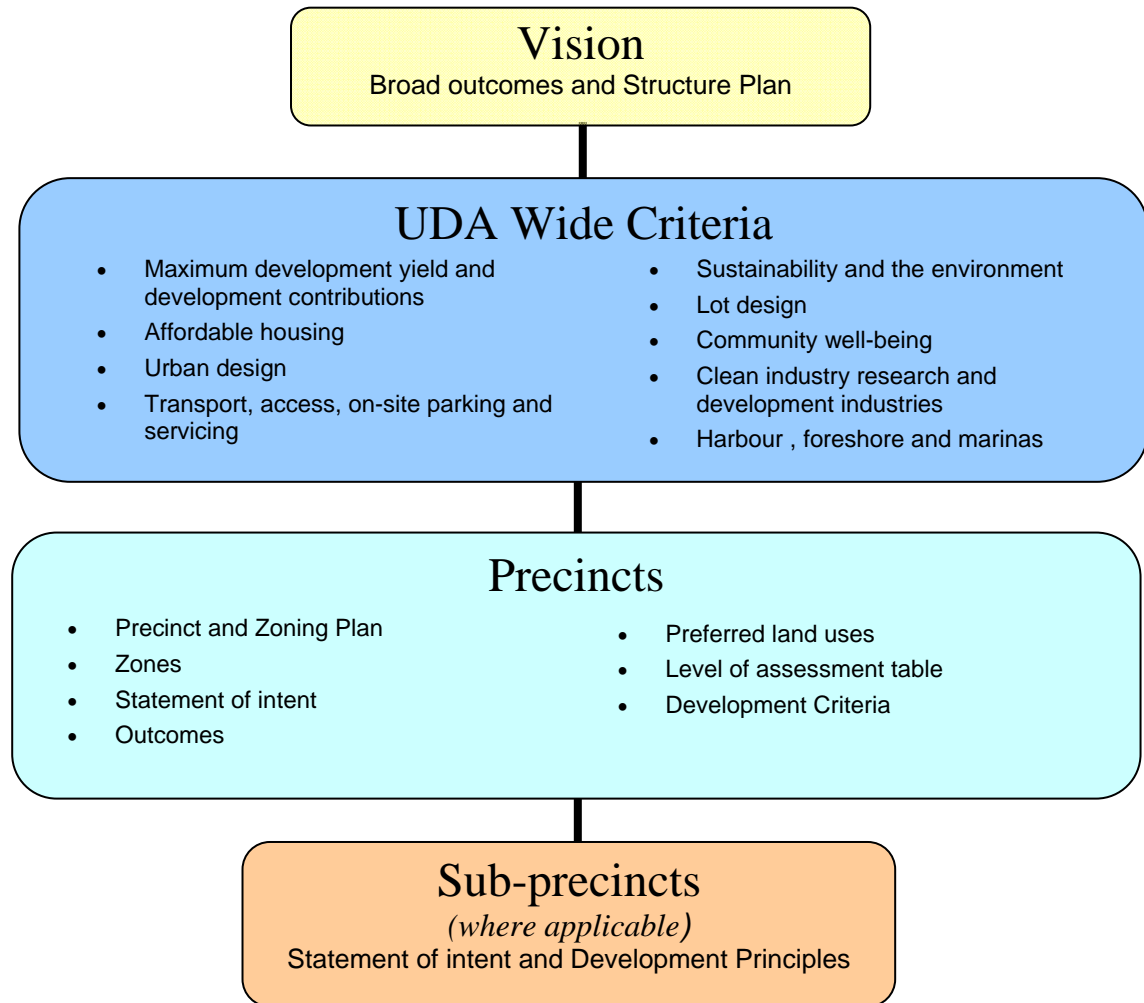
Part 1: Context

1. Purpose of the Land Use Plan

The purpose of the Land Use Plan is to regulate orderly development and articulate the preferred form of development within the Urban Development Area (UDA), its precincts and sub-precincts.

Figure 4 details the components of the Land Use Plan and explains their relationship to each other.

FIGURE 4: Components of the Land Use Plan and their Relationship



2. Development Assessment Procedures

2.1. Land Use Plan Seeks to Achieve the Following Outcomes

The Development Scheme’s Land Use Plan seeks to achieve outcomes for the Northshore Hamilton UDA which are specified in the following –

- (i) the broad statements of planning intent for the UDA specified in the vision; and
- (ii) the requirements about the carrying out of development for the UDA.

2.2. UDA Vision

The vision for the UDA specifies UDA planning outcomes which –

- (iii) seek to achieve for the UDA the purposes of the Act; and
- (iv) are the basis for the requirements about the carrying out of development for the UDA.

The UDA outcomes are spatially represented in the Figure 3: Northshore Hamilton Urban Development Area Structure Plan.

2.3. Requirements about the carrying out of development for the UDA

The requirements include the following –

- (i) maps that indicate the future development of the following –
 - the whole UDA;
 - designated parts of the UDA (precincts);
 - designated parts of precincts (sub-precincts);
- (ii) criteria for the whole UDA (UDA-wide criteria);
- (iii) zones, statements of intent, outcomes, preferred land uses and development requirements for each precinct (Precinct criteria) and sub-precinct (Sub-precinct criteria) ; and
- (iv) tables specifying the level of assessment for development for each precinct (level of assessment table).

2.4. Levels of Assessment

The levels of assessment for the carrying out of development for the UDA are specified in the Land Use Plan in the relevant Level Assessment Table which state in –

- (i) column 1, UDA exempt development;

- (ii) column 2, UDA self assessable development (self assessable development);
- (iii) column 3A, UDA assessable development which is not prohibited (permissible development); and
- (iv) column 3B, UDA assessable development which is prohibited (prohibited development).

2.5. Development Consistent with the Land Use Plan

UDA self -assessable development which complies with the development requirements is consistent with the Land Use Plan.

Permissible development is consistent with the Land Use Plan where –

- (i) the development complies with the requirements about the carrying out of development for the UDA; or
- (ii) the development does not comply with the requirements about the carrying out of development for the UDA but –
 - the development does not conflict with the structure plan or otherwise compromise the UDA planning outcomes in the vision for the UDA; and

- there are sufficient grounds to approve the development despite the non compliance with the UDA development requirements.

Permissible development that is inconsistent with the Land Use Plan must be refused.

Identification of development as permissible development does not mean that a UDA development approval (with or without conditions) will be granted.

Permissible development requires a UDA development application to be lodged with the Urban Land Development Authority (ULDA) for assessment and decision. Approval is required for permissible development to be undertaken.

Prohibited development is inconsistent with the land use plan.

Prohibited development may not be carried out in the UDA.

In this section –grounds means matters of public interest which include the following–

- the matters specified in the purposes of the Act;
- superior design outcomes;
- overwhelming community need;
- grounds does not include the personal

circumstances of an applicant, owner or interested third party.

2.6. Sub-precinct Development Requirements

A sub-precinct shall not be developed unless a detailed plan for the sub-precinct (Sub-precinct plan) has been approved as part of the UDA development application applicable to the sub-precinct.

A Sub-Precinct Plan must include the following–

- (i) a statement of intent for the precinct;
- (ii) requirements for development in the sub-precinct;
- (iii) such other matters specified in a guideline issued by the Urban Land Development Authority.

A Sub-precinct Plan may include a table specifying the level of assessment for development in the sub-precinct.

A Sub-precinct Plan may vary the effect of the following –

- (i) the sub-precinct criteria;
- (ii) the level of assessment table applicable to the sub-precinct.

2.7. Consideration in Principle

The Urban Land Development Authority may accept an application for consideration in principle of a proposed UDA development application for development of the UDA (application for consideration in principle).

The Urban Land Development Authority will consider the application for consideration in principle and may decide the following –

- (i) whether it supports the application, with or without qualifications that may amend the application;
- (ii) whether it opposes the application;
- (iii) whether it cannot accept the proposal until a detailed assessment is made and those details should be the subject of a UDA development application;
- (iv) whether the proposal is a proposal on which the Urban Land Development Authority has no established view and no indication of support or opposition can be given at that time.

The Urban Land Development Authority when considering a UDA development application –

- (i) is not bound by any decision made for an application for consideration in principle; and
- (ii) may give such weight as it considers appropriate to the decision in respect of the application for consideration in principle.

2.8. Land not Included in a Zone

This section applies to land which is not shown in the Land Use Plan as being included in a zone (unallocated land).

Where the unallocated land is adjoined by land included in the same precinct, the unallocated land is deemed to be included in that precinct.

Where the unallocated land is adjoined by land included in different precincts, the unallocated land is deemed to be included in those precincts with the centreline of the unallocated land being the boundary between the precincts.

Where the unallocated land is adjoined by land included in only one precinct, the unallocated land is deemed to be included in that precinct.

2.9. Notification requirements

A UDA development application will require public notification if the development application:

- (i) comprises a sub-precinct plan which seeks to vary the sub-precinct criteria;
- (ii) comprises a sub-precinct plan which seeks to vary the level of assessment applicable to the sub-precinct;
- (iii) is specified as requiring notification in the sub-precinct plan;
- (iv) seeks to vary UDA-wide development requirements or precinct development requirements;
- (v) is of a use, or a size or type which in the opinion of the ULDA warrants public notification, as advised at the pre-application stage.

2.10. Relationship with Local Government Planning Scheme and IPA

This Development Scheme replaces the Northshore Hamilton Interim Land Use Plan (ILUP).

The ILUP and Development Scheme have the effect of replacing the planning scheme in force

in the city of Brisbane, within the boundaries of the UDA.

The *Integrated Planning Act 1997 (IPA)* and certain items within Schedule 8 of IPA continue to apply to land within the Urban Development Area.

3. UDA Zones

Land within a UDA may be allocated a zone.

The zones that may apply within an Urban Development Area (UDA) are categories into 4 general areas: Mixed Use, Residential, Employment and Other.

Within each of these categories there are a number of zones. The zones included in the Northshore Hamilton UDA are defined below.

3.1. Mixed Use

The **Mixed Use Centre Zone** caters for the widest range, highest order and greatest intensity of commercial, retail, administrative, civic, community, indoor entertainment, leisure facilities, cultural activities and mixed residential.

The **Mixed Use Zone** caters for a range of commercial, retail, administrative, civic, community, indoor entertainment, leisure facilities, cultural activities and residential uses.

3.2. Residential

The **Residential Medium Intensity Zone** caters for a range of residential types including dwelling houses, dual occupancies, multiple residential, special needs accommodation, affordable housing and adaptable housing reflecting local housing need and generally between 30 and 60 dwellings per hectare.

The **Residential High Intensity Zone** caters for a range of residential types including multiple residential, special needs accommodation, affordable housing and adaptable housing reflecting local housing need and generally between 60 and 100 dwellings per hectare.

Non-residential land uses such as local shops, café's, schools, churches and community infrastructure that provide direct support to residential uses may be suitable in all Residential Zones. Non-residential uses can only be established where residential character and amenity are maintained, when the uses cater for the needs of the immediate community and do not undermine the viability of any centres. Home based businesses are permitted in all Residential Zones where residential character and amenity are maintained.

3.3. Employment

The **Medium Impact Employment Zone** caters for commercial, enterprise-based and service and light industry uses which service the population and visitors and facilitate the expansion of small to medium scale business activities. The Medium Impact Employment Zone can also cater for warehouses, as well as services and trades, such as mechanical workshops, vehicle repair and service stations, showrooms, supporting office and retail, facilities required by the travelling public such as refreshment, accommodation, recreation and amusement, as well as non-commercial development where such development complements the intended commercial/enterprise character of the locality. Complementary development includes dwellings attached to commercial development.

3.4. Other

The **Civic and Open Space Zone** caters for a full range of publicly accessible outdoor sport and recreation uses, from informal sports or events on a casual basis and the facilities associated with these such as picnic, children's play, courts and non-organised sporting facilities, and outdoor cultural, educational activities, public swimming pools, outdoor courts and parkland, and sports grounds. Any

structures in the Civic and Open Space Zone will only occupy a small part of any site and may include facilities for spectators, club buildings and associated off-street parking facilities.

Part 2: UDA-wide Development Criteria

1. Purpose of Development Criteria

The following development criteria apply to all UDA assessable and self-assessable development in the Northshore Hamilton UDA. To the extent that they are relevant, they are to be taken into account in the preparation of UDA development applications in and the assessment of those applications by the ULDA.

In addition to these UDA-wide development requirements, land may be subject to precinct specific development requirements and sub-precinct development principles. Precincts and sub-precincts for Northshore Hamilton UDA are identified on Figure 8 Precinct and Zoning Plan.

UDA wide development criteria should be read in conjunction with the relevant precinct specific development requirements or sub-precinct development principles.

The Infrastructure Plan and Implementation Strategy may include further information which should be taken into account in design and project feasibility planning for development proposals.

The Northshore Hamilton UDA-wide Development Criteria cover the following topics:-

- Maximum Development Yield and Development Contributions;
- Affordable Housing;
- Urban Design ;
- Transport, access, on-site parking and servicing;
- Sustainability and the Environment;
- Community Well-being;
- Lot Design;
- Clean Industry, Research and Development Facilities; and
- Harbour, Foreshore and Marinas.

2. Maximum Development Yield and Development Contributions

2.1. Context

The creation of a healthy, sustainable and well serviced community in the Northshore Hamilton UDA will require positive intervention by government in relation to the achievement of essential infrastructure, affordable housing and ecologically sustainable outcomes.

Within the Northshore Hamilton UDA, significant infrastructure investment is required to enable any practical increase in development intensity above that currently allowed for under the Brisbane City Council City Plan 2000. Yet the fragmented ownership pattern in the UDA, means that the financing of this infrastructure investment by any one land owner is not commercially viable. However it is not considered responsible to use public money to pay for the infrastructure, when the infrastructure and associated increase in yield will result in a windfall gain to private land owners.

Consequently, this development scheme is based on the principle that, where an increased development yield arises from the ULDA development scheme, a percentage of the uplift of land value must be shared with the Urban Land Development Authority (ULDA) as a development contribution. This contribution will assist the ULDA to -

- deliver essential infrastructure;
- provide affordable housing; and
- achieve ecologically sustainability outcomes.

2.2. Maximum Development Yield

The maximum development yield allowable under this development scheme will be -

- (i) that permitted under Part 3 – where a development agreement has been entered into with the ULDA (in relation to infrastructure, affordable housing and ecologically sustainable development) in accordance with the Infrastructure Plan and Implementation Strategy;
- (ii) that shown in Map1; or
- (iii) where evidence (satisfactory to the ULDA) is provided of a development approval that was effective immediately before the declaration of the Northshore Hamilton UDA (a “pre-existing approval) – the development yield permitted by that approval.

2.3. Development Contribution Rate

The development contribution rate included in a development agreement entered into pursuant to Section 1.2 shall-

- Be approximately fifty percent (50%) of the land value uplift arising from the increase in GFA of a development proposal in excess of Map 1 or pre-existing approval;

- Be approved by the Minister in accordance with the Act;
- Apply in addition to any other infrastructure contributions required under this development scheme; and
- Unless otherwise approved by the ULDA, be applied in the proportion of:
 - 60% towards infrastructure;
 - 30% towards affordable housing outcomes (the “affordable housing contribution”); and
 - 10% towards ecologically sustainable development outcomes.

2.4. Development Agreement

The development agreement entered into pursuant to Section 1.2 may include amongst other things -

- Timing of payments;
- Bonding of payments;
- Credit for the provision of works or product in lieu of payment; and
- Any other matter that the ULDA deems appropriate in the achievement of the Act’s purpose.

3. Affordable Housing

3.1. Housing Diversity

All residential development (including residential components of a mixed use development) must deliver housing choice to suit a variety of households including: families, singles, couples, work-at-home occupiers, students, retirees, group accommodation households and people with special needs by offering variety in size, configuration, cost, adaptability, location and tenure.

Except as set out in Section 3.3, all residential and mixed use developments must have a minimum of 5% of dwellings that are able to be affordable to rent by households on the median household income for the Brisbane City Council local government area (the “affordable housing component”).

Where an applicant can not demonstrate that this requirement will be achieved by the proposed development:

- The applicant will need to enter into a development agreement with the ULDA by which the applicant agrees to pay to the ULDA an equivalent monetary contribution prior to the development approval for building work is given; or

- Where a subsidy is proposed by the applicant to achieve the affordability criteria, the subsidy must be protected by a legal arrangement to the ULDA's satisfaction.

Residential development is to be accessible and designed in accordance with universal and sustainable design principles¹ to meet the needs of diverse people and households over time.

The affordable housing component of a development must be distributed throughout the development and be finished to a suitable standard with all reasonable fixtures, services and appliances.

3.2. Development Agreement - Affordable Housing

In addition to the matters set out in Section 2.4 a development agreement entered into pursuant to Section 1.2 may state that:

- (i) In lieu of a monetary contribution, the affordable housing contribution may involve the provision of built product, or

¹ Refer to "Smart and Sustainable Homes Design Objectives, Department of Public Works (2008). Booklet available from www.build.qld.gov.au/smart_housing/pdf/design_objectives_08

- land, or a combination of built product, or land and a monetary contribution;
- (ii) Where a monetary contribution is to be paid, payment is due at the time the development approval for building works is given.
- (iii) Where land or built product, the contribution is due upon practical completion of the development or subject to the terms of the development agreement; and
- (iv) Any monetary contribution will be put towards providing affordable owner-occupied or affordable rental housing in the UDA.

3.3. Exemptions

The following development types are exempt from providing the affordable housing contributions specified above -

- Development for the purpose of affordable housing (including social and community housing) and developed by: the Department of Housing; a registered community housing or non-profit organisation; or part of a consortium with a registered community housing or non-profit organisation for the provision of affordable

housing equivalent to the value of the affordable housing contribution;

- Development for the purpose of community facilities and services; or
- Development by a government, non-profit or charitable institution providing a community benefit; or
- Development for the purpose of a public utility facility.

4. Urban Design

4.1. Placemaking

The form, type and arrangement of buildings, streets, and public spaces within the Northshore Hamilton UDA will:

- individually and collectively create an attractive and appealing place for residents, workers and visitors;
- respect, reflect and express a subtropical Brisbane City context
- support a distinctive subtropical design character;
- create positive relationships between public and private realms in particular at street and first floor levels;
- encourage a wide and rich variety of activities and uses including socialising,

- shopping, and community events in particular in activity nodes;
- contribute to community safety through overlooking of streets and public spaces in all locations;
- encourage pedestrian and cycle use;
- ensure connection with surrounding areas;
- create public realms that are accessible and safe;
- facilitate public transport access and use;
- help build and support a local economy; and
- help attract a diverse population.

4.2. Building Character

(a) General Provisions

Buildings must be highly articulated with external: balconies; doors and doorways; windows; shade and screening devices; outdoor planting areas; mixed use tenancies; and where possible, distinct materials, details and colours.

Residential building design will ensure; visual and noise privacy, adequate balcony size, adequate storage space, adequate room sizes, functional room relationships, attractive outlooks, and the provision of useable and well connected common outdoor spaces.

Outdoor/semi-outdoor living and ‘indoor to outdoor’ integration will be provided by the use of balconies and courtyards and large windows creating open building facades.

Use of reflective glass in windows is generally not appropriate.

External lighting must be designed to light up the buildings and vegetated areas, without overspill to other buildings or the sky.

Sunshading is to be considered on external windows to improve the environmental performance of the building and enhance the subtropical character. Sunshading elements may be vertical and/or horizontal depending on the solar orientation of the building.

(b) Ground level Detail

Ground level building elements must have a variety of details and finishes.

(i) Entries

Entries are to be emphasised through architectural and landscape treatment, pedestrian movement paths, awnings and increased ceiling height.

(ii) Awnings and Screening

Buildings must incorporate weather protection, screening, and shading structures on the

building facades to channel breezes, filter sunlight, block out night lighting, provide rain protection, and grow plants – each building façade shall be differentiated according to local microclimatic (prevailing breezes, orientation) requirements.

At street level, buildings must incorporate weather protection all year round, In particular-

- awnings to primary active frontages must be continuous along the entire street alignment to a minimum width of 3.0 metres
- awnings to other commercial and mixed use buildings are not required to be continuous but must extend over the footpath to within 0.9 metres of the street kerb for the width of the main entry of the building; and
- for residential buildings, where awnings are not provided, street trees are to provide protection from climatic conditions and separate pedestrians from traffic movement

(iii) Balconies

Covered balconies are encouraged to be provided in all locations to reflect the subtropical Brisbane City context, in particular by providing external spaces that can be utilised under a variety of weather conditions.

- Residential buildings must contain generous balconies attached to major internal living areas overlooking streets and public spaces providing surveillance and connection with the street.
- Commercial and mixed use buildings should also feature balconies that overlook streets and public spaces providing surveillance and connection with the street.
- In all locations, balconies must be located and screened to ensure privacy between buildings and the public realm

(iv) Landscaping

For residential development, landscaping (excluding driveways) must constitute 30% of the site area and provide on site recreation opportunities.

For non-residential and mixed use development, landscaping must provide a positive visual and amenity contribution to the public realm.

Landscaping must be designed and located so that it:

- can be observed and appreciated by the public;
- addresses streets and open spaces to facilitate personal and property security, surveillance of footpaths and public open

- space, and to deter crime and vandalism; and
- takes advantage of microclimatic benefits allowing adequate on-site solar access and access to breezes.

(v) Fences and Walls

Except for specific feature walls associated with specific uses, fences or walls to ground floor residential uses must be of an open construction with at least 50 percent transparency.

(c) Upper Level Detail

Upper parts of taller buildings will express a visual character that is appreciated in the broader context, by the use of awnings and recessed balconies or screening and shading structures.

Where residential uses are incorporated within the first 4 (podium) levels, balconies may be more enclosed with solid balustrades, adjustable full height louvres and trellises.

Above ground podium car parking must be surrounded by uses which are open to or face the public realm.

(vi) Roof Form

Roofs will be appropriately designed to ensure plant and equipment is integrated with the overall building design.

Varied roof forms, building heights and massing of elements is encouraged.

4.3. Building Arrangement

High rise buildings will have distinct lower, middle and upper sections.

The first 4 (podium) levels of buildings from ground level will be built to the boundary, and front, face and facilitate casual surveillance of the public realm.

Where possible the first 4 levels of buildings will create a block perimeter with internal communal open spaces and courtyards in both residential and commercial developments. Buildings will reduce in mass and footprint from the ground floor, at the fifth floor (podium-to-tower transition) and at the uppermost floor (defined terraces and roof decks).

Buildings will be located towards and address major street corners and other key sites to create landmarks and gateways.

Where residential uses are located above podiums, it is expected tower footprints will be smaller to provide for the use of podium roof

space and features such as terraces, pergolas and green roofs

4.4. Building and Public Realm Frontages

Buildings must contribute to an active and safe public realm.

Map 2 identifies the different frontages within the Northshore Hamilton UDA to contribute to an active and safe public realm.

Street level buildings will not include blank walls, reflective glass, louvre grills for plant rooms, parking areas and rows of fire escapes.

For north eastern facing blocks, 30% of frontages should be to a maximum of 3 storeys to ensure adequate solar access is achieved at street level and overshadowing is minimised.

Refer to Map 3

(a) Primary Active Frontages

Primary Active frontages are the ground level facades which face the street. Within the UDA, these frontages are concentrated around the three activity centres and plazas.

Street level buildings on primary active frontages must:

- face the street;

- be generally parallel to the street alignment;
- have a zero setback and be open with windows and entrances to the street for at least 75% of the length of the building at street level;
- contain uses characterised by high activity such as retail uses, cafés, professional services as well as public services such as libraries, civic uses and community facilities;
- include continuous awnings at a minimum width of 3.0 metres, for the entire length of the building at street level

Upper floors of a building on a primary active frontage must provide opportunities to overlook the street, increasing surveillance and reinforcing activation.

(b) Secondary Active Frontages

Secondary active frontages are located away from major gateways and more intense pedestrian spaces. On these frontages –

- buildings are to be built to their front alignments to define streets and public spaces.
- facades must contain well-detailed and articulated access points at frequent intervals along pedestrian networks.

- Awnings are not continuous but are located at key entry points.

Secondary frontages are not necessarily activated by retail and commercial uses.

(c) Other Frontages

Street level buildings on other frontages must

- address the street and public realm but have a wider variety of setbacks for courtyards and balconies and deep planting areas;
- be predominantly residential where additional separation allows for privacy to be maintained between street and dwelling without losing contact with the street.

4.5. Buildings and Public Realm Relationships

The public realm will provide a network of destination spaces and green links which provide vistas and connections to the Brisbane River and other open space consistent with the structure plan.

The public realm will create a sense of place reflecting the character of the location and the context of its history and uses.

Material and plant selection for the public realm will be appropriate to the location and relative to the sense of place.

Shade trees will be established along streets and within public and private spaces including on-street car parking areas.

Private and public realms will be clearly delineated but integrated.

Buildings and the public realm will have an appropriate climate-based orientation and design, ensuring shade is provided, breezes can be shared and sunlight reaches internal and external spaces.

Setbacks and integration with the public realm will provide for the movement of pedestrians and standing areas for public transport stops.

Continuous awnings in defined locations will be used to provide protection from the rain and sun and will be integrated with street plantings.

At ground level, buildings and the public realm shall be designed to overlap and integrate shopping, dining, and other outdoor activities.

Year round weather protection will be located along all buildings built to the boundary of the public realm.

Where possible, balconies will be provided to enable surveillance and connection with the public realm.

The design of buildings and open spaces will not cause wind tunnelling.

Building and landscape materials will be durable and of a high quality.

4.6. Storage and Bin Areas

External storage and bin areas must be contained within the building/s and/or not be visible from the public realm.

Building design and external storage and bin areas must facilitate the efficient sorting and disposal of waste to maximise recycling opportunities, and be easily accessible by waste removal companies.

4.7. Private Open Space

(a) Common Areas

Common open space must be provided in all residential developments.

Common open space must:

- provide for a mixture of outdoor uses and activities;
- be positioned for good solar orientation;

- be landscaped appropriately for a subtropical environment;
- minimise water use; and
- respect privacy of users and residents, including those on neighbouring properties.

(b) Balconies and Other Private Open Space

A minimum of 16 square metres of private open space must be provided per dwelling unit.

All private open space must ensure there is adequate room to accommodate a table, chair, planting, barbeque, and shade.

Ground floor private space must have fencing or level changes to provide privacy but still allow overlooking to the street to promote casual surveillance. Fences will be no higher than 1500mm and must be of an open construction with at least 50 percent transparency.

4.8. Riverwalk

The Riverwalk will provide continuous public space at the river's edge. It will provide both a linking function as well as being a key linear destination for the UDA.

The design of the Riverwalk must ensure that the public space will be accessible to all users

of the area, and must create a character that connects to the water's edge.

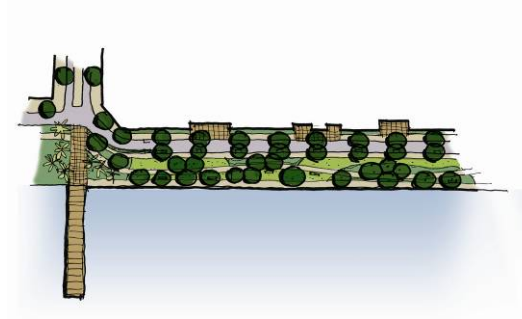
The Riverwalk must –

- provide a continuous pedestrian and cyclist path;
- ensure that pedestrians and cyclists are separated;
- provide shade amenity at appropriate locations along the Riverwalk's path;
- provide respite areas away from the movement area;
- provide modal areas at the end of street alignments; and
- Provide adequate seating and lighting.

The design of the Riverwalk should be similar in nature to other riverwalks in Brisbane².

Figure 5 shows a range of possible riverwalk outcome for the Northshore Hamilton UDA.

FIGURE 5: Indicative River Walk



5. Transport, Access, On-site Parking and Servicing

5.1. Public Transport

The Northshore Hamilton UDA precincts must be developed at a density that can be serviced by a rapid transit bus service. Floor space limitations have been included in each precinct to achieve this. Sub-precinct Plans are to incorporate provisions to give effect to the public transport options indicated on the structure plan (refer to figure 3).

5.2. Transport Corridors

Development within, over or under an identified public passenger transport corridor must protect the corridor's function and operation.

5.3. Car Parking

On site car parking areas, loading bays and service areas must either be integrated within or under buildings and sleeved by active frontages, or located away from the public realm behind buildings. The use of large blank screens to mask loading areas is not appropriate.

Vehicle service area crossovers and car parking must not detract from the character of active edges.

² The design, construction and quality of the Riverwalk should be generally consistent with Brisbane City Council's Public Riverside Facilities Design Manual

Co-location of uses and sharing of car parking spaces is encouraged to maximise efficiency.

Development is required to provide car parking (unless otherwise specified in a sub-precinct) in accordance with the following rates³: identified in Table 1 – Car Parking Rates.

TABLE 1: Car Parking Rates

Land Use	Interim Period (prior to the provision of first fixed public transport service)	Long Term (after the provision of first fixed public transport service)
Commercial	1 space per 50m ² GFA 50% to be provided on site 50% to be provided in a shared centrally located and managed interim car parking facility	1 space per 100m ² GFA
Residential	1.5 spaces per dwelling unit (includes visitor parking) 66% to be provided on site 33% to be provided in a shared centrally located and managed interim car parking facility.	1 space per dwelling unit (includes visitor parking)
Retail	1 space per 30m ² GFA 30% to be provided on site 70% to be provided in a shared centrally located and managed interim car parking facility	1 space per 100 m ²

³ Where use is not specified above, car parking will be provided generally consistent with the rates required in the planning scheme for Brisbane City Council

5.4. Circulation

Development is to support increased accessibility, permeability and movement for pedestrians and cyclists and appropriate movement by vehicles.

Cycle way paths and high quality cycling facilities are to be incorporated in new roads within the UDA.

Development is to be designed to include safe and highly visible connections to pedestrian and cycle networks through building siting, landscape design elements and treatments.

5.5. End of Trip Facilities

End of trip facilities for pedestrians and cyclists are to be provided as part of development for non-residential uses including secure, undercover bicycle storage facilities, showers and lockers.

Bicycle facility targets for apartments are –

- residents – to have secure space per dwelling according to AS2890.3
- visitors – to have secure space per 400m² according to AS2890.3

Bicycle facility targets for sites other than apartments are –

- workers – to have secure space per 200 m² NLA according to AS2893.0
- visitors – to have secure space per 1000 m² NLA according to AS2893.0

6. Sustainability and the Environment

6.1. Safety and Risk

The following existing activities have the potential to adversely impact development that occurs within the impact areas identified by Maps 7 - 11. These activities are:

- Fuel Storage facilities;
- Asphalt and Concrete Batching Plants;
- Chrome Plating Facility;
- Aircraft Operations; and
- Marine Industry Activities.

Development within the impact areas for the listed activities must demonstrate how they will not be adversely affected from an environmental health perspective, i.e., air quality, odour and noise.

Development within the impact areas must demonstrate that the proposed development will not be adversely impacted by the potential

environmental impacts associated with the above mentioned ongoing activities⁴.

6.2. Contaminated Land

Development must ensure that all land and groundwater will be fit for purpose.

Remediation will meet Environmental Protection Agency (EPA) Guidelines for the assessment and management of contaminated land in Queensland

6.3. Acid Sulfate Soils

The following site works will trigger an Acid Sulfate Soil investigation:

- Development areas below 5m AHD involving the disturbance of greater than 100m³ of soil;
- Development areas below 5m AHD requiring the placement of greater than or equal to 500m³ of fill material in layer of greater than or equal to 0.5m in average depth;

⁴ Applicants are required to prepare a safety and risk assessment report for development within the impact area as indicated on Figures 7 - 11. The report will be required to demonstrate that the proposed development will not be adversely impacted by or adversely impact on listed activities. The safety and risk report must detail all proposed buildings, plantings and other physical measures, and operational and management measures to mitigate potential impacts of the listed activities

- Development areas between 5m AHD and 20m AHD requiring the disturbance of greater than or equal to 100m³ of soil below 5m AHD

Acid sulfate soils will be treated in accordance with current best practice in Queensland⁵.

6.4. General Noise Requirements

The design, siting and layout of development must address noise impacts and where necessary incorporate appropriate noise mitigation measures.

Development achieves acceptable noise levels for noise sensitive uses in affected areas.

Noise sensitive uses meet indoor design level noise criteria to achieve average maximum sound level (10pm – 6 am) not greater than 50 decibels (db).

Where determined necessary by the ULDA, an acoustic report will be required to evaluate and address potential noise impacts and recommend appropriate noise mitigation measures.

⁵ Consideration should be given to State Planning Policy (SPP) 2/02 Planning and Management Involving Acid Sulfate Soils and the Queensland Acid Sulfate Soils Technical Manual

6.5. General Air Quality

Development will limit exposure and risk associated with pollutants that could have a potentially adverse affect on human health.

Development will be in accordance with best practice air quality guidelines and standards⁶

6.6. Water

The precinct layout and design is compatible with current best practice Water Sensitive Urban Design (WSUD) principles for Queensland.

All development precincts to have at least one major transport route located above 1% annual exceedance probability (AEP) flood events.

The land use plan uses an integrated water cycle management approach to improving water use efficiency across the area.

6.7. Biodiversity and Habitat

Development must not adversely affect the extent of the retained mangroves and on-site stormwater management measures must ensure water quality maintains aquatic ecosystem values.

⁶ Refer to Brisbane City Council's Air Quality Planning Scheme Policy and the Queensland EPA Guidelines on Odour Impact Assessment from Developments.

6.8. Energy Efficiency

Development promotes energy efficiency by encouraging:

- alternative energy supply through the use of renewable energy sources;
- passive thermal design of buildings;
- energy efficient plant and equipment; and
- use of natural light and energy efficient lighting.

6.9. Lifecycle Costs and Material

Development encourages sustainable features and smart design to reduce construction and operating costs.

Development encourages the efficient use of resources and waste minimisation.

7. Lot Design

Lots must have an appropriate area and dimensions for the siting and construction of the buildings, the provision of outdoor space, convenient vehicle access and parking.

Lot frontages must address streets and open spaces to facilitate personal and property security, surveillance of footpaths and public open space, and deter crime and vandalism.

Lot sizes and dimensions must enable buildings to be sited to:

- protect natural or cultural features;
- address site constraints including slope, soil erosion, flooding and drainage;
- retain special features such as trees and views;
- ensure that lots are not subject to unreasonable risk, hazard, noise impacts or air quality impacts;
- ensure reasonable buffers between existing or potential incompatible land uses; and
- maximise solar orientation benefits to assist energy rating targets.

8. Community Well-being

8.1. Community Safety

All development will incorporate safety features in line with current standards and best practice guidance, including: fire safety systems, alarms, emergency vehicle access and security systems.

Community facilities, where appropriately located, will act as evacuation centres in an event of an emergency.

All buildings and public and private spaces will be designed to be inclusive and accessible and to comply with relevant standards⁷.

All development will be in accordance with “Crime Prevention through Environmental Design (CPTED) Guidelines for Queensland”.

Development adjacent to an identified public passenger transport corridor must be designed to ameliorate the risks associated with proximity to this corridor.

Development in operational air space must not cause a permanent or temporary obstruction, or potential hazard to aircraft movements.

8.2. Healthy Design

All development will promote community health and wellbeing through a design⁸ that supports a healthy and active lifestyle including -

- a network of cycle safe roads and highly interconnected, attractive and efficient bikeways that give cyclists a choice of routes connecting major activity nodes with each other and also linking them to residential areas;

⁷ disability discrimination legislation and Australian Standard 1428

⁸ Adopting design principles in “Healthy by Design Guideline” (National Heart Foundation, Victoria, 2004)

- ensure appropriate end-of-trip facilities are provided in accordance with provisions indicated in section 5.5 - End of Trip Facilities;
- Highest density development is to be within 800m of public transport points and provide good pedestrian access to and from those points; and
- Public spaces promote inclusion and sociability through a range of uses suitable for different abilities including both passive and active uses, such as social, recreation, reflection activities and functional access.

8.3. Culture and Identity

Where appropriate the design of buildings and public realms will protect, incorporate and re-use existing heritage, character or cultural features.

9. Clean Industry, Research and Development Facilities

Clean Industry, Research and Development Facilities will be developed according to the following principles:

- Buildings must contribute to the future character and image of the Precinct. Each building must be designed to a high commercial standard;

- Buildings with more than one frontage must address both streets;
- Offices and administration components must be located on the main frontages and be designed as an integral part of the overall building;
- Design must be contemporary in style to create an interesting character.
- Entry points must be highly visible and legible; and
- Car parking, loading area and storage areas must not be visible from road frontages. High quality and densely planted landscape areas must screen these areas.

10. Harbour, Foreshore and Marinas

Where proposed:

- A harbour must enhance the appearance and function of the waterfront land;
- Harbours and Marinas must contribute to an efficient marine transport network within the Brisbane River and at broader spatial scales;
- Harbours must provide safe public access along the foreshore and to maritime facilities;
- Harbours and Marinas must be built in accordance with relevant engineering

standards and will not present a hazard to maritime navigation; and

- Harbours and Marinas must be designed, constructed and operated to avoid, minimise and mitigate adverse impacts on coastal processes and coastal environmental values.

Figures 6 and 7 show a range of possible harbour outcomes for the Northshore Hamilton UDA.

FIGURE 6: Indicative Northshore Urban Village Harbour

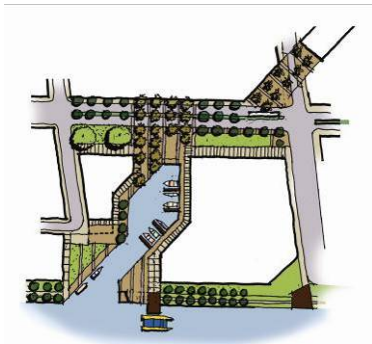
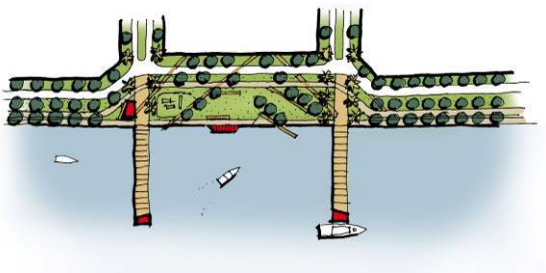


FIGURE 7: Indicative Marina



Part 3: Precincts and Sub-precincts

1. Introduction

The Northshore Hamilton UDA is divided into ten (10) precincts and fourteen (14) sub-precincts. Land within the UDA is also allocated a zone

The location and boundaries of the precinct and sub-precincts are shown of Figure 8: Zoning and Precinct Plan.

The zones are explained in detail in Part 1, Section 3 of the land use plan.

FIGURE 8: Zoning and Precinct Plan



LEGEND

Precincts		Zones	
1	Brett's Wharf		Mixed Use Centre Zone
2	Hamilton Harbour		Mixed Use Zone
3	Northshore Urban Village		Residential Medium Intensity Zone
4	Northshore Park		Residential High Intensity Zone
5	Waterfront Residential		Medium Impact Employment Zone
6	Northshore Central		Civic and Open Space Zone
7	Business Enterprise Park		
8	Northshore Links		
9	Northshore Harbour		
10	Royal Queensland Golf Club		

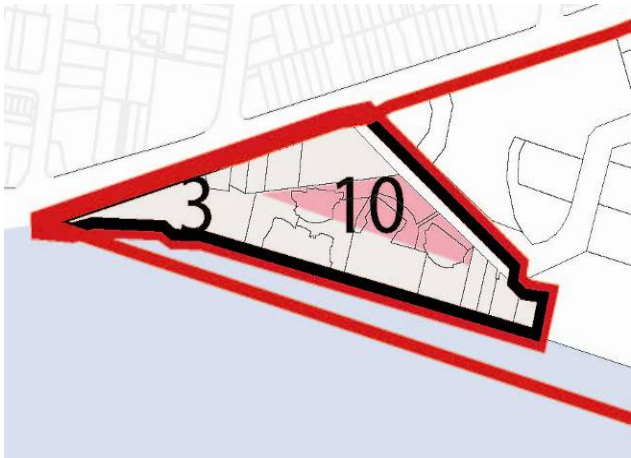
2. Precincts

Precinct 1: Brett’s Wharf

FIGURE 9: Precinct 1



FIGURE 10: Precinct 1 - Building Height Plan



(a) Precinct Intent

The area bordered by Kingsford Smith Drive, the Brisbane River and the Hamilton Harbour Precinct will consolidate as a residential area of varying densities. It is the entry point to the Northshore Hamilton UDA and functions as the river arrival access for visitors travelling from the Brisbane Airport to the CBD. It is in close proximity to Racecourse Road and to a CityCat terminal. Building heights and setbacks to the Brisbane River will be strictly controlled to respect the existing residential amenity associated with this precinct.

The maximum residential⁹ GFA for this precinct will be in the order of 40,000m².

The maximum retail GFA for the precinct will be in the order of 1,500m².

(b) Precinct Outcomes

- The precinct is identifiable as the entry to point to the Northshore Hamilton UDA.
- New development will be consistent with existing setbacks to the Brisbane River within this precinct.
- Heights will range from 3 to 10 storeys

- New development will not prejudice the free flow of traffic on Kingsford Smith Drive, including future road widenings.
- A vista at the end of Racecourse Road is to be established through any redevelopment, creating a strong visual and physical relationship with the Brisbane River.
- Public access along the Brisbane River will be maintained and enhanced. Preferred Land Uses

⁹ Residential for the purposes of this paragraph includes visitor accommodation. Maximum GFA includes existing Gross Floor Area.

(c) Preferred Land Uses

Precinct Wide

- Community Facility
- Food Premises not exceeding 250m² GFA per tenancy
- Home Based Business
- Market

In the Residential Medium Intensity Zone

- Home Based Business
- House
- Multiple Residential,
- Office not exceeding 250m² GFA per tenancy
- Other Residential
- Service Industry not exceeding 250m² GFA per tenancy
- Shop where located at ground level and not exceeding 250m² GFA per tenancy
- Visitor Accommodation

In the Civic and Open Space Zone

- Indoor Sport and Recreation
- Outdoor Sport and recreation
- Park

Precinct 1: Brett’s Wharf Level of Assessment Table

Column 1 Exempt Development	Column 2 UDA Self Assessable Development	Column 3 – UDA Assessable Development	
		Column 3A Permissible development	Column 3B Prohibited development
<p>All development specified in Schedule 1</p> <p>Any permissible material change of use not involving building work</p> <p>Material Change of Use for:</p> <ul style="list-style-type: none"> • Sales Office and Display Home • Home Based Business 	<p>Environmentally Relevant Activities for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 1998</i></p>	<p>Reconfiguring a lot other than as specified in Schedule 1</p> <p>All material change of use not specified in Column 1, Column 2 or Column 3B</p>	<p>Material change of use for:</p> <ul style="list-style-type: none"> • Extractive Industry • General Industry • Heavy Industry • Light Industry <p>In the Civic and Open Space Zone only:</p> <p>Material Change of Use for:</p> <ul style="list-style-type: none"> • House • Multiple Residential • Other Residential • Relocatable Home and Caravan Park

(d) Development Requirements

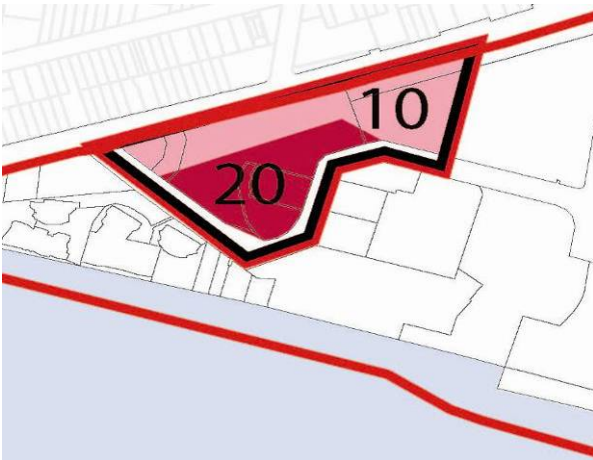
Building Heights <i>refer to Figure 10 Precinct 1- Building Height Plan</i>	3 – 10 storeys
Setbacks	<p>Brisbane River (setback from the high water mark)</p> <p>20 metres for buildings greater than 3 storeys</p> <p>Consistent with adjoining waterfront development for building up to 3 storeys</p> <p>Frontage</p> <p>6 metres to Kingsford Smith Drive (after road widening provisions)</p> <p>3 to 5 metres elsewhere</p>
Edge Treatments <i>refer to Map 3 - Edge Treatments</i>	Dominant built form to be at the corners indicated on edge treatment plan
Connections <i>refer to Map 4 - Key Connections</i>	A strong visual and physical connection will be provided at the end of Racecourse Road to the Brisbane River
Road Widening	<p>Kingsford Smith Drive road widening as per Brisbane City Council requirements.</p> <p>Future access to development sites will not be directly obtained off Kingsford Smith Drive</p>
Car Parking	Refer to UDA wide development criteria under Part 5.3

Precinct 2: Hamilton Harbour

FIGURE 11: Precinct 2



FIGURE 12: Precinct 2 – Building Height Plan



(a) Precinct Intent

The area bordered by Kingsford Smith Drive and the Brett's Wharf Precinct will consolidate as a mixed use area incorporating a range of residential, commercial and smaller retail uses. Commercial development will act as an appropriate interface to the Kingsford Smith Drive corridor. Development will promote strong connections from the adjoining Brett's Wharf and Northshore Urban Village Precincts.

The maximum residential¹⁰ GFA for this precinct will be in the order of 44,000m².

The maximum commercial GFA for the precinct will be in the order of 40,000m².

The maximum retail GFA for the precinct will be in the order of 4,500m².

(b) Precinct Outcomes

Future development of the precinct presents a strong built form entry statement from Kingsford Smith Drive.

Medium density commercial buildings front Kingsford Smith Drive, creating a strong built edge with high quality landscaping.

Higher density residential buildings will integrate with neighbouring commercial development by way of an active urban realm at ground level.

A new road connection is to be established on Kingsford Smith Drive with a wide road reserve which preserves the opportunity for a future at-grade public transport corridor.

The precinct has high exposure to a range of public transport options.

The precinct will contain high quality urban public spaces and streetscapes.

¹⁰ Residential for the purposes of this paragraph includes visitor accommodation

(c) Preferred Land Uses

- Community Facility
- Food Premises where located at ground level and not exceeding 250 m² GFA per tenancy
- Home Based Business
- Indoor Sport and Recreation
- Market
- Multiple Residential
- Office
- Other Residential
- Service Industry not exceeding 250m² GFA per tenancy
- Shop where located at ground level and not exceeding 250 m² GFA per tenancy
- Showroom

Precinct 2: Hamilton Harbour Level of Assessment Table

Column 1 Exempt Development	Column 2 UDA Self Assessable Development	Column 3 – UDA Assessable Development	
		Column 3A Permissible development	Column 3B Prohibited development
All development specified in Schedule 1 Any permissible material change of use not involving building work. Material Change of Use for: <ul style="list-style-type: none"> • Sales Office and Display Home • Home Based Business 	Environmentally Relevant Activities for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 1998</i>	Reconfiguring a lot other than as specified in Schedule 1 All material change of use not specified in Column 1, Column 2 or Column 3B	Material change of use for: <ul style="list-style-type: none"> • Extractive Industry • General Industry • Heavy Industry • Light Industry • House

(d) Development Requirements

Building Heights <i>refer to Figure 12 – Precinct 2- Building Height Plan</i>	10 – 20 storeys
Setbacks	Frontages 6 metres to Kingsford Smith Drive 3 to 5 metres elsewhere Tower separation 12 metres between commercial buildings 18 metres between residential buildings 18 metres between residential and commercial buildings
Edge Treatments <i>refer to Map 3 - Edge Treatments</i>	Dominant built form to be at the corners indicated on edge treatment plan
Connections	A new road connection is established to Kingsford Smith Drive with a road reserve width which preserves a future at-grade public transport corridor
New and Upgraded Roads <i>refer to Map 6 – Proposed New Roads and Road Upgrades</i>	New Roads Existing Road upgrade Minor Improvements
Road Widening	Kingsford Smith Drive road widening in accordance with Brisbane City Council requirements Future access to development sites will not be directly obtained off Kingsford Smith Drive
Car Parking	Refer to UDA wide development criteria under Part 5.3 As a short term option, the balance of the staged development area or the adjoining Caltex site may be utilised as an interim car park area.

Precinct 3: Northshore Urban Village

FIGURE 13: Precinct 3



(a) Precinct Intent

The Northshore Urban Village Precinct will form one of a series of activity nodes within the UDA. It will provide for a variety of mixed uses and built form outcomes. It will build upon the established Brisbane Cruise Ship Terminal with both density and height defining the precinct. The precinct will contain areas of festival and limited subsistence retail (with supermarkets up to 1,500m² GFA), offices, community uses and medium to high density residential development. The area will be highly serviced by public transport, pedestrian and cycle connections and will contain a waterfront open space area that marks the commencement of a truly public river linear park.

This precinct is comprised of four (4) sub-precincts.

(b) Precinct Outcomes

The precinct will form the western activity node of the Northshore Hamilton UDA.

Remora Road is framed by an entry park, and a strong built edge.

Macarthur Avenue will be established as the main street, connecting Portside with a dedicated public transport corridor and destination.

A public park adjoining the Brisbane River, at the heart of the retail area will be a focal point.

A mixture of integrated uses will provide a variety of experiences for shopping, entertainment and leisure activities.

Buildings will support high and medium density residential living.

Public transport will be provided through a combination of CityCat services and at-grade rapid transit which will utilise a future dedicated public transport corridor preserved along Macarthur Avenue.

The precinct will benefit from river and city views. Particular focus will be given to ensuring a safe public edge to the waterfront based on CPTED principles.

All buildings will address streets, including residential buildings which will provide entrances to ground floor units.

The precinct has the long-term potential for a harbour to be incorporated in the south-eastern corner where it does not prejudice navigational safety and effective operation of the existing Brisbane Cruise Ship Terminal.

(c) Preferred land uses

The preferred land uses for Precinct 3 (unless otherwise specified in a sub-precinct) are-

- Child Care Centre
- Community Facility
- Food Premises
- Home Based Business
- Indoor Entertainment
- Indoor Sport and Recreation
- Market
- Medical Centre
- Multiple Residential
- Office
- Other Residential
- Park
- Service Industry where not exceeding 250 m² GFA per tenancy
- Shop
- Shopping Centre not exceeding 1500m² GFA
- Tourist Facility
- Visitor Accommodation

(d) Sub-precinct Criteria

FIGURE 14: Precinct 3 - Sub-precinct Plan

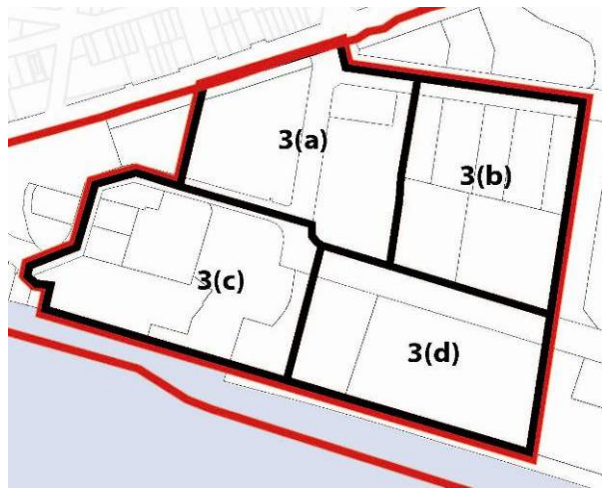
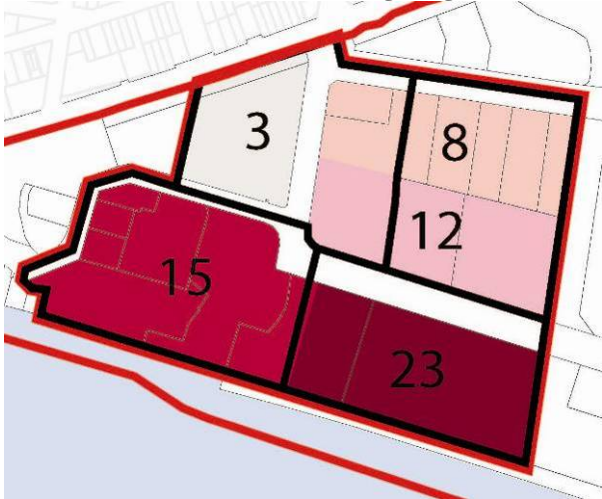


FIGURE 15: Precinct 3 - Building Height Plan



Sub-precinct 3 (a): Remora Road

Sub-precinct Principles

The Remora Road entry will be defined by the park and buildings fronting the street. It will contain a mixture of residential and commercial uses. Particular emphasis must be placed on the delivery of high quality built form, addressing the street edge and the creation of a walkable high amenity streetscape.

The maximum residential¹¹ GFA for this sub-precinct will be in the order of 24,000m².

The maximum commercial GFA for the sub-precinct will be in the order of 6,400m².

Sub-precinct 3 (b): Central Transport

Sub-precinct Principles

This sub-precinct will contain a mixture of high density residential and commercial buildings with strong retail edges in the southern area. Densities, heights and ground floor activation increase towards Macarthur Avenue and adjacent to future public transport infrastructure. The new entry road running north/south will connect Kingsford Smith Drive with a key public transport destination and the Brisbane River.

¹¹ Residential for the purposes of this paragraph includes visitor accommodation

The maximum residential¹² GFA for this sub-precinct will be in the order of 70,000m².

The maximum commercial GFA for this sub-precinct will be in the order of 7,800m².

Sub-precinct 3 (c): Cruise Ship Terminal

Sub-precinct Principles

This sub-precinct may see the establishment of a second cruise ship berthing facility. The sub-precinct will have excellent pedestrian connections and will seek to incorporate restaurants, entertainment and tourist related uses to create a truly vibrant area. Built edges will front streets and open space. Any development will promote safety for all users when cruise ships are docked, with appropriate areas for passengers, visitors and service vehicles. This sub-precinct will also contain medium to high density residential forms, taking advantage of the significant amenity and outlook provided by the Brisbane River.

The relationship between the existing and future development in this sub precinct with future development in Sub-precinct 3(d) – River Park, is critical to ensure a consolidated retail centre is delivered and Northshore

¹² Residential for the purposes of this paragraph includes visitor accommodation

Hamilton Urban Village precinct is reinforced as an important activity centre

The maximum residential¹³ GFA for this sub-precinct will be in the order of 102,000m².

The maximum retail GFA for this sub-precinct will be in the order of 12,000m².

Sub-precinct Outcomes

- An east/west active retail link must be established between the existing portside retail area to connect to Sub-precinct 3(d) River Park as indicated Map 2 Active Frontages
- east/west pedestrian and cyclist connections must be established along the river's edge with continuous retail frontages as indicated on Map 2 Active Frontages and Map 4 Key Connections
- Continuous awnings must be provided along the footpath of the major retail link/street
- Commercial or residential uses above the retail uses must overlook the streets and access to these buildings must be via well defined entrances at ground level

¹³ Residential for the purposes of this paragraph includes visitor accommodation. Maximum GFA includes existing GFA

- Visual and physical north south connections to the river must be established

Sub-precinct 3 (d): River Park

Sub-precinct Principles

This sub-precinct represents a key retail, leisure and attractor area for the Northshore Hamilton UDA. Macarthur Avenue will develop as the main street, with strong connections to the Brisbane River. A significant river park will define the area establishing a truly public edge, which connects with the linear open space system along the Brisbane River. Heights and densities are concentrated in this area to establish it as a key activity node for the Northshore Hamilton UDA.

The sub-precinct has the long-term potential for a harbour to be incorporated where it does not prejudice navigational safety and the effective operation of the existing Brisbane Cruise Ship Terminal.

The maximum residential¹⁴ GFA for this sub-precinct will be in the order of 96,000m².

The maximum retail GFA for this sub-precinct will be in the order of 3,700m².

¹⁴ Residential for the purposes of this paragraph includes visitor accommodation

Sub-precinct Outcomes

- An east west active retail link must be established as indicated on as indicated Map 2 Active Frontages
- east/west pedestrian and cyclist connections must be established along the river's edge with continuous retail frontages as indicated on Map 2 Active Frontages and Map 4 Key Connections
- Continuous awnings must be provided along the footpaths of the major retail link/street
- Commercial or residential uses above the retail uses must overlook the streets and access to these buildings must be via well defined entrances at ground level
- Building heights will range from 15 – 23 storeys, with lower buildings located towards the Brisbane River
- A Destination Park will be established as indicated on Map 5 Open and Civic Space

Preferred Land Uses

In Sub-precinct 3(d) –

The preferred land uses in Sub-precinct 3(d) (in addition to those stated in precinct 3) are –

- Marina

Precinct 3: Northshore Urban Village Precinct Level of Assessment Table

Column 1 Exempt Development	Column 2 UDA Self Assessable Development	Column 3 – UDA Assessable Development	
		Column 3A Permissible development	Column 3B Prohibited development
All development specified as exempt development in a sub-precinct plan All development specified in Schedule 1. Material Change of Use for: <ul style="list-style-type: none"> • Sales Office and Display Home • Home Based Business 	All development specified as self assessable development in a sub-precinct plan	Reconfiguring a lot other than as specified in Schedule 1 All development specified as permissible development in a sub-precinct plan	All development not specified as exempt, self assessable or permissible development in a sub-precinct plan

(e) Development Requirements

<p>Building Heights</p> <p><i>refer to Figure 15- Precinct 3 - Building Height Plan</i></p>	<p>3 – 23 storeys</p>
<p>Setbacks</p>	<p>Brisbane River (setback from the high water mark)</p> <p>20 metres for all buildings</p> <p>Frontages</p> <p><u>Commercial and Retail</u>: 0 metres with up to 5 metre setback at ground for public activated spaces</p> <p><u>Residential and Community Uses</u>: 3 to 5 metres with up to 5 metres setback at ground for public activated spaces</p> <p>Tower separation:</p> <p>12 metres between commercial buildings</p> <p>18 metres between residential buildings</p> <p>18 metres between residential and commercial buildings</p>
<p>Active Frontages</p> <p><i>refer to Map 2 – Active Frontages</i></p>	<p>Primary – 75% active edge – more than 15 premises every 100 metres</p> <p>Secondary – 40% active edge – at least 5 premises every 100 metres</p>
<p>Edge Treatments</p> <p><i>refer to Map 3 - Edge Treatments</i></p>	<p>Dominant built form to be at the corners indicated on edge treatment plan</p> <p>30% of frontages a maximum of 3 storeys where indicated.</p>
<p>Connections</p> <p><i>refer to Map 4 - Key Connections</i></p>	<p>North south connections through Remora Road Park to the existing Cruise Ship Terminal must be promoted</p> <p>The public realm area between the River Park Precinct and the future public transport node on the northern side of MacArthur Avenue is a vital link in establishing a functional and sustainable activity centre.</p> <p>The linear, riverside open space must be maintained and promoted.</p>

Open and Civic Space

refer to Map 5 - Open and Civic Space

- Network Park
- Destination Park
- Connecting Park
- Civic Space

New and Upgraded Roads

refer to Map 6 – Proposed New Roads and Road Upgrades

- New Roads
- Existing Road upgrade
- Minor Improvements

Car Parking

Refer to UDA wide development criteria under Part 5.3

As a short term option, vacant land in Remora Road could be considered as an interim car park area.

Precinct 4: Northshore Park

FIGURE 16: Precinct 4



(a) Precinct Intent

The Northshore Park Precinct has been located adjoining Kingsford Smith Drive to provide high profile addresses for corporate and government offices. The precinct takes advantage of future connections and its strategic location to other centres such as Australia Trade Coast and the Brisbane Airport. The focus of this precinct will be primarily commercial in the north and residential development in the south. The ability to connect the Northshore Hamilton UDA with the Brisbane rail network has been preserved as part of future planning for this precinct. High quality recreational parkland will be provided in this precinct which will service future residents and workers.

This precinct is comprised of three (3) sub-precincts.

(b) Precinct Outcomes

The Precinct will be identified as a primary economic and office based employment area.

Residential uses are to be predominantly focused towards the southern part of the precinct, adjoining the Northshore Central and Northshore Harbour precincts

The precinct must establish a defined commercial built frontage to Kingsford Smith Drive

The precinct includes a new connection road linking the UDA with Kingsford Smith Drive

A future public transport corridor, linking the precinct with the Brisbane railway network, is preserved

Community uses may be included within this precinct, to support the adjoining activity centres

A large public park will cater for the needs of future residents and workers. This parkland can incorporate the future provision a central energy plant to service the UDA.

High quality public transport, cycle and pedestrian connections will be provided.

(c) Preferred Land Uses

The preferred land uses for Precinct 4 (unless otherwise specified in a sub-precinct) are-

- Food Premises where located at ground level and not exceeding 250m² GFA per tenancy
- Office
- Service Industry where not exceeding 250 m² per tenancy
- Shop – where located at ground level and not exceeding 250 m² GFA per tenancy

(d) Sub-precinct Criteria

FIGURE 17: Precinct 4 – Sub Precinct Plan

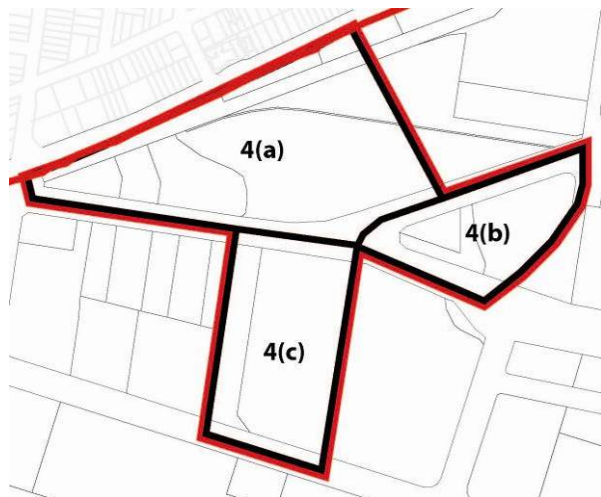
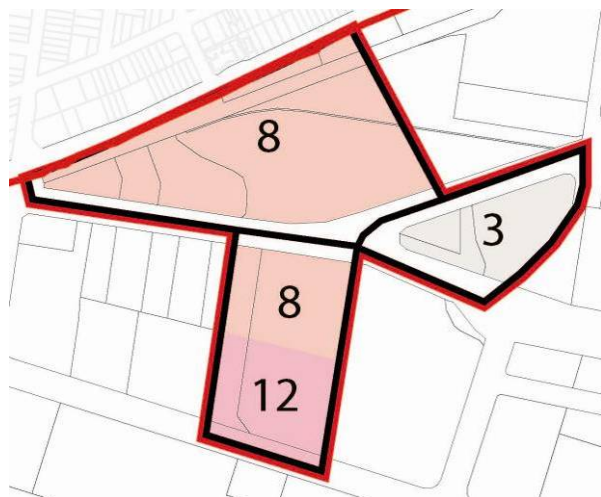


FIGURE 18: Precinct 4 - Building Height Plan



Sub-Precinct 4 (a): Kingsford Smith Drive

Sub-Precinct Principles

This sub-precinct will provide a strong edge to Kingsford Smith Drive. Integrated built and landscaped treatments must promote the creation of a street with strong pedestrian outcomes. Commercial uses within this sub-precinct should maximise the opportunity for exposure on a main route linking the Brisbane CBD to the airport. Limited residential uses may be supported in this sub-precinct where it can be demonstrated that a high level of residential amenity will be achieved.

The maximum residential¹⁵ GFA for this sub-precinct will be in the order of 20,000m².

The maximum commercial GFA for this sub-precinct will be in the order of 90,000m².

The maximum retail GFA for this sub-precinct will be in the order of 500m².

Preferred Land Uses

The preferred land uses in Sub-precinct 4(a) Kingsford Smith Drive (in addition to those stated in Precinct 4) are –

- Showroom

¹⁵ Residential for the purposes of this paragraph includes visitor accommodation

Sub-Precinct 4 (b): Central Park

Sub-Precinct Principles

This sub-precinct will include a large centrally based parkland area which will facilitate local sports and activity to occur. Where appropriate community facilities could be incorporated into this area. The park has the potential to incorporate a central energy plant that will provide an alternative energy source for the UDA.

Preferred Land Uses

The preferred land uses in Sub-precinct 4(b) Central Park (in addition to those stated in Precinct 4) –

- Indoor Sport and Recreation
- Outdoor Sport and recreation
- Park
- Utility Installation

Sub-Precinct 4 (c): Curtin Avenue South

Sub-Precinct Principles

This sub-precinct is intended to accommodate a mixture of commercial and residential uses. It will represent a transition area between the residential orientated uses to the south with the commercial orientated uses to the north. This sub-precinct will benefit from its location between the two major activity nodes for the UDA. As such a future public transport corridor linking the UDA with the Brisbane railway network, will be preserved.

The maximum residential¹⁶ GFA for this sub-precinct will be in the order of 100,000m².

The maximum commercial GFA for this sub-precinct will be in the order of 7,500m².

The maximum retail GFA for this sub-precinct will be in the order of 500m².

Preferred Land Uses

The preferred land uses in sub-precinct 4(c) Curtin Avenue South (in addition to those stated in Precinct 4) are –

- Community Facility

- Multiple Residential

¹⁶ Residential for the purposes of this section includes visitor accommodation

Precinct 4: Northshore Park Level of Assessment Table

Column 1 Exempt Development	Column 2 UDA Self Assessable Development	Column 3 – UDA Assessable Development	
		Column 3A Permissible development	Column 3B Prohibited development
<p>All development specified as exempt development in a sub-precinct plan</p> <p>All development specified in Schedule 1</p> <p>Material Change of Use for:</p> <ul style="list-style-type: none"> Sales Office and Display Home 	<p>All development specified as self assessable development in a sub-precinct plan</p>	<p>Reconfiguring a lot other than as specified in Schedule 1</p> <p>All development specified as permissible development in a sub-precinct plan</p>	<p>All development not specified as exempt, self assessable or permissible development in a sub-precinct plan</p>

(e) Development Requirements

Building Heights

3 – 12 storeys

refer to figure 18 – Precinct 4 - Building Height Plan

Setbacks

Frontages

Kingsford Smith Drive: 6 metres

Commercial and Retail: 0 metres with up to 5 metre setback at ground level for public activated spaces

Residential: 3 to 5 metres

Tower separation

12 metres between commercial buildings

18 metres between residential buildings

18 metres between residential and commercial buildings

Active Frontages

Primary – 75% active edge – more than 15 premises every 100 metres

refer to Map 2 – Active Frontages

Secondary – 40% active edge – at least 5 premises every 100 metres

Edge Treatments

Dominant built form to be at the corners indicated on edge treatment plan.

refer to Map 3 - Edge Treatments

30% of frontages a maximum of 3 storeys where indicated.

Connections

North south connections through precinct to central parkland area and Brisbane River

refer to Map 4 - Key Connections

East west connections to adjoining Northshore Central and Northshore Urban Village Activity Nodes

Open and Civic Space

Network Park

refer to Map 5 - Open and Civic Space

Destination Park

Civic Space

New and Upgraded Roads

New Roads

refer to Map 6 – Proposed New Roads and Road Upgrades

Existing Road upgrade

Road Widening

Sites affected by the future Kingsford Smith Drive road widening may apply the before road widening land area to determine allowable GFA

Future access to development sites will not be directly obtained off Kingsford Smith Drive

Car Parking

Refer to UDA wide development criteria under Part 5.3

Precinct 5: Waterfront Residential

FIGURE 19: Precinct 5



(a) Precinct Intent

The Waterfront Residential Precinct has been positioned to take advantage of the significant amenity provided by the Brisbane River. It will be the focus for medium to higher density residential forms that front the Brisbane River and provide a strong edge to Macarthur Avenue.

The eastern areas of the Waterfront Residential Precinct will contain medium and lower density forms of residential development. Although predominantly residential in nature, other suitable uses such as shops, restaurants and short-term accommodation will be encouraged in appropriate locations where it can be demonstrated that they will not prejudice the function of the adjoining activity nodes. Generous public space along the river will ensure that it remains an asset enjoyed by all residents, workers and visitors.

This precinct is comprised of three (3) sub-precincts.

(b) Precinct Outcomes

The precinct will contain multi-unit dwellings and apartments in medium to high density forms.

The precinct adjoining the golf course can accommodate lower density residential forms.

Residential design must be of a high standard, providing adequate safety, privacy, comfort and responsiveness to Brisbane's subtropical climate.

The precinct must accommodate high quality parkland and passive recreational areas.

Other uses, such as small scale shops, restaurants and short term accommodation, will support and respect the predominant residential amenity of the area.

All buildings must address streets, including residential buildings which must provide entrances to ground floor units.

Opportunities for maximising river and city views are encouraged throughout this precinct

Building edge treatments, including high quality private open space strips, must reinforce streetscapes.

(c) Preferred Land Uses

The preferred land uses for Precinct 5 (unless otherwise specified in a sub-precinct) , are-

- Community Facility
- Food Premises where located at ground level and not exceeding 250m² GFA per tenancy
- Home Based Business
- Marina
- Multiple Residential
- Other Residential
- Shop -where located at ground level and not exceeding 250m² GFA per tenancy

(d) Sub-precinct Criteria

FIGURE 20: Precinct 5 - Sub-precinct Plan

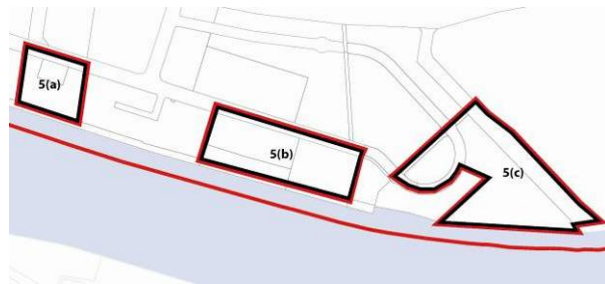
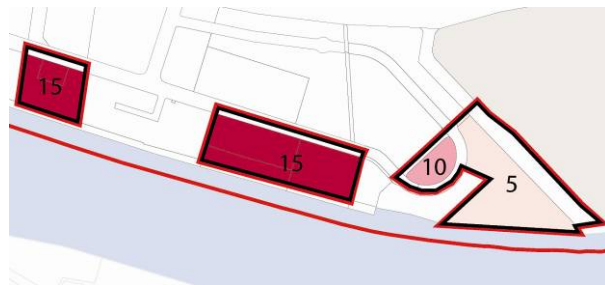


FIGURE 21: Precinct 5 - Building Height Plan



Sub-Precinct 5 (a): Riverfront Residential West

Sub-Precinct Principles

Development within this sub-precinct should seek to share the views of the Brisbane River and the city. Building forms must front all streets with backs of buildings located centrally within blocks. The riverfront residential area will incorporate significant green space and urban

open spaces, increasing the association with the river and providing substantial relief within a high density environment. Built edges to Macarthur Avenue and the street fronting the river are critical to the creation of a defined urban environment.

The maximum residential¹⁷ GFA for this sub-precinct will be in the order of 82,000m².

The maximum retail GFA for this sub-precinct will be in the order of 500m².

Sub-Precinct 5 (b): Riverfront Residential Central

Sub-Precinct Principles

Development within this sub-precinct should seek to share the views of the Brisbane River and the city. Building forms must front all streets with backs of buildings located centrally within blocks. The riverfront residential area will incorporate significant green space and urban open spaces, increasing the association with the river and providing substantial relief within a high density environment.

The maximum residential¹⁸ GFA for this sub-precinct will be in the order of 100,000m².

¹⁷ Residential for the purposes of this paragraph includes visitor accommodation

The maximum retail GFA for this sub-precinct will be in the order of 1,000m².

Sub-Precinct 5 (c): Riverfront Residential East

Sub-Precinct Principles

This sub-precinct can accommodate a mixture of residential forms that take advantage of the amenity provided by adjoining open space and the Brisbane River. Low density residential building forms will be appropriate adjoining the golf course.

The maximum residential¹⁹ GFA for this sub-precinct will be in the order of 105,000m².

The maximum retail GFA for this sub-precinct will be in the order of 1,000m².

Preferred Land Uses

The preferred land uses in Sub-precinct 5(c) Riverfront Residential East (in addition to those stated in Precinct 5) are –

- House

¹⁸ Residential for the purposes of this paragraph includes visitor accommodation

¹⁹ Residential for the purposes of this paragraph includes visitor accommodation

Precinct 5: Waterfront Residential Level of Assessment Table

Column 1 Exempt Development	Column 2 UDA Self Assessable Development	Column 3 – UDA Assessable Development	
		Column 3A Permissible development	Column 3B Prohibited development
<p>All development specified as exempt development in a sub-precinct plan</p> <p>All development specified in Schedule 1.</p> <p>Material Change of Use for:</p> <ul style="list-style-type: none"> • Sales Office and Display Home • Home Based Business 	<p>All development specified as self assessable development in a sub-precinct plan</p>	<p>Reconfiguring a lot other than as specified in Schedule 1</p> <p>All development specified as permissible development in a sub-precinct plan</p>	<p>All development not specified as exempt, self assessable or permissible development in a sub-precinct plan</p>

(e) Development Requirements

Building Heights <i>refer to figure 21 –Precinct 5 - Building Height Plan</i>	5 – 15 storeys
Setbacks	Frontages <u>Retail</u> : 0 metres with up to 5 metre setback at ground for public activated spaces <u>Residential</u> : 3 to 5 metres Tower separation 18 metres between residential buildings 18 metres between residential and commercial buildings Brisbane River Setback (from the high water mark) 20 metres for all buildings
Edge Treatments <i>refer to Map 3 - Edge Treatments</i>	Dominant built form to be at the corners indicated on edge treatment plan. 30% of frontages a maximum of 3 storeys where indicated.
Connections <i>refer to Map 4 - Key Connections</i>	North south connections through the eastern river park to the wetland park in the Northshore Links precinct must be promoted. Connections must be reinforced on the north-south streets to promote accessibility to the river's edge. East/west connections along the linear, riverside open space must be maintained and promoted.
Open and Civic Space <i>refer to Map 5 - Open and Civic Space</i>	Network Park Destination Park Connecting Park Civic Space
New and Upgraded Roads <i>refer to Map 6 – Proposed New Roads and Road Upgrades</i>	New Roads Existing Road upgrade Minor Improvements
Car Parking	Refer to UDA wide development criteria under Part 5.3

Precinct 6: Northshore Central

FIGURE 22: Precinct 6



(a) Precinct Intent

The Northshore Central Precinct is located in the centre of the Northshore Hamilton UDA and will be a key focal point of activity. It will provide for a variety of mixed uses and built form outcomes. It will compliment the other activity nodes and will include higher order retail uses (including a district sized supermarket) commercial, community uses and medium to high residential development. Its proximity to public transport, open space and the Brisbane River will make it an attractive location for businesses looking for a high level of integration with other uses. Generous public space along the river will

ensure that it remains an asset enjoyed by all residents, workers and visitors.

The precinct has the long-term potential for a harbour to be incorporated in the south-eastern corner where it does not prejudice navigational safety.

This precinct is comprised of two (2) sub-precincts.

(b) Precinct Outcomes

The precinct will become identifiable as an economic and office based employment centre for the Northshore Hamilton UDA.

Higher order retail and residential uses, in appropriate locations, will be integrated and provide activity to the area.

The precinct will establish a defined built frontage to, and strong connections to MacArthur Avenue, Barcham Street and the Brisbane River.

Increased densities are promoted adjoining future public transport infrastructure.

The area will establish high quality urban public spaces and streetscapes that promote pedestrian activity and access.

Future marina development is considered appropriate in this location.

(c) Preferred Land Uses

The preferred land uses for Precinct 6 (unless otherwise specified in a sub-precinct) are-

- Child Care Centre
- Community Facility
- Food Premises
- Home Based Business
- Indoor Entertainment
- Indoor Sport and Recreation
- Medical Centre
- Multiple Residential
- Office
- Other Residential
- Service Industry not exceeding 250 m² GFA per tenancy
- Shop
- Tourist Facility
- Visitor Accommodation

(d) Sub-precinct Criteria

FIGURE 23: Precinct 6 - Sub-precinct Plan

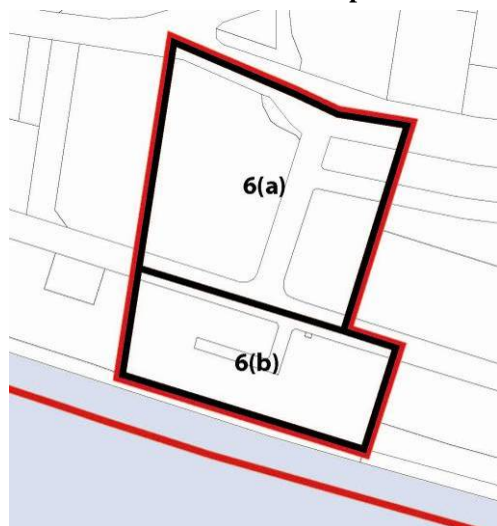
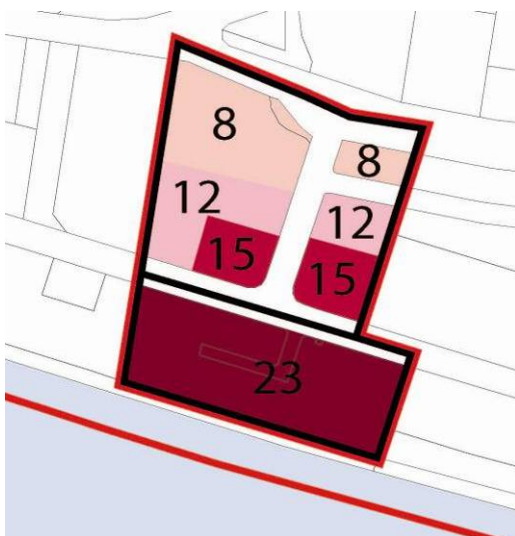


FIGURE 24: Precinct 6 - Building Height Plan



Sub-Precinct 6 (a): Barcham Street

Sub-Precinct Principles

This sub-precinct will include a vibrant mix of restaurants, cafes, convenience retail and a neighbourhood size supermarket for the UDA. It will include a variety of building forms and heights and will have a high quality public realm. The sub-precinct will be highly serviced by public transport and a pedestrian friendly environment.

Large floor-plate retail will be sleeved by small scale shops, food premises and businesses to ensure activity and visual interest on streets and to civic and open space.

The maximum residential²⁰ GFA for this sub-precinct will be in the order of 40,000m².

The maximum commercial GFA for this sub-precinct will be in the order of 30,000m².

The maximum retail GFA for this sub-precinct will be in the order of 30,000m².

²⁰ Residential for the purposes of this paragraph includes visitor accommodation

Preferred Land Uses

The preferred land uses in Sub-precinct 6(a) Barcham Street (in addition to those stated in Precinct 6) are –

- Educational Establishment
- Shopping Centre

Sub-Precinct 6 (b): Macarthur Central

Sub-Precinct Principles

This sub-precinct will have a strong relationship with the Brisbane River and MacArthur Avenue as the main street within the UDA. It will accommodate high density built form with a range of mix uses including retail, commercial and residential. The sub-precinct will be highly serviced by public transport and contain a waterfront open space area for events and destination activities along the public river linear park.

The maximum residential²¹ GFA for this sub-precinct will be in the order of 35,000m².

The maximum commercial GFA for this sub-precinct will be in the order of 43,000m².

The maximum retail GFA for this sub-precinct will be in the order of 10,000m².

²¹ Residential for the purposes of this paragraph includes visitor accommodation

Precinct 6: Northshore Central Level of Assessment Table

Column 1 Exempt Development	Column 2 UDA Self Assessable Development	Column 3 – UDA Assessable Development	
		Column 3A Permissible development	Column 3B Prohibited development
<p>All development specified as exempt development in a sub-precinct plan</p> <p>All development specified in Schedule 1.</p> <p>Material Change of Use for:</p> <ul style="list-style-type: none"> • Sales Office and Display Home • Home Based Business 	<p>All development specified as self assessable development in a sub-precinct plan</p>	<p>Reconfiguring a lot other than as specified in Schedule 1</p> <p>All development specified as permissible development in a sub-precinct plan</p>	<p>All development not specified as exempt, self assessable or permissible development in a sub-precinct plan</p>

(e) Development Requirements

Building Heights <i>refer to figure 24 Precinct 6 - Building Height Plan</i>	8 – 23 storeys
Setbacks	Frontages <u>Commercial and Retail</u> : 0 metres with up to 5 metre setback at ground for public activated spaces <u>Residential</u> : 3 to 5 metres Tower separation 12 metres between commercial buildings 18 metres between residential buildings 18 metres between residential and commercial buildings Brisbane River (setback from the high water mark) 20 metres for all buildings
Active Frontages <i>refer to Map 2 – Active Frontages</i>	Primary – 75% active edge – more than 15 premises every 100 metres Secondary – 40% active edge – at least 5 premises every 100 metres
Edge Treatments <i>refer to Map 3 - Edge Treatments</i>	Dominant built form to be at the corners indicated on edge treatment plan. 30% of frontages a maximum of 3 storeys where indicated.
Connections <i>refer to Map 4 - Key Connections</i>	North south connections through Barcham Street spine to adjoining Northshore Park precinct. Connections must be reinforced on the north-south streets to promote accessibility to the river's edge. East/west connections along the linear, riverside open space must be maintained and promoted.
Open and Civic Space <i>refer to Map 5 - Open and Civic Space</i>	Network Park Destination Park Connecting Park Local Park Civic Space
New and Upgraded Roads <i>refer to Map 6 – Proposed New Roads and Road Upgrades</i>	New Roads Existing Road upgrade
Car Parking	Refer to UDA wide development criteria under Part 5.3

Precinct 7: Business Enterprise Park

FIGURE 25: Precinct 7



FIGURE 26: Precinct 7 - Building Height Plan



(a) Precinct Intent

This area will continue to be dominated by industrial uses however there is the potential for future commercial development to occur in this area. Intensification of existing and new heavy or highly incompatible industries will not be supported. Appropriate forms of new development could include cleaner industry and research and development facilities associated with the Smart State Strategy²².

The maximum commercial GFA for this sub-precinct will be in the order of 360,000m².

The maximum retail GFA for this sub-precinct will be in the order of 750m².

(b) Precinct Outcomes

This sub-precinct will be promoted over time to cleaner, more urban compatible industries.

Industries and businesses within this sub-precinct will have a clean and high amenity image.

Site planning, building and operational parameters will be of a high standard to ensure

minimal environmental impacts on surrounding uses.

Industrial uses will present no significant risks to people, property and the environment.

Levels of emissions will be sensitive to surrounding uses.

The interface areas between the industrial area and adjoining sensitive receptors will be appropriately managed.

The Government's Smart State Strategy will be promoted.

²² Refer to The Smart State Strategy – Queensland's Smart Future 2008-2012 at www.smartstate.qld.gov.au/strategy/index.shtm

(c) Preferred Land Uses

The preferred land uses for Precinct 7 (unless otherwise specified in a sub-precinct) are-

- Food Premises where located at ground level not exceeding 250m² GFA per tenancy
- Light Industry
- Office
- Park
- Research and Technology Facility
- Service Industry
- Service Station
- Shop where located at ground level and not exceeding 250m² GFA per tenancy
- Showroom

Precinct 7: Business Enterprise Park Level of Assessment Table

Column 1 Exempt Development	Column 2 UDA Self Assessable Development	Column 3 – UDA Assessable Development	
		Column 3A Permissible development	Column 3B Prohibited development
<p>All development specified in Schedule 1</p> <p>Any permissible material change of use not involving building work</p>	<p>Environmentally Relevant Activities for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 1998</i></p>	<p>Reconfiguring a lot other than as specified in Schedule 1</p> <p>All material change of use not specified in Column 1, Column 2 or Column 3B</p>	<p>Material change of use for:</p> <ul style="list-style-type: none"> • Community Facilities • Extractive Industry • General Industry • Heavy Industry • House • Multiple Residential • Other Residential • Relocatable Home and Caravan Park

(d) Development Requirements

Heights <i>refer to figure 26- Precinct 7 - Building Height Plan</i>	3 storeys
Setbacks	Frontages <u>Commercial</u> : 0 to 3 metres <u>Industrial</u> : 3-5 metres
Connections <i>refer to Map 4 - Key Connections</i>	North south connections to Northshore Links Precinct and Brisbane River Possible future connection to Gateway Motorway
New and Upgraded Roads <i>refer to Map 6 – Proposed New Roads and Road Upgrades</i>	New Roads Existing Road upgrade
Car Parking	Refer to UDA wide development criteria under Part 5.3

Precinct 8: Northshore Links

FIGURE 27: Precinct 8



(a) Precinct Intent

The Northshore Links Precinct will provide a more open, park-like setting suitable for business, high technology industry and research facilities. In the short term its high quality open space environment will provide an appropriate buffer and transition from the industrial area to the north. Over time, as environmental conditions improve through industrial technological improvements, other mixed use forms, such as residential, may be appropriate in this precinct where it can be sufficiently demonstrated that risk hazard, air quality, odour and nuisance impacts can be appropriately mitigated.

This precinct is comprised of two (2) sub-precincts.

(b) Precinct Outcomes

Businesses are located within high quality landscaped environments.

Physical connections and visual access to open space areas must be promoted.

Buildings front roads incorporating high quality landscaped areas and building entrances.

Where appropriate, residential forms of development are predominantly focused towards the southern part of the precinct, adjoining the Waterfront Residential Precinct, Northshore Central and Northshore Harbour Precincts

An environmental wetland park will be located in the north-east corner of this precinct which will provide important water storage capacity for the UDA. This will promote the retained mangrove vegetation as well as focusing on educational opportunities associated with water quality, flood catchments and natural tidal ecosystems.

High quality public transport, cycle and pedestrian connections will be provided in this precinct.

(c) Preferred Land Uses

The preferred land uses for Precinct 8 (unless otherwise specified in a sub-precinct) are-

- Food Premises where located at ground level and not exceeding 250m² GFA per tenancy
- Light Industry
- Office
- Research and Development Facility
- Service industry
- Shop where located at ground level and not exceeding 250m² GFA per tenancy

(d) Sub-precinct Criteria

FIGURE 28: Precinct 8 - Sub-precinct Plan

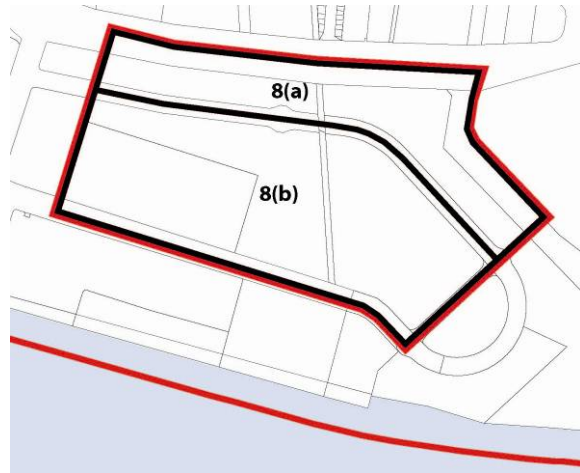
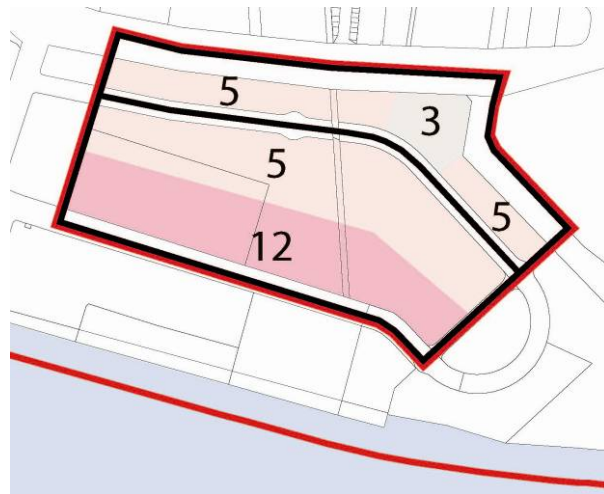


FIGURE 29: Precinct 8 - Building Heights Plan



Sub-Precinct 8 (a): Macarthur North

Sub-Precinct Principles

This Sub-precinct will be critical in providing a transition zone from the Business Enterprise Precinct through to Macarthur South Sub-precinct. Knowledge, research and development industries and businesses are encouraged in this area, reflecting the change in nature from the existing industrial uses. The eastern portion of the sub-precinct should take advantage of the significant amenity provided by the Royal Queensland Golf Club and open space system. A comprehensive development adjoining the environmental wetland park must incorporate a well designed built outcome surrounding a central open space area.

The maximum residential GFA for this sub-precinct will be in the order of 22,000m².

The maximum commercial GFA for this sub-precinct will be in the order of 64,500m².

Preferred Land Uses

The preferred land uses in sub-precinct 8(a) Macarthur North (in addition to those stated in Precinct 8) are –

- Community Facility (where associated with the environmental wetland park)

Sub-Precinct 8 (b): Macarthur South

Sub-Precinct Principles

Business uses will be promoted in the medium term. Over time, as environmental conditions improve, residential forms of development may be considered appropriate in the southern part of this sub-precinct where it can be sufficiently demonstrated that matters relating to risk hazard, air quality, odour and nuisance impacts can be appropriately mitigated. Development at the southern part of this sub-precinct must ensure that it provides a high quality interface with the waterfront residential precinct.

The maximum residential GFA for this sub-precinct will be in the order of 80,000m².

The maximum commercial GFA for this sub-precinct will be in the order of 80,000m².

The maximum retail GFA for this sub-precinct will be in the order of 400m².

Preferred Land Uses

The preferred land uses in sub-precinct 8(b) Macarthur South (in addition to those stated in Precinct 8) are –

- Multiple Residential (where it can be sufficiently demonstrated that matters relating to risk hazard, air quality, odour and nuisance impacts can be appropriately mitigated)

Precinct 8: Northshore Links Level of Assessment Table

Column 1 Exempt Development	Column 2 UDA Self Assessable Development	Column 3 – UDA Assessable Development	
		Column 3A Permissible development	Column 3B Prohibited development
<p>All development specified as exempt development in a sub-precinct plan</p> <p>All development specified in Schedule 1</p> <p>Material Change of Use for:</p> <ul style="list-style-type: none"> • Sales Office and Display Home • Home Based Business 	<p>All development specified as self assessable development in a sub-precinct plan</p>	<p>Reconfiguring a lot other than as specified in Schedule 1</p> <p>All development specified as permissible development in a sub-precinct plan</p>	<p>All development not specified as exempt, self assessable or permissible development in a sub-precinct plan</p>

(e) Development Requirements

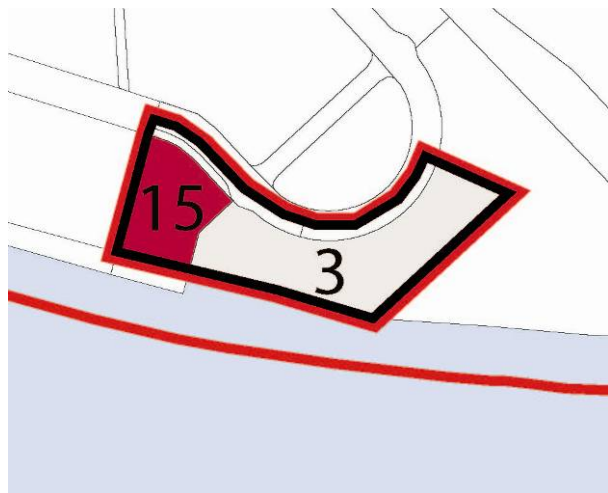
Building Heights <i>refer to figure 29 Precinct 8 - Building Height Plan</i>	3 – 12 storeys
Edge Treatments <i>refer to Map 3 - Edge Treatments</i>	Dominant built form to be at the corners indicated on edge treatment plan. 30% of frontages a maximum of 3 storeys where indicated.
Setbacks	Frontages <u>Commercial:</u> 0 to 3 metres <u>Residential:</u> 3 to 5 metres Tower separation 12 metres between commercial buildings 18 metres between residential buildings 18 metres between residential and commercial buildings
Connections <i>refer to Map 4 - Key Connections</i>	North south connections to Business Enterprise Precinct and Brisbane River East west connections to adjoining Northshore Central Precinct Open space connections between wetland park and riverside parkland
Open and Civic Space <i>refer to Map 5 - Open and Civic Space</i>	Destination Park Connecting Park Local Park
New and Upgraded Roads <i>refer to Map 6 – Proposed New Roads and Road Upgrades</i>	New Roads Existing Road upgrade
Car Parking	Refer to UDA wide development criteria under Part 5.3

Precinct 9: Northshore Harbour

FIGURE 30: Precinct 9



FIGURE 31: Precinct 9 - Building Height Plan



(a) Precinct Intent

The Northshore Harbour Precinct is the smallest of the centres within the UDA. It will provide for a variety of mixed uses and built form outcomes and will have strong relationship with the existing Northshore riverside park located at the end of MacArthur Avenue. Due to its strong relationship with the Brisbane River and the adjoining park, there is an excellent opportunity to incorporate a harbour style development as a longer term option. Marina development in this precinct will be supported as well as supporting uses including cafes, restaurants and destination activities. The precinct will have a generous public space along the river which will ensure that it remains an asset enjoyed by all residents, workers and visitors.

The maximum residential²³ GFA for this sub-precinct will be in the order of 12,500m².

The maximum retail GFA for this sub-precinct will be in the order of 2,000m².

²³ Residential for the purposes of this paragraph includes visitor accommodation

(b) Precinct Outcomes

The precinct functions as a destination centre which capitalises on the adjoining Brisbane River and Riverside Park.

Small scale retail uses, in appropriate locations, are integrated and provide activity to the precinct.

The precinct has a defined built frontage to and strong connections to MacArthur Avenue, Northshore Riverside Park and the Brisbane River.

Increased densities are promoted adjoining future public transport infrastructure.

The precinct contains high quality urban public spaces and streetscapes that promote pedestrian activity and access, particularly along the Brisbane River.

Future marina development, including the long-term potential for a harbour, is considered appropriate in this precinct.

(c) Preferred Land Uses

The preferred land uses for Precinct 9 are –

Precinct Wide

- Community Facility
- Food Premises where located at ground level and not exceeding 250m² GFA per tenancy
- Marina
- Market
- Tourist Facility

In the Mixed Use Centre Zone

- Civic and Open Space Zone
- Home Based Business
- Indoor Entertainment
- Multiple Residential
- Office
- Other Residential
- Outdoor Sport and Recreation
- Park
- Shop where located at ground level and not exceeding 250m² GFA per tenancy
- Visitor Accommodation

Precinct 9: Northshore Harbour Level of Assessment Table

Column 1 Exempt Development	Column 2 UDA Self Assessable Development	Column 3 – UDA Assessable Development	
		Column 3A Permissible development	Column 3B Prohibited development
<p>All development specified in Schedule 1</p> <p>Any permissible material change of use not involving building work.</p> <p>Material Change of Use for:</p> <ul style="list-style-type: none"> • Sales Office and Display Home • Home Based Business 	<p>Environmentally Relevant Activities for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 1998</i></p>	<p>Reconfiguring a lot other than as specified in Schedule 1</p> <p>All material change of use not specified in Column 1, Column 2 or Column 3B</p>	<p>Material change of use for:</p> <ul style="list-style-type: none"> • Extractive Industry • General Industry • Heavy Industry • Light Industry • House

(d) Development Requirements

Building Heights

3 – 15 storeys

refer to figure 31 – Precinct 9 - Building Height Plan

Setbacks

Frontages

Commercial and Retail: 0 metres with up to 5 metre setback at ground for public activated spaces

Residential: 3 to 5 metres

Tower separation

18 metres between residential buildings

18 metres between residential and commercial buildings

Brisbane River (setback from the high water mark)

20 metres for all buildings

Active Frontages

Primary – 75% active edge – more than 15 premises every 100 metres

refer to Map 2 – Active Frontages

Edge Treatments

Dominant built form to be at the corners indicated on edge treatment plan.

refer to Map 3 - Edge Treatments

30% of frontages a maximum of 3 storeys where indicated.

Connections

Connections must be reinforced on the north-south streets to promote accessibility to the river's edge.

refer to Map 4 - Key Connections

East/west connections along the linear, riverside open space must be maintained and promoted. This includes a strong connection from the precinct to adjoining Northshore Riverside Park.

Open and Civic Space

Network Park

refer to Map 5 - Open and Civic Space

Connecting Park

Civic Space

New and Upgraded Roads

New Roads

refer to Map 6 – Proposed New Roads and Road Upgrades

Existing Road upgrade

Car Parking

Refer to UDA wide development criteria under Part 5.3

Precinct 10: Royal Queensland Golf Club

FIGURE 32: Precinct



FIGURE 33: Precinct 10 - Building Height Plan



(a) Precinct Intent

This precinct contains the Royal Queensland Golf Club which is intended to remain in its current form. The existing mangrove lined drainage system on the precinct's western boundary is to be protected.

(b) Precinct Outcomes

The golf course use is maintained.

The existing mangrove lined drainage system is protected, enhanced and preserved.

(c) Preferred Land Uses

The preferred land uses for Precinct 10 are-

- Club
- Food Premises not exceeding 250m² GFA per tenancy
- Indoor Sport and Recreation
- Outdoor Sport and Recreation
- Shop not exceeding 250m² GFA per tenancy

Precinct 10: Royal Queensland Golf Club Level of Assessment Table

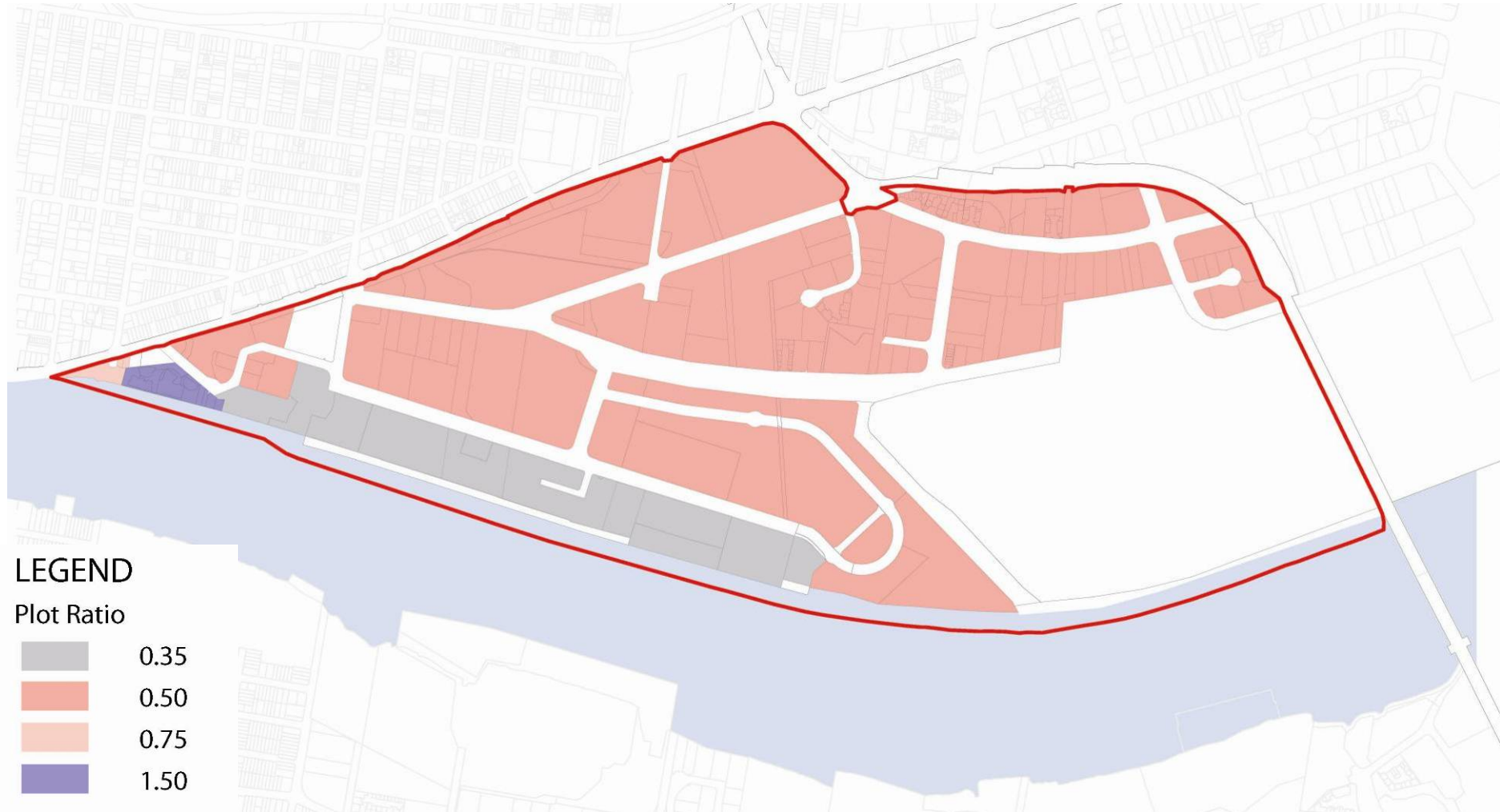
Column 1 Exempt Development	Column 2 UDA Self Assessable Development	Column 3 – UDA Assessable Development	
		Column 3A Permissible development	Column 3B Prohibited development
All development specified in Schedule 1 Any permissible material change of use not involving building work	Environmentally Relevant Activities for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 1998</i>	Reconfiguring a lot other than as specified in Schedule 1 All material change of use not specified in Column 1, Column 2 or Column 3B	Material change of use for: <ul style="list-style-type: none"> • Extractive Industry • General Industry • Heavy Industry • Light Industry

(d) Development Requirements

Building Heights	3 storeys
<i>refer to figure 33 – Precinct 10 - Building Height Plan</i>	
Setbacks	Brisbane River (setback from the high water mark): 20 metres
Car Parking	Refer to UDA wide development criteria under Part 5.3

3. Maps

MAP 1: Northshore Hamilton UDA Plot Ratios under Brisbane City Council’s *Brisbane City Plan 2000*



MAP 2: Active Frontages



MAP 3: Edge Treatments



Edge Treatments

- Dominant built form at corners
-** 30% of frontage a maximum of 3 storeys
- ==** Indicative New Road Layout

MAP 4: Key Connections



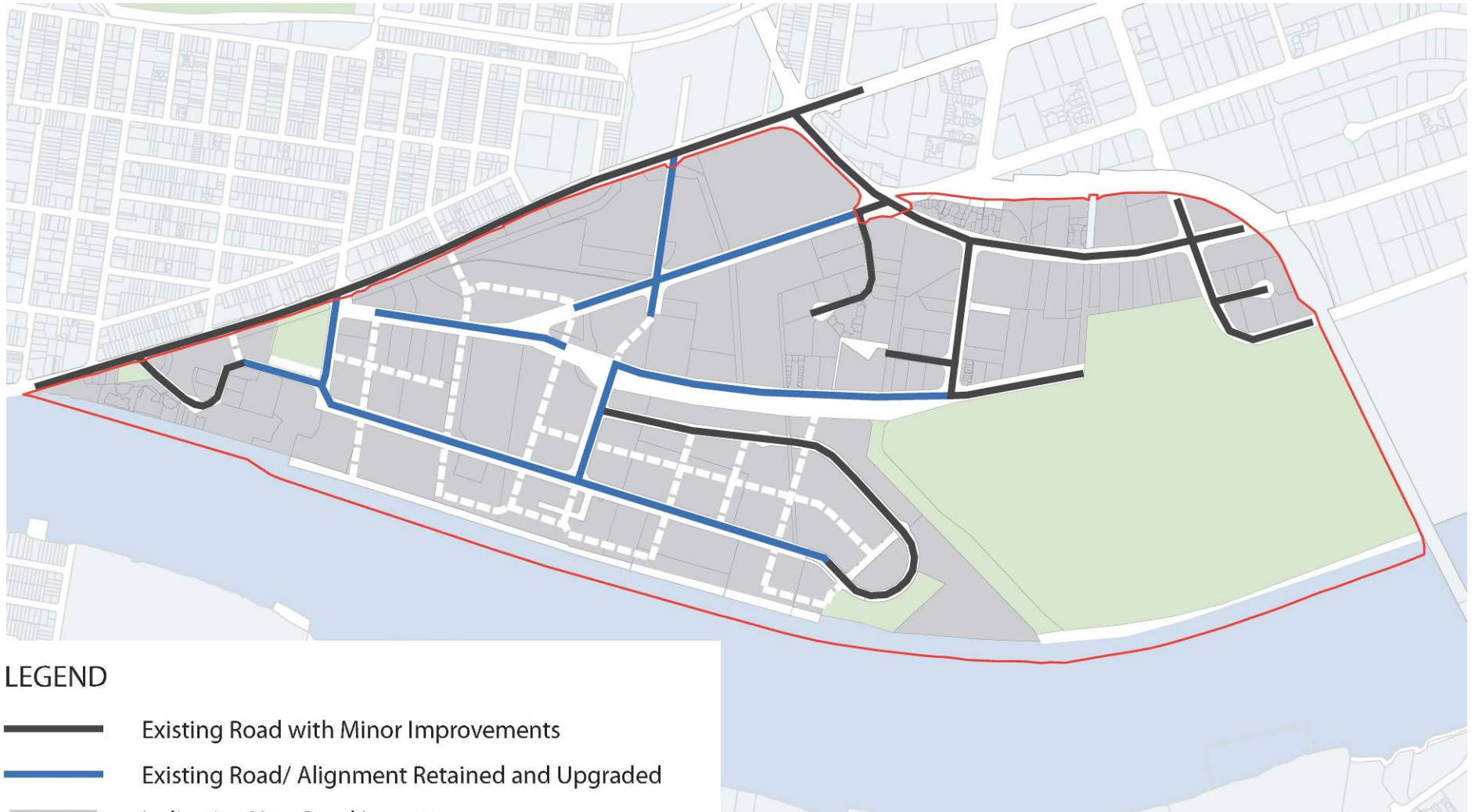
MAP 5: Open and Civic Space



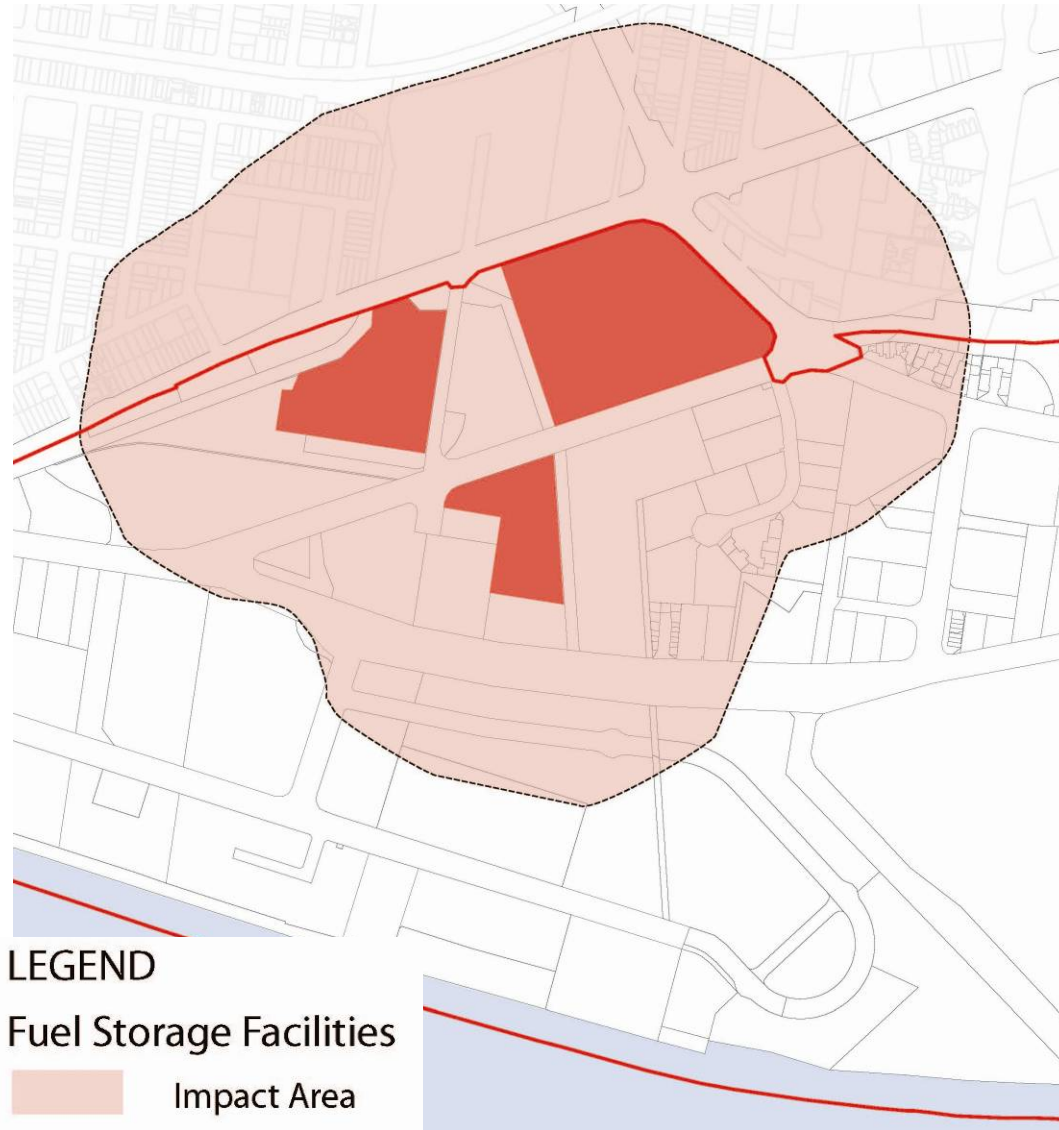
Open + Civic Space

- Network Parks (2ha approx)
- Destination Parks (1 - 1.5ha approx)
- Local Parks (0.5 - 1ha approx)
- Connecting Parks (varying sizes)
- Civic (less than 0.5ha)
- Indicative New Road Layout

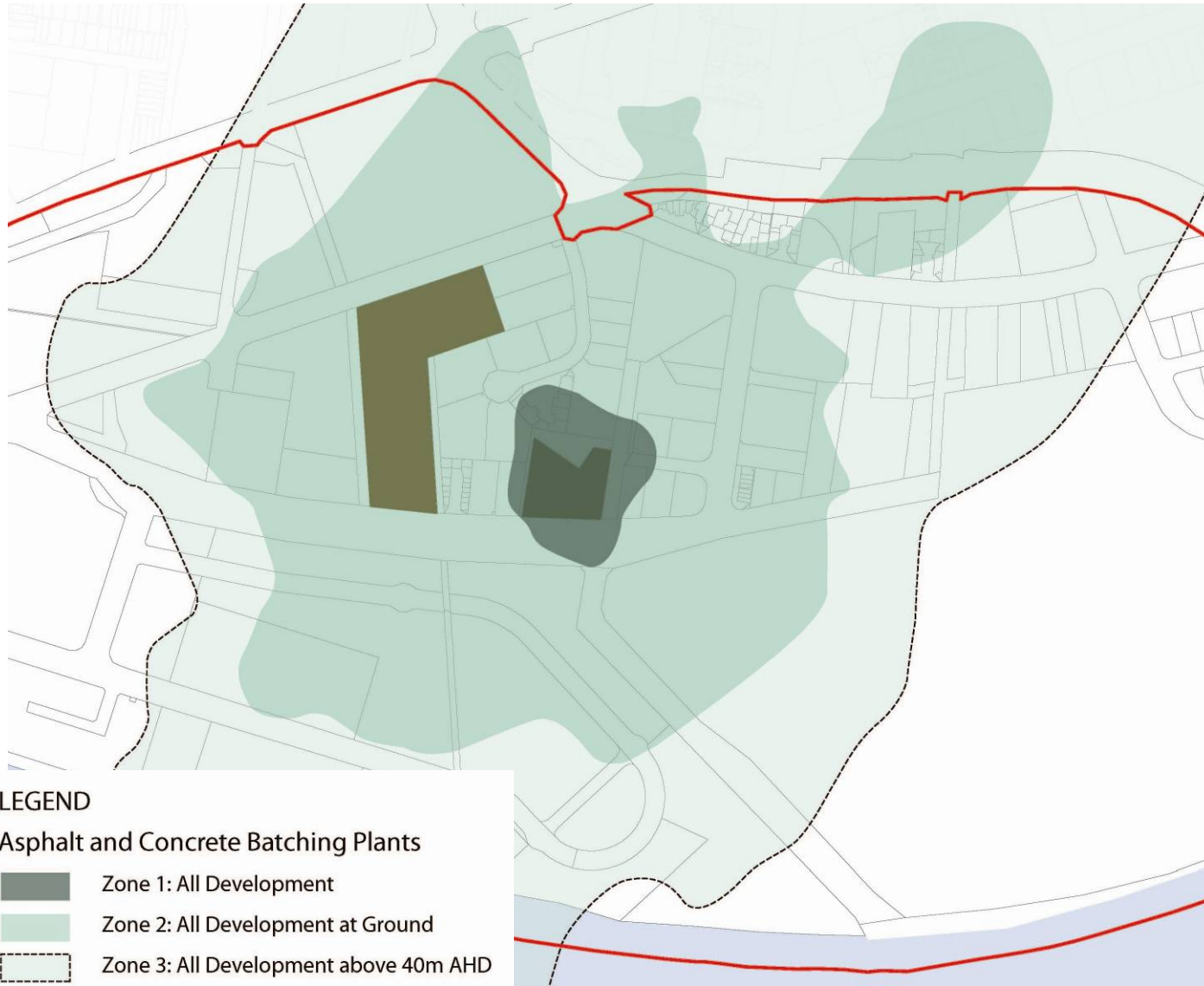
MAP 6: Proposed New Roads and Road Upgrades



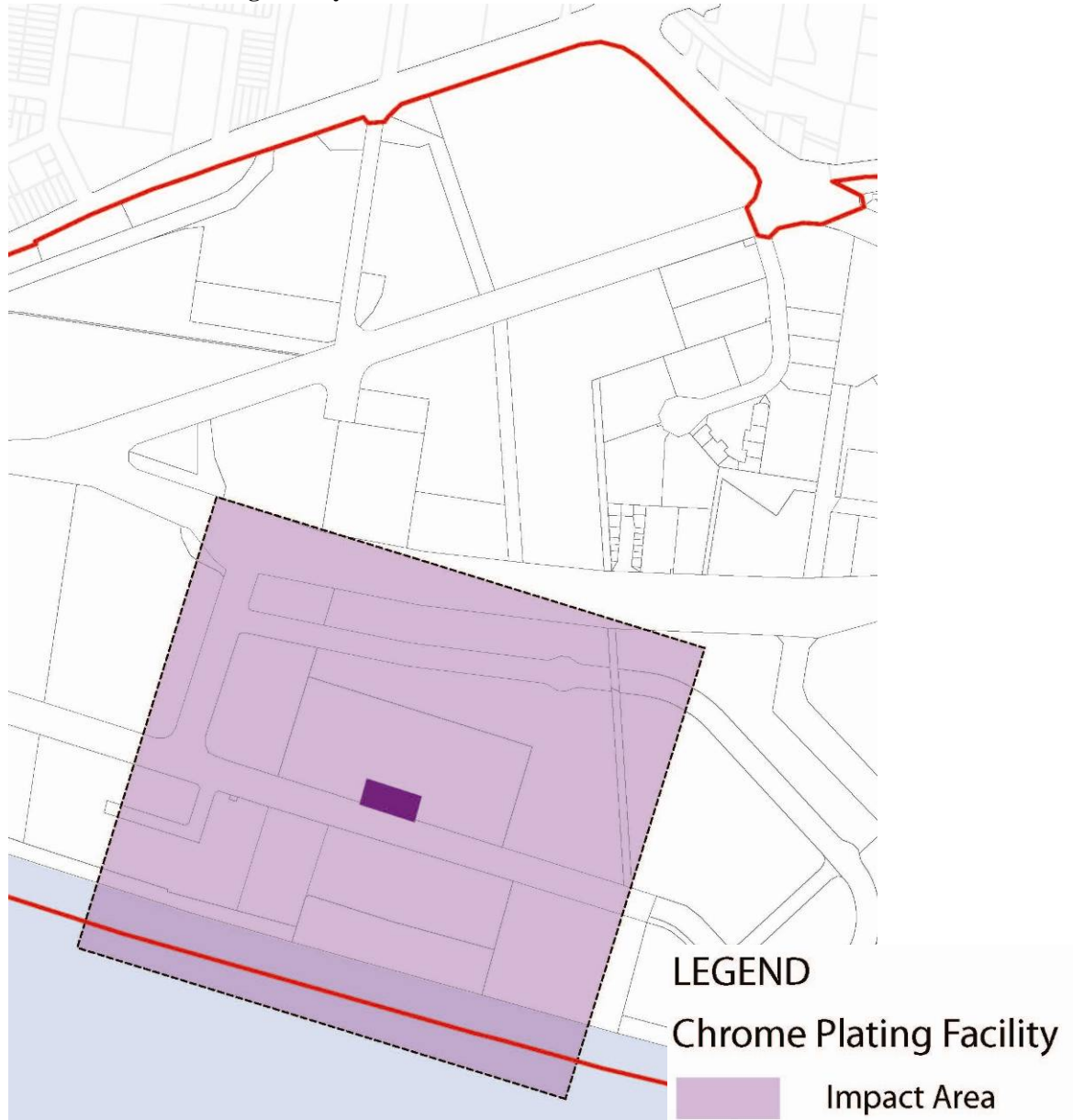
MAP 7: Fuel Storage Facilities



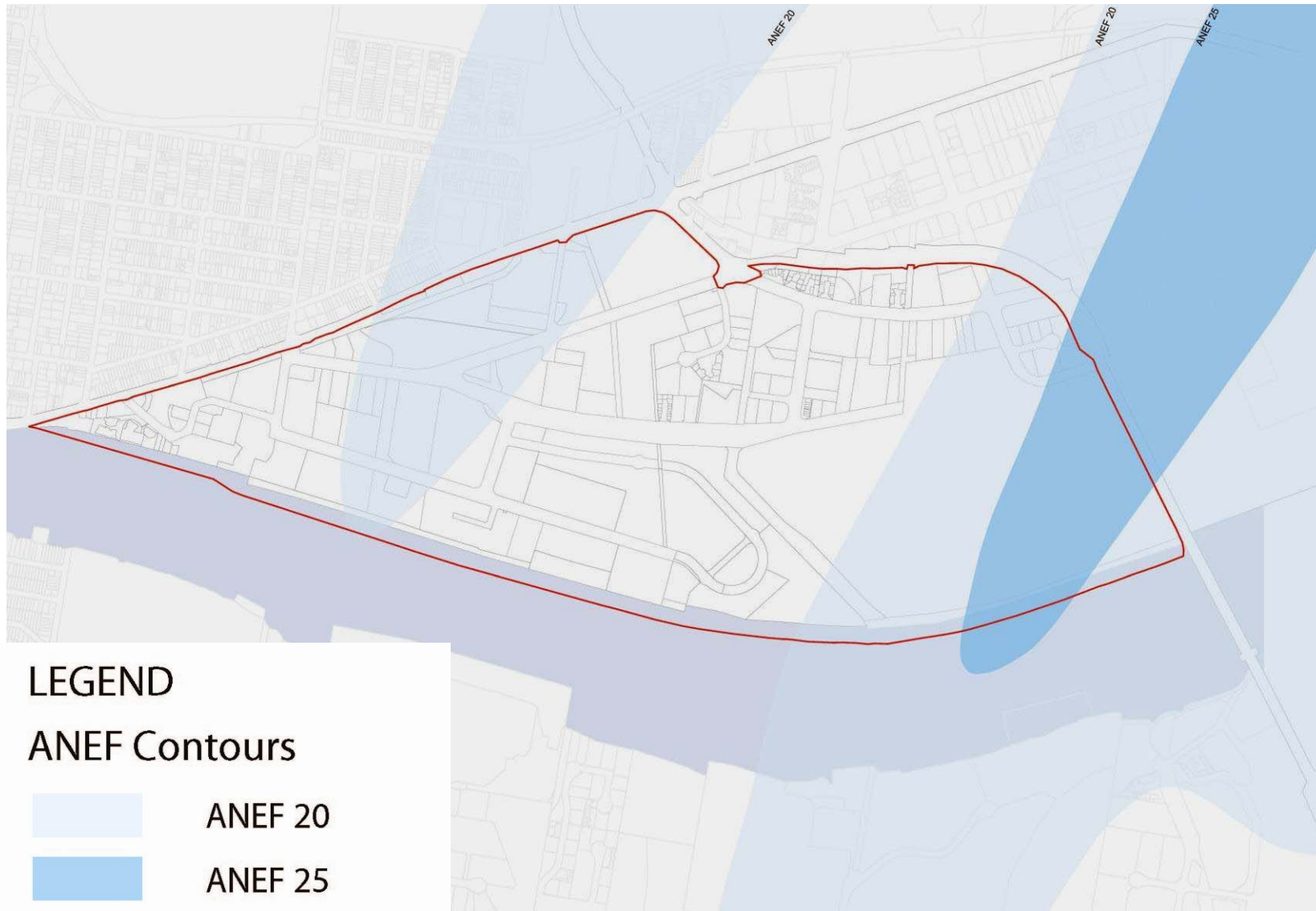
MAP 8: Asphalt and Concrete Batching Plants



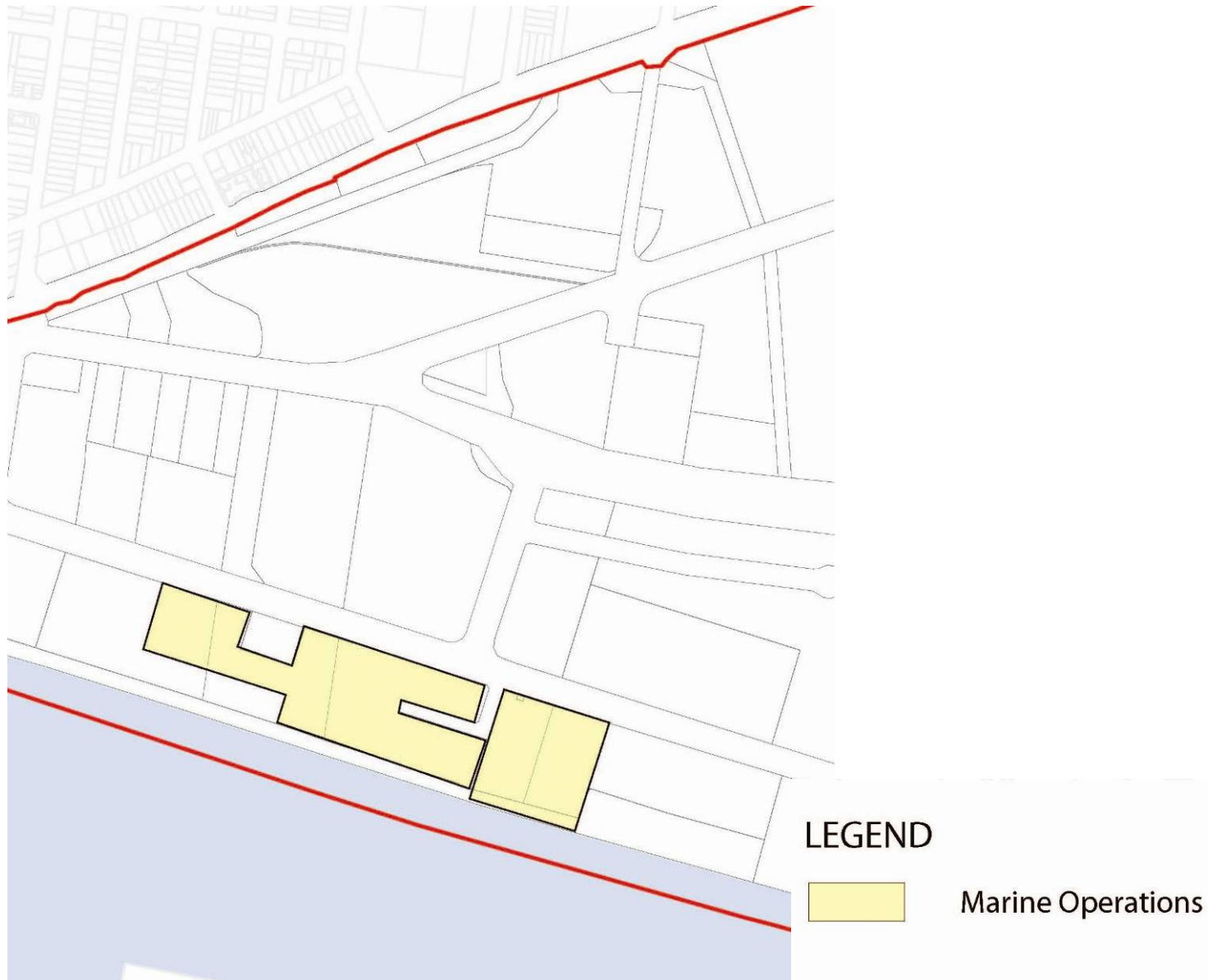
MAP 9: Chrome Plating Facility



MAP 10: Aircraft Operations



MAP 11: Marine Industry Activities



Infrastructure Plan

1. Infrastructure Funding Principles to Facilitate Redevelopment

Prudent investment in infrastructure is necessary to facilitate the increase in development intensity required to deliver the vision for the UDA.

Contributions towards the delivery of this infrastructure will be shared as the funding of the required infrastructure is not commercially viable for any one developer, owner or government entity due to the fragmentation of land ownership or the overall sizeable costs of some of the infrastructure works.

The use of public funds as the primary source of funding to pay for the necessary infrastructure, resulting in a significant increase in development yield and hence a windfall gain to private land owners, is not considered appropriate.

Consequently, redevelopment of areas within the UDA are not likely to occur unless a specific infrastructure funding package can be developed, which is acceptable to landowners, the industry and government.

The overarching infrastructure funding principles proposed to facilitate redevelopment are:

- (i) Infrastructure funding from BCC or the State Government will align with their normal budget provisions for infrastructure arising from regional requirements and annual budgetary processes.

Upfront funding of infrastructure by the ULDA will be undertaken to provide investment confidence in the redevelopment of the UDA.

The development contribution regime recognises that redevelopment will not occur where:

Infrastructure charges are so high that the land value uplift provides no incentive to the land owner to sell for redevelopment; and

Uncertainty in relation to yield, approval times and infrastructure costs results in developers being unable to price development risk to achieve necessary commercial hurdle rates.

For fairness land owners that do not redevelop above current permitted BCCs City Plan densities should not be penalised.

2. Financing of Works

2.1. Catalyst Infrastructure

The ULDA will identify key catalyst infrastructure considered necessary to initiate the redevelopment of the UDA such as new or upgraded streets and roads; improved road connections; improved public transport access etc.

The ULDA will manage the delivery of this infrastructure, which will be funded through a special rate over a specified period, similar in concept to the Suburban Centre Improvement Project (SCIP) of BCC.

It is anticipated that catalyst infrastructure works will be undertaken within the first 5 years of the redevelopment of the UDA.

2.2. Infrastructure improvements

Infrastructure works that will improve the general area, giving confidence to landowners and developers to consider redevelopment, may be constructed through the ULDA and may be funded as a -

- (i) benefited rate over a specified period; similar to the Suburban Centre Improvement Project (SCIP) of BCC; and/or.
- (ii) condition of the development approval.

These infrastructure works will occur over time as the UDA is redeveloped

2.3. Water and Sewer Infrastructure

Water and sewer infrastructure works that are required by a development will be managed by BCC and funded by an Infrastructure Charge Schedule (ICS) approach.

This infrastructure will be provided over time at the time of developments being undertaken within the UDA.

2.4. Community facilities, transport and affordable housing

Open space, public transport, community facilities and affordable housing funding

requirements to meet the increased development density will be achieved by:

The standard BCC ICS approach for development intensity less than or equal to the current BCC City Plan provisions; or

A UDA specific contribution rate applied to the additional GFA approved in excess of the BCC City Plan provisions.

This infrastructure will be provided over time at the time of developments being undertaken within the UDA

3. Infrastructure Contributions

Charges for infrastructure will be determined and reviewed from time to time and be published in the ULDA's Infrastructure Contributions Framework.

Where special rates and charges are proposed for catalyst infrastructure and infrastructure improvements, consultation with the local community will be undertaken to determine the contribution area and scope and scale of works prior to the introduction of any special rate or charge. This is a similar approach undertaken by the Brisbane City Council for their SCIP initiative.

The principles for determining infrastructure contributions to be included in this framework are:

- (i) BCC Infrastructure Contribution Schedule approach used up to current City Plan GFA
- (ii) Special ULDA charge (for major infrastructure and affordable housing) applied to extra GFA, over and above City Plan
- (iii) 'Catalyst' Infrastructure to be debt funded - built up-front by ULDA and funded by a Special Rate.
- (iv) Special Rate amount to be determined based on works, but will be within the BCC range of Special Rates and Charges.

Proposed Catalyst Infrastructure

Infrastructure	Description of works
Road and street improvements	1. Remora Road upgrade including road construction, drainage works, intersection upgrade and landscaping treatment.
	2. MacArthur Avenue part upgrade including road construction, drainage works, street lighting and landscaping treatment.
	3. New Kingsford Smith Drive link road (adjoining Hamilton Harbour Precinct) including road construction, drainage works, intersection works, street lighting and landscaping treatment.
Parkland works	4. Construction of new waterfront park and upgrade to Remora Road park.

Proposed Infrastructure Improvements

Infrastructure	Description of works
Road and street improvements	5. MacArthur Avenue (progressive upgrade).
	6. New Kingsford Smith Drive link road (adjoining Northshore Park Precinct).
	7. Theodore Street widening and new Barcham Street link road to Northshore Central Precinct.
	8. Cullen Avenue extension linking Gateway Motorway with Northshore Park Precinct.

Proposed Water and Sewer Infrastructure

Infrastructure	Description of works
Water and sewer	9. Water and sewer networks within the UDA will be upgraded at the time of developments being undertaken.

Proposed community facilities, transport and affordable housing

Infrastructure	Description of works
Transport	10. Investigations for dedicated rapid transit system.
Affordable Housing	11. Affordable housing will be provided in accordance with the ULDA's Affordable Housing Strategy.

Implementation Strategy

1. Introduction

As described in earlier sections of the Development Scheme, the purposes of the ULDA Act are to facilitate:

- (i) the availability of land for urban purposes;
- (ii) the provision of a range of housing options to address diverse community needs;
- (iii) the provision of infrastructure for urban purposes;
- (iv) planning principles that give effect to ecological sustainability and best practice urban design; and
- (v) the provision of an ongoing availability of affordable housing options for low to moderate income households.

The mission formulated by the ULDA to achieve the purposes of the Act is to create vibrant inclusive communities and to:

“Create sustainable world class precincts all Queenslanders can be proud of. These outstanding new urban communities will incorporate best practice urban design principles and a range of affordable housing options.”

In achieving that vision, the values the ULDA seek to exhibit in its achievement of that outcome are:

- Bold leadership;
- Collaboration and partnership;
- Creativity and innovation;
- Sustainability; and
- Integrity.

Consequently, the implementation strategy and actions of the ULDA need to address aspects broader than the Act’s purposes and need to address, not only what is to be achieved, but also how it is achieved.

In many aspects, the ULDA Implementation Strategy will be a living document, responding to circumstances as they arise, learning from the lessons as the UDA’s develop and adopting innovation arising from technological change and innovation from industry.

However, the section following provides a framework, indicating the implementation strategy elements, desired outcomes and planned actions formulated at this time to give effect to the Act’s purposes and the ULDA’s mission.

The key elements determined as essential in the achievement of the ULDA’s mission are indicated below and detailed in the following sections:

- Urban Land Availability for Development
- Housing Options
- Urban Infrastructure Provision
- Ecological Sustainability
- Best Practice Urban Design

However, the ULDA also recognises that there are other aspects to creation of development in the UDA that bear recognition. In particular:

1.1. Leadership

The ULDA has been provided with an Act that allows for a ‘blank slate’ approach to urban development. This blank slate allows the ULDA to try alternative methods of delivering successful urban development outcomes.

Consequently, the ULDA recognises that while it has the ability to have a direct impact on outcomes within the UDA, it also has a potential to have an indirect outcome by way of demonstration of the impact of alternative approaches.

Consequently, if successful, the processes, provisions or systems put in place may be suitable for adoption by other authorities in the State.

1.2. Place Making

The ULDA recognises that the creation of successful urban spaces starts with establishing a vision for the UDA which is meaningful, respecting the location and site’s characteristics and will find acceptance by the wider community, and in particular, the development community so that development occurs. The land use plan and infrastructure strategy provides the main means of achieving good urban spaces.

However, the ULDA recognises that there are other, more subtle aspects that need to be considered to create truly special places, and that do not neatly fit into the following structure, namely:

- The arrangement and type of uses within spaces;
- The role of the community in the development and change of spaces over time; and
- Event management to enliven and activate spaces.

These aspects are not addressed in this section and will be instituted as part of the ULDA’s activities as the UDA develops.

2. Urban Land Availability for Development

The Development Scheme, to be successful and achieve the ULDA's aims, needs to lead to development on the ground, rather than be just a planning document. For landowners and the development industry, the development scheme's provisions need to create an environment where commercially viable development projects are fostered.

A measure of this success will be the willingness of private industry to seek to develop sites within the UDA.

Element	Measure	Actions
Urban Land Availability for Development	Development occurs within the UDA	<p>A Development Scheme that:</p> <ul style="list-style-type: none"> • includes development requirements that allow a commercial outcome; • provide certainty of development potential (uses and yield); • responds to changes in market conditions; and • allows for alternative design solutions. <p>An Infrastructure Strategy that:</p> <ul style="list-style-type: none"> • Ensures necessary infrastructure is co-ordinated and constructed to facilitate development; • Does not require development contributions that are so high that land owners have no incentive to redevelop their properties; • Has a charging regime that balances upfront costs with payments over time, and recognises the importance of time of payments to the industry; and • Has a transparent and easily calculable development contribution schedule. <p>An approval system that:</p> <ul style="list-style-type: none"> • Minimises time delay to the developer; • Highlights early the level of detail required for a specific development application; • Allows for consideration of alternative solutions in an expeditious manner;

Element	Measure	Actions
Urban Land Availability for Development	Development occurs within the UDA	<ul style="list-style-type: none"> • Allows a development proponent to be provided with a degree of certainty, early in the process that a development proposal will be acceptable; and • Provides consistency from the pre-lodgement process, through approval to project commencement. <p>The ULDA will seek to facilitate development in specific areas by:</p> <ul style="list-style-type: none"> • Working with landowners to find solutions to specific issues; • Build catalyst infrastructure where it will lead to early development within a precinct; • Broker discussions with government agencies where required to facilitate resolution of issues; • Work with government agencies to bring land to the market where the land is surplus to their requirements; and • Undertake studies to address area wide issues.

3. Housing Options

There has been a decline in housing affordability in Queensland which has been exacerbated by increases in interest rates and the contraction in the economy in 2008. Declining housing affordability is particularly pronounced in the inner suburbs of Brisbane as a result of inner urban gentrification.

The ULDA Act specifically states that one of the main purposes of the Authority is to facilitate the provision of 'an ongoing availability of affordable housing options for low to moderate income households'.

Consequently, the ULDA seeks to achieve the development of diverse and inclusive communities by improving housing delivery, affordability, design and choice and specifically the ULDA will seek to increase the provision of affordable, appropriate and accessible housing for low to moderate income earners.

A measure of this success will be:

- Achieving a minimum of 15% of all dwellings developed across the UDAs as affordable to people on low to moderate incomes.
- Achieving a mix of incomes, tenures and price points are available in all UDAs and within a number of precincts within the UDAs including social, affordable rental, affordable owner occupier housing.

Element	Measure	Actions
Housing Options	<p>Achieving a minimum of 15% of all dwellings across the UDAs as affordable; and</p> <p>Achieve a diversity in housing options.</p>	<p>Implement the following strategies to deliver affordable housing in the UDAs.</p> <ul style="list-style-type: none"> • Development Contributions: Sharing Value Uplift In private development in UDAs where there is significant land value uplift arising from the ULDA Development Scheme, a development contribution towards affordable housing will be required; refer to Infrastructure Strategy. • Development Contributions: Housing Diversity Requirements In all residential developments through appropriate design, reduction in unit and lot sizes, and changes to building practices, residential product will be required to provide diverse housing options. • In addition, a minimum of 5% of residential product will be required to be affordable to rent by the target market; i.e. able to be rented with no more than 30% of gross household income for households at the median level household income in BCC statistical district. • Facilitating Not For Profit Housing (NFP) • This will occur through ensuring a timely development approval process and in some circumstances reduced requirements through the development scheme. • ULDA Development Activities The ULDA Act allows the ULDA to develop land. Surplus income generated from these activities will be utilised for the purposes of funding the ongoing operations of the ULDA and to deliver additional affordable housing outcomes. • Provision of Social Housing (subject to DoH funding): The provision of social housing in all UDAs which is funded by the Department of Housing and managed by the Department or by Not For Profit community housing organisations and meets the needs of the lowest income and highest need households on the housing register.

4. Urban Infrastructure Provision

The Infrastructure Plan outlines the infrastructure required for development in the UDA and the funding and financing principles to contribute towards the delivery of this infrastructure.

The Infrastructure Plan includes catalyst infrastructure to stimulate development in the UDA.

A measure of success for the provision of infrastructure will be the ability to fund the construction of the required works at the time required for the industry to bring sites to the market in an orderly manner.

Element	Measure	Actions
Provision of Infrastructure	Infrastructure is funded	<p>A special rate to fund the identified catalyst infrastructure is modelled and approved by Treasury; and the Minister.</p> <p>Other local area improvement works, identified to be funded by a special rate, is:</p> <ul style="list-style-type: none"> Identified in conjunction with the landowners in that precinct; and Modelled and approved by Treasury and the Minister. <p>The Infrastructure Charges Schedule for water and sewer network infrastructure is;</p> <ul style="list-style-type: none"> formulated and implemented in collaboration with BCC; collected by the ULDA and paid to the BCC to undertake the necessary upgrades when required. <p>The Infrastructure Charges Schedule for other infrastructure is formulated:</p> <ul style="list-style-type: none"> In collaboration with BCC on the infrastructure proposed in each precinct; collected by the ULDA and expended by the ULDA to undertake the necessary works.

5. Ecological Sustainability

The provisions of the land use plan and infrastructure plan reflect an ecological sustainable balance that integrates—

- protection of ecological processes and natural systems at local, regional, State and wider levels; and
- economic development; and
- maintenance of the cultural, economic, physical and social wellbeing of people and communities.

Element	Measure	Actions
Ecological Sustainability		<p>The ecological sustainability principles within the Land Use Plan are enforced.</p> <p>Preparation of additional guidelines to promote and facilitate incorporation of ecological sustainable principles within projects within the UDA.</p> <p>The development industry is encouraged to better the Land Use Plan’s provisions and obtain an exemption from the payment of the component of the land value uplift identified to be applied to ecological sustainability.</p> <p>Expenditure of the funds collected from the land value uplift component on ecological sustainability projects within the UDA.</p> <p>Establishment of a close working relationship with tertiary institutions and private industry to identify projects demonstrating ecological sustainable outcomes to be instituted in the UDA.</p> <p>Documentation and promotion of ecological sustainable examples developed within the UDA.</p>

6. Best Practice Urban Design

The land use plan and infrastructure plan have been prepared to result in urban design outcomes of a high standard.

A measure of this success will be the acceptance by the industry and community of the resulting built form.

Element	Measure	Actions
Best Practice Urban Design	Built form outcome is accepted by the industry and community.	<p>The vision for the UDA and its precincts, and the principles contained within Structure Plan are protected through the development approval process.</p> <p>The development requirements are continually assessed and reviewed for their relevance and appropriateness.</p> <p>Design innovation and alternative outcomes are encouraged with an incentive program to be developed to reward excellence in design.</p> <p>Design details are not neglected on their negative impact to the desired outcome.</p> <p>ULDA review panels provide a multi-disciplinary review of development proposals.</p> <p>Establishment of a close working relationship with tertiary institutions and private industry to identify projects demonstrating superior design outcomes to be instituted in the UDA.</p> <p>Documentation and promotion of good design outcomes developed within the UDA.</p>

Schedules

Schedule 1: Exempt Development

Building work
Minor building work or demolition work
Material change of use of premises
Making a material change of use of premises implied by building work, plumbing work, drainage work or operational work if the work was substantially commenced by the State, or an entity acting for the State, before 31 March 2000.
Making a material change of use of premises for a class 1 or 2 building under the Building Code of Australia (BCA), part A3 if the use is for providing support services and short term accommodation for persons escaping domestic violence.
Reconfiguring a lot
Reconfiguring a lot under the <i>Land Title Act 1994</i> , where the plan of subdivision necessary for the reconfiguration – <ul style="list-style-type: none"> a. is a building format plan of subdivision that does not subdivide land on or below the surface of the land; or b. is for the amalgamation of two or more lots; or c. is for incorporation, under the <i>Body Corporate and Community Management Act 1997</i>, section 41, of a lot with common property for a community titles scheme; or d. is for the conversion, under the <i>Body Corporate and Community Management Act 1997</i>, section 43, of lessee common property within the meaning of that Act to a lot in a community titles scheme; or e. is in relation to the acquisition, including by agreement, under the <i>Acquisition of Land Act 1967</i> or otherwise, or land by – <ul style="list-style-type: none"> i. A constructing authority, as defined under that Act, for a purpose set out in paragraph (a) of the schedule to that Act; or ii. An authorised electricity entity; or f. is in relation to land held by the State, or a statutory body representing the State and the land is being subdivided for a purpose set out in the <i>Acquisition of Land Act 1967</i>, schedule, paragraph (a) whether or not the land relates to an acquisition; or g. is for the reconfiguration of a lot comprising strategic port land as defined in the <i>Transport Infrastructure Act 1994</i>; or h. is for the <i>Transport Infrastructure Act 1994</i>, section 240; or i. is in relation to the acquisition of land for a water infrastructure facility
Subdivision involving road widening and truncations required as a condition of development approval

Operational work
Clearing of vegetation other than marine plants
Operational work or plumbing or drainage work (including maintenance and repair work) if the work is carried out by or on behalf of a public sector entity authorised under a State law to carry out the work.
Erecting no more than one satellite dish on a premises, where the satellite dish has no dimension greater than 1.8 metres.
Tidal works – <ul style="list-style-type: none"> a. that will be used for a port authority operations, or a constructed public marine facility, or marine operations including navigation and safety by, for or safeguarded by Queensland Transport or a port authority; or b. for creating or changing the configuration or characteristics of a navigational channel
Filling or excavation where: <ul style="list-style-type: none"> a. to a depth of one vertical metre or less from ground level on land to that is not referred to in Brisbane City Plan’s Acid Sulphate Soil Code, Wetland Code and/or Waterway Code and where the site is not listed on the Contaminated Land Register or Environmental Management Register OR b. top dressing to a depth of less than 100 vertical millimetres from ground level on land that is not referred to in Brisbane City Plan’s Wetland Code and/or Waterway Code.
All aspects of development
All aspects of development a person is directed to carry out under a notice, order or direction made under a State law.
All aspects of development including maintenance that are incidental to and necessarily associated with the golf club activities and operations.
All aspects of development including maintenance that are incidental to and necessarily associated with a Park.
Development for a utility installation, being an undertaking for the supply of water, hydraulic power, electricity or gas, of any development required for the purpose of that undertaking by way of: <ul style="list-style-type: none"> a. development of any description at or below the surface of the ground b. the installation of any plant inside a building or the installation or erection within the premises of a generating station of any plant or other structures or erections required in connection with the station c. the installation or erection of an electricity distribution or supply network (and any components of such a network) which operates at voltages up to and including 33 kilovolts, excluding new substations d. the installation or erection of a new electrical transmission line on land on which such a line has already been erected and which is identified as a future line on Plan No: A4H303666- Powerlink Electricity Network and Plan No: 7775-A4/A-Energex 110kV Feeder Network e. the augmentation of a Powerlink substation identified on Plan No: A4-H-303666-Powerlink Electricity Network and of any Energex substation existing

as at the date this clause took effect

- f. the placing of pipes above the surface of the ground for the supply of water, the installation in a water distribution system of booster stations and meter or switchgear houses - any other development not specifically referred to above except where it involves erection of new buildings or reconstruction or alteration of existing buildings that would materially affect their design or external appearance
- g. any other development not specifically referred to above except where it involves erection of new buildings or reconstruction or alteration of existing buildings that would materially affect their design or external appearance

This exempt does not apply for a utility installation, where it involves:

- i. the erection of new buildings
- ii. power generation plant where burning 100kg or more of fuel an hour
- iii. reconstruction or alteration of existing buildings that would materially affect their design or external appearance
- iv. waste handling, treatment and disposal facility

Development involving the construction, maintenance or operation of roads, busways and rail transport infrastructure, and things associated with roads, busways and rail transport infrastructure by or on behalf of or under contract with the ULDA, Brisbane City Council or the Queensland Government.

Things associated with roads, busways and rail transport infrastructure include but are not limited to:

- Activities undertaken for road construction
- Traffic signs and controls
- Depots
- Road access works
- Road construction site buildings
- Drainage works
- Ventilation facilities, including exhaust fans and outlets
- Rest area facilities and landscaping
- Parking areas
- Public passenger transport infrastructure
- Control buildings
- Toll plazas
- Rail transport infrastructure

Schedule 2: Definitions

List

Use Definitions

Commercial

Home Based Business
Medical Centre
Office
Sales Office and Display Home
Veterinary Clinic
Veterinary Hospital

Industrial

Extractive Industry
General Industry
Heavy Industry
Light Industry
Research and Development Facility
Service Industry

Residential

House
Multiple Residential
Other Residential
Relocatable Home and Caravan Park

Retail

Bulk Landscape Supplies
Fast Food Premises
Food Premises
Garden Centre
Hardware and Trade Supplies
Market

Outdoor Sales or Hire Yard
Produce Store
Roadside Stall
Service Station
Shop
Shopping Centre
Showroom
Warehouse
Wholesale Plant Nursery

Rural

Agriculture
Animal Keeping and Husbandry
Aquaculture
Forestry
Winery

Service, Community and other

Car Park
Cemetery
Child Care Centre
Community Facility
Crematorium
Educational Establishment
Emergency Services
Environmentally Relevant Activities
Funeral Parlour
Hospital
Landing
Marina
Place of Assembly
Utility Installation

Sport, Recreation and Entertainment

Club
Indoor Entertainment
Indoor Sport and Recreation
Outdoor Sport and Recreation
Park

Tourism

Tourist Facility
Visitor Accommodation

Administrative Terms

Affordable Housing
Authority
Basement
Building Height
Development Scheme
Filling or Excavation
Ground Level
Gross Floor Area
Mezzanine
Minor Building or Demolition Work
Plot Ratio
Private Open Space
Setback
Site Coverage
Storey
Sub-precinct Plan
Uplift
Urban Design

Use Definitions

Commercial

(a) Home Based Business

House or multiple residential unit used for an occupation or business activity as a secondary use where:

- (i) the floor area used specifically for the home business does not exceed 50m²;
- (ii) any visitor accommodation does not exceed 4 visitors;
- (iii) there is no hiring out of materials, goods, appliances or vehicles;
- (iv) there is no repairing, servicing, cleaning or loading of vehicles not normally associated with a house;
- (v) the maximum height of a new building, structure or object does not exceed the height of the house and the setback is the same as, or greater than, buildings on adjoining properties.

(b) Medical Centre

Premises used for the medical care and treatment of persons not resident on the site. The term includes medical centres, dental

clinics, pathology labs, naturopath clinics, chiropractic clinics, natural medicine practices, counselling rooms, psychiatric and psychological consulting rooms, premises used for nursing services, and the like. The term does not include Home-based businesses, hospitals, retirement villages or aged care facilities.

(c) Office

Premises used for administration, clerical, technical, professional, or other business activity where no goods or materials are made, sold or hired on the premises and where the principle activity provides:

- (i) business or professional advice, and
- (ii) service of goods that are not physically on the premises; or
- (iii) office based administrative functions of an organisation.

(d) Sales Office and Display Home

Premises, including a caravan or relocatable home structure, used for the promotion and/or sale of land and/or buildings within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

(e) Veterinary Clinic

Premises used for the veterinary care, surgery and treatment of animals, whether or not provision is made for the overnight short stay accommodation of the animals on the premises. The term does not include Animal husbandry, veterinary hospital, intensive animal husbandry, or animal keeping.

(f) Veterinary Hospital

Premises used for the treatment of sick or injured animals where such animals are accommodated overnight generally for longer periods in premises. The term does not include animal accommodation, intensive animal husbandry, kennels or non-intensive animal husbandry.

Industrial

(a) Extractive Industry

Premises used for extraction of sand, gravel, soil, rock, stone or similar substance from land. The term includes ancillary storage, loading or cartage and any crushing, screening, washing, blending or other treatment processes of material extracted from the site.

(b) General Industry

Premises used for making, assembling, dismantling, break up, servicing, storing, repairing goods, or treating waste where potential impacts exist. The use includes but is not limited to the following –

- (i) fuel burning
- (ii) boat maintenance
- (iii) battery recycling
- (iv) water treatment
- (v) beverage production
- (vi) bottling and canning
- (vii) concrete batching
- (viii) tyre retreading
- (ix) metal forming
- (x) edible oil processing
- (xi) seafood processing
- (xii) milk processing

(c) Heavy Industry

Premises used for making, assembling, dismantling, break up, servicing, storing, repairing goods, or treating waste of significant

impacts which are likely to be noxious and/or hazardous and require isolation or significant buffering from other buildings and uses. The use includes but are not limited to the following–

- (i) alcohol distilling
- (ii) boiler making
- (iii) metal recovery
- (iv) sugar milling or refining
- (v) meat processing
- (vi) crushing, milling and grinding
- (vii) rendering
- (viii) pet, stock or aquaculture food manufacturing
- (ix) textile manufacturing
- (x) tyre manufacturing
- (xi) chemical manufacturing, processing or mixing
- (xii) chemical storage
- (xiii) coke producing
- (xiv) gas producing
- (xv) paint manufacturing

(xvi) crude oil or petroleum product storage (excluding service stations)

(xvii) oil refining or processing

(xviii) fuel gas refining or processing

- metal works, surface coating and foundry
- mineral processing
- battery manufacturing
- manufacturing of plastic, plaster, pulp or paper
- sawmilling or wood chipping or chemically treating timber chemical or oil recycling.

This use does not include any other Industrial Uses or, Service Station.

(d) Light Industry

Premises used for making, assembling, dismantling, break up, servicing, storing, repairing goods, or treating waste of a small scale and low impact similar to those activities set out below and ancillary activities that support the industrial use such as administration offices or sales and display areas for products. The use includes but is not limited to the following -

- (i) printing
- (ii) all industrial activities not Environmentally Relevant Activities, except where defined.

(e) Research and Development Facility

Premises used for scientific or technological research development or testing.

(f) Service Industry

Premises used for a small scale, low impact industrial activity which is intended to provide services to the general public or is similar to those activities set out below and ancillary activities that support the industrial use such as administration offices or sales and display areas for products manufactured, assembled or finished on the site including:

(i) making of the following

- artificial flowers’
- bread, cakes and pastry;
- dental prostheses;
- fashion accessories;
- garments;
- jewellery;
- optical goods, being spectacles and the like;
- soft furnishings;
- toys;

(ii) assembling the following from components manufactured elsewhere—

- aids and appliances for people with a disability;
- audio-visual equipment;
- barbeques;
- blinds;
- furniture;
- portable domestic electrical appliances;
- domestic light fittings and accessories;
- scientific instruments;
- sports equipment, other than ammunition, vehicles and watercraft;
- television and video equipment.

(iii) repairing and servicing the following –

- blinds;
- cameras or other photographic equipment;
- canvas goods, tents and camping soft goods;
- computers and computer equipment;
- electronic instruments and equipment;
- garments;
- mowers, including motor mowers and portable gardening equipment;
- optical goods, being spectacles and the like;
- domestic electrical appliances;
- power and other tools;
- scientific instruments;

(iv) providing the following services -

- book binding;
- document duplicating or copying or photocopying;
- engraving by hand;
- laboratory facilities;
- locksmith services;
- photographic film processing;
- picture framing;
- plan printing;
- restoration of small articles of a personal or domestic nature works of art;
- studio facilities for film, theatre or television;

The term does not include any other Industrial Use.

Residential

(a) House

Premises used for residential purposes where freestanding on its own lot used as one self contained dwelling.

(b) Multiple Residential

Premises used for residential purposes if there are two (2) or more dwelling units on any one (1) lot. Multiple Residential dwelling units may

be contained on one lot or each dwelling unit may be contained on its own lot subject to Community Title Schemes. The term Multiple Residential does not include a House, as defined herein.

(c) Other Residential

Premises used for the accommodation and care of aged and retired people, small groups of disadvantaged persons or persons who are being nursed, require ongoing supervision/support, or are convalescing. This term may include but is not limited to ancillary dining and recreation facilities, administration offices, laundries, kitchens, ancillary medical facilities and residential accommodation for management and staff.

(d) Relocatable Home & Caravan Park

Premises used for the parking or location of relocatable homes, caravans, self contained cabins, tents and similar structures for the purpose of providing residential accommodation.

The term includes ancillary facilities such as amenities, laundries, kitchens, a kiosk and recreation facility residential accommodation for persons associated with the development. It also includes a manager's office and residence.

Retail

(a) Fast Food Premises

Premises used for the preparation and sale of food to the public generally for immediate consumption off the premises. The term may include drive through facilities and ancillary facilities for the consumption of food on the premises.

(b) Food Premises

Premises used for the preparation and sale of food and drink to the public for consumption on or off the site. The term includes a café, restaurant, coffee shop, bistro, tea room, milk bar, snack bar, kiosk, take-away, but does not include a Fast food premises as separately defined.

(c) Market

Premises used for the display and sale of goods to the public on a regular but infrequent basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use includes ancillary food and beverage sales and ancillary entertainment provided for the enjoyment of customers.

(d) Service Station

Premises used for the retail sale of fuel including petrol, liquid petroleum and automotive distillate to refuel motor vehicles.

(e) Shop

Premises used for the display, sale or hire of goods to the public. The term includes the incidental storage of goods on the premises and the ancillary or incidental preparation of food. It also includes hairdressing, minor appliance repairs, alterations, retail dry cleaning, liquor store, department store, discount department store, discount variety stores and betting agencies. The term does not include the types of repairs as separately defined by Light Industry.

(f) Shopping Centre

Premises used for display, sale or hire of goods comprising two or more individual tenancies, comprising primarily Shops and which function as an integrated complex.

(g) Showroom

Premises used for the display and sale of goods primarily of a bulky nature and of a similar or related product line, where the gross floor area exceeds 250m², including but not limited to large electrical goods, furniture, floor

coverings, toys, bulk stationery supplies, motor vehicles, motor accessories, caravans, boats, sporting equipment and apparel, computer hardware and software, building and construction supplies, pools, spas and camping equipment. The term includes the ancillary and incidental sale of spare parts for such goods.

(h) Hardware and Trade Supplies

Premises used for the display, sale, and hire of hardware and trade supplies household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.

(i) Produce Store

Premises used for the display and sale of goods which are normally used in carrying out agricultural uses, including animal fodder, chemical fertilisers for primary production, seeds, bulk veterinary supplies, saddlery, other stock and pet supplies, small scale farm and garden equipment, and the like.

(j) Bulk Landscape Supplies

Premises used for the bulk storage and sale of landscaping, gardening or rural materials and supplies including soil, soil additives, gravel, seeds, fertilisers, potting mix, mulch, agricultural chemicals and fertilisers, irrigation supplies, where the majority of materials sold from the premises are not in pre-packaged

form. The term also includes the cultivation of plants for sale on the site where ancillary to the other landscape supplies.

(k) Outdoor Sales or Hire Yard

Premises used for the display, sale, hire or lease of any construction or industrial plant and equipment, agricultural machinery, motor vehicles, boats, trailers, other demountable or transportable structures and the like, to the public, where the use is conducted wholly or predominantly outdoors. The term includes the ancillary maintenance and repair of any of the items to be sold, hired or leased and the ancillary sale or hire of portable tools, machinery or equipment.

(l) Garden Centre

Premises used for the display and retail sale of gardening and landscape products and supplies. The term includes the propagation and sale of plants and the sale of seeds, pots, gardening tools, pre-packaged landscaping products (such as fertilisers, potting mix, mulch and stones) outdoor furniture and lighting, letterboxes, garden ornamentation, and literature on gardening. The use may include an ancillary coffee shop or café.

(m) Warehouse

Premises used for the storage of goods whether or not in a building, including self-storage facilities or storage yards.

(n) Wholesale Plant Nursery

Premises used for the purpose of growing plants, shrubs, trees or other vegetation for wholesale purposes.

(o) Roadside Stall

Premises used for the display and retail sale of agricultural products grown on the premises or on adjoining land which is owned or occupied by the stall operator. The stall is to be no greater than 50m² in gross floor area.

Rural

(a) Agriculture

Premises used for commercial purposes for the:

- (i) growing and harvesting of trees, crops, pastures, flowers, fruit, turf, vegetables and the like for commercial or business purposes. The definition includes the storage and packing of produce grown on the subject site and the repair and servicing of machinery and other ancillary activities; or

- (ii) breeding, keeping, rearing, training, boarding or stabling of animals

(b) Animal Keeping and Husbandry

Premises used for keeping, depasturing, grazing or stabling of any animal, bird, insects, and reptiles. The term includes the use of land for keeping, breeding, stabling, training or boarding of animals.

(c) Aquaculture

Premises used for the cultivation of live fisheries resources (where such resources are defined in the *Fisheries Act 1994*).

(d) Forestry

Premises used for the management, planting, growing or harvesting of trees as a commercial forestry production, including in a plantation or native forest. The term may include the ancillary use of the premises for:

- (i) the onsite processing and removal of either native or exotic tree species for the primary purpose of producing and extracting fibre or non fibre products and services'
- (ii) the management, harvesting and primary processing of the trees grown upon the land to produce products such as pulp,

piles, poles, posts, sawlogs, see, leaf or bark;

- (iii) the ancillary storage of milled or processed timber; and
- (iv) the limited impact secondary processing such as portable sawmilling and kiln drying.

(e) Winery

Premises used for the purpose of manufacturing and retailing wine. The term also includes ancillary uses that support the primary function of the premises.

Service, Community and other

(a) Car Park

Premises used for the parking of motor vehicles where such parking is not ancillary to some other development on the same site.

(b) Cemetery

Premises used for the interment of the dead. The term does not include a Crematorium or Funeral Parlour.

(c) Child Care Centre

Premises used for the minding or care, but not residence of children generally under school

age, The use includes but is not limited to a kindergarten, crèche' or early childhood centre.

(d) Community Facility

Premises used for social or community purposes, such as a community centre, library, public building or the like.

(e) Crematorium

Premises used for cremating human corpses after death. The term does not include a Funeral Parlour or Cemetery.

(f) Educational Establishment

Premises used for systematic training and instruction, including any other ancillary facility. This definition includes prep facilities, primary school, secondary school, college, university, technical institute, academy or other educational centre.

This term may include residential accommodation and other ancillary uses provided for the employees and the students of such premises.

(g) Emergency Services

Premises used for services which respond to community need in an emergency.

(h) Environmentally Relevant Activities

As defined in the Environmental Protection Act 1994.

(i) Funeral Parlour

Premises used for arranging and conducting funerals, memorial services and the like, but does not include burial and cremation. The definition includes the storage and preparation of bodies for burial or cremation and includes a mortuary and funeral chapel. The term does not include a Cemetery or Crematorium.

(j) Hospital

Premises used for the medical or surgical care or treatment of persons accommodated on the premises to receive this care or treatment.

The use includes care or treatment of persons such as emergency patients or out-patients not residing on the premises

(k) Landing

Structure for mooring or launching boats and / or for passengers to embark and disembark.

(l) Marina

A shared landing structure intended to accommodate multiple vessels. The term includes any land-based buildings or works used in association with the marina or in the

repair and maintenance of boats and facilities servicing these activities.

(m) Place of Assembly

Premises used for worship and activities of a religious organisation, community or association.

(n) Utility Installation

Premises used for the purpose of providing utility or telecommunications services, which does not fall within the Schedule of Facilities and Areas under the *Telecommunications Act 1997*. The term may include but is not limited to:

- (i) A telecommunications tower more than 5m in height; and
- (ii) An equipment shelter of more than 7.5m² in area and 3m in height.

Sport, Recreation and Entertainment

(a) Indoor

- (i) Indoor Entertainment

Premises used for public entertainment predominantly within a building. The term includes facilitates commonly described as convention centres, amusement and leisure

centres, cinema, nightclub, adult entertainment, theatre and hotel.

- (ii) Club

Premises used by persons associated (whether incorporated or not) for social, literary, political, sporting, athletic or other similar purposes to which the general public may also resort and which is, or intends to be, subject to a club licence under the *Liquor Act 1992*. The premises may also include the provision of food and beverages, limited live or recorded entertainment and gaming machines.

- (iii) Indoor Sport and Recreation

Premises used for leisure, sport or recreation conducted wholly or mainly indoors (such as indoor sports and fitness centres, gyms, bowling alleys, squash courts and the like).

(b) Outdoor

- (i) Outdoor Sport and Recreation

Premises used for any sporting or recreational activity, or other leisure past time, which is conducted wholly or mainly outside of a building.

The term includes such typical premises as (outdoor) public swimming pools, golf courses and driving ranges, outdoor courts and

sportsgrounds, and the like. The term also includes the provision of clubhouse and other ancillary facilities.

(ii) **Park**

Premises used by the public for free recreation and enjoyment, but used infrequently for events.

Facilities for park users may include children's playground equipment, informal sports fields, vehicle parking and other public conveniences.

Tourism

(a) Tourist Facility

Premises used, or intended to be used, for providing entertainment, recreation or similar facilities for the general touring or holidaying public. The term includes associated short term accommodation or facilities providing meals.

(b) Visitor Accommodation

Premises used for short term accommodation for the general touring, holidaying or visiting public. The term includes associated facilities providing meals.

Service, Community and other

(a) Car Park

Premises used for the parking of motor vehicles where such parking is not ancillary to some other development on the same site.

(b) Cemetery

Premises used for the interment of the dead. The term does not include a Crematorium or Funeral Parlour.

(c) Child Care Centre

Premises used for the minding or care, but not residence of children generally under school age, The use includes but is not limited to a kindergarten, crèche' or early childhood centre.

(d) Community Facility

Premises used for social or community purposes, such as a community centre, library, public building or the like.

(e) Crematorium

Premises used for cremating human corpses after death. The term does not include a Funeral Parlour or Cemetery.

(f) Educational Establishment

Premises used for systematic training and instruction, including any other ancillary facility. This definition includes prep facilities, primary school, secondary school, college, university, technical institute, academy or other educational centre.

This term may include residential accommodation and other ancillary uses provided for the employees and the students of such premises.

(g) Emergency Services

Premises used for services which respond to community need in an emergency.

(h) Environmentally Relevant Activities

As defined in the Environmental Protection Act 1994.

(i) Funeral Parlour

Premises used for arranging and conducting funerals, memorial services and the like, but does not include burial and cremation. The definition includes the storage and preparation of bodies for burial or cremation and includes a mortuary and funeral chapel. The term does not include a Cemetery or Crematorium.

(j) Hospital

Premises used for the medical or surgical care or treatment of persons accommodated on the premises to receive this care or treatment.

The use includes care or treatment of persons such as emergency patients or out-patients not residing on the premises

(k) Landing

Structure for mooring or launching boats and / or for passengers to embark and disembark.

(l) Marina

A shared landing structure intended to accommodate multiple vessels. The term includes any land-based buildings or works used in association with the marina or in the repair and maintenance of boats and facilities servicing these activities.

(m) Place of Assembly

Premises used for worship and activities of a religious organisation, community or association.

(n) Utility Installation

Premises used for the purpose of providing utility or telecommunications services, which does not fall within the Schedule of Facilities

and Areas under the *Telecommunications Act 1997*. The term may include but is not limited to:

- (iii) A telecommunications tower more than 5m in height; and
- (iv) An equipment shelter of more than 7.5m² in area and 3m in height.

Administrative Terms

(a) Affordable Housing

Affordable housing refers to housing which can be reasonably afforded by low to moderate income households. This includes social (public and community) housing, affordable not for profit and private rental housing and affordable home purchase options including housing aimed at the first home owners market (refer to ULDA Affordable Housing Strategy for more information)

(b) Authority

The Urban Land Development Authority

(c) Basement

A storey either below ground level or where the underside of the ceiling projects no more than one (1) metre above ground level.

(d) Building Height

The maximum vertical distance between the natural ground level and the roof or parapet at any point but not including an antenna, aerial, chimney, flagpole or the like.

(e) Development Scheme

As defined in the *Urban Land Development Authority Act 2007*

(f) Filling or Excavation

Operational work for filling or excavating that materially affects premises or their use

(g) Ground Level

The levels on a site which precede development excluding any site works that are subject to a related development approval, unless approved by the ULDA or established as part of a reconfiguration of the land preceding development

(h) Gross Floor Area

The total floor area of all *storeys* of a building, including mezzanines, measured from the external walls or the centre of a common wall, excluding areas used for;

- (i) Building services

- (ii) Ground floor public lobby
- (iii) A public mall in a shopping complex
- (iv) The parking, loading and manoeuvring of motor vehicles; and
- (v) Private balconies whether roofed or not.

(i) Mezzanine

An intermediate floor within a room

(j) Minor building or demolition work means:

- Internal building or demolition work;
- External building work such as roofs over existing decks or paved areas, sun hoods, carports up to 25m² and the like;
- Raising a house where the resultant height does not exceed 8.5m;
- External demolition of post-1946 additions, extensions or outbuildings or pre-1946 free standing outbuildings at the rear of the building.

(k) Plot Ratio

The ratio between the gross floor area of a building and the total area of the site.

(l) Private Open Space

An outdoor area for the exclusive use of occupants.

(m) Public Realm

Refers to spaces that are used by the general public, including streets, squares, parks and environmental areas.

(n) Setback

The shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary lot.

(o) Site Coverage

The proportion of the site covered by buildings including roof overhangs.

(p) Storey

A space within a building which is situated between one floor level and the floor level next above, or if there is no floor above the ceiling or roof above, but not:

- (i) A space that contains only –
 - a lift shaft, stairway or meter room; or
 - a bathroom, shower room, laundry, toilet or other sanitary compartment; or

- accommodation intended for not more than 3 vehicles; or
- a combination of the above; or
- a mezzanine.

(q) Sub-precinct Plan

Refer section 4.0

(r) Uplift

The increase in development yield or land value arising from the ULDA Development Scheme²⁴.

(s) Urban Design

Refers to the holistic design of urban environments, including the overall townscape, individual buildings, street networks, streetscapes, parks and other public spaces.

²⁴ Refer to the ULDA Affordable Housing Strategy for more information



Contact Us

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