

Urban Land Development Authority

**BOWEN HILLS
INTERIM LAND USE PLAN**

March 2009

BOWEN HILLS - INTERIM LAND USE PLAN

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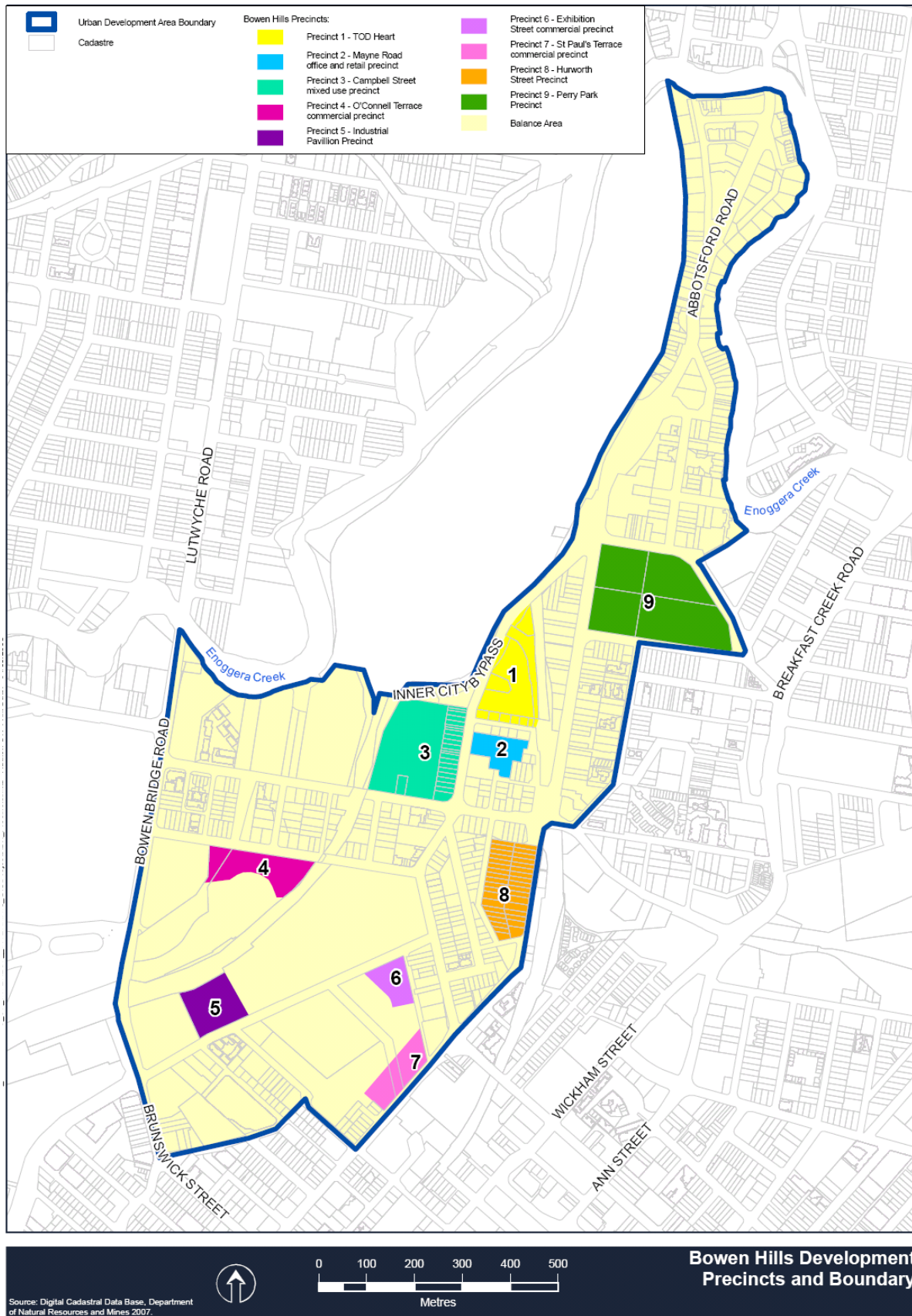
Part 1 Preliminary

1. Introduction

- (1) This interim land use plan may be cited as the Bowen Hills Interim Land Use Plan.
- (2) This interim land use plan has been prepared pursuant to Section 8 of the *Urban Land Development Authority Act 2007*.
- (3) This interim land use plan applies only to the Bowen Hills Urban Development Area, as identified in Figure 1.

2. Background

- (1) The Bowen Hills Urban Development Area was declared by a regulation, pursuant to Part 2 Division 1 Section 7 of the *Urban Land Development Authority 2007*.
- (2) The main purposes of the *Urban Development Authority Act 2007* are to facilitate the following in the urban development areas -
 - (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;
 - (e) the provision of an ongoing availability of affordable housing options for low to moderate income households.



Part 2 Land use planning

1. Purpose of Interim Land Use Plan

- (1) The purpose of this interim land use plan is to:
 - (a) ensure that the future development opportunities of the urban development area to be expressed in the development scheme are protected from incompatible land uses and activities; and
 - (b) in limited and select instances, identify precincts in which it is appropriate to facilitate development prior to the development scheme taking effect; and
 - (c) regulate orderly development and provide direction as to the preferred form of development within the precincts.

2. Development precincts

- (1) This interim land use plan nominates precincts within which particular development may be allowed. The precincts are shown in Figure 1.
- (2) Land within the declared urban development area not included in a precinct is part of the balance area.

2A. Development in the Balance Area

- (1) All development within the balance area (except for development identified in Schedule 1 which is exempt development) is UDA Assessable Development - Prohibited.
- (2) UDA Assessable Development - Prohibited is UDA Assessable Development that is inconsistent with the interim land use plan.
- (3) UDA Assessable Development - Prohibited may not be carried out in the Urban Development Area.

3. Urban development area development principles

- (1) Bowen Hills Urban Development Area will develop as a vibrant, inner urban locality, accommodating a wide, integrated and balanced range of uses that are connected by a high quality public realm.
- (2) Taking advantage of its strategic location and high frequency public transport, future development within comfortable walking distance of the Bowen Hills railway station will exemplify best practice inner city transit oriented development and deliver the densities required to increase public transport patronage.
- (3) The urban development area will provide housing choice and diversity through a mix of densities, types, designs, tenures and levels of affordability, to cater for a range of lifestyles, incomes and lifecycle needs.

- (4) Development in the urban development area will exemplify the use of active transport as the principal local transport option, supporting and promoting walking and cycling and the use of public transport through urban design and the provision of facilities, complemented by management techniques and incentives.
- (5) Development in the urban development area will foster healthy lifestyles by ensuring safe and comfortable pedestrian and cycling environments, around transit stops and stations and along key pedestrian and cycling routes.
- (6) The urban development area will be connected to major employment hubs and neighbourhoods around it by a network of high quality streets, displaying a high level of integration with pedestrian and cycle routes and civic spaces.
- (7) Development in the urban development area will complement, rather than compete with surrounding neighbourhoods, for example Fortitude Valley.
- (8) Buildings and spaces within the urban development area should exhibit excellent design that delivers subtropical character and accommodates the mixtures of densities and activities.
- (9) Development in the urban development area will be guided by built form provisions that focus on local accessibility and improve legibility, permeability and connectivity.
- (10) Access will be enhanced to Bowen Park and Perry Park, the primary green spaces within the urban development area. Development will provide new civic and open spaces, green links and opportunities for sport and recreation, to meet the needs of a diverse community.
- (11) The interface between development opportunities and heritage places within the urban development area will be managed sensitively.
- (12) Development will be designed, built and managed to incorporate best-practice measures to achieve both physical sustainability and social sustainability, including incorporation of crime prevention through environmental design (CPTED).

Part 3 Precinct Intents

1. Precinct 1 - Transit Oriented Development Heart

- (1) Precinct 1 is the heart of the transit oriented development at Bowen Hills and will support a major mixed-use development with a significant office employment focus, serving the diverse community of this new neighbourhood.
- (2) It is proposed in this precinct to establish a substantial commercial office use, supported by land uses adjacent to the public realm.
- (3) To ensure vibrancy and 24/7 activity and enable development to deliver the densities to support public transport, a residential component to the mixed-use development is encouraged. The integration of residential and non-residential uses will involve careful design to deliver and maintain reasonable levels of amenity.
- (4) A new Bowen Hills transit facility incorporating a rail-bus interchange and secure end of trip facilities for cyclists is considered an essential infrastructure component and is contemplated in the vicinity of Hudd Street.
- (5) A civic plaza will provide a strong structural core for the transit oriented development and improve site legibility and permeability.
- (6) Development of this precinct must result in a collection of diverse buildings and civic spaces with a strong urban character.
- (7) Hudd Street will be widened, extended to Abbotsford Road and will develop as a new 'main street'.
- (8) Development will demonstrate best practice crime prevention through environmental design (CPTED) principles. For example, both Hudd Street and the frontage to the transit facility and civic square must be activated for pedestrians by incorporating retail, restaurants/cafes and other pedestrian-activating uses (e.g. banks, community facilities, galleries) on the ground floor level.
- (9) Development within this precinct will contribute to an enhanced local movement network through accommodating a new local road and new pedestrian through-routes both through civic spaces and along urban streets.
- (10) No dedicated park and ride is permitted within the precinct. A shared parking facility, e.g. commercial car park, would be optimally located within this precinct.
- (11) Within this precinct, the design of development should respond to the area's sloping levels and its context to deliver the functional integration of transport facilities at the heart of the new urban village along with high amenity, people-oriented public spaces.

- (12) Development should relate to Abbotsford Road and the residential area to the east and enhance the awareness and attractiveness of the public transport facility.

2. Precinct 2 - Mayne Road Office and Retail Precinct

- (1) Precinct 2 is primarily intended for office development with retail, restaurants and cafes and other land uses oriented to the public activating the ground level. Residential development as part of a mixed-use development (for example, a residential tower or hotel over a commercial podium) would also be acceptable in this location.
- (2) Pedestrian activation is required on three frontages - Hudd, Mayne and the frontage to the railway station, reflecting the desired 'main street' character.
- (3) 24-hour public access to the railway station complex is to be maintained through the precinct at ground floor level.
- (4) No dedicated park and ride is permitted within the precinct.
- (5) Access to car parking and service bays should be achieved from the southern boundary of the site and not adversely impact on pedestrian and cycle movements.

3. Precinct 3 - Campbell Street Mixed Use Precinct

- (1) Precinct 3 is intended to be developed as a major mixed-use development accommodating a range of centre activities including office development, retail, residential towers, and new civic/public open space.
- (2) Potential exists on this site for a maximum 3,000 m² supermarket developed near Campbell Street as part of an integrated mixed-use development, provided that satisfactory traffic management can be achieved and an active ground plane oriented towards and connected to Mayne Road is achieved.
- (3) New uses within precinct 3 should contribute to the development Mayne Road as a 'main street', activated at the ground floor level by restaurants, retail, local services and/or small-scale businesses that encourage visual interest (e.g. galleries) and will provide a high level of pedestrian and cycle access and connectivity to adjoining areas.
- (4) Development of this large site should result in a collection of buildings and a series of intimate civic spaces, rather than a single complex.
- (5) Development within the precinct should contribute to improved permeability and support enhancement of the local road network through the introduction of a new local street through the site. Campbell Street may be widened.

- (6) A shared parking facility, e.g. commercial car park, is desirable within this precinct, optimally located on the western boundary of this precinct to maintain amenity and direct traffic flows.
- (7) On the site's western boundary, development may need to be setback from the existing rail corridor to protect future rail requirements.

4. Precinct 4 - O'Connell Terrace Precinct

- (1) Precinct 4 is intended to incorporate new office development addressing the O'Connell Terrace frontage and Bowen Park. Fine-grained local convenience retail development and cafes or restaurants located at ground floor level will serve the needs of the local workforce and visitors to the area.
- (2) This precinct represents significant opportunity for growth of the hospital, educational and research sectors and medical / allied health services along O'Connell Terrace. Hotel or short-term accommodation uses would also be permitted within this precinct to enliven and provide passive surveillance of O'Connell Terrace.
- (3) O'Connell Terrace is the important east-west bus connection in the urban development area and the only pedestrian route between Bowen Hills railway station and the Royal Brisbane and Women's Hospital. Any changes on this frontage must include streetscape treatment that improves pedestrian and cyclist amenity and safety.
- (4) A new pedestrian overpass is contemplated to link the Royal Brisbane and Women's Hospital, the hospital busway station, O'Connell Terrace and Bowen Park.
- (5) To enhance Royal National Association (RNA) operations, replacement of large animal facilities and service access improvements will be permitted. These facilities will need to be of high architectural quality and reinforce the amenity and safety of the public realm of O'Connell Terrace. Their design should be flexible to enable adaptation for alternative use outside of Show times.
- (6) Development will need to take account of this precinct's heritage value.
- (7) Any development adjoining Bowen Park must respect the park's high heritage value and enhance its amenity and safety.

5. Precinct 5 - Industrial Pavilion Precinct

- (1) The existing Industrial Pavilion will be replaced with a new exhibition centre, with a hotel constructed on top of the new building.
- (2) Development is to respect the heritage values of the site, retain the existing walls to Gregory Terrace, and create a positive visual and functional relationship with the adjoining Old Museum site.

- (3) Development within this precinct should facilitate pedestrian and cycle movement through the Showgrounds site from Gregory Terrace to O'Connell Terrace.
- (4) Development may need to be setback from the existing rail corridor to protect future rail requirements and a busway extension to Fortitude Valley.

6. Precinct 6 - Exhibition Street Commercial Precinct

- (1) Precinct 6 is intended for commercial office development, which may be supported by fine-grain local convenience retail development and cafes or restaurants at ground floor level supporting the commercial uses above and encouraging pedestrian activity.
- (2) Development must address both Exhibition Street and the Showgrounds, enhance the local streetscape and take into consideration views which can be gained from surrounding sites and buildings.
- (3) Development in the precinct should deliver ways of maintaining the presence, legibility and sense of entry to the Showgrounds.

7. Precinct 7 - St Paul's Terrace Commercial Precinct

- (1) This area is intended primarily for office development with fine-grain, local convenience retail at ground floor level.
- (2) Development must address St Paul's Terrace and the Showgrounds and take into consideration views which can be gained from surrounding sites and buildings.
- (3) The height of development at this location should be complementary to the Green Square development.
- (4) Development in the precinct should deliver ways of maintaining the presence, legibility and sense of entry to the Showgrounds.
- (5) Development within this precinct should facilitate a high order pedestrian and cycling connection to the Green Square development and on to Fortitude Valley.

8. Precinct 8 - Hurworth Street Precinct

- (1) Precinct 8 is intended to accommodate multi-unit dwellings (including affordable housing), a community facility, small-scale local convenience retail and services at ground floor level and a new park.
- (2) Where possible, development should seek to create an active relationship with the Hurworth and Markwell Street frontages and overlook these streets. To achieve the latter, the design of development will need to respond to the site's topography and context.

- (3) A pedestrian and cycle route along the Markwell Street alignment will assist with facilitate access from and past the precinct to the new Bowen Hills transit facility.

9. Precinct 9 - Perry Park

- (1) Perry Park is to be retained as a major sport and recreational use and green space for Bowen Hills.
- (2) Development within the precinct may include outdoor sport and recreation, indoor sport and recreation uses, education and training facility, community facility, child care centre, café and administration centre.
- (3) Development within this precinct should provide an arrival point into this precinct from the transit facility.
- (4) Development within this precinct should facilitate the creation of high quality pedestrian and cycling linkages from the Folkestone - Abbotsford Road intersection towards Teneriffe.

10. Assessable development

- (1) Table 1 of the interim land use plan identifies whether development within the nominated precincts is -
 - (a) UDA Self Assessable Development (Column 2) or
 - (b) UDA Assessable Development - Permissible (Column 3A) or
 - (c) UDA Assessable Development - Prohibited (Column 3B)
- (2) Development not identified in this interim land use plan as UDA Assessable Development - Permissible, UDA Assessable Development - Prohibited or UDA Self Assessable Development is UDA Exempt Development. A UDA development approval is not required for UDA Exempt Development nor is it necessary for a person carrying out UDA Self Assessable Development complying with the requirements of this interim land use plan for the UDA Self Assessable Development.
- (3) All UDA Assessable Development - Permissible is UDA Assessable Development that is identified in column 3A, requires a UDA development application to be lodged with the Urban Land Development Authority (ULDA) for assessment and decision as set out in Part 4 of this interim land use plan. Approval is required for development to be undertaken.
- (4) Identification of development as UDA Assessable Development - Permissible does not mean that a UDA development approval (with or without conditions) will be granted.
- (5) UDA Assessable Development - Permissible that is inconsistent with the interim land use plan must be refused.

- (6) UDA Assessable Development - Prohibited is UDA Assessable Development that is inconsistent with the interim land use plan. UDA Assessable Development - Prohibited may not be carried out in the Urban Development Area.

Table 1 - Table of Development¹

Column 1	Column 2	Column 3 - UDA Assessable Development	
Precincts	UDA Self Assessable Development	Column 3A	Column 3B
		Permissible development	Prohibited development
Precinct 1	Nil	<ol style="list-style-type: none"> Making a material change of use for: <ol style="list-style-type: none"> Centre activities (excluding display and sale activities and service station) Environmentally Relevant Activities associated with acceptable development Estate sales office Major educational and research facility Commercial carpark Carrying out operational work for: <ol style="list-style-type: none"> Filling or excavation associated with a material change of use other than in Schedule 1 Reconfiguring a lot other than in Schedule 1 All aspects of development for: <ol style="list-style-type: none"> Park (civic space) 	All other development except development mentioned in Column 3 - Permissible or Schedule 1.
Precinct 2	Nil	<ol style="list-style-type: none"> Making a material change of use for: <ol style="list-style-type: none"> Centre activities (excluding display and sale activities and service station) Environmentally Relevant Activities associated with acceptable development Carrying out operational work for: <ol style="list-style-type: none"> Filling or excavation where associated with a material change of use other than in Schedule 1 Reconfiguring a lot other than in Schedule 1 	All other development except development mentioned in Column 3 - Permissible or Schedule 1.

¹ This Table of Development only relates to development in the nominated precincts. Development in the balance area is dealt with in clause 2A in part 2.

Column 1	Column 2	Column 3 - UDA Assessable Development	
Precincts	UDA Self Assessable Development	Column 3A	Column 3B
		Permissible development	Prohibited development
Precinct 3	Nil	<ol style="list-style-type: none"> Making a material change of use for: <ol style="list-style-type: none"> Centre activities (excluding display and sale activities and service station) Environmentally Relevant Activities associated with acceptable development Estate sales office Major educational and research facility Commercial carpark Carrying out operational work for: <ol style="list-style-type: none"> Filling or excavation where associated with a material change of use other than in Schedule 1 Reconfiguring a lot other than in Schedule 1 All aspects of development for: <ol style="list-style-type: none"> Park 	All other development except development mentioned in Column 3 - Permissible or Schedule 1.
Precinct 4	Nil	<ol style="list-style-type: none"> Making a material change of use for: <ol style="list-style-type: none"> Convention Centre Environmentally Relevant Activities associated with acceptable development Hotel Major educational and research facility Office Restaurant not exceeding 250m² of GFA Shop where located at ground level not exceeding 250m² of GFA Short term accommodation Carrying out operational work for: <ol style="list-style-type: none"> Filling or excavation where associated with a material change of use other than in Schedule 1 RNA show activities (service access arrangements) Reconfiguring a lot other than in Schedule 1 	All other development except development mentioned in Column 3 - Permissible or Schedule 1.

Column 1	Column 2	Column 3 - UDA Assessable Development	
Precincts	UDA Self Assessable Development	Column 3A	Column 3B
		Permissible development	Prohibited development
		4. All aspects of development for: (a) RNA show activities (large animal facility) other than in Schedule 1	
Precinct 5	Nil	1. Making a material change of use for: (a) Convention centre (b) Environmentally Relevant Activities associated with acceptable development (c) Hotel (d) Office (e) Restaurant not exceeding 250m ² of GFA (f) Shop where located at ground level not exceeding 250m ² of GFA 2. Carrying out operational work for: (a) Filling or excavation where associated with a material change of use other than in Schedule 1 3. Reconfiguring a lot other than in Schedule 1	All other development except development mentioned in Column 3 - Permissible or Schedule 1.
Precinct 6	Nil	1. Making a material change of use for: (a) Environmentally Relevant Activities associated with acceptable development (b) Office (c) Restaurant not exceeding 250m ² of GFA (d) Shop where located at ground level not exceeding 250m ² of GFA 2. Carrying out operational work for: (a) Filling or excavation where associated with a material change of use other than in Schedule 1 3. Reconfiguring a lot other than in Schedule 1	All other development except development mentioned in Column 3 - Permissible or Schedule 1.
Precinct 7	Nil	1. Making a material change of use for: (a) Environmentally Relevant Activities associated with acceptable development (b) Office (c) Restaurant not exceeding	All other development except development mentioned in Column 3 - Permissible or Schedule 1.

Column 1	Column 2	Column 3 - UDA Assessable Development	
Precincts	UDA Self Assessable Development	Column 3A	Column 3B
		Permissible development	Prohibited development
		<p>250m² of GFA</p> <p>(d) Shop where located at ground level not exceeding 250m² of GFA</p> <p>2. Carrying out operational work for:</p> <p>(a) Filling or excavation where associated with a material change of use other than in Schedule 1</p> <p>3. Reconfiguring a lot other than in Schedule 1</p>	
Precinct 8	Nil	<p>1. Making a material change of use for:</p> <p>(a) Community facility</p> <p>(b) Environmentally Relevant Activities associated with acceptable development</p> <p>(c) Estate sales office</p> <p>(d) Restaurant not exceeding 250m² of GFA</p> <p>(e) Shop where located at ground level not exceeding 250m² of GFA</p> <p>(f) Multi unit dwelling</p> <p>2. Carrying out operational work for:</p> <p>(a) Filling or excavation where associated with a material change of use other than in Schedule 1</p> <p>3. Reconfiguring a lot other than in Schedule 1</p> <p>4. All aspects of development for:</p> <p>(a) Park</p>	All other development except development mentioned in Column 3 - Permissible or Schedule 1.
Precinct 9	Nil	<p>1. Making a material change of use for:</p> <p>(a) Child care facilities</p> <p>(b) Community facility</p> <p>(c) Education Purpose</p> <p>(d) Environmentally Relevant Activities associated with acceptable development</p> <p>(e) Indoor sport and recreation</p> <p>(f) Outdoor sport and recreation</p> <p>(g) Restaurant not exceeding 250m² of GFA</p> <p>(h) Shop where located at ground level not</p>	All other development except development mentioned in Column 3 - Permissible or Schedule 1.

Column 1	Column 2	Column 3 - UDA Assessable Development	
Precincts	UDA Self Assessable Development	Column 3A	Column 3B
		Permissible development	Prohibited development
		<p>exceeding 250m² of GFA</p> <p>2. Carrying out operational work for:</p> <p>(a) Filling or excavation where associated with a material change of use other than in Schedule 1</p> <p>3. Reconfiguring a lot other than in Schedule 1</p> <p>4. All aspects of development for:</p> <p>(a) Park</p>	

Part 4 Development assessment

1. Making an application

- (1) A UDA development application must be made to the Urban Land Development Authority (ULDA) in accordance with Part 4 Division 3 Subdivision 1 of the *Urban Land Development Authority Act 2007*.

2. Notice of application

- (1) Public notice is required for all UDA assessable development involving a material change of use.

3. Deciding an application

- (1) Development in the urban development area is assessed and decided by the ULDA under the provisions of the *Urban Land Development Authority Act 2007* and this interim land use plan.
- (2) The ULDA must refuse a UDA development application where it is inconsistent with:
 - (a) the *Urban Land Development Authority Act 2007*; or
 - (b) the Urban Development Area development principles (Part 2); or
 - (c) the intent of the development precinct (Part 3); or
 - (d) the development assessment criteria (Part 5); or
 - (e) the infrastructure contributions requirements (Part 6).

Part 5. Development Assessment Criteria

1. Development Assessment Criteria

- (1) The development assessment criteria represents one way of complying with the urban development area development principles and the intent of the development precincts.
- (2) The ULDA may consider and accept an alternative development solution to adequately address the development assessment criteria where:
 - (i) the proposed development is a superior outcome; and
 - (ii) the proposed development must not prejudice the ability to achieve the Urban Development Area development principles and the intent of the development precinct.

(a) Affordability

- (i) Where development precincts are intended to include a residential component, applicants will be expected to demonstrate how the proposed development will contribute to house choice to meet a diversity of needs.
- (ii) Contributions towards affordable housing may be required, in built form or by way of a monetary contribution, where the ULDA deems that the proposed development does not adequately address the urban development area's diversity of housing needs. Such requirements will be enforced through conditions attached to any development approval

(b) Built Form

- (i) The design of buildings and spaces, including with respect to building height, bulk and scale, is arranged to respond to the particular circumstances of the building site, the street, adjacent buildings and public spaces and (for developments within Precinct 1 and 2) the transit facility.
- (ii) The minimum and maximum building heights within specific precincts does not exceed the range listed in *Table 2 - Minimum and maximum storeys*.
- (iii) Within precincts 1, 2 and 3, where mixed use buildings front identified main streets (see Figure 2), podium and tower style development is preferred, with a four (4)-storey podium to the street elevation accommodating the retail component and a residential tower block above or behind.
- (iv) Buildings located on the boundaries of the urban development area are to be designed to ensure that an appropriate transition is established to buildings on adjoining sites.

- (v) Development on the western boundary of precinct 3 is to create a continuous built form or other device that screens the area to the east from the adjoining road interchange.

Table 2: Minimum and maximum storeys

Development Precinct	Minimum and maximum number of storeys
Precinct 1	10-20 storeys
Precinct 2	6 - 15 storeys
Precinct 3	4-15 storeys
Precinct 4	Up to 8 storeys
Precinct 5	Exhibition space -20 metres high 7 storey hotel and services
Precinct 6	Up to 15 storeys
Precinct 7	Up to 15 storeys
Precinct 8	8 - 15 storeys
Precinct 9	Up to 4 storeys

(c) Building design

- (i) Within precincts 1, 3, 4 and 8, development should be perceived as a collection of buildings, rather than a single complex or limited number of large buildings.
- (ii) Building form and layout allow for the development of diverse spaces in the streetscape that reinforce entries to buildings and allow ground floor retail or restaurant/café components to spill out into the street in appropriate locations while maintaining pedestrian flow and ease of movement.
- (iii) To support legibility and human scale and allow for the integration of further development over time, buildings are to be strongly articulated and different in appearance from their neighbours, with distinct materials, details and colours.
- (iv) The architectural treatment of facades and elevations avoid large blank walls, and openings and setbacks are to be used to articulate vertical building surfaces and contribute positively to the streetscape.
- (v) Building form is to define both major and minor entry points to the building and creates a sense of street address at each entry for their users.
- (vi) Building designs are to be open and permeable and exploit the sub-tropical climate.
- (vii) Buildings are to be finished with high quality materials, selected for their durability and the contribution they make to the sub-tropical character of the UDA.

- (viii) Eaves and external shade structures are to be incorporated into buildings to limit summer sun and maximise winter sun.
 - (ix) Buildings are to incorporate varied roof forms that are visible to surrounding buildings as well as pedestrians and designed to be attractive when able to be seen. Roofs that are actively used for human activity and/or developed as green roofs are desirable to achieve sustainable building form.
 - (x) Development adjoining or affecting a heritage place responds to its setting. Where development adjoins or affects a heritage place, a report from a properly qualified heritage architect outlining how the development responds to the heritage place should be submitted at development application stage.
- (d) Building setbacks and separation**
- (i) Building setbacks are to spatially define the street and are to be designed to achieve a strong urban streetscape character.
 - (ii) Buildings within precincts 1, 2 and 3 which front defined 'main streets' and/or areas with high levels of pedestrian activity such as the transit facility are to achieve zero setbacks to the street up to four (4) storeys above ground level. Figure 2 identifies areas where zero setbacks to the street are required.
 - (iii) All other buildings within the urban development area precincts are to be designed and sited to allow:
 - (a) circulation of air and adequate penetration of light; and
 - (b) separation between buildings for the amenity of the development and adjoining properties, whilst contributing to the intended highly urban character of the urban development area.
- (e) Active frontages**
- (i) Buildings within Precincts 1, 2 and 3 which front the 'main streets', civic plaza and transit interchange must incorporate active frontages (i.e. windows, entrances and footpath uses) that relate strongly to and generate activity in the public realm.
 - (ii) To provide weather protection and encourage pedestrian movement through the precinct, continuous awnings are to be provided in these areas.
 - (iii) Civic spaces are to be located where there is a high volume of pedestrian traffic and are to be activated by development on the edges, consistent with the principles of best practice crime prevention through environmental design (CPTED).
- (f) Transport, access, on-site parking and servicing**
- (i) On-site car parking numbers for residential and non-residential uses will be negotiated between the ULDA and the applicant on a site-by-site basis.

- (ii) Development is to support the transit oriented development intention of the urban development area, including the promotion of public and active transport over private car usage in innovative ways.
 - (iii) To protect amenity and maintain a significant urban streetscape, ancillary car parking areas within the urban development area should preferably be at basement level rather than surface level.
 - (iv) Any parking structures above ground must be sensitively designed and sleeved with other active uses. Further development above parking structures is encouraged.
 - (v) Short-term parallel parking within the urban development area is desirable where the ULDA s is compatible with the preferred circulation pattern, pedestrian and cyclist movement networks and bus network.
 - (vi) End of trip facilities for cyclists are to be provided as part of development for non-residential purposes, including secure, undercover bicycle storage facilities, showers and lockers.
 - (vii) For residential uses, secure and undercover bicycle-storage facilities for the use by owners and tenants are to be provided at a minimum rate of one bicycle space per dwelling.
 - (viii) Service access and access to off street parking areas are located and designed to take into account desired circulation patterns, pedestrian and cyclist movement networks, land use and amenity.
 - (ix) To the extent determined appropriate by the ULDA, transport impacts shall be addressed and mitigated having regard to Brisbane City Plan's *Transport, Access, Parking and Servicing Planning Scheme Policy*.
 - (x) To the extent determined appropriate by the ULDA, servicing, loading and unloading facilities, bicycle facilities and parking spaces, vehicle parking bays, manoeuvring areas and driveways shall be designed having regard to the standards set out in Brisbane City Council's *Transport, Access, Parking and Servicing Planning Policy*.
- (g) Accessibility, permeability and movement**
- (i) The design and layout of development is to support increased accessibility, permeability and movement for pedestrians and cyclists and appropriate movement by vehicles.
 - (ii) Cycle way paths and high quality cycling facilities are to be incorporated in all road design layouts within the precincts.
 - (iii) Development is to be designed to include safe and highly visible connections to pedestrian and cycle networks through landscape design elements and treatments.
- (h) Sustainability - Energy Rating**

Commercial and Mixed Use Development

- (i) Development achieves a minimum energy rating of five (5) stars or equivalent under the Australian Green Building Rating (AGBR) Scheme. A building services report from an accredited assessor will be required at UDA development application stage].

Residential Development

- (i) Development achieves a minimum energy rating of four (4) stars or equivalent under the Australian Green Building Rating Scheme. A building services report from an accredited assessor will be required at UDA development application stage].

(i) Sustainability - Integrated water management

- (i) Development must include water sensitive urban design measures to integrate water supply, wastewater and stormwater to ensure protection of the water cycle. This should be demonstrated by submission of a site-based Integrated Water Management Plan (IWMP) incorporating Water Sensitive Urban Design.

(j) Sustainability – Waste management

- (i) Site works and building design must facilitate the efficient sorting and disposal of waste to maximise recycling opportunities.

(k) Sustainability - landscaping

- (i) Landscaping incorporates native drought tolerant species.
- (ii) For residential development, landscaping should constitute 30% of the site area and provide on site recreation opportunities.
- (iii) For non-residential development, landscaping should provide a positive visual and amenity contribution to the public realm.
- (iv) Landscaping should be designed and located so that it:
 - (a) can be observed and appreciated by the public at all times;
 - (b) 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
 - (c) takes advantage of microclimatic benefits allowing adequate on-site solar access and access to breezes.

(l) Acoustic Amenity Criteria

- (i) The design, siting and layout of development must address noise impacts and where necessary incorporate appropriate noise mitigation measures.
- (ii) Development achieves acceptable noise levels for noise sensitive uses for areas affected by rail noise. Noise sensitive uses meet indoor

design level noise criteria to achieve average maximum sound level (10pm - 6 am) not greater than 50 decibels (db).

- (iii) 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.

(m) Reconfiguration of a lot - lot layout

- (i) Lots have an appropriate area and dimensions for the siting and construction of the buildings, the provision of outdoor space, convenient vehicle access and parking..
- (ii) Lot frontages address streets and open spaces to facilitate personal and property security, surveillance of footpaths and public open space, and deter crime and vandalism.
- (iii) Lot size and dimensions must enable buildings to be sited to:
 - (a) protect natural or cultural features;
 - (b) address site constraints including slope, soil erosion, flooding and drainage;
 - (c) retain special features such as trees and views;
 - (d) ensure that lots are not subject to unreasonable risk, hazard, noise impacts or air quality impacts;
 - (e) ensure reasonable buffers between existing or potential incompatible land uses; and
 - (f) maximises solar orientation benefits to assist energy rating targets.

(n) Erosion and sediment control

- (i) Development must incorporate adequate erosion and sediment control.
- (ii) Submit an erosion and sediment control plan to set out the required measures for all stages of development, including at the time of earthworks, road works and building work.

(o) Flood immunity

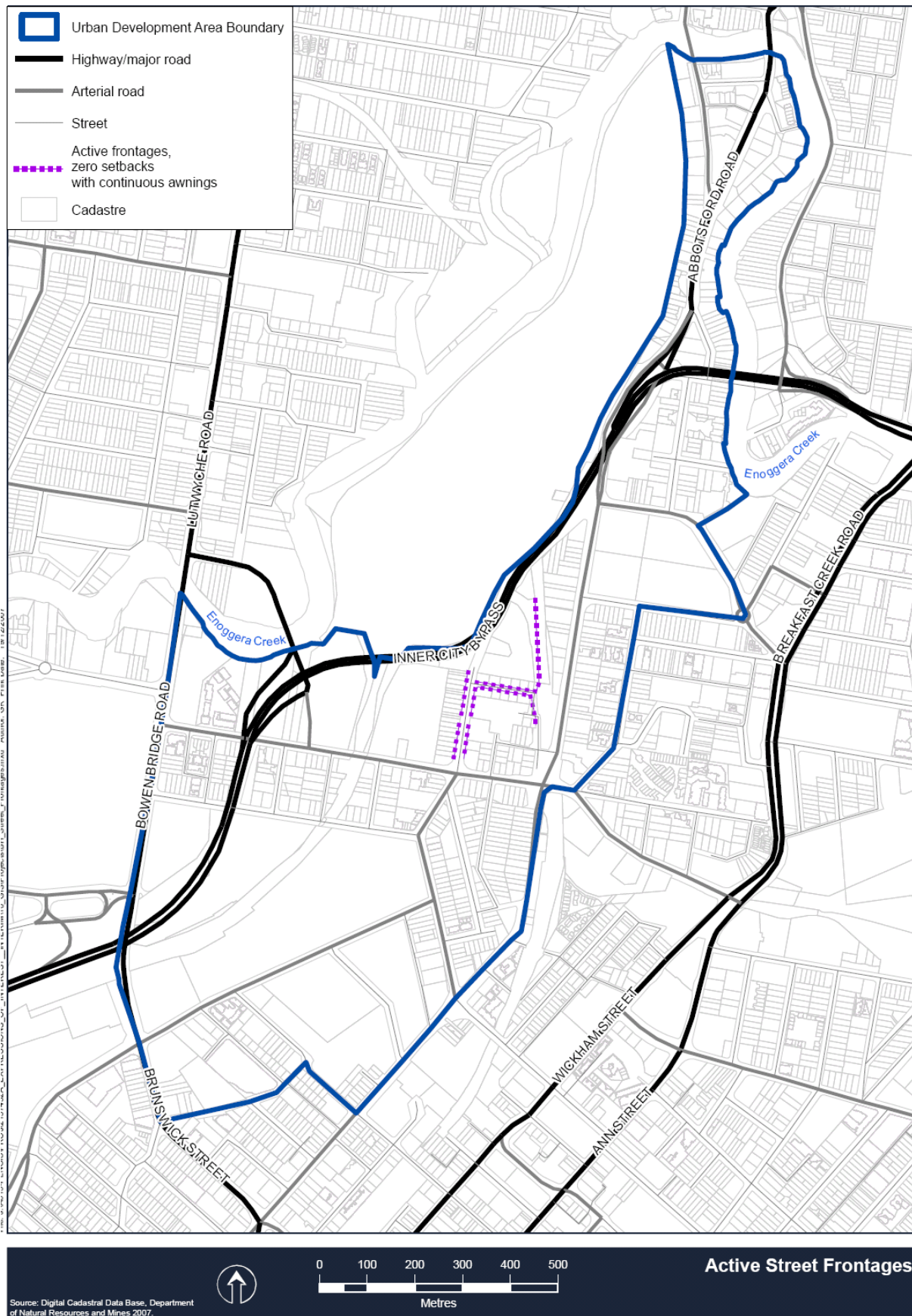
- (i) Habitable rooms and non-habitable areas have acceptable levels of flood immunity.

(p) Stormwater management

- (i) A Site Based Stormwater Management Plan (SBSMP) must be prepared for all major and minor stormwater management measures.

(q) Acid Sulphate Soils

- (i) All development within the urban development area takes account of and takes appropriate action where necessary in accordance with the State Planning Policy 2/02 - Planning and Managing Development Involving Acid Sulphate Soils.
- (r) **Environmentally Relevant Activities**
 - (i) Making a material change of use for an Environmentally Relevant Activity must comply with the purposes of the *Environmental Protection Act 1994*
- (s) **Fill and Excavation**
 - (i) To the extent determined appropriate by the ULDA, fill and excavation shall be carried out having regard to the standards set out in Brisbane City Plan's *Fill and Excavation Code*.
- (t) **Park**
 - (i) To the extent determined appropriate by the ULDA, parks shall be located, designed and developed having regard to the Brisbane City Plan's *Park Code*.



Part 6. Infrastructure Contributions

1. Introduction

- (1) Under *the Urban Land Development Authority Act 2007*, the ULDA may impose conditions relating to infrastructure, and the payment of contributions or the surrender of land for infrastructure for any development area.

2. Infrastructure requirements

- (1) Under this interim land use plan, infrastructure contributions within the urban development area will be required and enforced through conditions attached to any UDA development approvals.
- (2) As a part of the preparation of the permanent development scheme for the urban development area, the ULDA will prepare an infrastructure contributions policy. Until that time, by negotiation with the ULDA, development approved under the interim land use plan will be required to contribute towards infrastructure elements which will include (but not be limited to) delivery of:
 - (a) public passenger transport infrastructure
 - (b) streetscape improvements
 - (c) new roads and improvements to existing roads
 - (d) bicycle and pedestrian paths
 - (e) water supply infrastructure
 - (f) sewerage infrastructure
 - (g) stormwater drainage infrastructure
 - (h) community facilities and public recreation land.
- (2) Contributions towards infrastructure may be in kind or by way of monetary contributions as considered appropriate by the ULDA.

Schedule 1

EXEMPT DEVELOPMENT

Development exempt from assessment against the Interim Land Use Plan.

Building work
Minor building work or demolition work except where the building is identified as a heritage registered place.
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"> ▪ is a building format plan of subdivision that does not subdivide land on or below the surface of the land; or ▪ is for the amalgamation of two or more lots; or ▪ 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 ▪ 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 ▪ 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 ▪ 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 ▪ is for the reconfiguration of a lot comprising strategic port land as defined in the <i>Transport Infrastructure Act 1994</i>; or ▪ is for the <i>Transport Infrastructure Act 1994</i>, section 240; or ▪ 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.

<p>Filling or excavation where:</p> <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 <p>OR</p> <ul style="list-style-type: none"> 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 a Park.
All aspects of development including maintenance that are incidental to and necessarily associated with the RNA show activities.
<p>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:</p> <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 <p>This exempt does not apply for a utility installation, where it involves:</p> <ul style="list-style-type: none"> 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

Active frontage is as defined in the *Brisbane City Plan 2000*

Affordable housing refers to housing which can be reasonably afforded by low to moderate income households (including rental and home ownership).

Articulation is as defined in the *Brisbane City Plan 2000*

Authority refers to the Urban Land Development Authority

Balance area refers to land not included within a precinct

Building work is as defined in the *Urban Land Development Authority Act 2007*

Busway is as defined within the *Transport Infrastructure Act 1994*

Centre activities is as defined in the *Brisbane City Plan 2000*

Child care facility is as defined in the *Brisbane City Plan 2000*

Club is as defined in the *Brisbane City Plan 2000*

Community facility is as defined in the *Brisbane City Plan 2000*

Contamination is as defined in the *Environmental Protection Act 1994*

Convention centre is as defined in the *Brisbane City Plan 2000*

Development is as defined in the *Urban Land Development Authority Act 2007*

Development scheme is as defined in the *Urban Land Development Authority Act 2007*

Display Dwelling is as defined in the *Brisbane City Plan 2000*

Education purposes is as defined in the *Brisbane City Plan 2000*

Environmentally Relevant Activity as defined in Schedule 1 of the *Environmental Protection Regulation* made under the *Environmental Protection Act 1994*

Estate sales office is as defined in the *Brisbane City Plan 2000*

Filling or excavation is as defined in the *Brisbane City Plan 2000*

Gross Floor Area is as defined in the *Brisbane City Plan 2000*

GFA means Gross Floor Area

Ground level is as defined in the *Brisbane City Plan 2000*

Ground storey is as defined in the *Brisbane City Plan 2000*

Habitable Room is as defined in the *Building Code of Australia 1996*

Heritage place refers to a premises identified in the Queensland Heritage Register

Hotel is as defined in the *Brisbane City Plan 2000*

Indoor sport and recreation is as defined in the *Brisbane City Plan 2000*

Interim land use plan is as defined in the *Urban Land Development Authority Act 2007*

Main street refers to a commercial street with high levels of pedestrian activity and amenity

Major educational and research facility refers to use of premises for teaching and research e.g. university or research development

Medical centre is as defined in the *Brisbane City Plan 2000*

Minor building work is as defined in the *Brisbane City Plan 2000*

Minor demolition work is as defined in the *Brisbane City Plan 2000*

Multi-unit dwelling is as defined in the *Brisbane City Plan 2000*

Office is as defined in the *Brisbane City Plan 2000*

Operational works is as defined is as defined in the *Urban Land Development Authority Act 2007*

Outdoor sport and recreation is as defined in the *Brisbane City Plan 2000*

Park is as defined in the *Brisbane City Plan 2000*

Precinct refers to an area of land within the UDA on which certain development is assessable under this ILUP

Public Carpark refers to a use of premises (which may include the manual washing, cleaning and detailing of vehicles) for the parking of motor vehicles where not ancillary to another use

Public passenger transport infrastructure is as defined within the *Transport Planning and Coordination Act 1994*

Radio or television station refers to a use of premises for the transmitting and/or receiving of radio signals or use as a broadcasting station, a television station, a repeater station or a translator station as referred to in the *Commonwealth Broadcasting and Television Act 1942*

Rail transport infrastructure is as defined within the *Transport Infrastructure Act 1994*

Reconfiguring a lot is as defined in the *Urban Land Development Authority Act 2007*

Restaurant is as defined in the *Brisbane City Plan 2000*

Road is as defined in the *Urban Land Development Authority Act 2007*

Satellite Dish is as defined in the *Brisbane City Plan 2000*

Shop is as defined in the *Brisbane City Plan 2000*

Short-term accommodation is as defined in the *Brisbane City Plan 2000*

Storey is as defined in the *Brisbane City Plan 2000*

UDA refers to the declared urban development area

UDA Assessable Development means UDA Assessable Development - Permissible and UDA Assessable Development - Prohibited

ULDA refers to the Urban Land Development Authority

Utility installation is as defined in the *Brisbane City Plan 2000*