

Listed below is the infrastructure required to be delivered in order to achieve the ULDA’s vision for the Northshore Hamilton UDA.

The funding mechanisms to achieve the delivery of this infrastructure are detailed in Chapter 5.0 Implementation Strategy.

Proposed catalyst infrastructure	
Infrastructure	Description of works
Road and street improvements	<ul style="list-style-type: none"> Remora Road upgrade including road construction, drainage works, intersection upgrade and landscaping treatment. MacArthur Avenue part upgrade including road construction, drainage works, street lighting, landscaping treatment and roadside bus stop infrastructure. New Kingsford Smith Drive link road (adjoining the Harbour Road Precinct) including road construction, drainage works, intersection works, street lighting and landscaping treatment.
Parkland works	<ul style="list-style-type: none"> Construction of new waterfront park and upgrade to Remora Road park.

Proposed infrastructure improvements	
Infrastructure	Description of works
Road and street improvements	<ul style="list-style-type: none"> MacArthur Avenue (progressive upgrade). New Kingsford Smith Drive link road (adjoining Northshore Park Precinct). Theodore Street widening and new Barcham Street link road to Northshore Central Precinct. Cullen Avenue extension linking Gateway Motorway with Northshore Park Precinct.

Proposed water and sewer infrastructure	
Infrastructure	Description of works
Water and sewer	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Investigations for dedicated rapid transit system. Ferry terminals.
Community facilities	<ul style="list-style-type: none"> Multi-purpose community facility.

5.1 Introduction

As described in earlier sections of the development scheme, the purpose of the ULDA Act is 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
- (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
- 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 to be achieved.

In many aspects this implementation strategy will be a living document, responding to circumstances as they arise, learning from the lessons as the UDA develops and adopting innovation arising from technological change and innovation from industry.

However, the following section 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
- ecological sustainability
- best practice urban design
- urban infrastructure provision.

All elements in each section must be achieved to the greatest extent practical having regard to each of the other elements of the implementation strategy.

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

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.

The ULDA recognises that while it has the ability to have a direct impact on outcomes within the UDA, it also has the 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.

Place making

The ULDA recognises that the creation of successful urban spaces starts with establishing a vision for the UDA which is meaningful, respects the location and site's characteristics and is likely to find acceptance by the wider community, and in particular the development community so that development occurs. The land use plan and infrastructure strategy provide 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 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
- event management to enliven and activate spaces.

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

5.2 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 • 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 • 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 • allows a development proponent to be provided with a degree of certainty, early in the process so that a development proposal will be acceptable • 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 • building catalyst infrastructure where it will lead to early development within a precinct • brokering discussions with government agencies where required to facilitate resolution of issues • working with government agencies to bring land to the market where the land is surplus to their requirements • undertaking studies to address area wide issues.

5.3 Housing options

There has been a decline in housing affordability in Queensland which has been exacerbated by increases in interest rates and strong growth in the economy until market events 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 built in the UDAs as affordable to people on low to moderate incomes
- achieving a mix of incomes, tenures and price points in all UDAs and within a number of precincts within the UDAs including social, affordable rental and affordable owner occupier housing.

Elements	Measure	Actions
Housing options	<p>Achieving a minimum of 15% of all dwellings across the UDAs as affordable.</p> <p>Achieving a diversity in housing options.</p>	<p>Implement the following strategies to deliver affordable housing in the UDAs:</p> <p><i>Development contribution: sharing uplift of land value</i></p> <p>In private development in the UDAs where there is significant uplift of land value arising from the development scheme, a development contribution towards affordable housing will be required (refer to infrastructure strategy).</p> <p><i>Development contributions: housing diversity requirements</i></p> <p>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.</p> <p>In addition, a minimum 5% of residential product will be required to be affordable to rent by the target market, i.e. able to be rented spending no more than 30% of gross household income for households earning the median level income in the BCC statistical district.</p> <p><i>Facilitating Not for Profit housing (NFP)</i></p> <p>This will occur through ensuring a timely development approval process and in some circumstances reduced requirements through the development scheme.</p> <p><i>ULDA development activities</i></p> <p>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.</p> <p><i>Provision of social housing (subject to DoH funding):</i></p> <p>The provision of social housing in all UDAs which is funded by the Department of Housing (DoH) and managed by the department or a Not for Profit (NFP) community housing organisation and meets the needs of the lowest income and highest need households on the housing register.</p> <p><i>Facilitating social housing</i></p> <p>The ULDA is working closely with DoH to facilitate the provision of social housing through their standard purchase program.</p>

5.4 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
- economic development
- 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 in 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 uplift of land value identified to be applied to ecological sustainability.</p> <p>Expenditure of the funds collected from the uplift of land value 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>

5.5 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 the 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>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>

5.6 Urban infrastructure provision

Funding principles to facilitate development

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 will be based on ensuring that the vision of the UDA can be achieved
- (ii) infrastructure and activities will be funded in a fair and equitable manner and will be based on the most appropriate mechanism. These include:
 - user charges
 - special rates and charges
 - state and federal funding
 - conditions for the provision of infrastructure
 - state infrastructure agreements and
 - negotiated infrastructure agreements
- (iii) where infrastructure can be fairly apportioned to users, infrastructure charges as per the *Integrated Planning Act 1997* will be used. Impact mitigation payments may be imposed if unanticipated development occurs
- (iv) special rates and charges will be used generally for maintaining infrastructure and for infrastructure / projects / activities / services where there is a direct nexus between development within the UDA and the item(s) that are being charged. In some instances special rates and charges will be used for establishing strategic infrastructure and services
- (v) land value uplift will be captured and expended on infrastructure and projects that are of a strategic nature and have a community benefit. This may include part funding some of the items captured under the infrastructure charges schedule or special rates and charges or infrastructure not included in these charging mechanisms. This could

include funding affordable housing, shortfalls or gaps in funding required for infrastructure provision and / or strategic projects of a broad nature for community assets and high level shared infrastructure.

Financing of works

Network infrastructure

The funding of network infrastructure will be achieved through an Infrastructure Contribution Schedule (ICS).

The ICS will cover the following items:

- water
- sewer
- waterways
- transport
- community facilities.

The methodology to calculate the rates for these items will be consistent with the *Integrated Planning Act 1997* methodology.

These contributions will be required to be paid prior to development commencing.

Major infrastructure and affordable housing

The major infrastructure works, affordable housing and ecologically sustainable outcomes will be funded by way of the sharing of the land value uplift arising from the ULDA's development scheme. To ensure transparency and simplicity the land value uplift will be at a rate determined for the UDA or a precinct within the UDA and equate to a charge applied for every square metre of

additional GFA in excess of that shown on Map 2 or in a development approval.

This rate will be determined by considering various development scenarios and developing a business model, using standard industry assumptions and using this information to then determine the residual land value.

The contribution will apply as per section 3.5.3 of the land use plan.

Local area improvement works

In addition to major infrastructure and affordable housing, the ULDA will identify key infrastructure considered necessary to initiate the redevelopment of the UDA. This may include works such as new or upgraded streets and roads, improved road connections and improved public transport access.

The infrastructure plan in the development scheme identifies those local area works that are proposed to be constructed by the ULDA within the first five years to catalyse development (the catalyst works).

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 consultation with the local community will assist in determining the contribution area and scope and scale of works.

Schedule 1: Exempt development

Building work
Carrying out building work associated with a material change of use that is a UDA exempt development.
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> , if the plan of subdivision necessary for the reconfiguration is:
(a) a building format plan of subdivision that does not subdivide land on or below the surface of the land
(b) for the amalgamation of two or more lots
(c) 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
(d) 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
(e) in relation to the acquisition, including by agreement, under the <i>Acquisition of Land Act 1967</i> or otherwise, or land by:
(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
(f) 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
(g) for the reconfiguration of a lot comprising strategic port land as defined in the <i>Transport Infrastructure Act 1994</i>
(h) for the <i>Transport Infrastructure Act 1994</i> , section 240
(i) 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
Carrying out operational work associated with a material change of use that is UDA exempt development.
Clearing of vegetation:
(a) other than significant vegetation as defined in Schedule 2
(b) carried on by, or on behalf of Brisbane City Council or a public sector entity, where the works being undertaken are authorised under a state law
(c) in accordance with the conditions of a UDA development approval for a material change of use or reconfiguring a lot.

Tidal works:
(a) that will be used for port authority operations 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:
(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) where 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.
Erecting no more than one satellite dish on a premises, where the satellite dish has no dimension greater than 1.8 metres.
Placing an advertising device on premises.
Operational 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.
Plumbing or drainage work
Carrying out plumbing or drainage work.
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.
All aspects of development for an activity authorised under the <i>Petroleum Act 1923</i> or the <i>Petroleum and Gas (Production and Safety) Act 2004</i> (or other than an activity relating to the construction and operation of an oil refinery).
All aspects of development undertaken by the State, or a statutory body representing the State, for the purposes of social housing.
All aspects of development including maintenance that are incidental to and necessarily associated existing with port facilities.

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:

- (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 exemption 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.

All aspects of 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

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 technology 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
- Bus rapid transit
- Clean industry
- Development scheme
- Filling or excavation
- Ground level
- Gross floor area
- High water mark
- Mezzanine
- Minor building or demolition work
- Noise sensitive use
- Plot ratio
- Podium
- Private open space
- Public benefit
- Public realm
- Root zone
- Setback
- Significant vegetation
- Site cover
- Storey
- Sub-precinct plan
- Tidal works
- Land value 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:

- the floor area used specifically for the home business does not exceed 50m²
- any visitor accommodation does not exceed 4 visitors
- there is no hiring out of materials, goods, appliances or vehicles
- there is no repairing, servicing, cleaning or loading of vehicles not normally associated with a house
- 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 primarily for administration, clerical, technical or professional activities, where any goods or materials made, sold or hired on the premises are ancillary to the primary activity.

(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 keeping and husbandry or veterinary hospital.

(f) Veterinary hospital

Premises used for the treatment of sick or injured animals where such animals are accommodated overnight, or for long stay periods on the premises. The term does not include animal keeping and husbandry or veterinary clinic.

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:

- fuel burning
- boat maintenance
- battery recycling
- water treatment
- beverage production
- bottling and canning
- concrete batching
- tyre retreading
- metal forming
- edible oil processing
- seafood processing
- 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 is not limited to the following:

- alcohol distilling
- boiler making
- metal recovery
- sugar milling or refining
- meat processing
- crushing, milling and grinding
- rendering
- pet, stock or aquaculture food manufacturing
- textile manufacturing
- tyre manufacturing
- chemical manufacturing, processing or mixing
- chemical storage
- coke producing
- gas producing
- paint manufacturing
- crude oil or petroleum product storage (excluding service stations)
- oil refining or processing
- 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:

- ▶ printing
- ▶ all industrial activities not environmentally relevant activities, except where defined.

(e) Research and technology 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:

- ▶ 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.
- ▶ 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.
- ▶ 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.
- ▶ providing the following services:
 - ▶ book binding
 - ▶ car washing
 - ▶ 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 or more dwelling units on any one 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 and 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) 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 and 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.

(b) 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.

(c) 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 and take-away, but does not include fast food premises as separately defined.

(d) 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.

(e) 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.

(f) 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.

(g) 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.

(h) 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.

(i) 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.

(j) Service station

Premises used for the retail sale of fuel

including petrol, liquid petroleum and automotive distillate to refuel motor vehicles.

(k) 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 store and betting agencies. The term does not include the types of repairs as separately defined by light industry.

(l) 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.

(m) 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.

(n) Warehouse

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

(o) Wholesale plant nursery

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

Rural

(a) Agriculture

Premises used for commercial purposes for the:

- ◉ 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
- ◉ breeding, keeping, rearing, training, boarding or stabling of animals.

(b) Animal keeping and husbandry

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

- ◉ 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
- ◉ 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
- ◉ the ancillary storage of milled or processed timber
- ◉ 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:

- a telecommunications tower more than 5m in height
- an equipment shelter of more than 7.5m² in area and 3m in height.

Sport, recreation and entertainment**(a) 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.

(b) 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.

(c) 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.

(d) 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 a clubhouse and other ancillary facilities.

(e) 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.

Administrative terms**(a) Affordable housing**

Affordable housing is housing which can be reasonably afforded by low to moderate income households. Housing can reasonably be afforded by low income households, if the household spends no more than 30% of its combined annual gross income on rent or 35% of its combined annual gross income on home ownership.

Affordable housing encompasses:

- private rental housing and home purchase options (including housing aimed at the first home owners market)
- social housing (including public and community housing).

(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 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) Bus rapid transit

Non-rail based, distinctive, high passenger capacity vehicle which can operate in shared right-of-way with general road traffic or on its own right-of-way.

(f) Clean industry

Industrial uses that have minimal air, noise or waste emissions.

(g) Development scheme

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

(h) Filling or excavation

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

(i) 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.

(j) 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:

- building services
- ground floor public lobby
- a public mall in a shopping complex

- the parking, loading and manoeuvring of motor vehicles
- private balconies whether roofed or not.

(k) High water mark

Refers to the ordinary high water mark at spring tides.

(l) Mezzanine

An intermediate floor within a room.

(m) Minor building or demolition work

- internal building or demolition work
- external building work up to 25m² for roofs over existing decks or paved areas, sun hoods, carports and the like
- building work up to 10% of approved GFA or lawfully existing GFA at the time of commencement of this development scheme
- raising a house where the resultant height does not exceed 8.5m, or
- external demolition of post-1946 additions, alterations, extensions or outbuildings or pre-1946 free standing outbuildings at the rear of the building.

(n) Noise sensitive use

Means any of the following:

- house, multiple residential, other residential
- childcare centre, community facility, hospital or place of assembly

- park.

(o) Plot ratio

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

(p) Podium

A continuous projecting base of a building.

(q) Private open space

An outdoor area for the exclusive use of occupants.

(r) Public benefit

Refers to an outcome that benefits the wider community rather than local, site specific or land ownership desires.

(s) Public realm

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

(t) Setback

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

(u) Significant vegetation

Vegetation whether living or dead including their root zone¹ that:

- maintains biodiversity
- preserves natural landforms
- contributes to the character of the landscape
- has cultural or historical value
- has amenity value.

Significant vegetation in the UDA includes:

- all marine plants along the Brisbane River and in and adjacent to the internal drainage system
- all trees greater than 60cm in diameter and one metre above the ground level where located in Hamilton Park
- all trees greater than 60cm in diameter and one metre above the ground level where located in Hercules Street Park
- all trees greater than 60cm in diameter and one metre above the ground level where located in Theodore Street Park
- all trees greater than 60cm in diameter and one metre above the ground level where located in Royal Queensland Golf Club

¹ The zone of the soil and roots described by the vertical projection of the foliage limit of the tree to the depth of one metre and including buttress roots on and above the soil surface.

- ▶ all trees greater than 60cm in diameter and one metre above the ground level where located on Lot 3 SP104140
- ▶ all trees greater than 60cm in diameter and one metre above the ground level where located on Lot 736 SL3919
- ▶ all trees greater than 60cm in diameter and one metre above the ground level where located on Lot 863 SL4592
- ▶ all trees greater than 60cm in diameter and one metre above the ground level where located on Lot 1 RP852694
- ▶ all trees greater than 60cm in diameter and one metre above the ground level where located on Lot 796 SP163872
- ▶ all trees greater than 60cm in diameter and one metre above the ground level where located on Lot 16 RP898828.

Note the term all trees does not include species listed as pest vegetation.

(v) Site cover

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

(w) Storey

Means 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. This does not mean:

- ▶ a space that contains only:
 - ▶ a lift shaft, stairway or meter room
 - ▶ a bathroom, shower room, laundry, toilet or other sanitary compartment
 - ▶ accommodation intended for not more than 3 vehicles
 - ▶ a combination of the above, or
- ▶ a mezzanine.

(x) Sub-precinct plan

Refer to sub-precinct development requirements in section 3.2.6 of the land use plan.

(y) Tidal works

As defined in the *Coastal Protection and Management Act 1995*.

(z) Uplift of land value

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

(aa) Urban design

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



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