



Northshore Hamilton
Urban Development Area
Development Scheme

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1.1 The Urban Land Development Authority

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

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

The ULDA, which became operational on 26 November 2007, is working with local governments, community, local landowners and the development industry to deliver commercially viable developments that include diverse, affordable, sustainable housing and use best-practice urban design principles.

1.2 Urban Development Areas

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

1.3 Purpose of the development scheme

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

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

As described by the Act, the main purposes of the development scheme are to facilitate:

- (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.

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

- ◉ **Promoting and maintaining liveable communities.**

Communities in the Northshore Hamilton UDA will be diverse, safe and healthy, have access to services, jobs and learning, foster active local participation and will be pleasant places to live, work and visit while enhancing the value of existing neighbourhoods.

- ◉ **Promoting planning and design excellence.**

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

- ◉ **Providing economic benefit.**

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

- ◉ **Protecting ecological values and optimising resource use.**

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

1.4 Elements of the development scheme

The Northshore Hamilton UDA Development Scheme consists of three components being:

- ◉ **the land use plan**
- ◉ **the infrastructure plan**
- ◉ **the implementation strategy.**

The land use plan regulates orderly development and articulates the preferred form of development in the UDA, its precincts and sub-precincts.

The infrastructure plan details essential infrastructure. The implementation strategy outlines proposed financing mechanisms to deliver the infrastructure.

The implementation strategy also describes how the ULDA will deliver the purpose of the Act drawing together the components of the land use plan and infrastructure plan.

2.1 Location

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

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

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

Key features in and around the Northshore Hamilton UDA include:

- ▶ Bretts Wharf
- ▶ Portside Wharf complex including the Brisbane Cruise Ship Terminal
- ▶ Eagle Farm and Doomben racecourses
- ▶ Royal Queensland Golf Club
- ▶ The Brisbane River
- ▶ Kingsford Smith Drive and the Gateway Motorway.

Map 1: Northshore Hamilton Urban Development Area



2.2 Vision

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

As well, the regional economic and transport infrastructure in the area is driving intensification and redevelopment. The UDA also sits at the heart of Brisbane's rapidly growing inner northeast corridor, anchored by the CBD and Australia TradeCoast, the city's two largest concentrations of employment.

The final phases of the port relocation have been occurring over the past few years with the dry and liquid bulk export facilities expected to vacate over the next 10 years. The relocation of port operations from Hamilton to Fisherman Island was first investigated in the 1970s when the volume of shipping, longer turnaround times and increasing size of vessels necessitated the development of a deepwater port. This underutilised part of Brisbane represents a unique opportunity for a major brownfield regeneration project which maximises its location on the Brisbane River.

Looking over the Northshore Hamilton UDA.



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

The vision in detail

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

A vibrant Brisbane waterfront community

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

Diverse commercial opportunities

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

An inner city Brisbane transit hub and transit oriented community

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

A subtropical Brisbane city living environment

Northshore Hamilton will include development that respects, reflects and expresses its subtropical, Brisbane city context. It will include a mix of protected sunlit places for cooler months, open shady places for warmer months, buildings and landscapes that allow air movement and promote breezes during humid months, and a strong presence of water.

Private and public green spaces will incorporate large shade-trees to reflect Brisbane's sub-tropical character. Development will be sensitive to the environment by ensuring self-sufficiency through alternative sources of energy, water and waste disposal.

A healthy and diverse community

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

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

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

2.3 Structure plan

The structure plan (refer to Figure 1) for the Northshore Hamilton UDA illustrates the following key elements:

The UDA will include a series of mixed use activity nodes which will create a unique waterfront experience.

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

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

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

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

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

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

The existing Royal Queensland Golf Course configuration remains.

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

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

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

Figure 1: Northshore Hamilton Urban Development Area structure plan

