

Urban Land Development Authority

**NORTHSHORE HAMILTON
INTERIM LAND USE PLAN**

March 2009

NORTHSHORE HAMILTON - INTERIM LAND USE PLAN

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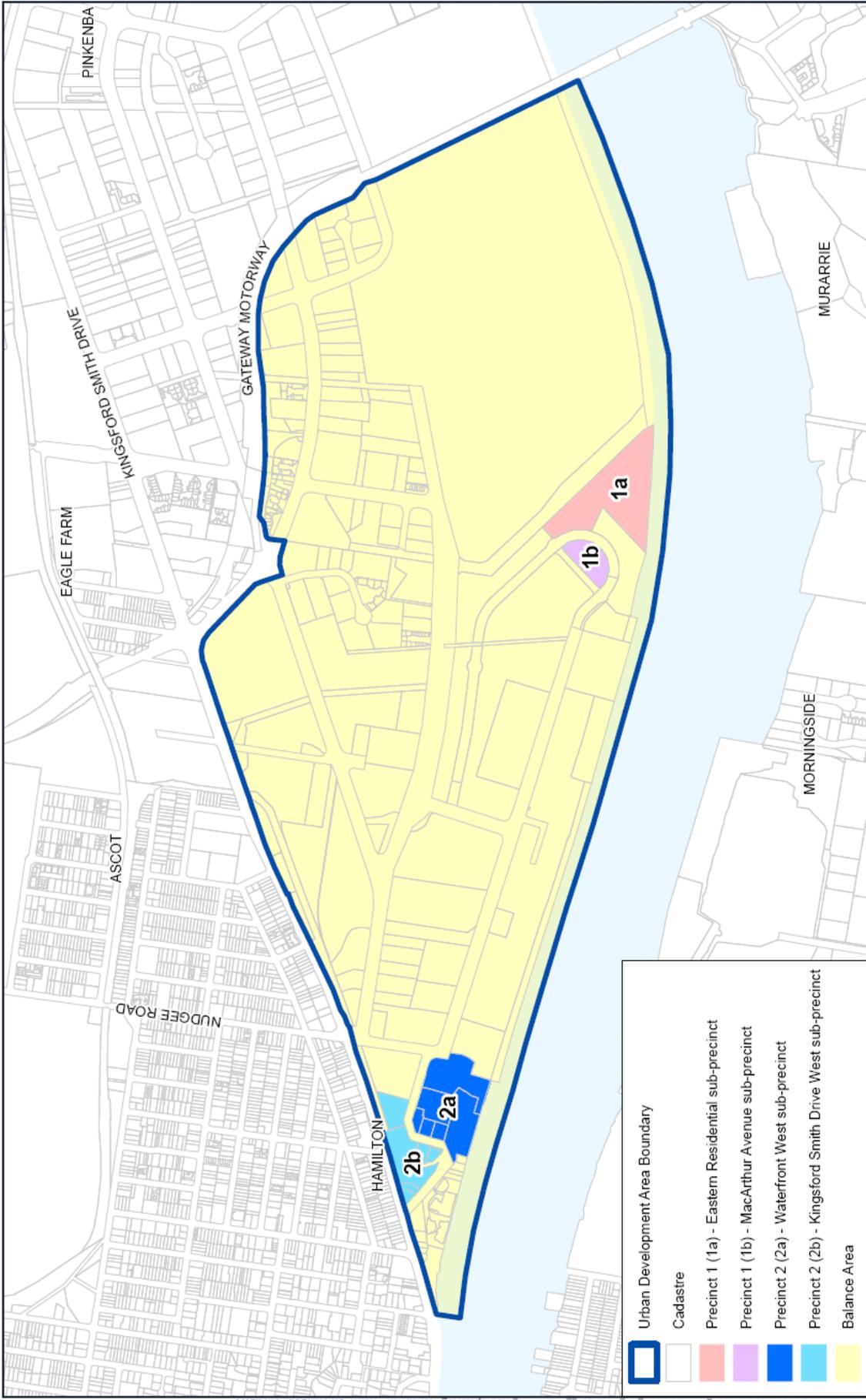
Part 1 Preliminary

1. Introduction

- (1) This interim land use plan may be cited as the Northshore Hamilton 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 Northshore Hamilton Urban Development Area, as identified in Figure 1.

2. Background

- (1) The Northshore Hamilton 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 Land 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; and
 - (e) the provision of an ongoing availability of affordable housing options for low to moderate income households.



Source: Digital Cadastral Data Base, Department of Natural Resources and Mines, 2007. Aerial photo sourced from Google Earth Pro.

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 and sub-precincts within which particular development may be allowed. The precincts and sub-precincts are shown in Figure 1 above.
- (2) Land within the declared Urban Development Area not included in a precinct or sub-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

Northshore Hamilton Urban Development Area will be a high-quality, sustainable and environmentally responsive urban environment which supports a healthy and diverse community with access to a variety of housing types, lifestyle and employment opportunities, open space, the Brisbane River and a choice in transport modes which promotes a high level of self-containment and local accessibility.

Development within the Northshore Hamilton Urban Development Area will:

- (1) create a safe, diverse and inclusive community through the provision of a range and mixture of housing types, densities, and designs which deliver affordable housing;
- (2) create a high quality urban area founded on transit oriented development principles centred on a possible railway station and other

public transport infrastructure which is integrated with a vibrant, sustainable and highly accessible centre that meets the needs for goods and services of workers and residents;

- (3) provide a functional, safe and permeable urban environment that promotes a healthy and safe lifestyle with high levels of pedestrian and bicycle access, integrated open space networks, a high quality public realm that promotes a strong sense of local identity which recognises the area's historic maritime uses and protects streetscapes, landmarks and vistas;
- (4) provide a high-quality open space network adjoining the river that is active, safe and interesting with enhanced access for residents and visitors while maintaining views to the river;
- (5) create a sustainable and environmentally responsive urban environment with a distinct subtropical character which incorporates eco-friendly and innovative building design, layout and construction methods, minimises waste, energy and water usage, maintains satisfactory air, water and acoustic standards, and protects and enhances biodiversity;
- (6) provide a high level of public health, safety and residential amenity through the creation of environments that offer opportunities for healthy activity, recreation and social interaction and taking into consideration potential impacts and risks associated with existing port and industrial activities, traffic and transport infrastructure and land contamination;
- (7) be sequenced and designed to recognise and protect the ongoing operations of existing port and industrial activities and also major economic and transport infrastructure of the Brisbane Airport, the Port of Brisbane, the Brisbane International Cruise Terminal, the Gateway Motorway and Australia Trade Coast, while providing appropriate levels of residential amenity; and
- (8) be effectively integrated with surrounding land uses and connect to existing and planned infrastructure and public and active transport networks linking to Hamilton, Newstead Riverpark, Fortitude Valley, Australia Trade Coast and Bowen Hills.

Part 3 Development Intent

1. Precinct 1

- (1) Precinct 1 will provide for varying density residential development including small lot, detached and attached terrace style housing forms and high-rise multi-unit dwellings.
- (2) Development in Precinct 1 will ensure appropriate built form, access and visual integration to the Northshore Riverside Park situated west of Precinct 1a and south of Precinct 1b.
- (3) Development will be setback from the Brisbane River to provide a continuous and public accessible Riverwalk connecting the Northshore Riverside Park and the Royal Queensland Golf Course.
- (4) Development of sub-precinct 1a will include the dedication of land fronting the Brisbane River for public access.
- (5) The boundary of sub-precinct 1a features a mangrove-lined creek. Development is to protect and rehabilitate urban habitat for flora and fauna with a particular focus on enhancing this existing mangrove community.
- (6) The Hamilton rock training wall located along the Brisbane River frontage of sub-precinct 1a has been identified as having potential local heritage significance. This wall is to be preserved where its cultural significance is recognised and its structural integrity allows.
- (7) Sub-precinct 1b will provide convenience shopping facilities to enable residents within the development to access goods and services, reduce their car dependency and encourage a sense of community. Approximately 1,000m² of gross floor area will be allocated for these convenience facilities.
- (8) The ability to work from home will be encouraged through the location of home businesses at the ground level of buildings fronting MacArthur Avenue.

2. Precinct 2

- (1) Precinct 2 is a mixed use area containing residential accommodation (long and short term) and office development. Some small scale retail uses will support the mixed use nature of this precinct, such as restaurants, cafes, taverns, shops and indoor sport and recreation.
- (2) Building and landscape design will be of a sub-tropical character featuring awnings, movable shutters, partially enclosed winter gardens and views to the Brisbane River.
- (3) Precinct 2 will incorporate visual and pedestrian connectivity to and from Kingsford Smith Drive and the Brisbane River.
- (4) Sub-precinct 2a includes the Brisbane Cruise Ship Terminal. A mix of residential and office space is intended for this sub-precinct. New

development should accentuate the Terminal as a destination point for residents and visitors to Brisbane. Public transport integration will support people travelling to and from this sub-precinct and the adjoining Terminal.

- (5) Sub-precinct 2b will contain a mix of residential and office with some ground floor retail serving the daily convenience needs of workers and residents in the development. The ground floor retail will provide an active street frontage to Kingsford Smith Drive and links to sub-precinct 2a.

4. Assessable development

- (1) Table 1 of the interim land use plan identifies whether 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"> 1. Making a material change of use for: <ol style="list-style-type: none"> (a) Environmentally Relevant Activities associated with acceptable development (b) Estate sales office (c) House where on a lot between 250m² and 400m² (d) Home Business (e) Multi-unit dwelling (f) Restaurant where located on the ground level and fronting MacArthur Avenue not exceeding 250m² of GFA (g) Shop where located in sub precinct 1a not exceeding 250m² of GFA (h) Shop where located in sub precinct 1b not exceeding 500m² of GFA (i) Short term accommodation where located in sub precinct 1b (j) Single-unit dwelling 2. Carrying out operational work for: <ol style="list-style-type: none"> (a) Filling or excavation associated with a material change of use other than in Schedule 1 (b) Removal, destruction or damage of marine plants 3. Reconfiguring a lot other than in Schedule 1 4. All aspects of development for: <ol style="list-style-type: none"> (a) Utility installation other than in Schedule 1 	All other development except development mentioned in Column 3 - Permissible or Schedule 1.
Sub-precinct 2a	Nil	<ol style="list-style-type: none"> 1. Making a material change of use for: <ol style="list-style-type: none"> (a) Cinema (b) Convention centre (c) Development in a heritage registered place (d) Display dwelling (e) Environmentally Relevant Activities associated with acceptable development 	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
		<ul style="list-style-type: none"> (f) Estate sales office (g) Home business (h) Hotel (i) Indoor sport and recreation (j) Medical centre (k) Multi-unit dwelling (l) Office (m) Restaurant not exceeding 1000m² of GFA (n) Shop not exceeding 1000m² of GFA (o) Short term accommodation (p) Single unit dwelling <p>2. Carrying out operational work for:</p> <ul style="list-style-type: none"> (a) Filling or excavation where associated with a material change of use other than in Schedule 1 <p>3. Reconfiguring a lot other than in Schedule 1</p> <p>4. All aspects of development for:</p> <ul style="list-style-type: none"> (a) Utility installation other than in Schedule 1 	
Sub-precinct 2b	Nil	<p>1. Making a material change of use for:</p> <ul style="list-style-type: none"> (a) Child care facilities (b) Development in a heritage registered place (c) Display and sales activities (d) Display dwelling (e) Education purposes (f) Environmentally Relevant Activities associated with acceptable development (g) Estate sales office (h) Home business (i) Indoor sport and recreation (j) Medical centre (k) Multi-unit dwelling (l) Office (m) Restaurant not exceeding 1000m² of GFA (n) Shop where located on the ground level and not exceeding 1000m² of GFA (o) Short term accommodation (p) Single unit dwelling 	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>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>(b) Prescribed tidal work</p> <p>(c) Removal, destruction or damage of marine plants</p> <p>3. Reconfiguring a lot other than in Schedule 1</p> <p>4. All aspects of development for:</p> <p>(a) Radio or television station</p> <p>(b) Utility installation other than in Schedule 1</p>	

Part 4 Development assessment

1. Making an application

- (1) A UDA development application must be made to the 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) Building height and scale

- (i) The Gross Floor Area complies with Table 2: Gross floor area and storeys.
- (ii) The total volume of shop and restaurant space in Precinct 2 complies with Table 2: Gross floor area and storeys and reflects the role of this centre within the City-wide Centre hierarchy as identified in the *Brisbane City Plan 2000*.
- (iii) The maximum building height does not exceed the building heights listed in Table 2: Gross floor area and storeys.
- (iv) Buildings located on the boundaries of a precinct must be designed to provide an appropriate transition and linkages to the balance area.

Table 2: Gross floor area and storeys

Development Precinct	Gross Floor Area	Maximum Building Height <i>(i.e. maximum number of storeys and metres above RL 5.5)</i>
Precinct 1		
Sub-precinct 1a (Eastern Residential)	1.5 x site area	5 Storeys / 17.5 metres
Sub-precinct 1b (MacArthur Avenue)	2.5 x site area	10 storeys / 35 metres
Precinct 2		
Sub-precinct 2a (Waterfront West)	3.0 x site area	15 storeys / 52.5 metres
Sub-precinct 2b (Kingsford Smith Drive West)	3.0 x site area	Building form within 15m of Kingsford Smith Drive is limited to 6 storeys and 21m in height, except at the western corner on the intersection with Kingsford Smith Drive, where a taller landmark building up to 9 storeys is permitted. Elsewhere, 15 storeys / 52.5 metres

(c) Building design

- (i) Design is to consider the way a building's height, bulk and scale are arranged in relation to the building site, the street, adjacent buildings and public spaces.
- (ii) Residential development must provide adequate balcony space and privacy for residents.
- (iii) Buildings must be finished with high quality materials, selected for their durability and the contribution they make to the subtropical character of the urban development area.
- (iv) The architectural treatment of facades and elevations must avoid large blank walls, and openings and setbacks must be used to articulate vertical building surfaces and contribute positively to the streetscape.
- (v) Development must be designed, constructed and maintained to attenuate noise from external sources and to minimise the emission of noise, and to mitigate environmental harm and maintain environmental values for the end uses.

(d) Building setbacks and separation

- (i) Building within the urban development area precincts must be sited to provide adequate separation between buildings for the amenity of the development and adjoining properties, to provide adequate space for landscaping and open space, solar access and minimise overshadowing. Setbacks should also spatially define the street and be designed to achieve a strong urban streetscape character.

(e) Transport, access, on-site car 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) Vehicle parking areas must be located within basements, integrated within buildings or located behind active street frontages and must be sensitively designed and positioned to protect amenity and maintain a significant urban streetscape.
- (iii) For residential uses, secure and undercover bicycle-storage facilities for the use by owners and tenants must be provided at a minimum rate of one bicycle space per dwelling.
- (iv) Service access and access to off street parking areas will take into consideration desired circulation patterns, pedestrian and cyclist movement networks, land use and amenity.
- (v) 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*.
- (vi) 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 Plan's *Transport, Access, Parking and Servicing Planning Scheme Policy*.

(f) Accessibility, permeability and movement

- (i) The design and layout of development facilitates high levels of accessibility, permeability and movement.
- (ii) Development contributes positively towards the permeability of the precinct through the incorporation of appropriate mobility paths, building design and layout and is integrated with waterfront access, public transport accessibility, pedestrian, cyclist and visual connectivity.
- (iii) Development is designed to include safe and highly visible connections to pedestrian and cycle networks through landscape design elements and treatments.

(g) Riverwalk - continuous public access

- (i) Land and development adjoining the Brisbane River includes a riverwalk that has the following attributes:
 - (a) a minimum 20m building setback is maintained from high water mark to the outer most projection of the building
 - (b) all land within 15m of the high water mark shall be dedicated as park to the Crown.

- (c) unimpeded linkages are to be provided between the bikeway/walkway and adjoining riverfront properties.
- (ii) Public access along the Brisbane River must be designed to minimise the visual impact on the landscape values of the River by:
 - (a) providing a riverwalk in a manner having regard to the 'Public access' Element of the Brisbane City Council's Brisbane River Corridor Planning Scheme Policy; and
 - (b) designing, constructing and maintaining public riverside pedestrian/cycle pathways and boardwalks and other facilities having regard to the Brisbane City Council's Public Riverside Facilities Design and Maintenance Manual.
- (h) Acoustic amenity**
 - (i) The design, siting and layout of development must address noise impacts and where necessary incorporate appropriate noise mitigation measures.
 - (ii) 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.
- (i) 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

 - (ii) Development must achieve 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.
- (j) 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.
- (k) Sustainability – waste management**
 - (i) Site works and building design must facilitate the efficient sorting and disposal of waste to maximise recycling opportunities.

(l) Sustainability - biodiversity

- (i) Landscape areas include at least 50% locally occurring native plants or species and species that provide habitat and food resources for local fauna.
- (ii) Landscape species are locally occurring native plants, with preference given to endemic plants. Plants are of local provenance where possible. Where plants are non locally occurring they are demonstrated to be non invasive and non dispersive.
- (iii) Development fronting the mangrove lined creek adjoining the boundary of sub-precinct 1a integrates the creek and its vegetation into the landscape and open space areas of the development.

(m) 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.

(n) Brisbane Airport Aviation Facilities

- (i) Development in the vicinity of Brisbane Airport must be consistent with *State Planning Policy 1/02 - Development in the Vicinity of Certain Airports and Aviation Facilities*, particularly with regard to building height, noise attenuation measures and lighting requirements.

(o) 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.

(p) Flood immunity

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

(q) Stormwater Management

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

(r) Site history

- (i) Any development within vicinity of the Hamilton rock training walls (along the Brisbane River frontage of Precinct 1a) will need to determine the extent that the original walls are still in situ and if possible where and when any modifications, upgrades, and reconstructions have occurred. Prepare a statement of significance and recommendation on preservation, protection and on-going maintenance of this wall.

(s) Acid Sulfate Soils

- (i) All development within the urban development area must consider and take appropriate action where necessary in accordance with the *State Planning Policy 2/02 - Planning and Managing Development Involving Acid Sulfate Soils*,

(t) Reconfiguration of a lot - lot layout

- (i) Lots must have an appropriate area and dimensions for the siting and construction of potential buildings, the provision of outdoor space, convenient vehicle access and parking.
- (ii) 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.

(u) 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*.

(v) 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*.

(w) Prescribed tidal work

- (i) Prescribed tidal works must comply with the *Coastal Protection and Management Regulation 2003*, Schedule 4A IDAS code for development applications for prescribed tidal work.

(x) Tidal work

- (i) Tidal works must comply with the coastal management provisions under the *Coastal Protection and Management Act 1994*.

(y) Removal, destruction or damage of marine plants

- (i) Removal, destruction or damage of marine plants must comply with the purposes of the *Fisheries Act 1994*.

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 urban 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 contribution policy. Until that time, by negotiation with the ULDA, development approved under this interim land use plan will be required to contribute towards essential infrastructure elements which will include (but not be limited to) delivery of:
 - (i) public passengers transport infrastructure
 - (ii) streetscape improvements
 - (iii) new roads and improvements to existing roads
 - (iv) bicycle and pedestrian paths
 - (v) water supply infrastructure
 - (vi) sewerage drainage infrastructure
 - (vii) stormwater drainage infrastructure
 - (viii) community facilities and public recreation land
- (3) Contribution 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
Material change of use of premises
Making a material change of use of premises implied by building work, plumbing work, drainage work or operational work if the work was substantially commenced by the State, or an entity acting for the State, before 31 March 2000.
Making a material change of use of premises for a class 1 or 2 building under the Building Code of Australia (BCA), part A3 if the use is for providing support services and short term accommodation for persons escaping domestic violence.
Reconfiguring a lot
Reconfiguring a lot under the <i>Land Title Act 1994</i> , where the plan of subdivision necessary for the reconfiguration -
<ul style="list-style-type: none"> a. is a building format plan of subdivision that does not subdivide land on or below the surface of the land; or b. is for the amalgamation of two or more lots; or c. is for incorporation, under the <i>Body Corporate and Community Management Act 1997</i>, section 41, of a lot with common property for a community titles scheme; or d. is for the conversion, under the <i>Body Corporate and Community Management Act 1997</i>, section 43, of lessee common property within the meaning of that Act to a lot in a community titles scheme; or e. is in relation to the acquisition, including by agreement, under the <i>Acquisition of Land Act 1967</i> or otherwise, or land by - <ul style="list-style-type: none"> i. A constructing authority, as defined under that Act, for a purpose set out in paragraph (a) of the schedule to that Act; or ii. An authorised electricity entity; or f. is in relation to land held by the State, or a statutory body representing the State and the land is being subdivided for a purpose set out in the <i>Acquisition of Land Act 1967</i>, schedule, paragraph (a) whether or not the land relates to an acquisition; or g. is for the reconfiguration of a lot comprising strategic port land as defined in the <i>Transport Infrastructure Act 1994</i>; or h. is for the <i>Transport Infrastructure Act 1994</i>, section 240; or i. is in relation to the acquisition of land for a water infrastructure facility
Subdivision involving road widening and truncations required as a condition of development approval
Operational work
Clearing of vegetation other than marine plants
Operational work or plumbing or drainage work (including maintenance and repair work) if the work is carried out by or on behalf of a public sector entity authorised under a State law to carry out the work.

Erecting no more than one satellite dish on a premises, where the satellite dish has no dimension greater than 1.8 metres.
<p>Tidal works -</p> <ol style="list-style-type: none"> that will be used for a port authority operations, or a constructed public marine facility, or marine operations including navigation and safety by, for or safeguarded by Queensland Transport or a port authority; or for creating or changing the configuration or characteristics of a navigational channel
<p>Filling or excavation where:</p> <ol style="list-style-type: none"> 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> <ol style="list-style-type: none"> top dressing to a depth of less than 100 vertical millimetres from ground level on land that is not referred to in Brisbane City Plan's Wetland Code and/or Waterway Code.
All aspects of development
All aspects of development a person is directed to carry out under a notice, order or direction made under a State law.
All aspects of development including maintenance that are incidental to and necessarily associated with the golf club activities and operations.
All aspects of development including maintenance, that are incidental to and necessarily associated with port facilities.
All aspects of development including maintenance that are incidental to and necessarily associated with a Park.
<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> <ol style="list-style-type: none"> development of any description at or below the surface of the ground 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 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 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 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 the placing of pipes above the surface of the ground for the supply of water, the installation in a water distribution system of booster stations and meter or switchgear houses - any other development not specifically referred to above except where it involves erection of new buildings or reconstruction or alteration of existing buildings that would materially affect their design or external appearance

- g. any other development not specifically referred to above except where it involves erection of new buildings or reconstruction or alteration of existing buildings that would materially affect their design or external appearance

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

- the erection of new buildings
- power generation plant where burning 100kg or more of fuel an hour
- reconstruction or alteration of existing buildings that would materially affect their design or external appearance
- 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

Acceptable development for an Environmentally Relevant Activity Column 3 - Permissible Development is an Environmentally Relevant Activity associated with exempt, self assessable or approved UDA development.

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

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 Planning and Coordination Act 1994*

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

Child care facilities 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*

Display and sales activities is as defined in the *Brisbane City Plan 2000*

Display dwelling 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*

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

Environmentally Relevant Activity (ERA) is 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*.

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

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

House 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*

Marine plants is as defined in the *Fisheries Act 1994*

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 in the *Urban Land Development Authority Act 2007*

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

Port facilities is as defined within the *Transport Infrastructure Act 1994*

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

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

Radio or television station is as defined in the *Brisbane City Plan 2000*

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*

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

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

Tidal works is as defined in the *Coastal Protection and Management Act 1995*

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*