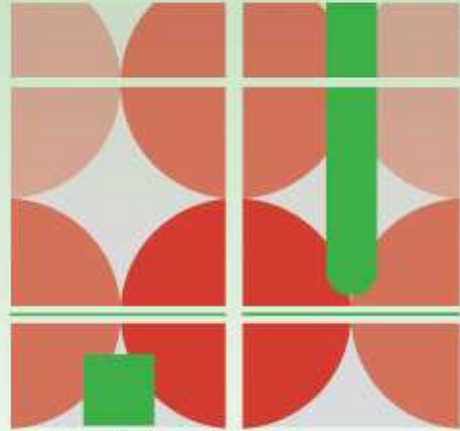


ACNU08



Brisbane

**2008 NATIONAL
CONGRESS OF THE
AUSTRALIAN COUNCIL
FOR NEW URBANISM**

6th – 9th February, 2008



Urban Land Development Authority

Presentation to 2008 National Congress of the Australian
Council for New Urbanism

4-9 February 2008



What is the Urban Land Development Authority?

- ▶ An independent statutory body operating under the *Urban Land Development Authority Act 2007* which commenced in September 2007
- ▶ A key part of Government's *Queensland Affordability Strategy* released in July 2007
- ▶ It assumes the local government's planning and development assessment role within areas declared by the State as Urban Development Areas
- ▶ The Urban Land Development Authority operates outside the *Integrated Planning Act 1997*

The purpose of the Urban Land Development Authority

Within Urban Development Areas:-

- ▶ Make urban land available and to provide a diverse mix of housing choice
- ▶ Coordinate required urban infrastructure
- ▶ Implement good urban design and sustainable development outcomes
- ▶ Achieve affordable housing options for low to moderate income households in high growth communities throughout Queensland

Housing affordability

- ▶ To achieve improved housing affordability the Urban Land Development Authority will address factors which impact on the price of new housing including:-
 - land supply
 - infrastructure provision and charges
 - planning and development assessment processes

How will the Urban Land Development Authority do this?

By:-

- ▶ Buying and developing land within Urban Development Areas
- ▶ Facilitating infill and development opportunities and achieving urban consolidation outcomes
- ▶ Developing underutilised and strategic crown land sites within Urban Development Areas
- ▶ Streamlining planning and development assessment processes to get land to market more quickly (*continued over page*)

How will the Urban Land Development Authority do this? *(cont)*

By:-

- ▶ Providing, coordinating, funding and charging for necessary infrastructure to development sites
- ▶ Providing fair and transparent infrastructure charges where charging is required
- ▶ Implementing Interim Land Use Plans where sites are declared as Urban Development Areas *(in the short term)*
- ▶ Preparing and administering Development Schemes *(over a longer term)*

What power does the Urban Land Development Authority have?

- ▶ Enter into contracts and borrow money
- ▶ Acquire, hold, dispose and deal with property
- ▶ Improve land to make it 'development ready'
- ▶ Coordinate, provide, pay and charge for infrastructure
- ▶ Close and open roads
- ▶ Make by-laws and create offences
- ▶ Levy special rates and charges
- ▶ Require cessation or removal of unlawful development

NOTE: The ULDA does not have compulsory acquisition powers under the ULDA Act

Where will the Urban Land Development Authority operate?

- ▶ The operations of the Urban Land Development Authority are limited to Urban Development Areas
- ▶ Urban Development Areas can only be declared by the Minister for Planning who has responsibility for the *Urban Land Development Act 2007*
- ▶ No legislative criteria for the nomination of a site so government has significant flexibility, although most likely to be in high growth area facing housing pressures

Where will the Urban Land Development Authority operate?

5 initial sites are proposed:-

► Bowen Hills

Has the potential to create a mixed use Transit Oriented Development similar to:-

- *A larger version of SubiCentro in Perth or*
- *A smaller version of Chatswood in Sydney*



Where will the Urban Land Development Authority operate?

5 initial sites are proposed:-

▶ Northshore Hamilton

Has the potential to create an exciting waterfront community similar to parts of Victoria Harbour in Melbourne



Where will the Urban Land Development Authority operate?

5 initial sites are proposed:-

► Woolloongabba

Has the potential to provide affordable housing in an inner city urban setting



Where will the Urban Land Development Authority operate?

5 initial sites are proposed:-

► Fitzgibbon

Has the potential to deliver a mixed residential community similar to North Lakes or Springfield Lakes



Where will the Urban Land Development Authority operate?

5 initial sites are proposed:-

► Mackay Showgrounds

Has the potential to create a vibrant urban village similar to James Street with supporting urban residential product



Why the current sites?

Some or all of the sites include:-

- ▶ Significant Government land holdings
- ▶ High growth areas
- ▶ Existing infrastructure and transport
- ▶ Transit Oriented Development opportunities
- ▶ Development ready

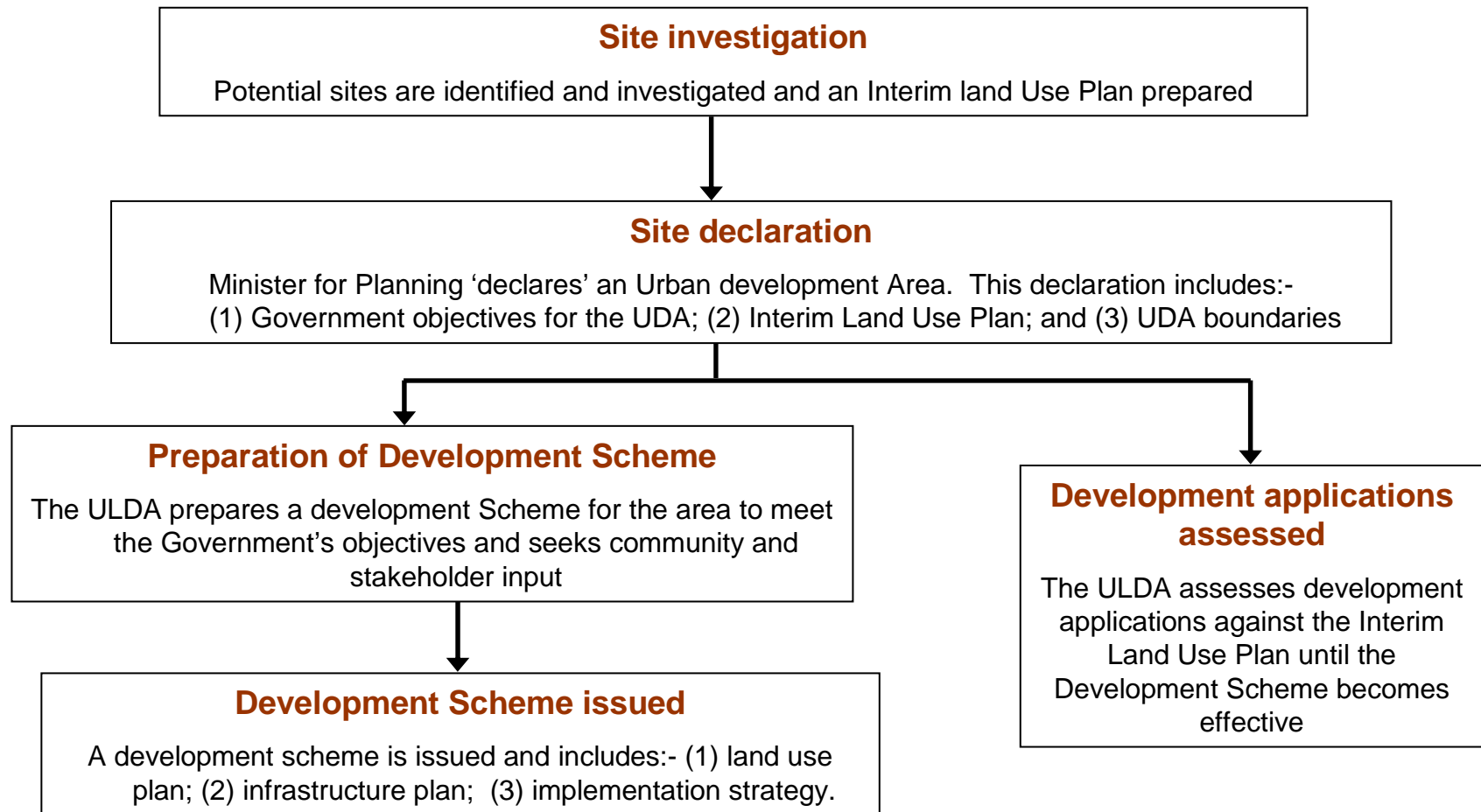
Program implementation

- ▶ Bowen Hills and Northshore Hamilton are expected to be declared as Urban Development Areas early in 2008
- ▶ Anticipate Mackay Showgrounds and Fitzgibbon to be declared by mid 2008
- ▶ Woolloongabba potentially declared by mid to late 2008
- ▶ Other strategic sites are expected to be identified and declared to be Urban Development Areas over time

Current activities

- ▶ Expressions of interest have been issued for consultant consortia to prepare Master Plans and Infrastructure Plans for Bowen Hills and Northshore Hamilton
- ▶ The preferred consultant consortia will be appointed in March 2008 with a final report expected by 31st July 2008
- ▶ The work will inform the Urban Land Development Authority's preparation of the development schemes and will include:-
 - a land use plan
 - infrastructure analysis
 - sequencing plan based on development scenarios

Managing an Urban Development Area



Establishment of the Urban Land Development Authority

- ▶ The Urban Land Development Authority has been in place since 30 November 2007
- ▶ The Chief Executive Officer was appointed in late November 2007
- ▶ Located at Level 4, 229 Elizabeth Street, Brisbane CBD
- ▶ Interim staff while permanent structure is being finalised
- ▶ Current staff of 15 – will increase as Urban Land Development Authority grows and Urban Development Areas are added

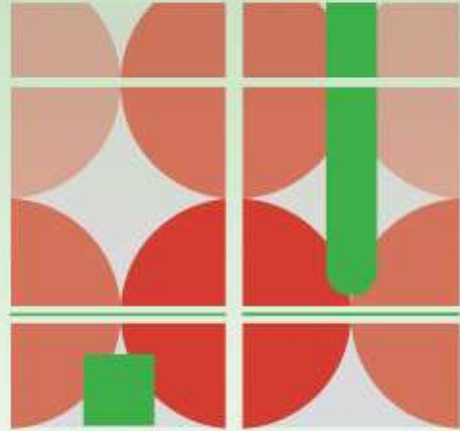
Summary

The Urban Land Development Authority is committed to:-

- ▶ Contributing positively to housing affordability
- ▶ Building complete communities
- ▶ Delivering best practice ecologically sustainable development
- ▶ Urban design excellence

“Our vision is to make a difference and make things happen.”

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