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.
- 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
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

**Site investigation**
Potential sites are identified and investigated and an Interim land Use Plan prepared.

**Site declaration**
Minister for Planning ‘declares’ an Urban development Area. This declaration includes:- (1) Government objectives for the UDA; (2) Interim Land Use Plan; and (3) UDA boundaries.

**Preparation of Development Scheme**
The ULDA prepares a development Scheme for the area to meet the Government’s objectives and seeks community and stakeholder input.

**Development Scheme issued**
A development scheme is issued and includes:-(1) land use plan; (2) infrastructure plan; (3) implementation strategy.

**Development applications assessed**
The ULDA assesses development applications against the Interim Land Use Plan until the Development Scheme becomes effective.
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.”
ACNU08

2008 NATIONAL CONGRESS OF THE AUSTRALIAN COUNCIL FOR NEW URBANISM

Brisbane

6th – 9th February, 2008