

# Bowen Hills

## Urban Development Area

### The Bowen Hills Urban Development Area

Located three kilometres from the Brisbane CBD, the Bowen Hills Urban Development Area (UDA) covers 108-hectares of land in the inner northern suburb of Bowen Hills.

The Bowen Hills UDA is located east of the Royal Brisbane and Women's Hospital, south of the inner city bypass and Enoggera Creek and north of Brunswick Street. Landmark places within the UDA include the RNA Showgrounds, the Old Museum, Perry Park and the Bowen Hills Railway Station.



## The vision for Bowen Hills UDA

The Queensland Government has earmarked Bowen Hills as a demonstration site for inner city transit oriented development. Transit oriented development involves creating vibrant mixed-use communities within walking distance of public transport.

New development at Bowen Hills will provide a range of housing choices to cater for the diverse needs of the Bowen Hills community through a mix of densities, types, designs, price points and home ownership and rental options.

The transformation of the area will also demonstrate the principles of sub-tropical urban design through innovative architecture and new public space.

A network of public transport and pedestrian and bicycle paths will ensure the UDA is a connected place and make it easier for people who live and/or work within the UDA to incorporate physical activity and healthy living into their daily lives.

Full development of Bowen Hills could take 10 to 15 years however some projects in the UDA may be constructed in the next three to five years. Much of this anticipated development will be delivered by the private sector.

## Why was the Bowen Hills UDA selected?

Selection criteria for UDAs include areas of high growth or housing stress, areas that contain significant portions of government land as well as areas that are close to public transport, employment opportunities and other services.

Bowen Hills is becoming one of the most accessible places in the city. It hosts one of only four Brisbane railway stations through which all passenger lines pass and is the location for regionally significant roads that are being constructed or are planned.

Bowen Hills is ideally positioned to capitalise on the overflow from the CBD office market and a number of major companies are taking up residence in the suburb or surrounding areas.

## Who is the Urban Land Development Authority (ULDA)?

The Urban Land Development Authority (ULDA) was established as part of the Queensland Housing Affordability Strategy.

Within declared UDAs the ULDA will facilitate the availability of land, the provision of infrastructure and a greater range of housing options including affordable housing.

The ULDA's role is to plan, implement and coordinate the development of land and apply world-class sustainability and urban design principles to planning within declared UDAs.

The ULDA will be responsible for undertaking planning and assessment within the Bowen Hills UDA.

## Who will be consulted when planning the UDAs?

The ULDA will consult with local and state government, landowners, key stakeholders and the public when planning development for Bowen Hills.

More details about how you can get involved will be available on the ULDA website and will be published in regular newsletters delivered to landowners in and surrounding the Bowen Hills UDA.

## How can I find out more information?

If you have any questions about the Bowen Hills UDA or the Urban Land Development Authority:

Visit: [www.ulda.qld.gov.au](http://www.ulda.qld.gov.au)

Email: [northshorehamilton@ulda.qld.gov.au](mailto:northshorehamilton@ulda.qld.gov.au)

Call: 1300 130 215 during business hours.

## Contact the ULDA

If you would like to get in touch with the Urban Land Development Authority, please contact us at:

**Telephone:** 1300 130 215

**Post:** PO Box 3643, South Brisbane QLD 4101

**Email:** [ulda@ulda.qld.gov.au](mailto:ulda@ulda.qld.gov.au)

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