

APPENDIX D PDA-WIDE CIRTERIA ASSESSMENT

Criteria	Response
Land use, built form and heritage	
Development delivers high-quality built form outcomes that:	
<p>Positively contribute to and reinforce the human scale, attractiveness, quality and pedestrian amenity of the street and movement network and other public realm including:</p> <ul style="list-style-type: none"> • providing shade and shelter for pedestrians including awnings • creating usable and accessible spaces around buildings • avoiding blank walls facing public realm • providing access to winter sunlight in the public realm • providing active edges and multiple entrances to buildings 	<p>Complies</p> <p>The proposed development has been designed to include design features that reinforce the human scale and provide an attractive public realm and contribute to the pedestrian experience, specifically:</p> <ul style="list-style-type: none"> • Lush landscaping throughout the precinct that will provide shade, comfort and visual amenity. The intent of the landscaping is to incorporate ample furniture, trees and gardens to create a human scale and invite people to dwell at the site. • A diverse range of spaces are proposed to support outdoor events, large groups and informal recreation such as Herston Square, Play Space, the Green Gateway and Garden, Backyard and retreat spaces as outlined in Section 5.3 of this report. • Blank walls facing the public realm are not proposed as the built form and building facades of the Heritage buildings will be retained and enhanced in recognition of their heritage value. • The existing orientation and heights of the heritage building on the site will allow for winter sunlight within the public realm from the north / north-west to key public realm spaces such as Herston Square. • Various active frontages are proposed surrounding Herston Square. Active frontages ground level of the Edith Cavell building, south tower of the Lady Lamington building and the Lady Norman building. • As seen within the Architectural Plans for each heritage building (refer to Appendix F – Appendix H), multiple entrances to buildings are proposed. <p>Further information is provided within the Public Realm Master Plan (refer to Appendix I).</p>
Implement design strategies to maximise natural light, thermal comfort and cross ventilation, and	Complies

Criteria	Response
<p>reduce reliance on artificial lighting and mechanical temperature control</p>	<p>The proposed development involves the adaptive re-use of three Heritage buildings on the site for a mix of uses, throughout the design development a range of opportunities to improve sustainability outcomes have been explored and integrated into the design, including:</p> <ul style="list-style-type: none"> • Balconies surrounding the perimeter of each component of the Lady Lamington building will be retained to provide private outdoor spaces for occupants that are protected from the sun and rain. • Operable door openings are proposed to some of the rooms to allow for natural ventilation and reduce energy consumption and create a connection between indoor and outdoor spaces. • The balconies to the north of the Edith Cavell building and surrounding the Lady Norman building will be retained to allow for natural ventilation and reduce energy consumption.
<p>Consider integration of moveable elements such as adjustable openings and sliding screens to allow occupants to manually control the temperature, shading and comfort of their environment</p>	<p>Complies</p> <p>As noted above, the operable elements and retention of balconies will support the ability for occupants to manually control temperature and comfort of their environment. Screening is not proposed in this instance as the built form and building facades of the Heritage buildings will be retained and enhanced in recognition of their heritage value.</p>
<p>Consider views, vistas and outlooks including to existing green spaces, the Brisbane CBD and Mount Coot-tha, as well as to and from heritage places</p>	<p>Complies</p> <p>The topography of the site, proposed building height, balconies and façade materials allow for users' experience views, vistas and outlooks to surrounding areas from each Heritage Building that is proposed to be re-developed. However, given the heritage significance of each building, no changes are proposed to the existing siting, orientation or height of the buildings. The proposed public realm seeks to create a series of open spaces at the ground level of the development to improve interaction with the heritage buildings and views to the heritage places.</p>

Criteria	Response
<p>Are of a height and scale that considers the broader urban context and is compatible with planned infrastructure capacity</p>	<p>Complies</p> <p>The proposed development does not propose to exceed the existing height and scale of the Heritage buildings, an outcome supported in accordance with the built form outcomes sought for the Precinct 3 of the PDA. Further, the infrastructure required to support the wider potential development scenarios for Herston Quarter have been accounted for within the Infrastructure Master Plan that is currently being prepared with input from EDQ.</p>
<p>Occur in an orderly and efficient manner, making most effective use of the lot and do not unreasonably prejudice the opportunities for development of adjoining land under separate ownership within the PDA</p>	<p>Complies</p> <p>The proposed Heritage Precinct development is in accordance with the Structural Elements Plan of the Development Scheme and will not unreasonably prejudice opportunities for development of adjoining land.</p>
<p>Protect the safety and functioning of the operational airspace of the Brisbane airport</p>	<p>Complies</p> <p>The proposed height and design of development within the Heritage precinct does not impact on the functionality or safety of the operational airspace of the Brisbane airport.</p>
<p>Protect the safety and functioning of the RBWH helipads including consideration of approach and departure flight paths</p>	<p>Complies</p> <p>The proposed height and design of development within the Heritage precinct does not impact on the functionality or safety of the operational of the RBWH helipads.</p>
<p>Complement the natural topography to help minimise requirements for cut and fill</p>	<p>Complies</p> <p>The proposal has been designed to respond to the natural topography of the site. Landscaping is proposed to complement the natural topography of the site and reduce the need for cut and fill, within the Play Space, Green Gateway, Backyard and retreat spaces, as outlined in Section 5.3 of this report. However, essential to the operation of the Herston Square will be excavation and levelling of the space between the three heritage buildings to create a common level and shared zone between the buildings.</p>

Criteria	Response
<p>Ensure building facades and roof form elements use high quality, durable building materials that are visually interesting and minimise glare that could create undue nuisance to the surrounding area</p>	<p>Complies</p> <p>The building facades and roof forms of the Heritage buildings will be retained and enhanced in recognition of their heritage value. Where new materials or roof form elements are proposed to the Lady Lamington or Edith Cavell buildings, these are detailed within the architectural plans prepared by Nettleton Tribe (refer to Appendix F) and Elevation Architecture (refer to Appendix G). As seen within these architectural plans, the proposed design of the revitalised heritage buildings and extension to the Edith Cavell building incorporates high quality durable building materials that have been designed to create a visual variance in the façade across all elevations and minimise glare to the surrounding area.</p>
<p>Ensure development addresses street frontages, primary pedestrian connections, key public spaces and other adjoining public realm spaces to maximise surveillance and activation</p>	<p>Complies</p> <p>The general intent for the restoration and adaptive re-use of the Heritage Precinct is to improve the interface between the existing heritage buildings and the proposed landscaped public realm. As seen within the Public Realm masterplan provided in Appendix I, the development proposes the following design strategies to maximise surveillance and activation:</p> <ul style="list-style-type: none"> • Active ground frontages (including outdoor dining) are proposed adjacent to the Herston Square at the ground level of the Edith Cavell, Lady Lamington and Lady Norman buildings. • The shared zone proposed to Fourth Avenue will support a pedestrianised environment and maximise surveillance and activation. • The proposed public realm includes a variety of active and passive spaces to support a range of activities and provide places to occupy and support casual surveillance. • Clear sightlines are provided from the heritage buildings to the various spaces proposed within the public realm. • It is proposed to enhance the intersection of Fourth Avenue and Bramston Terrace with a mix of hard and soft landscaping treatments to

Criteria	Response
	<p>provide welcoming green arrival space and open up views to the heritage buildings beyond.</p> <ul style="list-style-type: none"> The Fourth Avenue and Bramston Terrace intersection is also the main arrival point to into the Heritage Precinct for vehicles and pedestrians. The proposed Green Gateway and Garden areas (outlined in Section 4.3.4 of this report) are positioned to allow for casual surveillance and improve safety around this intersection.
<p>Are diverse, interesting, distinguishable from traditional clinical architecture and contribute to an identity and distinctive character</p>	<p>Complies</p> <p>The built form and building facades of the Heritage buildings will be retained and enhanced in recognition of their unique heritage value which is clearly distinguishable from traditional clinical architecture.</p> <p>The proposed extension to the Edith Cavell building has been sensitively designed in response to the heritage context, whilst providing a distinctive extension that does not reflect traditional clinical architecture.</p>
<p>Ensure building form is varied and building bulk is broken up, for example by including recesses and projections and a range of textures, materials and colours</p>	<p>Complies</p> <p>It is not proposed to significantly alter the building form of the existing Heritage buildings on the site, rather these are to be retained in recognition of their unique heritage value.</p> <p>The proposal also includes an extension to the Edith Cavell building. The built form of this extension has been designed to include recesses and projections to the façade such as projecting windows, distinctive lift/stairwell and enclosed 'bridge' connection to Edith Cavell. As seen within the Architectural Plans provided within Appendix G, it is proposed to include a broad range of textures and materials such as glass, coloured brick and timber into the design.</p>
<p>Ensure appropriate building orientation and adequate building separation to allow light penetration and air circulation, reduce overshadowing, optimise seasonal solar gain and loss and minimise impacts on resident, patient and visitor amenity and privacy</p>	<p>Complies</p> <p>No changes are proposed to the orientation, building separation and setbacks of the existing Heritage buildings on the site. It is noted that the proposed development within the Lady Lamington building is for student accommodation, and sufficient separation distances are provided to</p>

Criteria	Response
	adjoining buildings within the Heritage Precinct, RBWH site and southern Health Precinct to allow natural light and air circulation into and between buildings, and minimise impacts on amenity, privacy and over-shadowing.
Provide entrances to buildings that are clearly defined, accessible and welcoming for all users including the elderly and people with disabilities	<p>Complies</p> <p>Public realm has been designed to emphasis building entrance to the Lady Lamington, Lady Norman and Edith Cavell buildings from Herston Square, as seen within the Public Realm Master Plan provided within Appendix I. The proposed extension to the Edith Cavell building for the use by the proposed child care will provide PWD access from the childcare centre drop off area to the Edith Cavell building. The entrances to Lady Lamington will be clearly defined and include a pavilion between the north and south towers of the Lady Lamington Building to signify the private space associated with the Student Accommodation land use.</p>
Consider the adaptability of buildings and structures in building design to support use and activity changes over time, especially at the ground floor	<p>Complies</p> <p>The proposed development is for the retrofitting of the existing heritage buildings on the site. It is proposed to include a range of uses within each of the buildings, and it is proposed to provide active uses at the ground floor of each building. The tenancy areas are designed to accommodate a range of uses and may be adaptable to a range of activities in the future.</p>
Provide for strong visual connectivity between buildings at ground level, including PDA significant heritage buildings	<p>Complies</p> <p>In response to the topography of the site, excavation and levelling of the space between the three heritage buildings is proposed to create a common level between the buildings and increase sight lines at ground level and to heritage buildings.</p>
Protect PDA significant heritage buildings and avoid adverse impacts on their cultural heritage significance through appropriate consideration of building setback, bulk, massing and form that is complementary to the architectural character of the heritage place and respects the landscape and setting of PDA significant heritage buildings	<p>Complies</p> <p>The proposed development is for the adaptive re-use of the existing heritage buildings on the site. No changes are proposed to the orientation, building separation and setbacks of the existing Heritage buildings on the site, ensuring the architectural character of the heritage place is retained. A Heritage Impact Assessment of the proposal has been undertaken by Urbis to confirm that the</p>

Criteria	Response
	<p>proposed development will not adversely impact on the cultural heritage significance of the heritage place (refer to Appendix K).</p>
<p>Do not compromise the structural integrity of PDA significant heritage buildings including protection of the building fabric during construction</p>	<p>Will Comply</p> <p>A construction methodology will be detailed within a Construction Management Plan to ensure the construction activities undertaken in the revitalisation of the heritage buildings does not compromise the structural integrity of PDA significant heritage buildings. It is anticipated that the development will be conditioned to achieve this.</p>
<p>Improve the access to and amenity of PDA significant heritage buildings</p>	<p>Complies</p> <p>The proposal involves the refurbishment of three Queensland heritage listed buildings on the site, a key aspect of the proposed development is the revitalisation of the public realm surrounding the heritage buildings. As outlined in Section 4.3 of this report, the public realm improvements will provide improved pedestrian connections to the key destinations within the Heritage Precinct. Refer to the Public Realm Master Plan prepared by Hassell for further information (provided in Appendix I).</p>
<p>Provide for the conservation and adaptive re-use of PDA significant heritage buildings with a range of uses that contribute to and complement activity in the PDA</p>	<p>Complies</p> <p>The proposal involves the refurbishment of three Queensland heritage listed buildings on the site, with the Lady Lamington building being for student accommodation, the Edith Cavell building being for a child care centre and range of tenancies accommodating a mix of commercial and centre activities and the Lady Norman building being positioned for re-development for a mix of centre activities. The proposed development of these buildings maintains the heritage value and historical character of these buildings whilst allowing for the adaptive re-use of these buildings for uses that are complementary to the development of the Herston Quarter PDA as an integrated mixed use precinct providing Brisbane's largest and most complex health and biomedical precinct. A Heritage Impact Assessment of the proposal has been undertaken by Urbis to confirm that the proposed development will not adversely impact on the cultural heritage significance of the heritage place (refer to Appendix K).</p>

Criteria	Response
<p>Strengthen the physical and visual link from the edges of the PDA to the heritage place on the ridgeline including framing of heritage vistas from strategic locations along Herston Road and Bramston Terrace</p>	<p>Complies</p> <p>The proposal is for the adaptive re-use of the existing heritage buildings and revitalisation of the public realm within the Heritage Precinct, the following aspects of the proposal will enhance visual and physical links from the edges of the PDA to the heritage precinct:</p> <ul style="list-style-type: none"> • The proposed 'shared zone' within Fourth Avenue will extend from Herston Square to Bramston Terrace providing a vehicular and pedestrian connection to the heart of the Heritage Precinct. • A landscaped embankment and external public lift and stairs will provide an attractive treatment of the significant level change between the Heritage Precinct and the Health Precinct to the south of the site. This improved connection will provide access to Herston Road via the STARS. • No change is proposed to the height of the existing built form on the site, allowing for existing visual links to be retained. • The demolition of the Milk Kitchen extension to Edith Cavell is proposed to reveal the extent of the original building and improve the visual appearance of the intersection of Bramston Terrace. A specific development application for the demolition of non-heritage elements of the Edith Cavell building is intended to be lodged for assessment by EDQ. • The extension to the Edith Cavell building has been sensitively designed and located to the north of the building to ensure visual connections are provided. The proposal includes large amounts of glass to maximise transparency and views to the Edith Cavell building. • The Fourth Avenue and Bramston Terrace intersection will be enhanced with a mix of hard and soft landscaping treatments to provide welcoming green arrival space, opening up to views of the heritage buildings beyond. • In response to the topography of the site, excavation and levelling of the space between the three heritage buildings is proposed to

Criteria	Response
	<p>create a common level between the buildings and increase sight lines at ground level and to heritage buildings.</p>
<p>Ensure waste storage areas are designed, located and managed to prevent amenity impacts on adjoining sensitive uses</p>	<p>Complies</p> <p>The waste management strategy for the proposed Heritage Precinct redevelopment is currently being confirmed by the applicant, however as seen within the proposed Public Realm Plans provided in Appendix I, it is currently proposed to provide a consolidated servicing area to the north of the Lady Lamington Building to minimise impact on the public realm and adjoining uses. It is anticipated that the proposal can be conditioned to ensure waste storage areas are designed, located and managed to prevent amenity impacts on adjoining sensitive uses.</p>
<p>Respect the relationship between new development in the PDA and existing dwellings outside the PDA including consideration of appropriate building orientation, setback, landscape buffers, bulk and massing that minimise the impacts on residential amenity and privacy and consider climatic impacts including access to prevailing breezes</p>	<p>Complies</p> <p>The proposal is for the adaptive re-use of the existing heritage buildings and revitalisation of the public realm within the Heritage Precinct. Given the central location of the works at the east of the PDA, the proposal will not impact the residential amenity and privacy of dwellings outside the PDA.</p>
<p>Deliver useable, landscaped and attractive communal open space areas in varied settings including landscaped rooftops and podiums that contribute to improved resident, patient and visitor amenity</p>	<p>Complies</p> <p>The public realm is a vital component of creating an inviting environment for users of the wider Herston Health Precinct to visit, work and live. As seen within the Public Realm Masterplan prepared by Hassell and provided in Appendix I, a series of distinct open space destinations are proposed at different locations throughout the public realm of the precinct to provide a diversity of communal places that will allow people to play, socialise, retreat and relax whilst embracing the sub-tropical context. These areas are further described in Section 5.3 of this report.</p> <p>In addition to the publicly accessible areas, a series of private open space areas are proposed at the ground level of the Lady Lamington building for the exclusive use of residents of the proposed Student Accommodation, including:</p>

Criteria	Response
	<ul style="list-style-type: none"> • A roof deck atop the North and South towers of Lady Lamington which will provide elevated outdoor spaces to enjoy city views. • Landscaped Courtyards the east of the Lady Lamington building and adjacent to the new entry pavilion at the west of the Lady Lamington building will be provided for the exclusive use of the Student Accommodation. • The proposed 'Green Heart Connection' will be a transition zone that draws on the natural amenity of the 'green heart' to the east of the Lady Lamington building, providing a quiet sub-tropical landscaped setting to retreat and linger.
<p>For residential buildings, ensure visual and noise privacy, adequate storage space, adequate room sizes and functional room relationship</p>	<p>Complies</p> <p>The adaptive re-use of the Lady Lamington building for the purpose of Student Accommodation is proposed as part of this development application. Architectural plans for this aspect of the development have been prepared by Nettleton Tribe and are provided in Appendix F. As seen within these plans, the proposal provides functional room layouts that have been designed in response to the heritage character and historical layout of the Nurses' Accommodation previously established in these buildings. The proposed room layout provides adequate storage space, room sizes and functional relationships between rooms that utilise the circulation balconies surrounding the Lady Lamington building. The proposed room layout will also support visual and noise privacy between each of the rooms.</p> <p>Student accommodation by its nature has different needs in the provision of private and communal recreation opportunities that other permanent residential accommodation, such as Multiple Dwellings. In response to this, the proposal seeks to provide significant communal facilities outside of each individual room that will provide for a range of options for social interaction and recreation between students such as cinema, communal lounge, kitchen and dining area.</p> <p>As the proposal is for the retrofitting of a heritage building, the proposed setbacks are consistent with the existing building envelope, providing significant buffers to surrounding land uses to provide visual</p>

Criteria	Response
	<p>privacy without additional screening being required to the building facade.</p>
<p>Deliver integrated private open space in all residential development</p>	<p>Complies</p> <p>The proposed revitalisation of the Lady Lamington building has been designed to ensure residents are provided within a diverse range of open space areas for the exclusive use of residents of the proposed Student Accommodation, including:</p> <ul style="list-style-type: none"> • A roof deck atop the North and South towers of Lady Lamington which will provide elevated outdoor spaces to enjoy city views; • Landscaped Courtyards the east of the Lady Lamington building and adjacent to the new entry pavilion at the west of the Lady Lamington building will be provided for the exclusive use of the Student Accommodation; and • The proposed 'Green Heart Connection' to the south-east of Lady Lamington will be a transition zone that draws on the natural amenity of the 'green heart' to the east of the Lady Lamington building, providing a quiet sub-tropical landscaped setting for residents to retreat and linger (refer to Section 4.4.5 of this report for further information). <p>Please refer to the Architectural Plans for the revitalisation of the Lady Lamington building prepared by Nettleton Tribe for further information (provided within Appendix F).</p>
<p>Provide a diversity of residential forms to accommodate key workers (e.g. nurses), friends and families of Herston Health Precinct patients, students, people with disabilities and the elderly</p>	<p>Complies</p> <p>The proposal will contribute to the diversity of residential forms available within the PDA as the proposed development includes the adaptive re-use of the Lady Lamington building for Student Accommodation.</p> <p>Please refer to the Architectural Plans for the revitalisation of the Lady Lamington building prepared by Nettleton Tribe for further information (provided within Appendix F).</p>
<p>Ensure the location of mechanical plants and other building services are not visually obtrusive and acoustically screened from nearby sensitive uses</p>	<p>Will Comply</p> <p>A consolidated servicing area to the north of the Lady Lamington Building is proposed to minimise impact on the public realm and adjoining uses, as</p>

Criteria	Response
	<p>seen within the Public Realm Masterplan prepared by Hassell and provided in Appendix I. As the details of equipment selection and plant location has not been finalised, it is anticipated that the development can be conditioned to ensure an appropriate noise management strategy is put in place to ensure relevant noise criteria can be achieved.</p>
<p>Maximise public transport patronage by creating an appropriate interface with and orientation to public transport including the Herston busway station.</p>	<p>Complies</p> <p>As the proposed development is for the adaptive re-use of the heritage buildings on the site, the re-orientation of the existing buildings is not proposed. However, the Heritage Precinct is located centrally within the Herston Quarter site, allowing for high pedestrian traffic land uses such as the proposed Student Accommodation, Childcare Centre and other Centre Activities to be located at the east of the site nearer to Herston and RBWH stations. The proposed public realm improvements will also provide improved pedestrian connectivity to surrounding public transport infrastructure.</p>
<p>Street and movement network</p>	
<p>Development delivers a high-quality street and movement network as well as related infrastructure for pedestrians, cyclists and vehicles that:</p>	
<p>Have a clear hierarchy and are easy to navigate with a well-connected, logical and legible network of routes, intersections and spaces</p>	<p>Complies</p> <p>The vehicle access arrangement will integrate with and align to the existing site and context, improving accessibility and connections throughout the precinct as follows:</p> <ul style="list-style-type: none"> • All vehicular access to the Heritage Precinct is proposed to be via Back Road, including connection to: <ul style="list-style-type: none"> – a one-way shared zone to Fourth Avenue and with egress via Engineers Lane and Back Road; and – a two-way access to Engineers Lane providing connection between Back Road and the servicing area at the north of the Lady Lamington building. • The precinct will be connected to the wider road network via Back Road to Bramston Terrace. This intersection with Fourth Avenue is

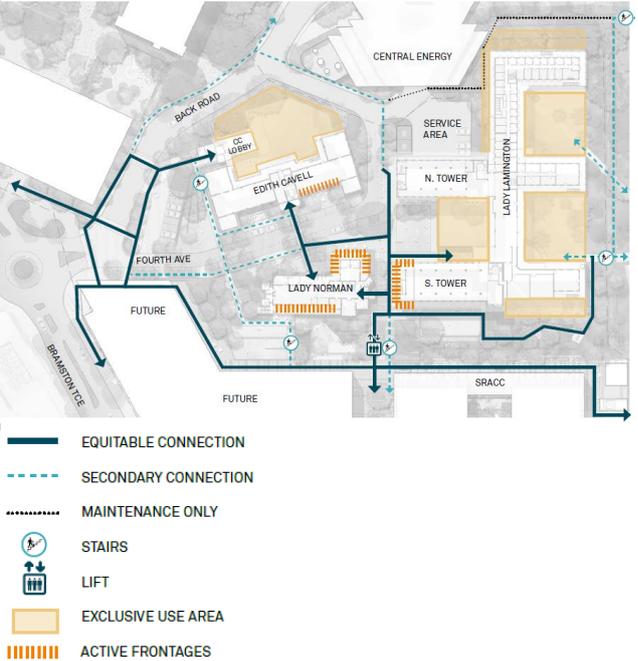
Criteria	Response
	<p>identified as a Key Intersection within the Development Scheme. As outlined in Section 4.3.4 of this report, it is proposed to enhance the intersection of Fourth Avenue and Bramston Terrace with a mix of hard and soft landscaping treatments to provide a welcoming green arrival space into the PDA.</p> <p>This proposed vehicle access arrangement delivers a coordinated and simple vehicle access and service solution to reduce traffic movements through the heart of the precinct and creates a more pedestrianised environment. The proposed vehicle access arrangement is detailed within the Traffic Impact Assessment prepared by Cambray Consulting and provided in Appendix L.</p>
<p>Establish a permeable, highly connected and legible urban environment for pedestrians and cyclists, offering a choice of routes into, within and through the PDA including connections to the broader Herston Health Precinct</p>	<p>Complies</p> <p>The proposal contributes to a well-connected and legible active transport network that will support wayfinding, key elements of the design intent relating to connectivity are summarised below:</p> <ul style="list-style-type: none"> • The shared zone proposed within Fourth Avenue creates a clear spine along the major connections within the precinct, and will prioritise pedestrian movement. • In response to the complex terrain of the site, multiple pedestrian entry and egress points to the Heritage Precinct are proposed to support clear wayfinding, including: <ul style="list-style-type: none"> – PWD pedestrian connections to the Heritage Precinct are to be provided from the Spanish Steps to the south and via the pedestrian link to the Green Heart to the east. – Secondary pedestrians access is also proposed at the following pathways/connections: Back Road; Herston Road via the Spanish Steps and STARS; and Bramston Terrace via Fourth Avenue / Back Road. • The pedestrian path network creates clear pedestrian paths which connect to various key destinations within the precinct. These primary pathways within the precinct will be highlighted through specific landscape treatments that will

Criteria	Response
	<p>create intuitive and legible connections for visitors.</p> <ul style="list-style-type: none"> A considered approach to signage within the surrounding precinct will complement wayfinding strategies and connect people to key destinations. <p>Refer to the Public Realm Masterplan within Appendix I for further information.</p>
<p>Provide inviting, attractive, pedestrian friendly and clearly identifiable key gateway intersections that reinforce a sense of arrival into the PDA</p>	<p>Complies</p> <p>The main arrival point to into the Heritage Precinct for vehicles and pedestrians is at the intersection of Fourth Avenue and Bramston Terrace. This intersection is identified as a Key Intersection within the Structural Elements Plan of the Development Scheme (refer to Section 7.3.1 of this report for further information). As seen in the proposed Public Realm Masterplan (refer to Appendix I), it is proposed to enhance this intersection with a mix of hard and soft landscaping treatments to provide welcoming green arrival space, opening up views to the heritage buildings beyond. The proposed treatment of this Key Intersection as a is 'Green Gateway' and 'Garden' is summarised in Section 4.3.4 of this report.</p>
<p>Create safe, welcoming, pleasant and character-rich streets and shared areas that prioritise the safety and experience of pedestrians and cyclists over vehicles and provide legible connections to key locations internal and external to the PDA including the primary cycle network and Herston and RBWH stations</p>	<p>Complies</p> <p>The proposed shared zone within Fourth Avenue creates a clear spine along the major connections within the precinct that will connect to surrounding pedestrian pathways. To support wayfinding, these connections will be enhanced with landscaping treatments including paving design, lighting and tree species will be used to create legible and intuitive connections for regular users and visitors to the precinct. A consistent approach to signage will complement the wayfinding strategies and connect people to key destinations within the precinct. Refer to the Public Realm Masterplan prepared by Hassell and provided in Appendix I for further information.</p>
<p>Ensure vehicular access to and egress from all entries, service areas and car parks:</p> <ul style="list-style-type: none"> is safe, legible and logical 	<p>Complies</p> <p>The proposed vehicles access and egress and strategy is detailed within the Traffic Impact Assessment prepared by Cambray Consulting</p>

Criteria	Response
<ul style="list-style-type: none"> • does not adversely impact on the public realm, the existing public road network and internal vehicular network • maximises co-location of servicing and parking openings to minimise the impact on the streetscape 	<p>(provided in Appendix L). The access and egress arrangements are summarised below:</p> <ul style="list-style-type: none"> • Fourth Avenue is proposed to be reconfigured into a one way shared zone running from west to east. The pavement area of the shared zone is to be configured to provide an at grade shared plaza within the Herston Square area, with landscaping and street furniture implemented to delineate between key vehicle movement and exclusive pedestrian areas and improved safety and legibility. • The child care vehicle drop-off area is to be located on the corner of Fourth Avenue and Back Road and will be accessed from Fourth Avenue with one-way circulation back onto Back Road. The egress from the drop off area onto Back Road is located approximately 20m from the intersection of Back Road and Fourth Avenue, in a position greater than both the TAPS recommended 10m of separation from driveways near minor road intersections. • Engineers Lane is proposed to provide access to a proposed vehicular service area located to the northern of the Lady Lamington building, away from the public realm of Herston Square. The extension of Fourth Avenue is to match into the existing Engineers Lane alignment providing the egress connection for the proposed one-way arrangement. The proposed one-way arrangement will simplify vehicle movements through the Fourth Avenue shared area, reduce the potential for vehicle conflicts to occur across the Heritage Core and also simplify priorities and hence traffic operations at the Back Road / Fourth Avenue intersection • The proposed crossover configurations generally comply with the TAPS PSP and/or AS2890.1 requirements. <p>The proposed Public Realm Master Plan provided in Appendix I illustrates the proposed vehicular movement paths in relation to the pedestrian network.</p>
<p>Minimise conflict between pedestrians, cyclists and vehicles through appropriate design</p>	<p>Complies</p> <p>A shared zone treatment is proposed to Fourth Avenue, which has been designed to prioritise</p>

Criteria	Response
	<p>pedestrian movement. As outlined in the Traffic Impact Assessment prepared by Cambray Consulting (provided in Appendix L), the proposed arrangement has been designed to reduce the potential for conflicts.</p>
<p>Avoid the need for service vehicles to park, stop or queue on the existing public road network and internal vehicular network</p>	<p>Complies</p> <p>The proposed servicing arrangements for the development include:</p> <ul style="list-style-type: none"> • A consolidated servicing area is proposed to be located to the north of the Lady Lamington building and can be accessed via the main entrance to the Heritage Precinct from Bramston Terrace via Fourth Avenue or via Engineers Lane to the north; and • A loading bay located within the Childcare drop off car park and will be accessed from Fourth Avenue with one-way circulation back onto Back Road. <p>As outlined in the Traffic Impact Assessment prepared by Cambray Consulting and provided in Appendix L, the proposed servicing arrangements are considered acceptable and therefore are not anticipated to result in the need for vehicles to park, stop or queue on the existing public road network or internal vehicular network.</p>
<p>Incorporate wayfinding elements to improve connectivity and pedestrian permeability in the PDA and the surrounding area including guiding visitors and residents to the busway stations, key public spaces and heritage places</p>	<p>Complies</p> <p>The proposed development has been designed to improve pedestrian connectivity and permeability in the PDA to the surrounding area. Significant landscaping is proposed at the proposed pedestrian pathway throughout the Heritage Precinct to improve legibility of these connections, as seen in the Public Realm Masterplan provided in Appendix I. Given the significant level change throughout the site, an external lift is proposed to provide a safe and functional connection between the Heritage Precinct and the STARS to the south. The lifts have been strategically positioned in a central location within the interface of each precinct, ensuring the lifts are visible from key pedestrian access and egress points of the Lady Lamington Building, Lady Norman Building and Bramston Terrace/Fourth Avenue intersection to the west. The central location of the lifts and multiple pedestrian pathway</p>

Criteria	Response
	<p>connections also contributes to improved circulation of pedestrians as new connections are created. It is noted that appropriate wayfinding signage will be installed around the Herston Health Precinct to ensure guidance to key destinations is provided.</p>
<p>Incorporate vehicular wayfinding elements that appropriately direct traffic into, within and through the PDA and to the surrounding road network</p>	<p>Complies</p> <p>Appropriate signage and road treatments will be installed around the Herston Health Precinct to ensure traffic is appropriately directed to the Northern Car Park to from the surrounding road network, including:</p> <ul style="list-style-type: none"> • Appropriate pavement treatment of the shared-zone to Fourth Avenue to indicate one-way circulation from Fourth Avenue to Engineers Lane, with landscaping and street furniture implemented to delineate between key vehicle movement and exclusive pedestrian areas; • Appropriate signage to the childcare drop off area from Fourth Avenue indicating one-way circulation back onto Back Road; • Appropriate signage of the Engineers Lane connection indicating this connection is a two-way connection between the servicing area to the north of the Lady Lamington building and Back Road. <p>Further information is provided within the Traffic Impact Assessment prepared by Cambray Consulting (refer to Appendix L).</p>
<p>Provide for universal access for all members of the public across the whole PDA to cater for the diverse needs of society including children, elderly and people with disabilities</p>	<p>Complies</p> <p>Equitable access is provided throughout the Heritage Precinct. As seen within the Public Realm Masterplan provided in Appendix I (refer to extract in Figure 36 below) these equitable connections will include:</p> <ul style="list-style-type: none"> • Equitable connection will be provided from Back Road and Bramston Terrace to the Childcare Centre Lobby at the north of the Edith Cavell building. A lift is provided within the Edith Cavell extension building to provide equitable connection through the Childcare Centre Tenancy; • Equitable connection will be provided from the intersection of Bramston Terrace, Back Road

Criteria	Response
	<p>and Fourth Avenue along Lamington Place at the south of the Heritage Precinct. The Lamington Place connection will provide access to the RBWH adjoining the PDA to the east.</p> <ul style="list-style-type: none"> • A lift will be co-located with the stairs at a central location along Lamington Place. This connection will provide an equitable connection to the heart of the Heritage Precinct, including to Herston Square, Lady Norman and the Edith Cavell Building. • The lift provided at Lamington Place will also provide connection to the Green Heart, within the RBWH at the east of the PDA, via an equitable path at the south of the Lady Lamington building. • Excavation and levelling of the space between the three heritage buildings on the site is proposed to create a common level and shared zone between the buildings. The creation of Herston Square will provide equitable connections between the Lady Lamington, Lady Norman and Edith Cavell buildings. • Equitable connection to the future NCP. <p>Refer to the Public Realm Masterplan prepared by Hassell and provided in Appendix I for further information.</p> <p>Figure 36 – Equitable Connections</p>  <p>The diagram illustrates the proposed equitable and secondary connections between various buildings and streets in the Heritage Precinct. Key features include:</p> <ul style="list-style-type: none"> Buildings: Edith Cavell, Lady Norman, Lady Lamington, N. Tower, S. Tower, Central Energy, Service Area. Streets: Back Road, Fourth Ave, SRACC, Future, Brimston Place. Connections: <ul style="list-style-type: none"> Equitable Connections (Solid Blue Lines): Connect buildings to streets and between buildings, including a central lift/stair connection along Lamington Place. Secondary Connections (Dashed Blue Lines): Provide additional access points. Maintenance Only (Dotted Blue Lines): Indicate restricted access paths. Icons: <ul style="list-style-type: none"> Stairs: Represented by a person icon on a staircase. Lift: Represented by a person icon in a lift shaft. Other Features: <ul style="list-style-type: none"> Exclusive Use Area (Orange Shaded): Located around the Edith Cavell and Lady Norman buildings. Active Frontages (Orange Vertical Bars): Indicate areas with active ground-level interfaces.

Criteria	Response
	<i>Source: Hassell</i>
<p>Provide car parking to meet the functional requirements of the PDA including a new parking station to service the PDA and the Herston Health Precinct</p>	<p>Complies</p> <p>The proposed development includes 22 car parking spaces, allocated within the Heritage precinct as follows:</p> <p>Childcare drop off: 8 spaces</p> <ul style="list-style-type: none"> • Six (6) general carparking spaces; • One (1) short term loading / passenger drop off space; • One (1) carparking space marked and signed for people with a disability (PWD). <p>Fourth avenue: 10 spaces</p> <ul style="list-style-type: none"> • Seven (7) general carparking spaces, provided parallel to Fourth Avenue; • One (1) carparking space marked and signed for people with a disability (PWD); • Two (2) short term loading / passenger drop off space <p>Lady Lamington Back of House area: 4 spaces</p> <ul style="list-style-type: none"> • Four (4) short term loading / staff spaces <p>As outlined within the Traffic Impact Assessment Report prepared by Cambray Consulting and provided in Appendix L, the proposal seeks to provide the limited car parking as adjacent developments such as the STARS and Northern Car Park are proposed to ensure integrated and sufficient car parking spaces are provided to meet the anticipated demand of residents, staff and visitors within the Herston Quarter site. As outlined in Section, 3.4.2 the Northern Car Park development application is currently being prepared and proposes a new multi-storey parking station.</p> <p>The proposed car parking arrangement seeks to maximise opportunities to enhance the public realm and minimise impact on the redevelopment of the Heritage Buildings, by allowing car parking to be provided outside of the Heritage Precinct. Further, this quantum of spaces is proposed to meet the operational requirements of the development, anticipated demand, and to ensure the development does not result in any on-street car parking impacts</p>

Criteria	Response
	<p>by way of overflow parking, given the following key considerations:</p> <ul style="list-style-type: none"> • The development seeks to discourage private car use and encourage walking, cycling and the utilisation of high frequency public transport infrastructure surrounding the Herston Quarter site. • The site is also located within walking distance of the University of Queensland Schools of Dentistry and Public Health, the QUT Kelvin Grove Campus and the RBWH, a major teaching hospital for Queensland. As such, it is not proposed to provide car parking associated with the Student Accommodation within the Lady Lamington building. <p>Further information is provided within the Traffic Impact Assessment Report prepared by Cambray Consulting and provided in Appendix L.</p>
<p>Provide vehicular manoeuvring and service areas that meet the functional requirements of the PDA including passenger drop-off and pick-up areas</p>	<p>Complies</p> <p>The proposed servicing arrangement is outlined within the Traffic Impact Assessment provided in Appendix L, and includes:</p> <ul style="list-style-type: none"> • The primary servicing area is proposed adjacent to the northern tower of the Lady Lamington building and will provide a consolidated servicing area is proposed to accommodate the majority of servicing for uses within the Heritage Precinct. This servicing area has adequate space to provide for a front load Refuse Collection Vehicle (RCV) and 10.7m Large Rigid Vehicle (LRV). • A 3.5m x 5.4m loading bay is also located within the child care drop off carpark adjacent to the PWD parking space. The drop off area has been designed to accommodate B99 vehicle access and occasional service deliveries to the childcare centre. • Eight (8) car parking spaces are to be provided within the Childcare drop off / pick up area. The drop off area will be accessed from Fourth Avenue with one-way circulation back onto Back Road.

Criteria	Response
	<ul style="list-style-type: none"> • Two (2) short term loading/passenger drop off spaces are proposed within the shared zone of Fourth Avenue. This drop off area may be utilised by all uses within the Heritage Precinct. • Four (4) short term loading/staff spaces are provided within the servicing area proposed adjacent to the northern tower of the Lady Lamington building. <p>As outlined in the Traffic Impact Assessment provided in Appendix L, the proposed servicing arrangement is considered acceptable from a traffic engineering perspective and will meet the functional requirements of the Heritage Precinct re-development.</p>
<p>Ensure car parking and service areas are concealed from the public realm and adjacent dwellings by:</p> <ul style="list-style-type: none"> • integrating within, behind or under buildings; or • sleeving with active frontages along public roads, primary pedestrian connections and key public spaces; or • where not on a public road, primary pedestrian connection or key public space, providing an attractive and well-articulated facade treatment 	<p>Complies</p> <p>The location of required services such as the substation and service area have been located to the north of the Northern Tower of the Lady Lamington building to ensure these are not visually obtrusive and are removed from key public realm areas. This arrangement delivers a coordinated and simple vehicle access and service solution to reduce traffic movements through the heart of the precinct and create a more pedestrianised environment. Further information is provided in Section 9 of this report.</p>
<p>Ensure construction parking will not adversely impact upon existing staff or visitor parking in the Herston Health Precinct and surrounding street network</p>	<p>Will Comply</p> <p>A Construction Management Plan will be implemented to ensure that construction parking will not adversely impact upon existing staff or visitor parking in the Herston Health Precinct and surrounding street network.</p>
<p>Provide publicly accessible end-of-trip facilities within buildings</p>	<p>Not Applicable</p> <p>In accordance with the Brisbane City Council Transport, Access, Parking and Servicing PSP, the proposed development is not required to provide end of trip facilities in this instance.</p>
<p>Ensure the safety and operation of the public road and active transport network outside of the PDA is not adversely impacted</p>	<p>Complies</p> <p>A Traffic Impact Assessment has been prepared by Cambray Consulting to assess the impact of the proposal on the surrounding road network. This assessment is provided in Appendix L and</p>

Criteria	Response
	<p>concludes that the proposal will not result in adverse impacts on the safety and operation of the surrounding public roads and active transport network.</p>
<p>Provide street network improvements (including road widening, public and active transport facilities) both internal and external to the PDA where required to facilitate access and movement to and from the site</p>	<p>Complies</p> <p>A Traffic Impact Assessment has been prepared by Cambray and is provided in Appendix L. This assessment concludes that the following network upgrades are required to support the development:</p> <ul style="list-style-type: none"> • Fourth Avenue is proposed to be reconfigured into a one way shared zone. The circulation lane of Fourth Avenue is to be 4.5m wide (minimum), with the pavement width widened to 5.0m (minimum) adjacent to the proposed parallel parking spaces. • The extension of Fourth Avenue is to match into the existing Engineers Lane alignment providing the egress connection for the proposed one-way arrangement to Fourth Avenue. <p>Further information is provided within the Traffic Impact Assessment prepared by Cambray Consulting (refer to Appendix L).</p>
<p>Provide safe and legible vertical movement options for pedestrians that promote equitable access, respond to the site topography and complement at-grade connections</p>	<p>Complies</p> <p>The following equitable vertical movement options are proposed within the Heritage Precinct:</p> <ul style="list-style-type: none"> • Equitable connection will be provided from Back Road and Bramston Terrace to the Childcare Centre Lobby at the north of the Edith Cavell building. A lift is provided within the Edith Cavell extension building to provide equitable connection through the Childcare Centre Tenancy; • Equitable connection will be provided from the intersection of Bramston Terrace, Back Road and Fourth Avenue along Lamington Place at the south of the Heritage Precinct. The Lamington Place connection will provide access to the RBWH adjoining the PDA to the east. A lift will be co-located with the stairs at a central location along Lamington Place. This connection will provide an equitable connection to the heart of the Heritage Precinct, including

Criteria	Response
	<p>to Herston Square, Lady Norman and the Edith Cavell Building.</p> <p>Please refer to the Public Realm Masterplan prepared by Hassell and provided in Appendix I for further information.</p>
<p>Ensure there are no significant adverse impacts on current and future public passenger transport corridors, including public passenger transport related infrastructure and operations</p>	<p>Complies</p> <p>The proposed development site is not identified as being located in proximity to a future public passenger transport corridor under current SPP mapping.</p>
<p>Public realm</p>	
<p>Development delivers an attractive, high-quality, accessible, well-connected, multi-functional public realm that:</p>	
<p>Creates a safe, comfortable and inviting environment for visitors, residents and staff (including shift workers) by promoting day and night activity, providing passive surveillance and incorporating lighting, shade and shelter</p>	<p>Complies</p> <p>The proposed development has been designed in accordance with Crime Prevention Through Environmental Design (CPTED) design principles to minimise or prevent the incidence of crime through creative design solutions, including the following:</p> <ul style="list-style-type: none"> • Fourth Avenue is proposed to be reconfigured into a one way shared zone running from west to east. The pavement area of the shared zone is to be configured to provide an at grade shared plaza within the Herston Square area, with landscaping and street furniture implemented to delineate between key vehicle movement and exclusive pedestrian areas and improved safety and legibility. • Clear sight lines are provided to pedestrian access points from surrounding buildings at the ground plane of the development; • Appropriate lighting will be included in the design to sure public space is illuminated after hours; • Wayfinding cues such as signage and legible pedestrian pathways will help pedestrians navigate the environment; • The public realm and exclusive access areas associated with the Lady Lamington building and Edith Cavell building have been designed to be ensure there are no potential areas of

Criteria	Response
	<p>entrapment and appropriate fencing is provided; and</p> <ul style="list-style-type: none"> Multiple pathways and PWD connections are proposed through the precinct to provide a range of opportunities for egress.
<p>Provides comfortable vantage points to rest, socialise and observe surrounding activities</p>	<p>Complies</p> <p>The proposed development includes significant revitalisation of the public realm within the Heritage Precinct. As outlined in Section 4.3 of this report, the revitalised public realm works will provide a series of distinct destinations at different locations throughout the precinct to provide a diversity of communal places that will allow people to play, socialise, retreat and relax whilst embracing the sub-tropical context. As seen within the Public Realm Masterplan prepared by Hassell and provided in Appendix I, the proposal will provide multiple vantage points to rest, socialise and observe surrounding activities.</p>
<p>Contributes to a sense of place and identity</p>	<p>Complies</p> <p>The sense of place and identity of the Herston Quarter Heritage precinct will be reinforced through the use of materials and landscaping that reflect the unique identity of the area. The Public Realm Masterplan prepared by Hassell and provided within Appendix I demonstrates how the proposed public realm and adaptive re-use of the Heritage Buildings has been designed to strengthen this sense of place and reflect the unique identity of Herston. Key elements of the design intent are summarised below:</p> <ul style="list-style-type: none"> The built form and building facades of the Heritage buildings will be retained and enhanced in recognition of their heritage value. The existing extension to the Edith Cavell building is to be demolished to reveal the extent of original buildings and improve the setting when approached from Bramston Terrace. The proposed extension to the Edith Cavell building for the proposed Childcare centre has been sensitively designed in response to the heritage context, whilst providing a distinctive extension to the Heritage building that avoids imitation of the heritage values.

Criteria	Response
	<ul style="list-style-type: none"> • The proposed movement network has been developed in response to the complex topographical changes of the site and to support ground floor interactions across each building. • Landscaping will be essential to celebrating the sub-tropical climate and the site's existing vegetation. The soft landscaping materials will create a memorable and distinctive environment that respects the existing vegetation character of the precinct, providing a lush tropical understory and larger shade trees that reflect the vernacular of Brisbane including Figs, Jacarandas and Poincianas. The hard landscape materials utilised within the Heritage Precinct will be consistent with Stage 1 (being the STARS approval outlined in Section 3.4.1 of this report) to ensure continuation within the precinct. <p>Refer to Section 5.3 of this report for further information.</p>
<p>Supports effective and safe integration with, or segregation between traffic, pedestrians and cyclists</p>	<p>Complies</p> <p>Fourth Avenue is proposed to be reconfigured into a one way shared zone running from west to east. The pavement area of the shared zone is to be configured to provide an at grade shared plaza within the Herston Square area, with landscaping and street furniture implemented to delineate between key vehicle movement and exclusive pedestrian areas and improved safety and legibility.</p> <p>Outside the shared zone, raised crossings to Back Road will support pedestrian safety and pedestrian pathways will be separated from vehicle circulation areas.</p> <p>Further details are provided in the Traffic Impact Assessment within Appendix L.</p>
<p>Creates a high level of amenity along streetscapes and</p> <ul style="list-style-type: none"> • in key public spaces including a consistent and durable hard and soft landscaping palette comprising sub-tropical advanced street trees and landscaping • high-quality street furniture 	<p>Complies</p> <p>The proposed development proposes to enhance the streetscape and public realm in accordance with the Public Realm Masterplan provided in Appendix I.</p>

Criteria	Response
Respects the cultural heritage values of the heritage place	<p>Complies</p> <p>The proposed re-development of the Herston Quarter Heritage Precinct and associated public realm, comprises the restoration of all State-Heritage listed buildings on the site for a range of compatible uses. A Heritage Impact Statement of the proposal has been undertaken by Urbis and is included in Appendix K. This assessment concludes that the proposal will ensure the ongoing use and preservation, and recognition of the cultural heritage values of the Heritage buildings.</p>
Creates enclosure and definition to the public realm around and in between buildings without creating areas for entrapment	<p>Complies</p> <p>The proposal seeks to enhance the public realm around the existing Heritage buildings by providing new pedestrian paths, shared zone to Fourth Avenue and new public spaces such as Herston Square. The existing heritage building are positioned to provide clear sight lines to the public realm and areas for entrapment surrounding the buildings are limited. Further, fencing will be provided around the areas of exclusive use associated with the Childcare Centre proposed within the Edith Cavell Building and the Student Accommodation proposed within the Lady Lamington Building. This fencing will ensure areas for entrapment are not created within the site.</p>
Delivers flexible, adaptable and diverse public spaces of varying scales across the PDA to accommodate different experiences and provide opportunities for active and passive recreation in the public realm	<p>Complies</p> <p>The public realm is a vital component of creating an inviting environment for users of the wider Herston Health Precinct to visit, work and live. As seen within the Public Realm Masterplan prepared by Hassell and provided in Appendix I, a series of distinct destinations are proposed at different locations throughout the public realm of the precinct to provide a diversity of communal places that will allow people to play, socialise, retreat and relax whilst embracing the sub-tropical context. These areas are further described in Section 4.3 of this report.</p>
Responds to the local climate by providing appropriate orientation and location to maximise natural light penetration and natural cooling breezes	<p>Complies</p> <p>No changes are proposed to the orientation, building separation and setbacks of the existing Heritage buildings on the site. The following aspects of the proposal seeks to maximise natural light and</p>

Criteria	Response
	<p>air circulation into and between buildings and improve sustainability outcomes:</p> <ul style="list-style-type: none"> • The existing orientation and heights of the heritage buildings on the site will allow for winter sunlight within the public realm from the north / north-west to key public realm spaces such as Herston Square. • Balconies surrounding the perimeter of each component of the Lady Lamington building will be retained to provide private outdoor spaces for occupants that are protected from the sun and rain. • Operable door openings are proposed to some of the rooms to allow for natural ventilation and reduce energy consumption and create a connection between indoor and outdoor spaces. • The balconies to the north of the Edith Cavell building and surrounding the Lady Norman building will be retained to allow for natural ventilation and reduce energy consumption. <p>Please refer to the Architectural Plans provided in Appendix F – Appendix H for further information.</p>
<p>Ensures key public spaces and primary and secondary pedestrian connections are publicly accessible at all hours and deliver a high degree of pedestrian amenity</p>	<p>Complies</p> <p>The proposed public spaces and pedestrian connections will be accessible at all hours and deliver a high degree of pedestrian amenity as seen in the Public Realm Masterplan provided in Appendix I. Areas of exclusive use are required to the north of the Edith Cavell building for the purpose of a Childcare and surrounding parts of the Lady Lamington building for the purpose of Student Accommodation. Further information in regard to areas of exclusive use is provided in Section 4.3.1 of this report.</p>
<p>Provides acceptable gradients and ease of wayfinding in the public realm to cater for a range of mobility and health needs</p>	<p>Complies</p> <p>As seen within the Public Realm Masterplan provided in Appendix I, a range of equitable connections are provided to key destinations. Where secondary connections are proposed to Fourth Avenue and Engineers Lane to Back Road, these connections will be provided at an acceptable gradient to allow for ease of movement.</p>

Criteria	Response
	To support wayfinding, these connections will be enhanced with landscaping treatments including paving design, lighting and tree species will be used to create legible and intuitive connections for regular users and visitors to the precinct.
Integrates public art	<p>Complies</p> <p>The proposed development provides ample opportunity for artwork to be included. Details can be appropriately conditioned, and finalised throughout the detailed design phase of the project.</p>
Environment and sustainability	
The design, siting and layout of development respects the environment and supports sustainable outcomes by:	
Protecting water quality through the use of water sensitive urban design principles in the design of buildings, streets and public realm as well as achieving the water quality objectives for Moreton Bay waters	<p>Complies</p> <p>Please refer to the Engineering Services Report and Stormwater Management Plan (provided within Appendix M) which sets out the water cycle strategies for management strategies for stormwater quality and quantity.</p>
Promoting innovative and efficient use of energy and water including water recycling	<p>Complies</p> <p>Opportunities to improve sustainability outcomes will be explored during the design development, including the promotion of energy and water efficient technology.</p>
Retaining significant vegetation for street trees, feature trees in other public realm areas and in private open space where possible, to support biodiversity and provide shade and shelter for pedestrians	<p>Complies</p> <p>Retention of three existing established Poinciana trees to north of the proposed Childcare centre is proposed to respect the landscape qualities of the site. These trees are identified in the Public Realm Masterplan prepared by Hassell and provided in Appendix I. These trees will be a landmark feature of the Childcare centre development and provide shade to the open space area of the Childcare centre.</p>
Providing generous landscape areas including areas suitable for deep planting of large subtropical shade trees that are open to the sky with access to light and rainfall.	<p>Complies</p> <p>The proposed development includes significant landscaped areas throughout the public realm of the Heritage Precinct and the exclusive use areas associated with the proposed Childcare Centre and Student Accommodation. As seen within the Public Realm Plan (provided in Appendix I), Architectural</p>

Criteria	Response
	Plans for the Lady Lamington building (provided in Appendix F) and the Architectural Plans for the Edith Cavell building (provided in Appendix G), the proposed areas of deep planting are proposed to be 100% open to the sky for access to light and rainfall.
Community safety	
The siting, design, construction and operation of development protects community safety by:	
<p>Avoiding, to the greatest extent practicable, then managing or mitigating significant adverse impacts:</p> <ul style="list-style-type: none"> • from air pollution including a high degree of air quality in proximity to sensitive uses • from light nuisance arising from within buildings or structures, or from external sources • on the environment, amenity and accessibility during and after construction including acid sulfate soil erosion and siltation • on people, property and the environment from contaminated land • from noise emissions on sensitive uses, including those from transport noise corridors and RBWH helicopter operations • from high vibration velocities during demolition and construction • from overland flow and flood hazard including demonstrating a no net worsening effect on the surrounding area including the road network 	<p>Complies</p> <p>The proposed development has been designed to include the following strategies to manage or mitigate significant adverse impacts:</p> <ul style="list-style-type: none"> • The proposal is for the adaptive re-use of the existing heritage buildings on the site for Centre Activities and Accommodation Activities and is not anticipated to present a significant potential source of air quality impacts. • The built form and building facades of the Heritage buildings is to be retained and enhanced in recognition of their heritage value. The proposed uses for Centre Activities and Accommodation Activities are typical of the urban environment and are not anticipated to create significant nuisance to external sources. • A construction management plan will be implemented to ensure that any matters relating to acid sulfate soils, contaminated land and vibration will be appropriately addressed. • Given the nature and context of the proposal, the proposed development is anticipated to achieve relevant acoustic objectives within the Development Scheme. The conditions of approval can require this outcome is achieved. • A Stormwater Management Plan has been prepared by Acor and is provided within the Engineering Services Report provided within Appendix M. This report concludes that the development provides an appropriate stormwater management system to manage flooding and stormwater.
Providing for efficient and safe evacuation during defined flood events without unduly burdening the	Complies

Criteria	Response
city's counter-disaster response unit, particularly for vulnerable uses and difficult to evacuate uses	The development site is not identified within the Flood overlay of the <i>Brisbane City Plan 2014</i> .
Disposing of stormwater with regard to average recurrence intervals in a manner appropriate to the site, adjacent buildings, use of the public realm and severity of potential damage to property, loss of amenity, illness or injury that would result from the failure of the system	<p>Complies</p> <p>The proposed development will incorporate an effective stormwater management system as detailed in the attached Stormwater Management Plan prepared by Acor provided within the Engineering Services Report prepared by Acor (refer to Appendix M).</p>
Designing the stormwater drainage system to comply with relevant quantity and quality standards and mitigate downstream impacts and impacts on the existing stormwater network	<p>Complies</p> <p>The proposed development will incorporate an effective stormwater management system as detailed in the attached Stormwater Management Plan prepared by Acor provided within the Engineering Services Report prepared by Acor (refer to Appendix M).</p>
Ensuring the stormwater drainage system works with the natural topography, and maintains pedestrian safety and access during storm events by ensuring pedestrian connections are not used for the conveyance of overland flow	<p>Complies</p> <p>The proposed development will incorporate an effective stormwater management system as detailed in the attached Stormwater Management Plan prepared by Acor provided within the Engineering Services Report prepared by Acor (refer to Appendix M).</p>
Ensuring the continuity of services and continuous operation of surrounding critical health facilities and their ancillary infrastructure including RBWH and associated emergency vehicle access.	<p>Complies</p> <p>The construction and operation of the proposed development will be undertaken without interruption to the surrounding Herston Health Precinct.</p>
Service infrastructure	
The construction, design and operation of development supports the efficient and effective delivery and operation of infrastructure by:	
Having regard to impacts on the safety and efficiency of the broader transport and traffic network in the surrounding area including cumulative development impacts	<p>Complies</p> <p>A Traffic Impact Assessment report has been prepared by Cambray Consulting and is provided in Appendix L of this report. This report confirms that the Heritage Precinct traffic arrangements have been designed to ensure the operation and efficiency of the surrounding road network is maintained and will support the proposed development.</p>

Criteria	Response
Ensuring the delivery of planned trunk infrastructure is not adversely impacted	<p>Complies</p> <p>The proposed development does not adversely impact on the delivery of planned trunk infrastructure.</p>
Providing planned development infrastructure outside the PDA where associated with other infrastructure for the PDA	<p>Complies</p> <p>If required, associated infrastructure required to support the development will be provided outside the PDA.</p>
Providing infrastructure and services in a timely, orderly, integrated and coordinated manner to support urban uses and works	<p>Complies</p> <p>It is proposed to provide infrastructure and services in a timely, orderly, integrated and coordinated manner to support the proposed development. These works are detailed within the Traffic Impact Assessment provided within Appendix L and Engineering Services Report provided within Appendix M.</p>
Ensuring infrastructure and services are available or capable of being made available including roads, public and active transport, water supply, sewerage, drainage, park network, community facilities, energy and telecommunications	<p>Complies</p> <p>The site is connected to or capable to connecting to existing infrastructure and services. Please refer to the Engineering Services Report provided within Appendix M for further details.</p>
Ensuring energy supply is operated independently from the RBWH	<p>Complies</p> <p>Details of the proposed electrical communications infrastructure to service the Heritage Precinct are included within the Engineering Services Report provided within Appendix M.</p>
Allowing for future advancements in information technology	<p>Complies</p> <p>The proposed development has been designed to allow for future advancement in information technology.</p>
Ensuring infrastructure and services maximise efficiency and ease of maintenance	<p>Complies</p> <p>Infrastructure and services are located at the servicing area to the north of the Lady Lamington building to maximise efficiency and ease of maintenance.</p>
Allowing for public events and interim uses to have access to essential services.	<p>Complies</p>

Criteria	Response
	The proposed development will provide essential services that may be used for public events and interim uses if required in the future.