



south bank
corporation

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2017/846
Date: 21 December 2017

South Bank Bridge Landing Design Guideline

Queen's Wharf

4 October 2017

1 QWBIRD SOUTH BANK BRIDGE LANDING DESIGN GUIDELINE

1.1 Intent Statement

A pedestrian bridge is proposed as part of the Queens Wharf Brisbane Integrated Resort Development (QWBIRD) linking South Bank and the new development, providing direct access between the CBD and South Bank and the West End community. The bridge will arrive at South Bank by way of a landing structure.

The bridge landing represents a significant intervention in a key precinct (Precinct 3 of the *South Bank Corporation Approved Development Plan (ADP Precinct 3)*). The proposed site adjoins the Russell Street Forecourt, the Wheel of Brisbane, the Nepalese Peace Pagoda, and the southern end of the QPAC forecourt. The Clem Jones Promenade continues under the structure.

South Bank has been internationally recognised for its reputation for high quality design and the unique experiential offer to visitors, residents and those who work there. South Bank services the needs of the most diverse array of visitors irrespective of age, gender, ethnicity or gender. The South Bank precinct operates successfully as a both day and night time venue attracting differing users to its offerings. The proposed bridge offers an opportunity to build on this track record and to support the continued successful evolution of the precinct.

The bridge must offer a new point of arrival and “gateway” to the precinct, a new way of viewing events and significant sites within South Bank, and expand the choices of entertainment and retail offers for visitors. Fundamentally as a cross city link it will offer new ways of moving through and experiencing South Bank, a further evolution of the site from a destination to a definitive experience in journeys across and within the City.

This intent will be achieved through close integration with the design objectives and established activities and operations at South Bank and ongoing consultation with South Bank Corporation.

1.2 Purpose of the Design Guideline

This design guideline has been prepared by South Bank Corporation to outline specific design criteria for the PDA development in relation to the bridge landing and integration works at South Bank.

The purpose of the design guideline is to ensure South Bank Corporation’s interests are taken into account when new development is being considered in the Queen’s Wharf Priority Development Area, declared PDA-associated Development site.

The QWBIRD South Bank Bridge Landing Design Guideline is an ‘Approved Document’ called up by the PDA development approval conditions (DEV2017/846).

1.3 Design Criteria

The following design criteria has been formulated to ensure the above intent can be achieved.

The Design Criteria has been organised by the following themes and is guided by specific intent elements:

- Design Distinctiveness
- Urban Design, Landscape and Architectural Quality

- Connections
- Security, Safety and Amenities
- Relationship to Heritage
- Retail and Commercial Operations
- Events
- Lighting
- Public Art
- Construction Management

1.3.1 Design Distinctiveness

Intent Elements:

- **The bridge landing design ensures the opportunity for a new gateway to South Bank is realised**
- **The development becomes a new landmark in itself which adds further value to the north ADP Precinct 3 and stitches South Bank into a new and memorable journey across the city**
- **Access and enjoyment of the river and river's edge will be maintained and enhanced**
- **Visual connections within South Bank and across to the city are protected**
- **Seamless integration and impact to existing services and operations**

Design Criteria:

- General design:
 - The bridge landing structure and associated work will be designed generally in accordance with the development aims of the South Bank Corporation ADP requirements for ADP Precinct 3; in particular the development will display "the highest standards of design and detailing".
 - The development in its design and construction will provide a suitable interface with, and not compromise the operation of, existing adjoining assets at South Bank, including the Wheel of Brisbane, The Nepalese Peace Pagoda, the Russell Street Forecourt and the Cultural Forecourt.
 - The development must not compromise future design options for the South Bank Parklands, including for example waterfront upgrades, and promenade widening, event spaces and watercraft terminals and must demonstrate that it can accommodate future change and innovation in the precinct.
 - The bridge landing must seamlessly integrate and mediate between the configuration and organisation of space between the Cultural Forecourt and bridge landing.
 - The final bridge landing design will be subject to stakeholder consultation, including the South Bank Corporation.
- Gateway:
 - As a new gateway to South Bank, the landing will be a focus of visitors' arrival experience. A wayfinding study must be completed which integrates lighting, art work, and signage and that demonstrates compatibility with strategies and systems currently in place for the South Bank precinct.
 - In particular, the designs will ensure that visitors to South Bank are provided with sufficient information to plan and enjoy their visit to the South Bank Precinct, and provide for regular information updates in consultation with the South Bank Corporation (through electronic format or otherwise).

- The Brisbane River:
 - The Development will enhance the public access and enjoyment of the Brisbane River and river's edge and must not preclude the possible future widening of the Clem Jones Promenade and the opportunity for future additional water's edge facilities being provided.
 - The bridge design and landing will consider any future redevelopment of the existing ferry terminals and Clem Jones Promenade.
- Views and sightlines:
 - Development will demonstrate that key sight lines from principle viewpoints at South Bank towards the City and emblematic city buildings, including the heritage buildings, are not impeded, or where this is not possible that alternative viewpoints are possible nearby.

1.3.2 Urban Design, Landscape and Architectural Quality

Intent Elements:

- **All built form and public realm achieve 'design excellence' and innovation**
- **Design reflects a subtropical character**
- **Design reflects elegance, lightness and seamless integration into South Bank**
- **Soft landscape and hard elements are integrated to:**
 - **Unify the ground plane**
 - **Create a variety of external spaces offering different experiences**
 - **Ensure the selection of hardscape and soft plant materials of high quality which are coordinated with the South Bank palette**

Design Criteria:

- Design Excellence:
 - The development demonstrates best practice principles, design excellence and innovation.
- Subtropical:
 - The development will demonstrate and continue the subtropical design theme of South Bank, including the seamless integration of soft landscape and hard elements, using articulated and recessed built form
 - The landing design must have qualities such as permeable, open, and "lightweight, tectonic and transparent" as specified for other areas of riverfront within the QWBIRD development and must 'lightly touch' the South Bank site with elements of design elegance, lightness and seamlessness.
 - The design must have regard to the incorporation of shade from summer sun and shelter from inclement weather, and generous accessible areas for pedestrians that capture winter sun should be provided.
- Softworks:
 - The design of soft landscape associated with the bridge landing will reflect the existing adjoining planting matrix through consistent and integrated approach to the choice of species, size and planting density.
 - The structure will emphasise a subtropical lifestyle through greenery, shaded surroundings and luxuriant plant species.
 - Proposed new and replacement trees will be of mature and semi-mature stock to achieve early form and robust structure.
 - A maintenance regime will be provided with any design and discussed with stakeholders to ensure clear responsibility, cost and integration of works. All softworks are to be provided with a high level of establishment maintenance.
 - Designs will ensure that drainage and water use is based on Water Sensitive Urban Design (WSUD) strategies established within the precinct and use rainwater harvested from the structure itself in the first instance for all irrigation.

- Hardworks and paving:
 - New paving will be of a design and quality of materials that reflects the importance of the Russell Street Forecourt as an urban gateway, and the Promenade as a major city connector, and responds to and integrates with the local character of South Bank.
 - Materials are to be selected for longevity and sustainability with a preference for natural materials such as stone. Materials selection generally will use similar, durable materials to those proposed for the overall QWBIRD development for key public areas, and no lesser quality. Examples of paving in South Bank which are considered a baseline standard is the paving of the ABC, BCEC extension and Southpoint footpaths.
 - The development will ensure a seamless and continuous comfortable river's edge travel experience on Clem Jones Promenade for all users.
- Furniture:
 - Furniture will be of style that integrates with the South Bank palette of materials and design, of no lesser quality and specification than that provided for across the QWBIRD site, and which provides a consistent quality offer matching the expectations of South Bank visitors.

1.3.3 Connections

Intent Elements:

- **The bridge continues to enable the broad range of visitors to the Parklands to move around the South Bank spaces easily and safely irrespective of their mobility**
- **Provision is made for key pedestrian, cycle and service and emergency transport connections and links maximizing the height clearance to Clem Jones Promenade with allowances for the future widening of the promenade**
- **The bridge improves accessibility to CBD offering a variety accessibility options to all users**

Design Criteria:

- Pedestrians:
 - Movement to, around and along the bridge landing, including any ramps, stairs and lift must provide a legible, enjoyable and accessible experience for all users.
 - Key consideration is given to the pedestrian wayfinding experience to allow users to easily identify and navigate to desired locations within the South Bank precinct and South Brisbane generally.
 - Ramps (if applicable) must be seamlessly integrated with its surrounds and provide a genuine connection, and well considered entrance to South Bank, delivering on design excellence and innovation.
 - A crowd modelling assessment is required to be prepared to manage large volumes of pedestrians coming down/up the bridge stairs for events along with everyday pedestrian movements.
- Cyclists:
 - Signage and other techniques are used to manage the speed and other expectations around cycle behaviour to ensure the safety of all visitors around the bridge landing site at South Bank.
- River connections:
 - A water management plan will be prepared to demonstrate how the proposed development enhances and protects the public's full access and enjoyment of the River edge and the operational needs of South Bank Corporation and other stakeholders.
 - The development will ensure that horizontal and vertical clearances on Clem Jones Promenade are subject to discussion with all stakeholders, including the South Bank Corporation.

1.3.4 Security, Safety and Amenities

Intent Elements:

- **The bridge landing will ensure public safety is preserved throughout construction and once complete and will not interfere with South Bank Corporation's ongoing responsibilities**
- **New public amenities will be provided to add to the facility and convenience of visitors**

Design Criteria:

- Facilities and infrastructure provision:
 - Public amenities will be incorporated in an appropriate location such as utilising 'dead' or void space under the bridge or landing structure at South Bank.
 - No utilities structures or installations that cannot be adequately screened from public view will be placed outside of the landing structure at South Bank.
 - No permanent security fencing, lighting, or signage will be erected beyond that needed for the construction of the works. CCTV is to be provided and must be integrated with the design and connected to the Parklands security system.
 - No separately identifiable maintenance access, signage, lighting or other elements will be provided beyond those provided as part of the overall public realm and integrated into the Parklands design. Maintenance access over shared public spaces will be allowed.

1.3.5 Relationship to Heritage

Intent Elements:

- **New structures will have due regard to valuable heritage fabric existing in the Nepalese Peace Pagoda and the Cultural Forecourt, especially in terms of existing view lines and physical prominence**
- **Opportunities will be taken to experience and celebrate these important heritage features from locations on the bridge structure**

Design Criteria:

- The development is to be generally in accordance with the management recommendations and implementation strategies contained within the approved Heritage Report.
- The structural integrity of the Nepalese Peace Pagoda must be maintained during pre and post development construction.
- Areas adjoining the Nepalese Peace Pagoda will integrate physically and visually with the structure and surrounds reflecting the quality and style of landscaping and treatments.
- Where structural design allows, the bridge will be light weight and transparent to maintain existing view lines and corridors from key vantages to heritage features.
- The bridge will offer new opportunities to witness, experience and celebrate the heritage features in South Bank.

1.3.6 Retail and Commercial Operations

Intent Elements:

- **Commercial operations on or associated with the bridge maintain the commercial viability of current and future operations within and throughout South Bank**

Design Criteria:

- Any commercial operations are subject to consultation with the South Bank Corporation to ensure uses are suited to the location and do not conflict with the existing or future operations of South Bank.

1.3.7 Events

Intent Elements:

- **The Cultural Forecourt adjoining the bridge landing is one of Brisbane's premier events spaces of State and local significance hosting a range of community, cultural and entertainment uses. It is also one of Brisbane's major ceremonial spaces. The bridge landing design must not compromise the ability of the Cultural Forecourt to host major events and ceremonies.**
- **The bridge landing design must not compromise the ability of the Cultural Forecourt to host current and future programmed events, or the ability of the space to evolve, enhance and increase capacity.**
- **The bridge landing design will consider and integrate with the programming of current and future events in and around the bridge landing to ensure suitable access is provided around the bridge structure in event times and new access points are created to event spaces.**

Design Criteria:

- The development in its final design and during construction will not compromise the ability of the Cultural Forecourt for events (including adjoining bump in/out areas); the ability to safely manage these areas for public gatherings; and the ability for the spaces for change to respond to increased capacity requirements. The development must demonstrate that the bridge landing design can accommodate the evolution of existing
- No temporary or "pop-up" uses are permitted on ground level within the South Bank area under the PoD approval, as these are administered through the ordinary South Bank approvals process.
- Demonstrate that the bridge landing design supports the use of the Cultural Forecourt for large-scale events.
- Designing for and demonstrate through means of a crowd modelling assessment that the bridge landing design enhances the Cultural Forecourt as a major public gathering space in the city catering to all event styles.

1.3.8 Lighting

Intent Elements:

- **The bridge is utilised as an opportunity to enhance and add to the overall ambience of this precinct through the design and implementation of a high quality and well-coordinated lighting strategy within the South Bank setting**
- **Evening and night time use of the bridge will be promoted**
- **Long term management will be coordinated with South Bank Corporation**

Design Criteria:

- Lighting proposed for the development will be visually appealing, welcoming, dynamic and visually creative. It will promote evening and night-time use of the bridge. It will emphasise nodes of activity, access points, points of interest and support safe and easy wayfinding.
- General lighting to all pedestrian areas will be of a warm white colour temperature. Indirect lighting will be used wherever possible in preference to lighting the ground plane and post mounted lights are minimised in preference to lights which are integrated with the structure.

- The suite of lighting proposed will be subject to consultation with the South Bank Corporation and integrate with South Bank Corporation design standards and operational and maintenance requirements. The selected strategy will be based on light fittings and other elements that support energy efficiency and long term sustainability over initial capital costs. Use lamps which provide high efficacy coupled with good colour rendition and colour stability.

1.3.9 Public Art

Intent Elements:

- **Public art on the bridge landing at South Bank is to create a sense of arrival at South Bank**
- **Public Art is to be of a high quality and standard**

Design Criteria:

- The bridge landing at South Bank may incorporate permanent public art to mark the gateway to South Bank, and will require consultation with the South Bank Corporation.
- The hoarding for the development during construction should be treated in such a way as to provide a temporary facility for artwork to be commissioned and maintained by the proponent and subject to consultation with the South Bank Corporation for the duration of the works.

1.3.10 Construction Management

Intent Elements:

- **Development is to managed under the Construction Management Plan**
- **A site based Construction Management Plan is to be developed meeting the following criteria and subject to consultation with the South Bank Corporation**

Specific Criteria:

- The impact of construction on operations of the Wheel of Brisbane is to be minimal and must not compromise the appeal and function of its operation.
- Operation and service vehicle access into the Parklands via Russell Street is to be maintained allowing access onto the Promenade between 5:30am to 9:30am all days, unless otherwise agreed to by the South Bank Corporation
- Pedestrian and cyclist safety is to be paramount. Accessibility on the Promenade and Arbour is to be maintained at all times, unless appropriate detour plans are agreed to by the South Bank Corporation.
- The requirement for bump in / bump out for events (on the Russell Street entrance / Cultural Forecourt) is to be maintained at all times.
- A construction work methodology is to be provided to the South Bank Corporation outlining the construction methodology for the bridge construction, and nominating potential traffic impacts on Grey and Russell Streets. Demonstrate how the construction works will allow the Parklands to continue operating at its full capacity.
- Vehicle access into the Parklands from Russell Street is allowed from 5:30am to 9:30am all days, and subject to consultation with the South Bank Corporation regarding a traffic management/engineering plan.
- Site hoarding and site branding is to be subject to consultation with the South Bank Corporation.
- Construction works hours are to be subject to consultation with the South Bank Corporation.
- The construction duration and its impact on South Bank operations and pedestrians/cyclists is to be minimised and the construction program condensed to lessen the impact on South Bank operations.