

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2010/047/60
Date: 2 February 2022



AMENDED IN RED

By: Chris Hinton
Date: 21 December 2021



~~PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 30/11/2010~~

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30 NOV 2010~~

~~By: *William* (name)
of the ULDA~~

DEVELOPMENT APPLICATION

Master Plan

October 2010

Revision 15 - 20 October 2010

RNA SHOWGROUNDS

VOLUME 2



RNA

THE ROYAL NATIONAL
AGRICULTURAL AND
INDUSTRIAL ASSOCIATION
OF QUEENSLAND


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Harnessing the past. Developing the future.



RNA SHOWGROUNDS

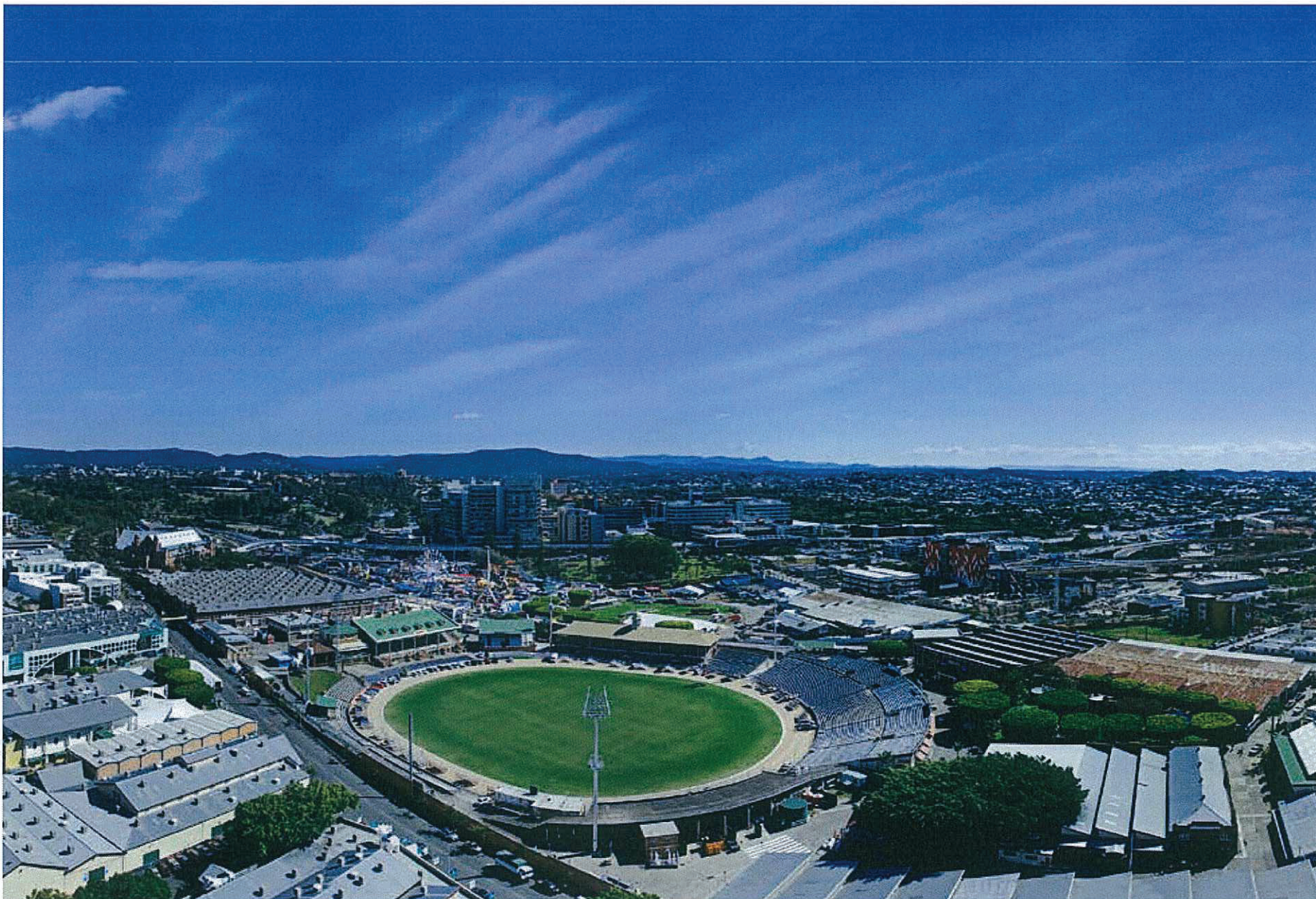
DEVELOPMENT APPLICATION

Master Plan

October 2010

VOLUME 2





CONTENTS

01 INTRODUCTION	1
1.1 Purpose of document	1
1.2 Land to which the Master Plan relates	1
1.3 Range of Uses	1
1.4 Conceptual Plans	2
1.5 Alexandria Street Road Closure	2
02 DEFINITIONS	7
03 VISION AND PRINCIPLES	9
3.1 Introduction	9
3.2 Vision	9
04 PRECINCTS	11
4.1 General	11
4.2 Precinct 1 – Convention and Exhibition Precinct	13
4.2.2 Specific Development Requirements	13
4.2.1 Intent	13
4.3 Precinct 2 – Grand Parade Precinct	14
4.3.1 Intent	14
4.3.2 Specific Development Requirements	14
4.4 Precinct 3 – High Density Mixed Use Precinct	15
4.4.1 Intent	15
4.4.2 Specific Development Requirements	15
4.5 Precinct 4 – O’Connell Terrace and Brookes Street Precinct	16
4.5.1 Intent	16
4.5.2 Specific Development Requirements	16
4.6 Precinct 5 – O’Connell Terrace Precinct	17



4.6.1	Intent	17	8.2.7	Ekka Plaza	33	13.1	Acoustic	53
4.6.2	Specific Development Requirements	17	8.2.8	Gregory's Rest	34	13.2	Air Quality	53
4.7	Precinct 6 – RNA Showground Precinct	18	8.3	Streetscapes	35	13.3	Community Management Statement	53
4.7.1	Intent	18	8.3.1	Principal Street	35	13.4	Filling and Excavation	53
4.7.2	Specific Development Requirements	18	8.3.2	Main Street	36	13.5	Flooding	53
4.8	Precinct 7 – Sideshow Alley Precinct	19	8.3.3	Peripheral Street	37	13.6	Damage to Kerb, Footpath and Road	53
4.8.1	Intent	19	8.3.4	Secondary Streets	39	13.7	Construction Management Plan	53
4.8.2	Specific Development Requirements	19	8.3.5	Local Streets	40	13.8	Soil Erosion and Sediment Control	54
05	ORGANISING ELEMENTS OF THE MASTER PLAN	21	09	LANDSCAPE	42	13.9	Water, Sewerage and Stormwater Infrastructure	54
06	BUILT FORM	23	9.1	General	42	13.10	Public Utility Easements	54
6.1	Heights and Density	23	9.2	Landscape Areas	42	13.11	Geotechnical	54
6.2	Sub-tropical design	23	9.3	Vegetation	42	13.12	Acid Sulfate Soils	54
6.3	Community Safety	23	10	VIEWS AND VISTAS	44	13.13	Public Lighting	54
6.4	Buildings	23	11	RNA OPERATIONS	46	13.14	Telecommunications	54
6.4.1	Separation	23	11.1	RNA Events Management Plan	46	13.15	Electricity	54
6.4.2	Ground Level Details	23	12	MOVEMENT, ACCESS AND CAR PARKING	50	13.16	Sustainability Requirements	55
6.4.3	Upper Level Details	24	12.1	Public Transport	50	13.17	Pre-Construction Certification	55
6.5	Activation	24	12.2	Private Vehicle	50	13.18	Post-Construction Certificates	55
07	HERITAGE	27	12.3	Pedestrian and Cyclist	50	13.19	Dedicate as Road	55
08	OPEN SPACE AND PUBLIC REALM	28	12.3.1	Movement	50	13.20	Infrastructure Contributions	55
8.1	Placemaking	28	12.3.2	End of Trip Facilities	50	APPENDIX A - HERITAGE PLACES		56
8.2	Identified existing and new spaces	28	12.4	Car parking and Servicing	50	APPENDIX B - HERITAGE STRATEGY		62
8.2.1	Stockman's Rest	30	12.4.1	Location	50	APPENDIX C - SUSTAINABILITY STATEMENT		63
8.2.2	Ekka Walk	31	12.4.2	Proposed Rates	50	APPENDIX D - SURVEY PLANS		64
8.2.3	Show Ring No. 1	31	12.4.3	Temporary Car Parking	50			
8.2.4	Show Ring No. 2	32	13	TECHNICAL REQUIREMENTS	53			
8.2.5	Sideshow Alley	32						
8.2.6	Grand Parade	33						





01 INTRODUCTION

1.1 Purpose of document

Pursuant to the Urban Land Development Authority Act 2007 and the Bowen Hills Development Scheme 2009 a development approval is sought for the redevelopment of the RNA Showgrounds. The development constitutes a material change of use and building works (other than under the Building Act) and is identified as UDA Assessable Development (Permissible). This development approval seeks to establish the town planning and design framework for the ongoing development of the RNA Showgrounds in accordance with the proposed Master Plan.

This report outlines relevant information in support of the application, including:

- Definitions;
- Vision and Principles for the redevelopment;
- Precinct intents and specific development outcomes;
- Organising elements:
 - Built Form;
 - Heritage;
 - Open space and public realm;
 - Landscape;
 - Views and vistas;
 - RNA Operations;
 - Movement, access and car parking; and
 - Technical requirements;
- Information to be lodged with Compliance Applications.

1.2 Land to which the Master Plan relates

This Master Plan applies to the RNA Showgrounds (the Site) at Bowen Hills (refer to Figures 1 and 2). Specifically the land is located at:

- 24, 52-4 and 58-4 O'Connell Terrace, Bowen Hills QLD 4006;
- 601, 631 and 665 Gregory Terrace, Bowen Hills QLD 4006;
- 10 and 11 Symes Street, Bowen Hills QLD 4006; and
- Road Reserve currently known as Alexandria Street.

The land is formally described as:

- Lot 481 on SP196765;
- Lot 3 on SP190738;
- Lot 2 on SP144596;
- Lot 486 on SL4553;
- Lot 487 on SP196776;
- Lot 484 on SL4553;
- Lot 641 on SP196755;
- Lot 485 on SP192466; and
- Road Reserve currently known as Alexandria Street.

1.3 Range of Uses

The following uses (i.e. the material change of use and building work (other than under the Building Act) are to be undertaken:

(i) Where conducted on land owned by the Royal National Agricultural and Industrial Association of Queensland (RNA):

a) generally:-

- Ekka activitiesⁱ
- Indoor entertainmentⁱ
- Outdoor entertainmentⁱ
- Outdoor sport and recreation
- Car Park (of up to 650 parking spaces for exclusive use by Royal Brisbane and Women's Hospital Staff); and

b) within the open space areas listed in Table 1, Column 1 - the uses listed in Table 1, Column 2,

Table 1

Column 1	Column 2
Show Ring No. 1	- Outdoor sport and recreation, Outdoor entertainment, Place of assembly
Show Ring No. 2	- Outdoor sport and recreation, Outdoor entertainment, Place of assembly
Sideshow Alley	- Outdoor sport and recreation, Outdoor entertainment, Place of assembly
Ekka Plaza	- Outdoor sport and recreation, Outdoor entertainment, Place of assembly
Stockman's Rest	- Outdoor sport and recreation, Outdoor entertainment, Place of assembly

c) Within the buildings listed in Table 2, Column 1 - the uses listed in Table 2, Column 2.

Table 2

Column 1	Column 2
Stock Agents Building	- Business, Child care centre ⁱⁱ , Community facility, Educational establishment, Food premises, Research and technology facility, Service industry and Veterinary clinic.
Gregory Terrace Horse Stalls	- Business, Child care centre ⁱⁱ , Community facility, Educational Establishment, Food premises, Office, Research and Technology Facility, Service industry, Shop, Tourist facility, Visitor Accommodation and Veterinary clinic.
Horse Pavilion	- Food Premises
John Reid Pavilion and Annexes	- Food premises, Market and Shop.
Gregory Terrace Gatehouse	- Business, Child care centre ⁱⁱ , Community facility, Educational establishment, Food premises, Office, Research and technology facility, Service industry, Shop and Veterinary clinic.
Industrial Pavilion	- Food Premises
Foyer / Ekka Plaza	- Business, Food premises and Office
Ernest Baynes Stand	- Food Premises
Members Stand	- Business, Food premises and Office
John McDonald Stand	- Business, Food premises and Office

(ii) Within the RNA leasehold land as shown on Figure 28 - RNA Leasehold Land:

- Business;
- Fast Food Premises;
- Food Premises;
- Child Care Centre
- Indoor Entertainment;
- Market;
- Medical Centre;
- Multiple Residential;
- Other Residential;
- Office;
- Research and Technology Facility;
- Educational Establishment
- Service Industry;
- Veterinary Clinic;
- Showroom, Storage and Display Activities;
- Shop;
- Tourist Facility; and
- Visitor Accommodation.

(iii) Within the private development area as shown on Figure 27 - RNA Operations Overlay contained in Volume 2 of the RNA Showgrounds development application, Master Plan dated October 2010: Revision 15 - 15 October 2010:

- Business;
- Home Based Business;
- Medical Centre;
- Office;
- Sales Office and Display Home;
- Veterinary Clinic;
- Research and Technology Facility;
- Service Industry;
- Multiple Residential;
- Other Residential;
- Food Premises;
- Fast Food Premises;
- Shop;
- Shopping Centre;
- Showroom, Storage and Display Activities;
- Child Care Centre;
- Community Facility;
- Educational Establishment;
- Hospital;
- Indoor Entertainment;
- Place of Assembly;
- Utility Installation;
- Tourist Facility; and
- Visitor Accommodation.

ⁱ As defined in section 02 of this document.

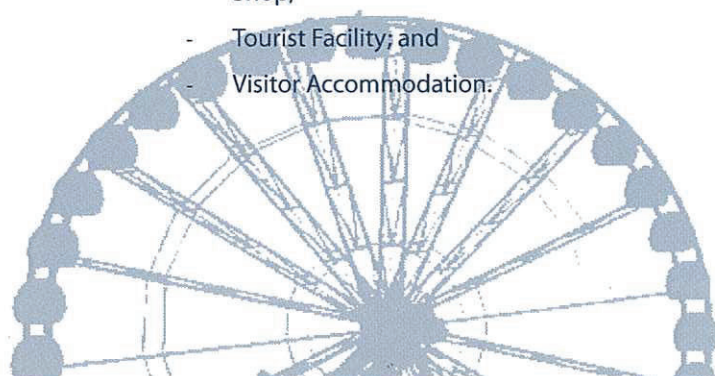
ⁱⁱ Subject to Condition 8 contained in the ULDA Decision Notice (ULDA Reference: DEV2010/047).

1.4 Conceptual Plans

Conceptual level public realm and streetscape plans have been included in this Master Plan report as Figures 7-11 and 13-21. The intent for these plans is to illustrate the intended outcomes for these elements, given the important role they play in the overall redevelopment. However, to ensure that the requirements for future redevelopment remain sufficiently flexible, these plans are considered one way of achieving the intent for the spaces or part of the Site. Where a different outcome is proposed, during the Compliance Endorsement process, assessment of the proposal against the provisions of this Master Plan (in particular the intent statement for that space or street) will be undertaken to determine its suitability.

1.5 Alexandria Street Road Closure

At the time that Alexandria Street is closed by the Urban Land Development Authority (or another approval authority) the controls of adjoining precincts of this Master Plan apply to the area of the closed road.



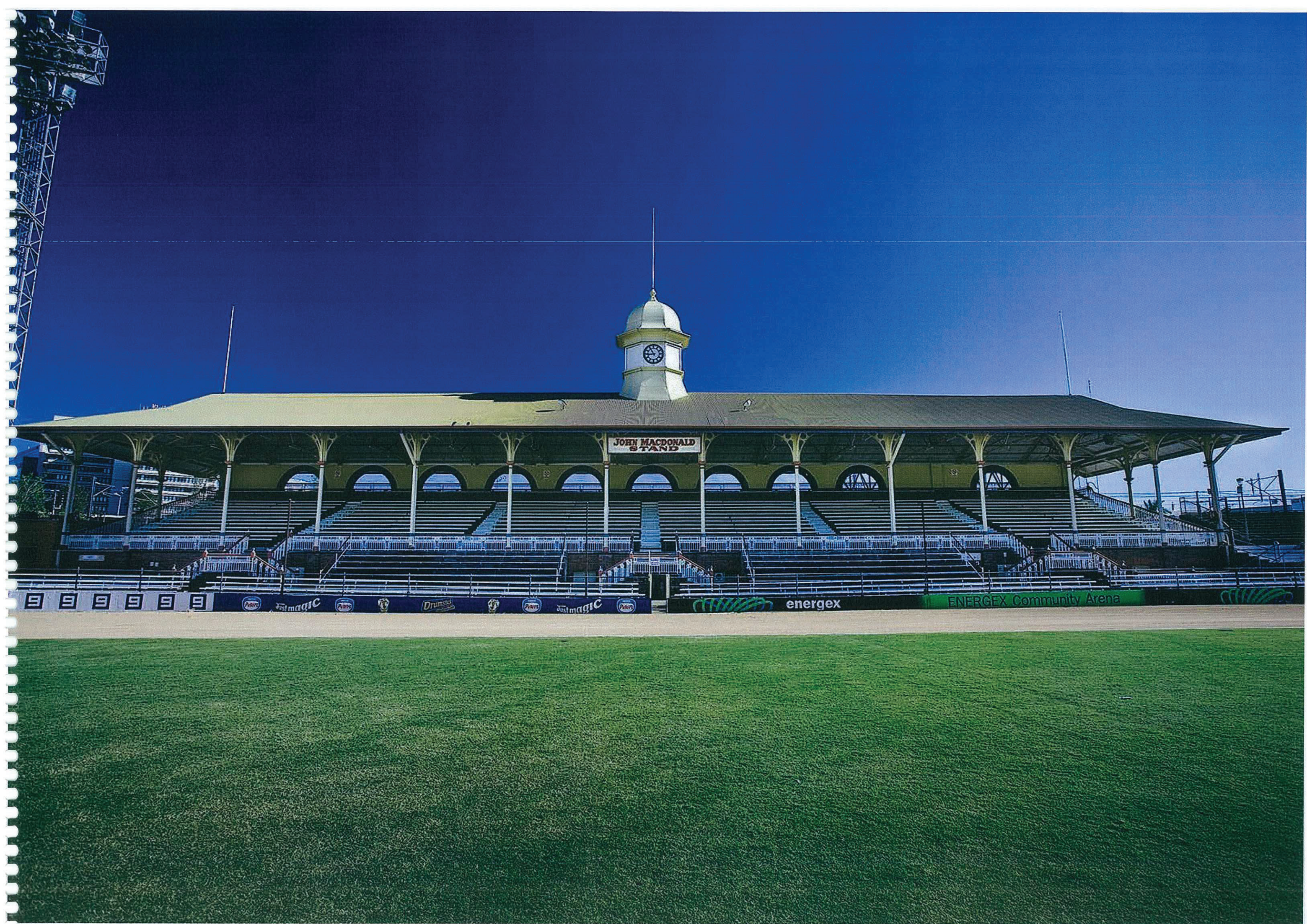
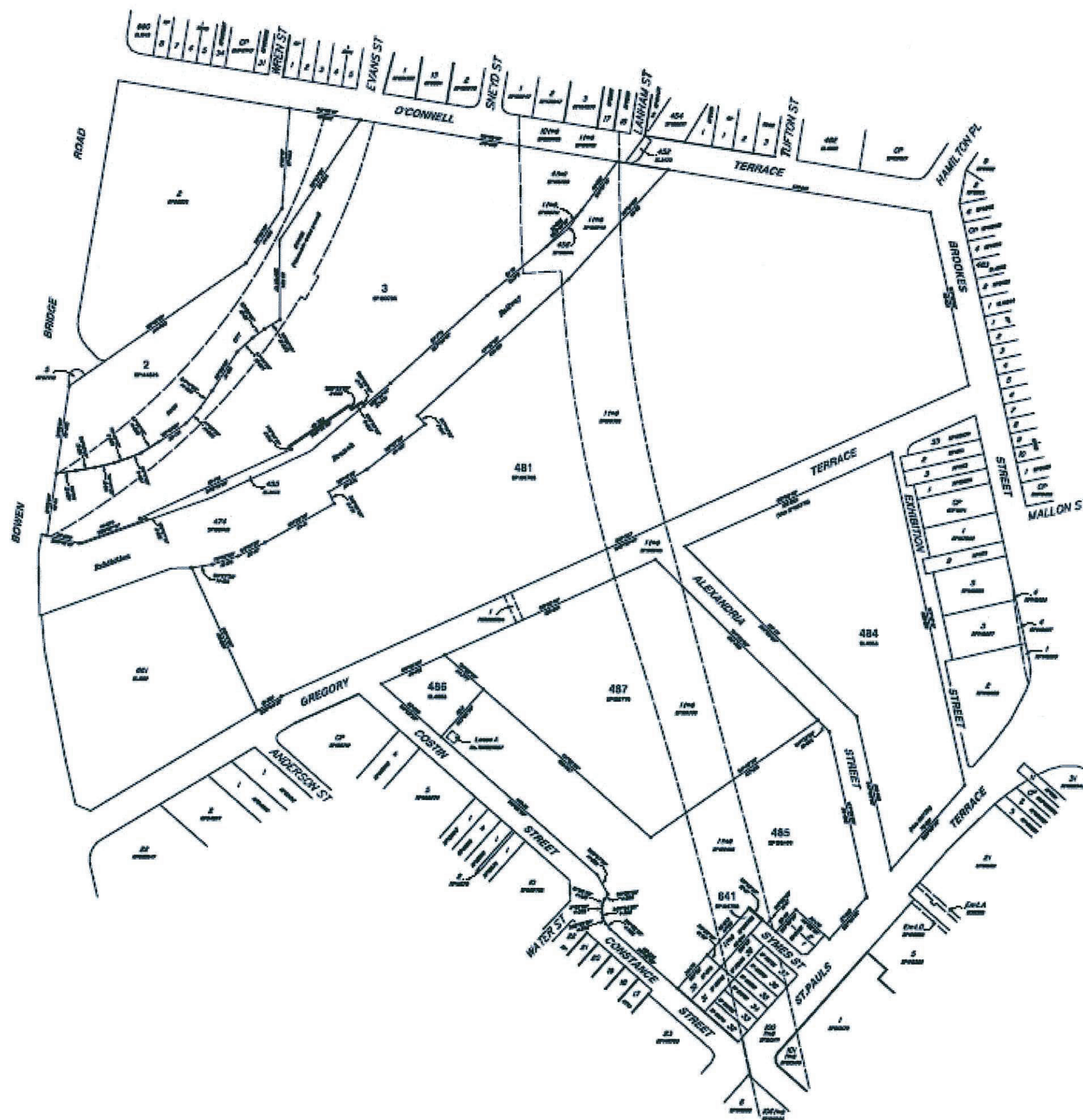




Figure 1 – Aerial Photograph of Site



Lot 641 on SP 196755	(Title Ref. 50658058)
Lot 485 on SP 192456	(Title Ref. 50658054)
Lot 486 on SL 4553	(Title Ref. 50658029)
Lot 487 on SP 196776	(Title Ref. 50658052)
Lot 484 on SL 4553	(Title Ref. 50658027)
Lot 481 on SP 196755	(Title Ref. 50658056)
Lot 3 on SP 190738	(Title Ref. 50657546)
Lot 2 on SP 144596	(Title Ref. 50383555)

Easements, Encumbrances and Interests:

Mortgage No. 601742907 encumbers all of the above subject lots To Commonwealth Trading Bank of Australia

Volumetric lots / Roads traversing the site:

Lot 4 on SP 190738 is a volumetric lot traversing lot 3 on SP 190738. It is localized below the ground with the top of the lot at a reduced level ranging from approx. R.L. 5.609m to 8.392m AHD (clor). (Refer SP 190738 for details).

The Inner City Bypass is a volumetric road reserve dedicated on SP 203969. It traverses lot 3 on SP 150738 and lot 2 on SP 144596 and is located below the ground with the top of the road reserve at a reduced level ranging from approx. R.L. 4.019m to R.L. 12.179m AHD (dee). (Refer SP 203969 for details).

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Associated Consultants

Local Authority:	Brisbane City Council
File Ref. No:	6441
RFP Description:	Lot 2 on SP 44068, Lot 3 on SP 40976, Lot 4B on SP 40976, Lot 46A on SP 4552, Lot 48E on SP 40946, Lot 49E on SP 4552, Lot 48F on SP 40946 & Lot 641 on SP 40976.
Original Portlot:	-
Patch/County:	North Brisbane / Stanley
Date of Survey:	-
Level Contour:	-
Catchment:	-
Level/Ris / Flooding:	-
Hazardous / Damaging:	-
Contour Interval:	-

Scale



Notes

Boundary dimensions shown hereon are compiled from Ceded Plans.

Drawn: SS	Date: 23/10/09
Surveyed:	Date:
Checked: DS	Date: 27/10/09
Approved:	

SM

Issue	Description	Date	App
A	Original Issue	2/2/12/04	DC
B	Leases Renewed/No Info Updated	7/7/10	G.S.

Client

LEND LEASE DEVELOPMENT P/L

**RNA SHOWGROUNDS
RE DEVELOPMENT**
600 Gregory Terrace,
Bowen Hills

CADASTRAL BASE PLAN

Drawing No.
S.6441-006-B

A1

Figure 2 – Cadastre Plan of the Site

STOCK AGENTS OFFICES

STOCK PARADE



02 DEFINITIONS

Unless otherwise defined by this Master Plan, the definitions of the Bowen Hills Urban Development Area Development Scheme July 2009 and Amendment 1 apply. In addition to those terms defined in the Development Scheme, the following definitions apply to the RNA Showgrounds redevelopment. Where there is a conflict between these definitions and others, these definitions prevail.

Adaptive Re-use – modifying a heritage place to suit its existing use or proposed use. Where possible, Adaptive Re-use should involve minimal change to significant fabric, achieved only after considering alternatives.

Bowen Hills Urban Development Area Development Scheme – the approved development scheme for the UDA for Bowen Hills dated July 2009 and its Amendment 1.

Core of the RNA Showgrounds – as described within Figure 30 of the Heritage Impact Report prepared by Riddel Architecture dated 7 July 2010.

Overflow Car Parking – means temporary car parking for events or functions or where events have displaced formal car parking used by the staff of the Royal Brisbane Hospital.

Ekka activities - the activities reasonably associated with the conduct of the annual show held by The Royal National Agricultural and Industrial Association of Queensland (RNA). The term includes the activities reasonably undertaken in the preparation and dismantling of the show.

Fresh Food Market – premises used for the display and sale of goods to the public where goods are sold from shops, stalls, booths or tables (whether permanent or temporary). The use includes ancillary food and beverage (including liquor) sales and ancillary entertainment provided for the enjoyment of customers. Note: a Fresh Food Market is defined as a Shop in the Bowen Hills UDA Development Scheme.

Indoor Entertainment - means premises used for public entertainment predominantly within a building. The term includes facilities and uses commonly described as convention centre, function centre, trade exhibition/display and trade competitions, music concerts, cinema and theatre.

Gross Floor Area – The total floor area of all storeys of a building, including mezzanines, measured from the outside of external walls or the centre of a common wall, excluding areas used for:

- Building services, plant, vertical transportation systems;
- Ground floor public lobby or accessway;
- A public mall in a shopping complex;
- The parking, loading docks and manoeuvring of vehicles and bicycles;
- End of trip facilities for pedestrians and cyclists; and
- Private balconies whether roofed or not.

Master Plan – “The RNA Showgrounds Master Plan approved as part of the development application (Volume 2) over the Site including:

- Lot 641 on SP196755;
- Lot 485 on SP192466;
- Lot 486 on SL4553;
- Lot 487 on SP196776;
- Lot 484 on SL4553;
- Lot 481 on SP196765;
- Lot 3 on SP190738;
- Lot 2 on SP144596; and
- Road Reserve currently known as Alexandria Street.

AMENDED IN RED
30 NOV 2010
By: K. Williams (name)
of the ULDA

It is noted that the above property descriptions will change following the registration of new titles as described in Appendix D resulting from the approval of the Reconfiguring a Lot application (ULDA reference: 2010/046).

Outdoor Entertainment - means premises used for the entertainment of the public, outdoors. The term includes use commonly described as trade exhibition/display and competitions and music concerts.

Private Development – development on Private Land undertaken by Lend Lease or another private party.

Private Land – land on which Private Development is undertaken totalling 5.5ha and generally in accordance with Figure 24.

~~RNA Activities – means all acts and things done by the RNA in connection with carrying out its ordinary functions and business activities (both present and future) including, without limitation, holding the Ekka and any other major exhibition or event (both indoors and outdoors).~~

RNA Activities – means all acts and things done by the RNA in connection with carrying out its ordinary functions and business activities (both present and future) including, without limitation, holding the Ekka and any other major exhibition or event (both indoors and outdoors).

RNA land – the Site excluding the Private Land.

RNA Leasehold land – land within the Site which is developed by the RNA and identified on Figure 27.

The Site – includes the following land:

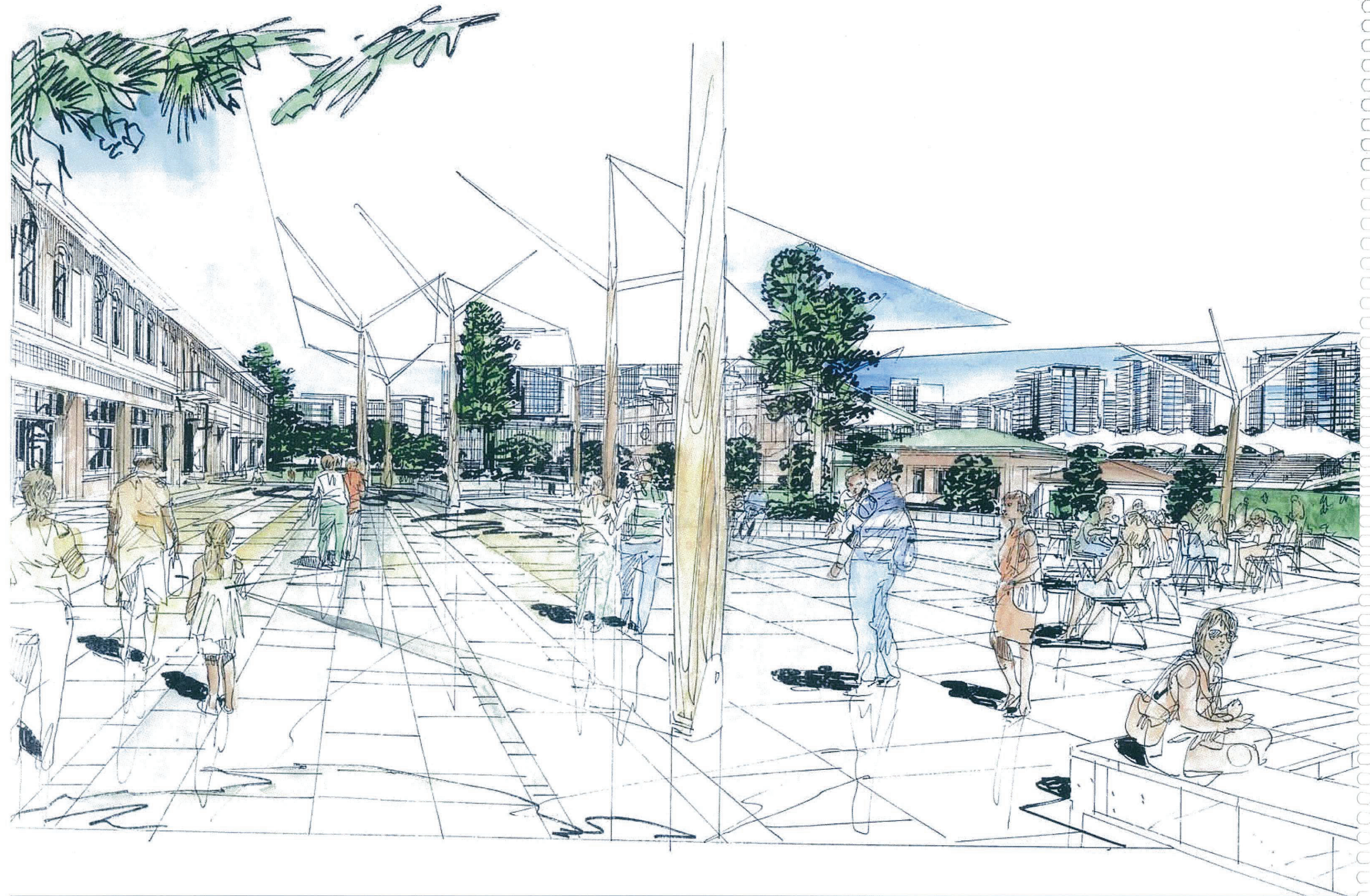
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- Lot 485 on SP192466;
- Lot 486 on SL4553;
- Lot 487 on SP196776;
- Lot 484 on SL4553;
- Lot 481 on SP196765;
- Lot 3 on SP190738;
- Lot 2 on SP144596; and
- Road Reserve currently known as Alexandria Street.

It is noted that the above property descriptions will change following the registration of new titles resulting from the approval of the Reconfiguring a Lot application (ULDA reference: 2010/046)

Storey – a space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above. This does not mean:

- a space that contains only a lift shaft, stairway or meter room a bathroom, shower room, laundry, toilet or other sanitary compartment not intended for more than 3 vehicles or a combination of the above; or
- a mezzanine or basement level.

Temporary Car Parking – parking on the Site in areas where redevelopment is yet to occur.



Ekka Plaza

03

VISION AND PRINCIPLES

3.1 Introduction

The vision and principles are the overarching strategic intent and aspirations for the redevelopment of the Site and underpin the specific requirements of the Master Plan outlined in section 4-14. During the Compliance Process, development that does not comply with the specific requirements of this Master Plan in sections 4-14, will require consideration against the vision and principles to determine whether it complies with the Master Plan. If it can be demonstrated that non complying development is consistent with the vision and principles then it is deemed to be consistent with the Master Plan and is able to be approved.

3.2 Vision

The RNA Showgrounds redevelopment ensures that all of the RNA activities including the Ekka remains on the Site uncompromised into the future. The RNA Showgrounds is a world class exhibition, festival, concert, conference, showground, commercial, recreation, retail and residential place. The RNA Showgrounds has built upon its long standing historic role as the agricultural and industrial venue for the State and takes on a new exciting role as one of Brisbane's key inner city mixed-use centres. By enhancing connectivity with the surrounding suburbs of Bowen Hills and Fortitude Valley, the RNA Showgrounds Master Plan works to strengthen Brisbane's inner city core promoting the City as a strong activated centre.

Built form is strategically and logically located on the Site incorporating a range of heights and materials that are highly characteristic of the Site's identity and location at the northern gateway to the Brisbane CBD. Built form is supported by legible and permeable circulation networks which build and enhance the existing patterns and fabric of the site as well as the wider city and surrounds, including the Ekka Walk which meanders through the Site as the primary pedestrian circulation route.

Retail facilities and the Fresh Food Market are concentrated along the Site's vibrant Grand Parade connecting St Pauls Terrace to Ekka Plaza. This retail spine throughout the core of the Site supports and creates activated street frontages. Private Development comprises a diverse and complimentary mix of land uses with a particular focus on commercial, retail and multiple residential uses. A significant portion of Private Development is principally located between Gregory Terrace and St Pauls Terrace in close proximity to Fortitude Valley's significant commercial activity and around the Site perimeter, further strengthening internal/external links between the site and surrounding areas.

The historical nature of the Site is respected, harnessed and enhanced within the RNA Showgrounds, and forms a major component of the overall character and identity of the Site. The core of the RNA Showgrounds contains the majority of the highly significant places which are retained by the Master Plan. In a similar way, traditional Ekka values are enhanced and embraced on Site where Ekka events continue to remain a major component of the character and identity of the Showgrounds and are strengthened and improved to a world class standard.

The "green" character and identity of the Site is also prominent in the new RNA Showgrounds. Sustainability principles are linked to the RNA Showgrounds Master Plan through robust and efficient responses to the key environmental concerns of water supply, energy management and transport.

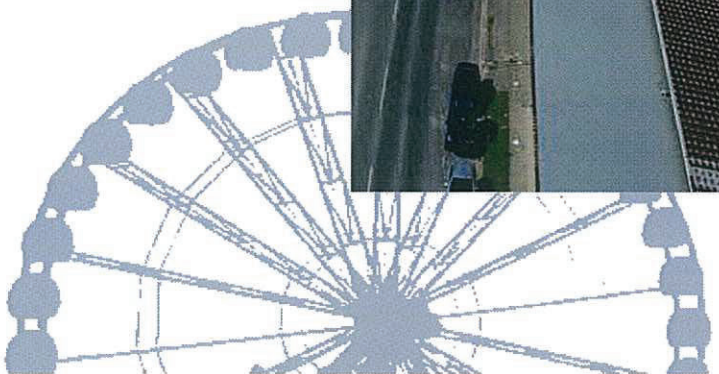
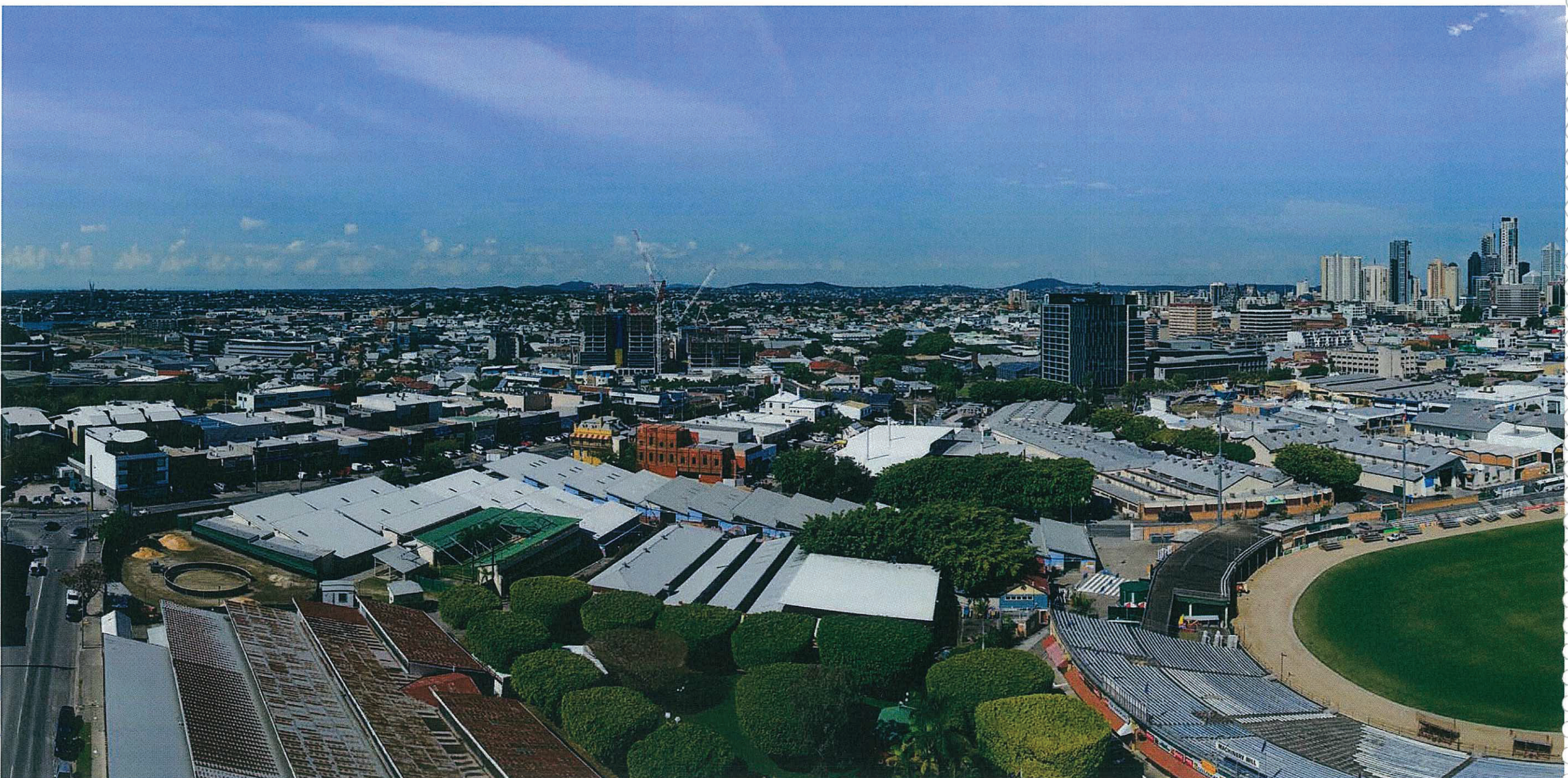
3.3 Principles

Key principles of the Master Plan include:

- " The Site will benefit from a program of redevelopment and renewal that will see extensive mixed-use activities established in accordance with the range of uses outlined in Section 1.3;
- " A maximum of 340 000m² of Private Development GFA on Private Land within the Site (excluding leasehold land as identified on Figure 28);
- " A maximum of 20 000m² of retail floor space (excluding Fresh Food Markets);
- " A Fresh Food Market (gross floor area excluded from Private Development);

- " A maximum of 7 000m² of shop (supermarkets) gross floor area (included within 20 000m² total retail floor space);
- " A maximum of 76,000m² of gross floor area is developed on RNA Leasehold land;
- " Public access to identified key spaces and areas enabling permeability through the Site linking surrounding areas;
- " The creation of a main street between Gregory Terrace and St Pauls Terrace linking the southern and northern sections of the Site;
- " The creation of a rich and layered public realm that reflects the Site's history;
- " Protection, reinterpretation and/or enhancement of identified heritage buildings, spaces and views;
- " The creation of flexible event and exhibition spaces with dual uses;
- " The provision of a range of residential styles and types to help meet the housing needs of the area;
- " Provision of a long term, sustainable development promoting and supporting:
 - A Healthy and Active Community;
 - World Class Environmental and Design Standards;
 - Integrated Water Management;
 - Efficient Material Use and Waste Reduction; and
 - Access and Transport links.





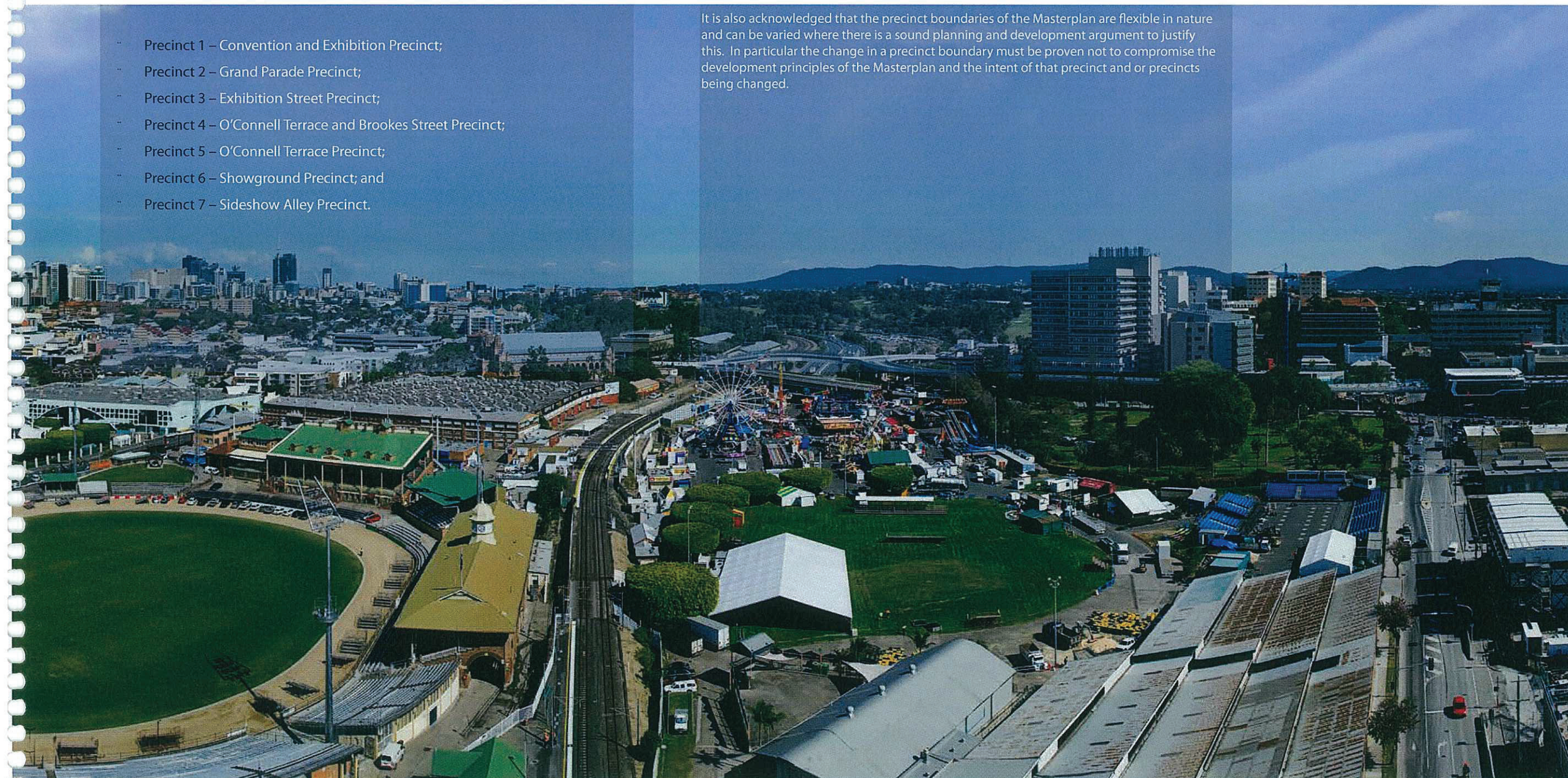
04 PRECINCTS

4.1 General

Figure 3 overleaf below identifies the 7 precincts that apply to the Master Plan including:

- Precinct 1 – Convention and Exhibition Precinct;
- Precinct 2 – Grand Parade Precinct;
- Precinct 3 – Exhibition Street Precinct;
- Precinct 4 – O’Connell Terrace and Brookes Street Precinct;
- Precinct 5 – O’Connell Terrace Precinct;
- Precinct 6 – Showground Precinct; and
- Precinct 7 – Sideshow Alley Precinct.

It is also acknowledged that the precinct boundaries of the Masterplan are flexible in nature and can be varied where there is a sound planning and development argument to justify this. In particular the change in a precinct boundary must be proven not to compromise the development principles of the Masterplan and the intent of that precinct and or precincts being changed.



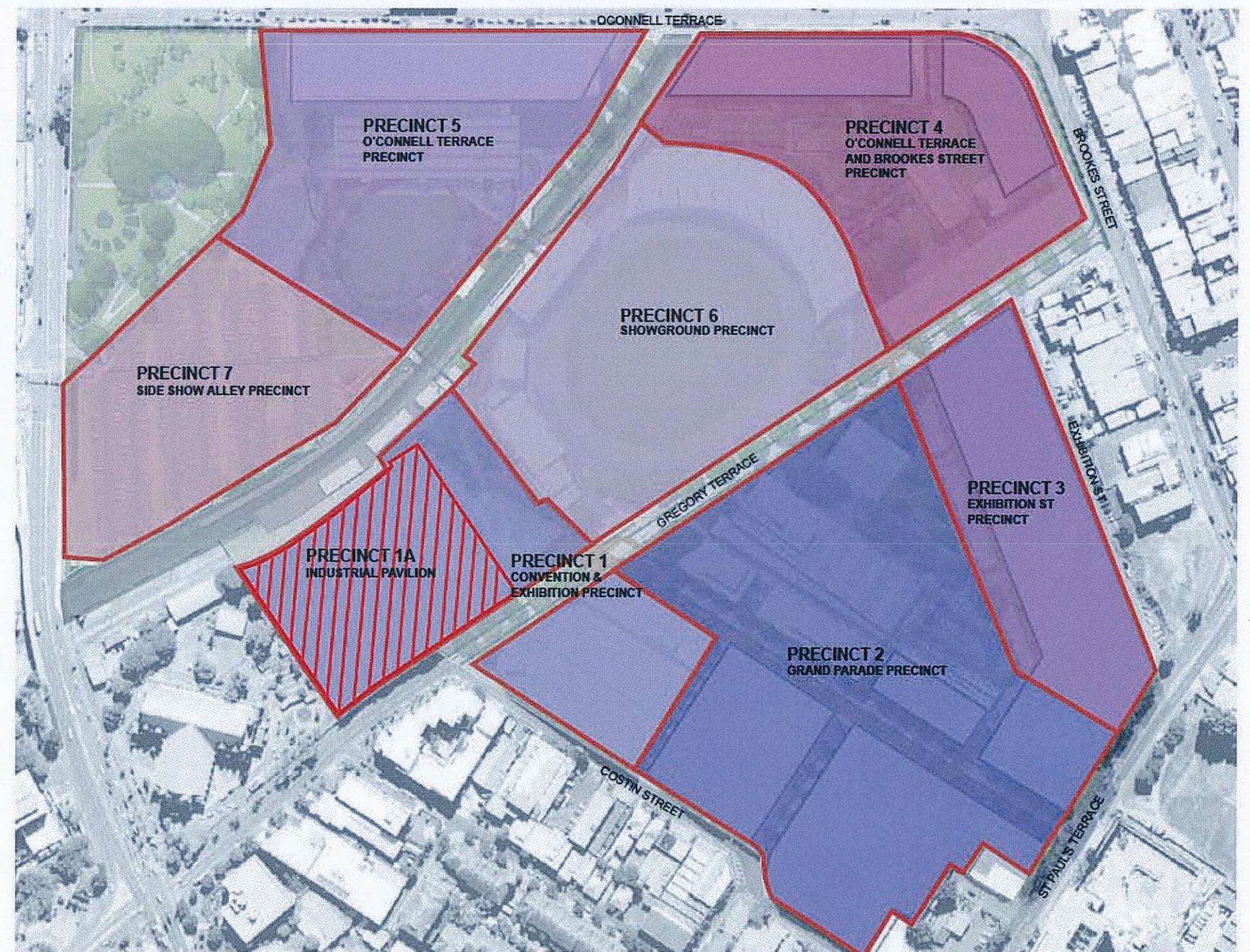
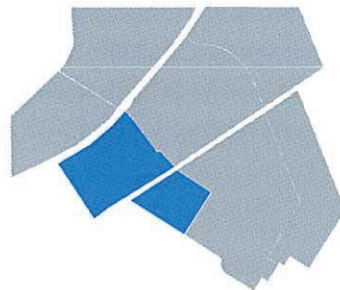


Figure 3 – Precinct Plan

4.2 Precinct 1 – Convention and Exhibition Precinct



4.2.1 Intent

Land uses within the precinct primarily comprise of the RNA Showgrounds facilities being the Industrial Pavilion and Exhibition Building. The visitor accommodation (hotel) or other appropriate uses may be located within the precinct adjacent to the Exhibition Building and must provide primary active frontages to Grand Parade and Gregory Terrace. The Industrial Pavilion and Exhibition Building incorporate car parking spaces which can be used for RNA Events and additional parking for the Fresh Food Markets if required.

The Industrial Pavilion is included within sub-precinct 1A of Precinct 1. The Industrial Pavilion is proposed to be the first stage of development and is intended to be developed as a convention centre with a dual use for its traditional Ekka functions. The extent of the sub-precinct is limited to the Industrial Pavilion itself and does not include Ekka Plaza.



The Industrial Pavillion

The built form of the precinct is typically low rise and not exceeding 5 stories with the exception of land to the south of Gregory Terrace which is up to 16 stories in height. The heritage values of the precinct are incorporated into the development, particularly the adaptive reuse of the Industrial Pavilion and the relocation of the Gregory Terrace Entry Building within this precinct, fronting Gregory Terrace and Ekka Plaza. The ground level of development fronting Grand Parade provides primary active frontages to allow surveillance and vibrancy.

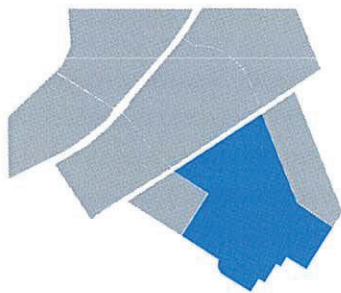
Public realm areas are focussed on the proposed Ekka Plaza, which acts as an extension of Grand Parade and is a major entry point to the Showgrounds. Gregory Terrace acts as an interface between Ekka Plaza and Grand Parade and is a pedestrian prioritised environment. This area facilitates key views to Show Ring No. 1 and is a highly programmed space which acts as a gateway and reinforces the role of the space as the centre of the Showgrounds. A landmark building is located at this junction to the south-west of Gregory Terrace.

The precinct is adjacent to the Exhibition Railway Station allowing public access from this key piece of infrastructure. Importantly, the precinct acts as a conduit or connector between Ekka Plaza and Grand Parade over Gregory Terrace. Pedestrians and cyclists utilise Grand Parade across Gregory Terrace through to Ekka Plaza. Vehicular access is from Gregory Terrace, Costin Street and Grand Parade. During the Ekka and other major RNA events, Gregory Terrace, between Costin Street and Exhibition Street may be closed to facilitate proper functioning and operation of the Ekka and other major RNA events as outlined on Figure 24. Any closure of a dedicated road is subject to a separate approval.

4.2.2 Specific Development Requirements

Maximum building heights	- 16 storeys to the south of Gregory Terrace - 5 storeys to the north of Gregory Terrace
Open Space Provision	- Approximately 6 000 m2 (Ekka Plaza)
Heritage spaces	- Adaptive re-use of the Industrial Pavilion - Relocation of the Gregory Terrace Entry Building
Public Domain Principles	- Public access to and through Ekka Plaza enabling permeability through the site and linking surrounding areas, particularly Precinct 7 to Bowen Bridge Road and Gregory Terrace to Gregory's Rest and Grand Parade (as the main street to St. Pauls Terrace. If access is not able to be provided through Ekka Plaza an alternative route will be provided. - The creation of a rich and layered public realm that reflects its history, particularly focusing on Ekka Plaza and its connections across Gregory Terrace to Gregory's Rest and Grand Parade, creating a new landmark space addressed by key buildings. - Protection, reinterpretation and/or enhancement for identified heritage buildings, spaces and views, including visual connections from Gregory Terrace into the site, across Gregory Terrace between Gregory's Rest and Grand Parade and into the surrounding buildings.

4.3 Precinct 2 – Grand Parade Precinct



4.3.1 Intent
Land uses within this mixed use precinct are varied and include Multiple Residential uses (residential apartments), Offices, Retail including a Shopping Centre (supermarket), Fresh Food Market, Food Premises (restaurants), Indoor Entertainment and RNA Showground facilities. Commercial and Retail uses are oriented around Grand Parade.



John Reid Pavilion

The built form of the precinct comprises medium to high rise buildings with a maximum of 16 storeys around a central spine which acts as a key connection through the Site. Building heights in the remainder of the precinct do not exceed 5 storeys as illustrated in Figure 4. The heritage value of the John Reid Pavilion is retained and reused for the proposed Fresh Food Markets. All development fronting Grand Parade provides primary active frontages ensuring Grand Parade and Gregory’s Rest is a vibrant and vital place.

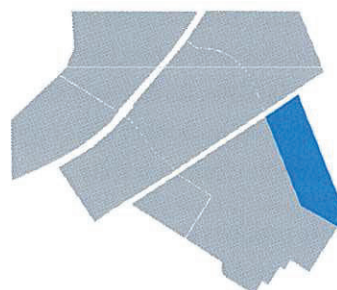
Grand Parade is a key component of the public realm and forms an important component of the Ekka Walk circuit, establishing a north-south connection through the Site.

Vehicular access is achieved from existing Gregory Terrace, Costin Street and St Pauls Terrace, together with Grand Parade, Sutton Street, Short Street and Little Water Street. Pedestrian and cyclist access through the precinct is facilitated by the two key connections of Grand Parade and Sutton Street. Car parking areas within the precinct are provided within the Private Development lots, at grade and on street. During the Ekka and other major RNA events, both Gregory Terrace, between Costin Street and Exhibition Street; and Grand Parade, north-west and including the Little Water Street intersection may be closed to facilitate proper functioning and operation of the Ekka and other major RNA Events as outlined in Figure 27. Any closure of a dedicated road is subject to a separate approval.

4.3.2 Specific Development Requirements

Maximum building heights	In accordance with Figure 4: - 16 storeys within the Grand Parade spine - 5 storeys within the remainder of the precinct
Open Space Provision	- Approximately 2 000 m2 (Alexandria Park)
Heritage spaces	- Adaptive re-use of John Reid Pavillion - Adaptive re-use of Gregory’s Rest - Adaptive re-use of Building No. 8
Public Domain Principles	- The creation of a Main Street between Gregory Terrace and St. Pauls Terrace linking the southern and northern sections of the site and its context - Protection, reinterpretation and enhancement of heritage buildings, spaces and views.

4.4 Precinct 3 – High Density Mixed Use Precinct



4.4.1 Intent

Land uses within the precinct comprises of Multiple Residential uses (high density residential apartments) and Office uses which are located in close proximity to Grand Parade and St Pauls Terrace. Supporting small scale Food Premises (restaurants) and Shops may be located on the ground level in key locations however these do not compete with the retail uses in the Grand Parade Precinct.



The High Density Mixed Use Precinct accommodates the highest density of built form development on the Site, and includes buildings up to 30 storeys in height. It is envisaged that building heights throughout the precinct gradually step down towards Grand Parade and St Pauls Terrace. The multiple residential and office buildings within the precinct provide secondary activation to Sutton Street.

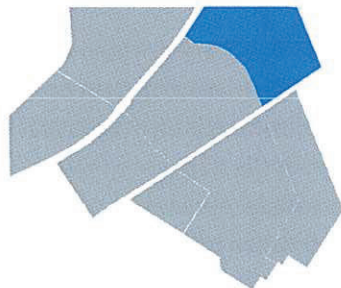
Public realm is a lesser component of this precinct; however buildings within the precinct are designed with low rise podiums oriented towards the public streetscape providing a human scale of activation to Sutton Street and Exhibition Street.

Vehicle access to the precinct is via St Pauls Terrace, Gregory Terrace and Sutton Street and potentially off Exhibition Street. Pedestrian and cyclist movement is facilitated along Sutton Street. During the Ekka and other major RNA events, Sutton Street and Gregory Terrace, between Costin Street and Exhibition Street may be closed to facilitate proper functioning and operation of the event as outlined on Figure 27. Any closure of a dedicated road is subject to a separate approval.

4.4.2 Specific Development Requirements

Maximum building heights	- Maximum of 30 storeys
Open Space Provision	- Adjacent to Precinct 2 (Alexandria Park)
Heritage spaces	- Re-instatement of Sutton Street
Public Domain Principles	- Permeability through the site via Sutton Street linking St. Pauls Terrace to Gregory Terrace and Stockman's Rest
	- Private Development is intended to have a positive relationship to Exhibition Street, Sutton Street and Alexandria Park

4.5 Precinct 4 – O’Connell Terrace and Brookes Street Precinct



4.5.1 Intent

Land uses within the precinct comprise Multiple Residential uses (residential apartments), Retail, Food Premises (restaurants), Offices, RNA Showground facilities (animal pavilion), refurbished horse stables (on Gregory Terrace) and Stockman’s Bar and Grill. Stockman’s Rest is a key heritage element of the site and is proposed to be retained and enhanced as an important feature of the RNA Showgrounds. The Stock Agents building is proposed to be refurbished to provide office space, small shops, food premises (restaurant facilities) or other appropriate small scale uses.



Stockman’s Rest

Multiple residential uses are up to 24 stories in height around the perimeter of the Site. These residential uses have a northern and southern aspect. The character of the precinct is diverse which is reflective of both the residential and RNA facilities functions it comprises. The design of the residential buildings is proposed to respect the ongoing functioning of the RNA Showgrounds facilities given its close proximity.

The precinct includes an important section of the proposed Ekka Walk and a prominent RNA Showgrounds entry point on the intersection of Brookes Street and O’Connell Terrace. These public spaces take advantage of the inclusion of Stockman’s Rest in their design.

Vehicular access to the precinct is split, with residential uses gaining access directly from Brookes Street and O’Connell Terrace, whilst the animal pavilion will gain access via the entry to the RNA Showgrounds from Gregory Terrace. Pedestrians gain primary access via the Ekka Walk. During the Ekka or any other major RNA event, Gregory Terrace, between Costin Street and Exhibition Street may be closed to facilitate proper functioning and operation of the event as outlined on Figure 24. Any closure of a dedicated road is subject to a separate approval.

4.5.2 Specific Development Requirements

Maximum building heights	- 24 storeys fronting O’Connell and Brookes Street - 5 storeys adjacent to Show Ring 1
Open space provisions	- Approximately 12 000 m2 (Stockman’s Rest)
Heritage spaces	- Retention of Stockman’s Rest - Retention of Stock Agents Building - Adaptive re-use of a significant part of the Horse Stables - Removal of Cattle Pavilion - Removal of Stock Pavilion
Public Domain Principles	- Public access to and through Stockman’s Rest to enable permeability through the site and linking surrounding areas; - The creation of a rich and layered public realm that reflects the site’s history - Protection, reinterpretation and enhancement of heritage buildings, spaces and views.

4.6 Precinct 5 – O’Connell Terrace Precinct



4.6.1 Intent

Land uses within the precinct incorporate Commercial uses with a potential nexus between the Royal Brisbane Hospital and similar medical or health care operations. New RNA Showground facilities (new animal pavilion) are also located within the precinct which will be used for events and associated car parking and parking for up to 650 vehicles for staff of the Royal Brisbane and Womens Hospital Complex. Multiple residential uses can also be located within the precinct. Other RNA Showground activities within the precinct include Show Ring No. 2 and a revitalised wood chop arena, relocated from the edge of the site on O’Connell Terrace to a prominent location adjacent to Show Ring No. 2 and becoming part

of the new Ekka Walk. Where appropriate and where there is demand, retail and commercial uses front O’Connell Terrace.

Buildings fronting O’Connell Terrace are up to 16 storeys in height. Built form is established as a number of towers allowing for views into the Site. The RNA Showground facilities have larger floor plates and are set lower and to the south of the buildings fronting O’Connell Terrace. Secondary activation is provided to O’Connell Terrace. Built form is orientated north and south and respects Bowen Park’s heritage value as well as improving its physical and visual links with adjoining sites.

The Show Ring No. 2 is located within the precinct and is an important part of the RNA Showgrounds which will be largely retained, along with the existing fig trees which frame the show ring.

Access to the Site is to be gained via O’Connell Terrace, and is generally located over the Inner City Bypass and Clem7 tunnel alignments. A key component of the precinct is the railway underpass which is to be retained as a key access route through the site. The precinct also facilitates a major connection through the RNA Showgrounds to Bowen Park and O’Connell Terrace and ultimately the Royal Brisbane Hospital.

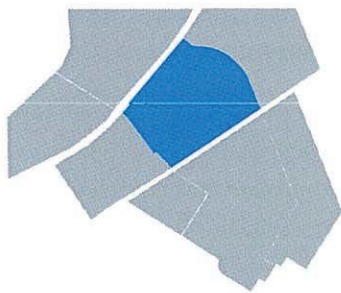
4.6.2 Specific Development Requirements

Maximum building heights	- 16 storeys
Open space provisions	- Approximately 10 000m2 (Show Ring No. 2 and Wood Chop Arena)
Public Domain Principles	- Protection, reinterpretation and enhancement of heritage buildings, spaces and views - The creation of a rich and layered public realm that reflects the site’s history - Public access around Show Ring No. 2 and to and through Stockman’s Rest to enable permeability through the site and linking surrounding areas



Show Ring no. 2

4.7 Precinct 6 – RNA Showground Precinct



4.7.1 Intent

Precinct 6 is the heart of the Site and incorporates land uses solely related to RNA Showground facilities including Show Ring No. 1. The new Machinery Hill Stand and animal pavilion is located adjacent to Show Ring No. 1.

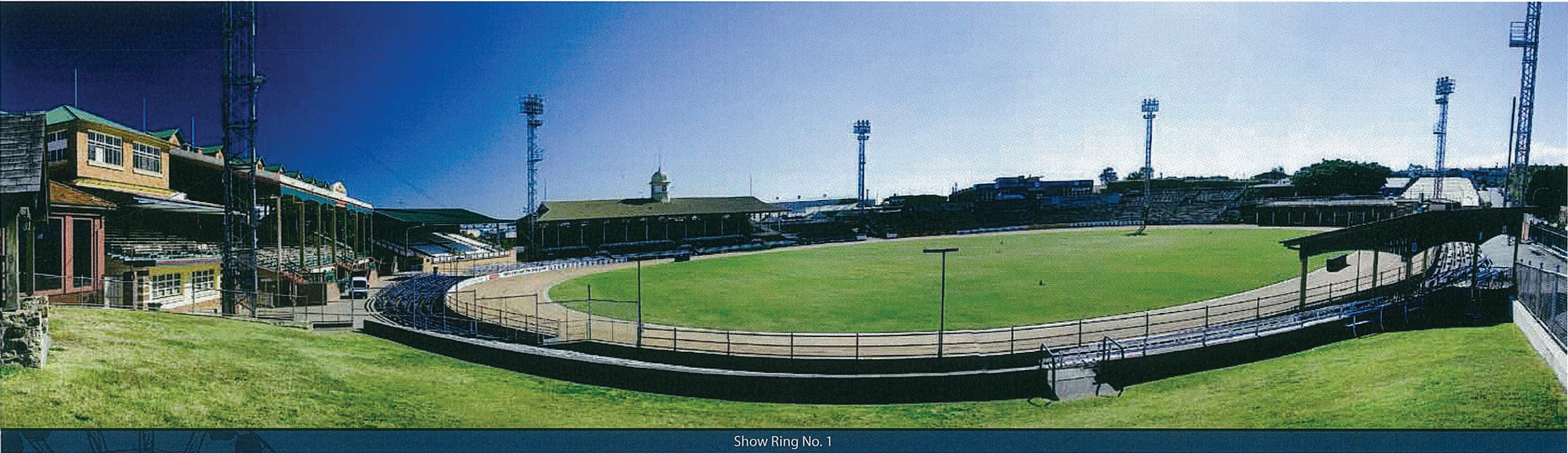
Several of the grandstands have significant heritage qualities which will be retained and conserved, however a number of the stands will be upgraded to ensure the show ring is of a suitable standard to be used for major events. The new Machinery Hill Stand will have dual use as animal pavilion, while also providing new show ring seating above. The large animal housing area will be designed as a flexible space that can also be used for other event uses.

The show ring is regarded as a key piece of accessible open space within the site that will have managed access.

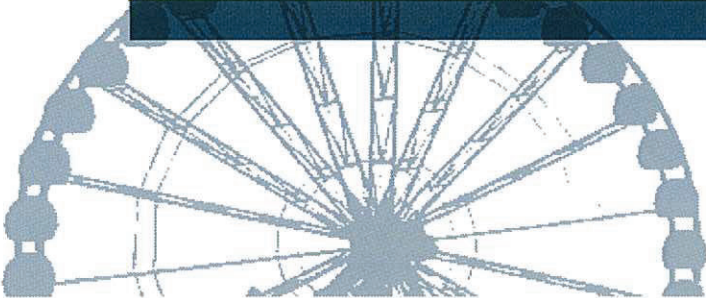
Where required, vehicular access to the precinct will be gained via Gregory Terrace. The large animal housing area will provide horse stable facilities during Ekka mode and in non event mode is utilised for other uses. Pedestrian access is facilitated around the show ring. During the Ekka or any other major RNA event, Gregory Terrace, between Costin Street and Exhibition Street may be closed to facilitate proper functioning and operation of the event as outlined on Figure 24. Any closure of a dedicated road is subject to a separate approval.

4.7.2 Specific Development Requirements

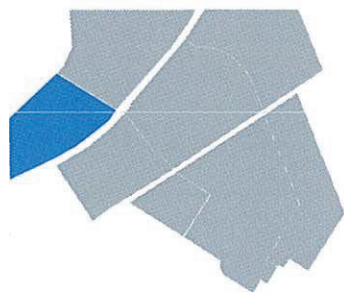
Maximum building heights	- Up to 5 storeys (limited to the new Machinery Hill Stand)
Heritage spaces	- Retention of Show Ring No. 1 - Retention and conservation of Council Grand Stand - Retention and conservation of Ernest Baynes Stand - Retention and conservation of Members Grand Stand - Retention and conservation of John MacDonald Stand - Removal of Machinery Hill Stand
Public Domain Principles	- Public access around Show Ring No. 1 to enable permeability through the site and link Grand Parade to Side Show Alley when in lieu of Ekka Plaza - The creation of a rich and layered public realm that reflects the site's history and retention of significant heritage spaces - Protection, reinterpretation and enhancement of heritage buildings, spaces and views.



Show Ring No. 1



4.8 Precinct 7 –
Sideshow Alley
Precinct



4.8.1 Intent

The primary land use of the precinct is for RNA Showground uses and in particular as Side Show Alley during the Ekka, however outside of this time is also suitable for other uses including temporary exhibition spaces and car parking for up to 650 vehicles for Royal Brisbane and Womens Hospital Complex employees (RBWH).

The Side Show Alley precinct may contain some semi-permanent built form structures which is reflective of its historic use during the Ekka. The character of the precinct is to retain the open air feel of the precinct which is central to its heritage significance.

The precinct includes a prominent entry gate off Bowen Bridge Road, which will be retained. It is proposed to re-align the RBWH car park arrangement to better connect to Bowen Bridge Road entry gates and Ekka Plaza.

The precinct facilitates pedestrian connection and access through to Bowen Park and the Royal Brisbane Hospital and is adjacent to the Exhibition Railway Station.

Temporary exhibit marquees are constructed in the hardstand areas as part of the RNA Showgrounds event activities.

4.8.2 Specific Development Requirements

Maximum building heights	- Up to 5 storeys
Heritage spaces	- Retention of Side Show Alley - Retention of Bowen Bridge Road Entry Gate
Public Domain Principles	- Retention of the open air nature of Side Show Alley - Public access from the precinct to Stockman's Rest, O'Connell Terrace and Bowen Park to enable permeability through the site and linking surrounding areas - Protection, reinterpretation and enhancement of heritage buildings, spaces and views.



Sideshow Alley



John MacDonald Stand Walkway

05

ORGANISING ELEMENTS OF THE MASTER PLAN

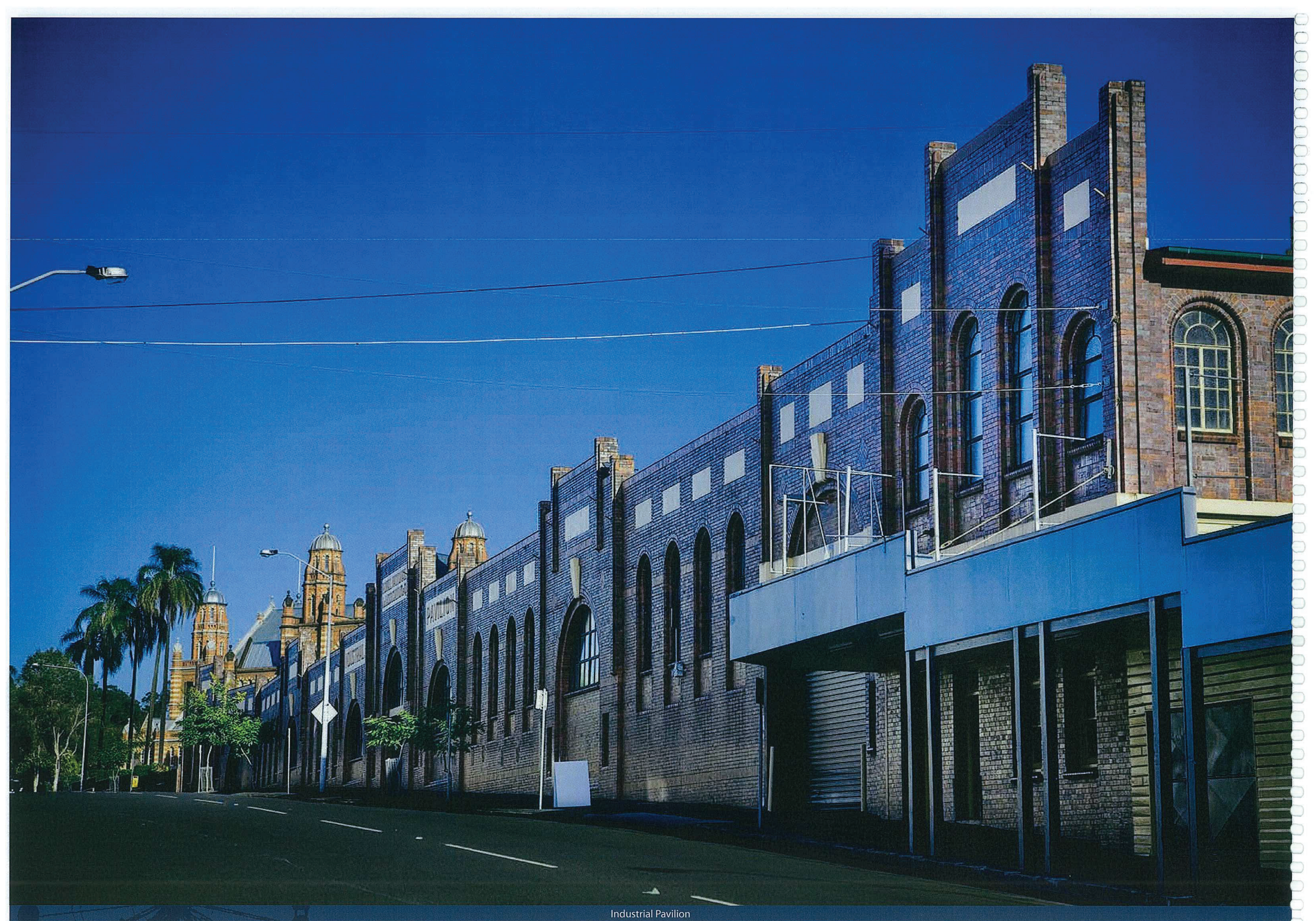
The following organising elements of the Master Plan collectively combine to ensure that the future development space of the Site occurs in accordance with the overall vision and principles articulated in Section 3. These elements include:

- Built form;
- Heritage;
- Open Space and Public Realm;
- Landscape;
- Views and Vistas;
- RNA Operations;
- Movement, access and car parking; and
- Technical requirements.

As the Master Plan is a development approval and the Bowen Hills Urban Development Area Development Scheme will not be able to be referenced in the compliance process, much of the development scheme where relevant has been duplicated or referenced in the Master Plan to enable surety of outcomes for the ULDA and the community.



Ekka Plaza



Industrial Pavilion

06

BUILT FORM

The form, type and arrangement of buildings, streets and public spaces within the Site must demonstrate good urban design and sustainability by addressing each of the elements contained in this section. All elements of this section must be achieved to the greatest extent practical, having regard to each of the other elements.

6.1 Heights and Density

Maximum building heights within the RNA Showgrounds are proposed to not exceed the building heights shown in Figure 4.

6.2 Sub-tropical design

Development is to be climatically responsive such as:

- Buildings are orientated to optimise seasonal solar gain and loss, taking into consideration major site views and vistas;
- where possible building form allows for cross ventilation and supports a naturally ventilated and comfortable environment;
- Weather protection and sun shading (including but not limited to eaves and overhangs) are incorporated into façades and roof forms to reduce direct solar heat and provide rain protection appropriate to each façade orientation; and
- building design incorporates light and shade providing articulated facades.

6.3 Community Safety

Crime Prevention through Environmental Design (CPTED) principles should underpin the design of all development within the UDA.

In particular, regard should be given to the Crime Prevention through Environmental Design (CPTED) Guidelines for Queensland.

Development is to incorporate appropriate safety features in line with current standards and best practice guidance including fire safety and emergency vehicle access.

Development must promote community health and well-being through a design that supports a healthy and active lifestyle.

All buildings, as well as public and private spaces are to be designed to be inclusive and accessible and comply with best practice standards.

While recognising the desire for buildings to incorporate sub-tropical design solutions, buildings overlooking rail corridors must also ensure that the safety and operational integrity of railways are protected by incorporating appropriate design solutions that obstruct the throwing of objects at trains or onto the overhead line equipment (OHLE) that may cause damage or service interference.

Development adjacent to a rail corridor must also be designed to ameliorate the risks associated with proximity to a rail corridor such as pedestrian trespass.

6.4 Buildings

Buildings are to be well articulated with external balconies, doors and doorways, windows, shade and screening devices, outdoor planting and mixed use tenancies. The use of materials and design details are to contribute both individually and collectively to a distinctive RNA character.

Residential building design is to ensure visual and noise privacy, adequate balcony size, adequate storage space, adequate room sizes, functional room relationship and the provision of useable and well connected common outdoor spaces.

6.4.1 Separation

The separation distances (above 7 storeys) between building ensures the following outcomes are met:

- The development does not unreasonably prevent access to sunlight for an adjacent building;
- Buildings do not unreasonably impact on the amenity of residential units; and
- The proposed separation does not unreasonably impact on any view outlined on Figure 26.

6.4.2 Ground Level Details

Ground level building elements are to introduce a variety of details and finishes.

Entries

Front entries to all buildings are to be emphasised through architectural and landscape treatment, pedestrian paths and awnings so as to be obvious without the need for signage and address requirements for active frontages.

Screening and awnings

Buildings are to respond to local microclimatic conditions by incorporating appropriate weather protection, screening and shading structures on the building facades to channel breezes, filter sunlight, block out night lighting and provide rain protection at street level.

At street level, awnings are to be appropriately located to provide all year protection from sun and rain.

Storage and bin areas

Storage and bin areas should be contained within the buildings and / or should not be visible from the public realm.

Building design and external storage and bin areas must facilitate the efficient sorting and disposal of waste to maximise recycling opportunities.

Interface with RNA operations

Building edges are to have an edge condition at ground level interface between Private Development and RNA Land, providing sufficient privacy to the Private Development as well as security to the RNA Land during events.



6.4.3 Upper Level Details

The upper level elements of buildings should consider appropriate elements such as overhangs and sun shading to provide articulation and building character.

Balconies (residential use)

Covered balconies are encouraged to reflect a sub-tropical character and provide external spaces that can be used under a variety of weather conditions.

Balconies should overlook streets and public spaces providing surveillance and connection with the street.

In all locations, balconies must be appropriately located and/or screened to maximise privacy between buildings and/or to the public realm.

Roof form

Roofs are to be appropriately designed to ensure plant and equipment is integrated with the overall roof design. Varied roof forms, building heights and massing of elements is encouraged.

6.4.4 Building Arrangement

High rise buildings are encouraged to:

- “ Maintain a strong relationship with the street by framing and activating the public realm and entrance spaces while reinforcing the street hierarchy;
- “ Deliver a variety of setbacks on the ground floor to create plazas, outdoor dining areas or open vistas; and
- “ Create communal open spaces in both residential and commercial developments.

Where residential uses are located above podiums, it is expected that the tower footprints will be smaller to provide roofspace for terraces and roof gardens.

6.5 Activation

Buildings within the Site must contribute to an active and safe public realm. Figure 4 identifies the different frontages within the Site and describes their role for contributing to an active and safe public realm.

Primary active frontages

The ground floor of buildings on primary active frontages must:

- “ Activate the street for extended hours of the day and night by building up to or near the street edge, generally parallel to the street alignment and supporting a mix of uses;
- “ Be visually and physically permeable, containing many windows and entrances;
- “ Reinforce the priority of the pedestrian by addressing the street, having strongly expressed pedestrian entrances, minimising the number and size of vehicle access points and using appropriate street treatments. If vehicle access points are unavoidable, they should be integrated into the building design to minimise their impact on the safety and amenity of the public realm;
- “ Contribute to comfort for pedestrians by delivering awnings, providing shelter over footpaths;
- “ Incorporate car parking which is not visible from the public realm with the exception of street parking; and
- “ Provide opportunities to overlook the street, increase surveillance and reinforce the active frontage, particularly from upper floors.

Secondary active frontages

The ground floor of buildings on secondary active frontages must:

- “ Address the street and public realm, providing casual surveillance; and
- “ Provide facades that contain well-detailed and articulated access points at frequent intervals along pedestrian networks and do not include blank walls.

Other frontages

The ground floor of buildings on other frontages should:

- “ Address the street and public realm but may have a wider variety of setbacks to allow for privacy to be maintained between streets and dwellings and cater for courtyards, balconies and deep planting areas;
- “ Locate basements, where possible, within building footprints and set back from street alignments to allow areas for deep planting; and
- “ Emphasise entries through architectural and landscape treatment, pedestrian movement paths, awnings and height.

Gateways and landmark buildings

A number of gateways are identified to the RNA Showgrounds. These gateways, as shown on Figure 4, represent the main entry points and approaches to the RNA Showgrounds and are located at:

- “ The junction of Grand Parade and St. Pauls Terrace;
- “ The junction of Grand Parade and Gregory Terrace; and
- “ Buildings at the junction of O'Connell Terrace and Brookes Street.

These gateways are to be reinforced through landmark buildings.

Landmark buildings reinforce gateways within the RNA Showgrounds by providing visual cues that announce the arrival within, or approach to, the RNA Showgrounds and contribute to the identification of the Site as a distinct destination. Landmark buildings should also:

- “ Complete and frame vistas and views;
- “ Increase legibility and add to the sense of place; and
- “ Provide a sense of scale at open spaces.

Landmark buildings may be created through a change of scale, materials and/or architectural treatment.



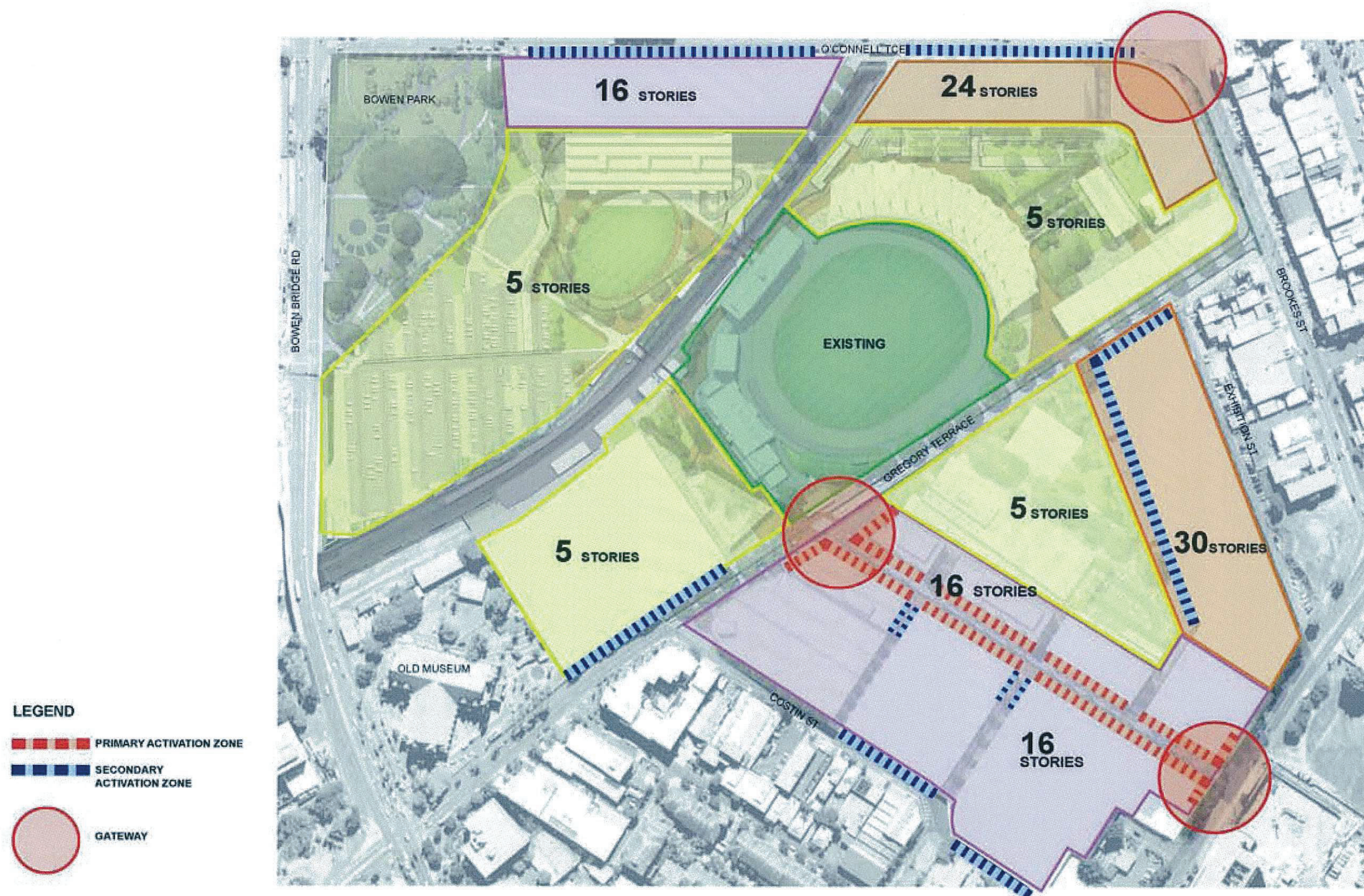


Figure 4 – Built Form



Horse Stables

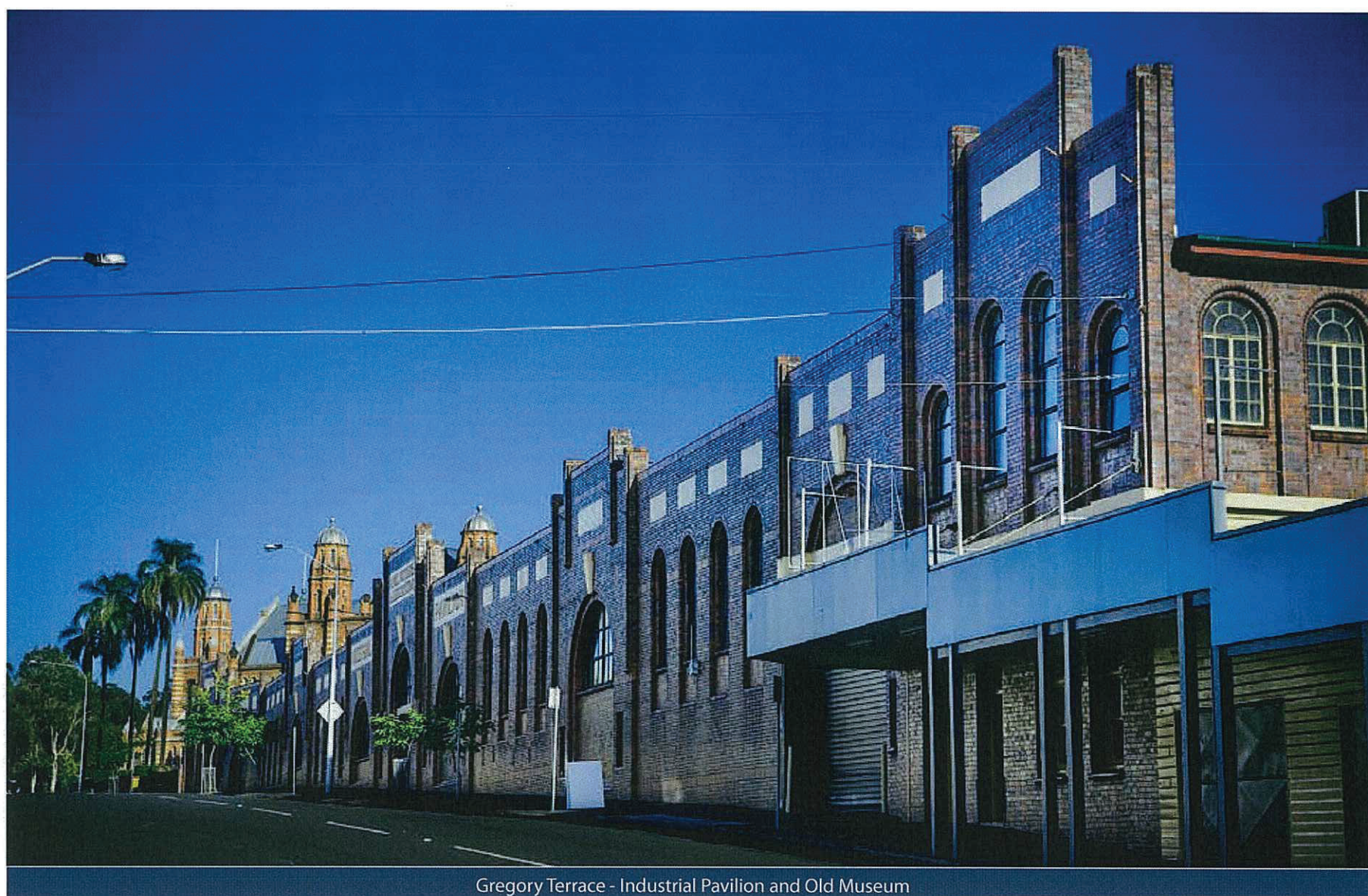
07 HERITAGE

To help retain place identity and the distinctive character for the UDA and the Site, development should seek to retain or adapt the heritage, character, cultural features and history of the site and surrounding area. The structures and spaces identified in Appendix A of this report are to either remain, be removed or are to be adaptively re-used.

Specific controls relating to individual buildings, spaces or structures are as follows:

- A Conservation Management Plan for the buildings nominated for retention and conservation or adaptive re-use is prepared and submitted with the relevant Compliance A submission;

- The use of the Sideshow Alley area is to be retained predominantly for exhibition uses, with semi permanent structures erected during events where required. This distinct open air feel of the area is critical to the character of the space;
- Show Ring No. 2 is reconfigured to allow for the construction of a new animal pavilion at its northern edge and the existing mature trees framing the south of Show Ring No. 2 are to be retained and supplemented by new planting;
- The Gregory Terrace Entry Building is relocated east down Gregory Terrace to enhance the role of Ekka Plaza as a key public space on the site;
- New buildings and works adjacent to retained and adapted heritage buildings, spaces and elements of medium or high significance as identified in Appendix A will have an appropriate interface respecting their heritage significance;
- Where the RNA site interfaces with Bowen Park and the Old Queensland Museum, the detailed design of the buildings and works will create a positive visual and where possible functional, relationship with these places/spaces; and
- The detailed design of new buildings and works will be informed and guided by the Heritage Strategy contained in Appendix B.



Gregory Terrace - Industrial Pavilion and Old Museum

08

OPEN SPACE AND PUBLIC REALM

8.1 Placemaking

Development is to contribute to a sense of place by:

- Promoting place identity and distinctive character;
- Individually and collectively creating an attractive and appealing place for residents, workers and visitors;
- Contributing to the permeability of the Site and the surrounding area;
- Contributing to the legibility of the UDA and the Site;
- Contributing to a public realm that is inclusive, accessible and safe;
- Creating a positive relationship between public and private realms, in particular at street and first floor levels;
- Contributing to a wide range and rich variety of activities and uses;
- Providing opportunities for formal and informal gathering and interaction;
- Connecting with the surrounding areas;
- Encouraging pedestrian and cycle use;
- Facilitating public transport access and use;
- Helping to build and support a local economy; and
- Helping attract and retain a diverse population.

8.2 Identified existing and new spaces

The following places are to be retained and enhanced as shown on Figure 5:

- Stockman's Rest;
- Show Ring No. 2 and Wood Chop Arena;
- Ekka Walk; and
- Gregory's Rest.

The following spaces are to be created within the site as shown on Figure 5:

- Grand Parade;
- Ekka Plaza; and
- Alexandria Street Park.

Table 1 below outlines the proposed public access times for open space within the site and the frequency of closure of the spaces along with approximate sizes of some spaces.

Stockman's Rest	- Sunrise to sunset with restrictions for Ekka and other RNA events as required. Stockman's Rest is approximately 14,000m2 in area.
Show Ring No. 2 and Woodchop Arena	- Sunrise to sunset and restricted for Ekka and often restricted for other RNA events as required. Show Ring No. 2 and Woodchop Arena is approximately 12,000m2 in area.
Ekka Plaza	- Sunrise to 12am with restrictions for Ekka and other RNA events as required. Ekka Plaza is approximately 7,500m2 in area.
Alexandria Street Park	- 24 hours per day and restricted for Ekka and other RNA events as required. The Alexandria Street Park is approximately 2,000m2 in area.
Gregory's Rest	- 24 hours per day with restrictions for Ekka and other RNA events as required. Gregory's Rest is approximately 1,300m2 in area.

Table 1 - Public Access to Open Space



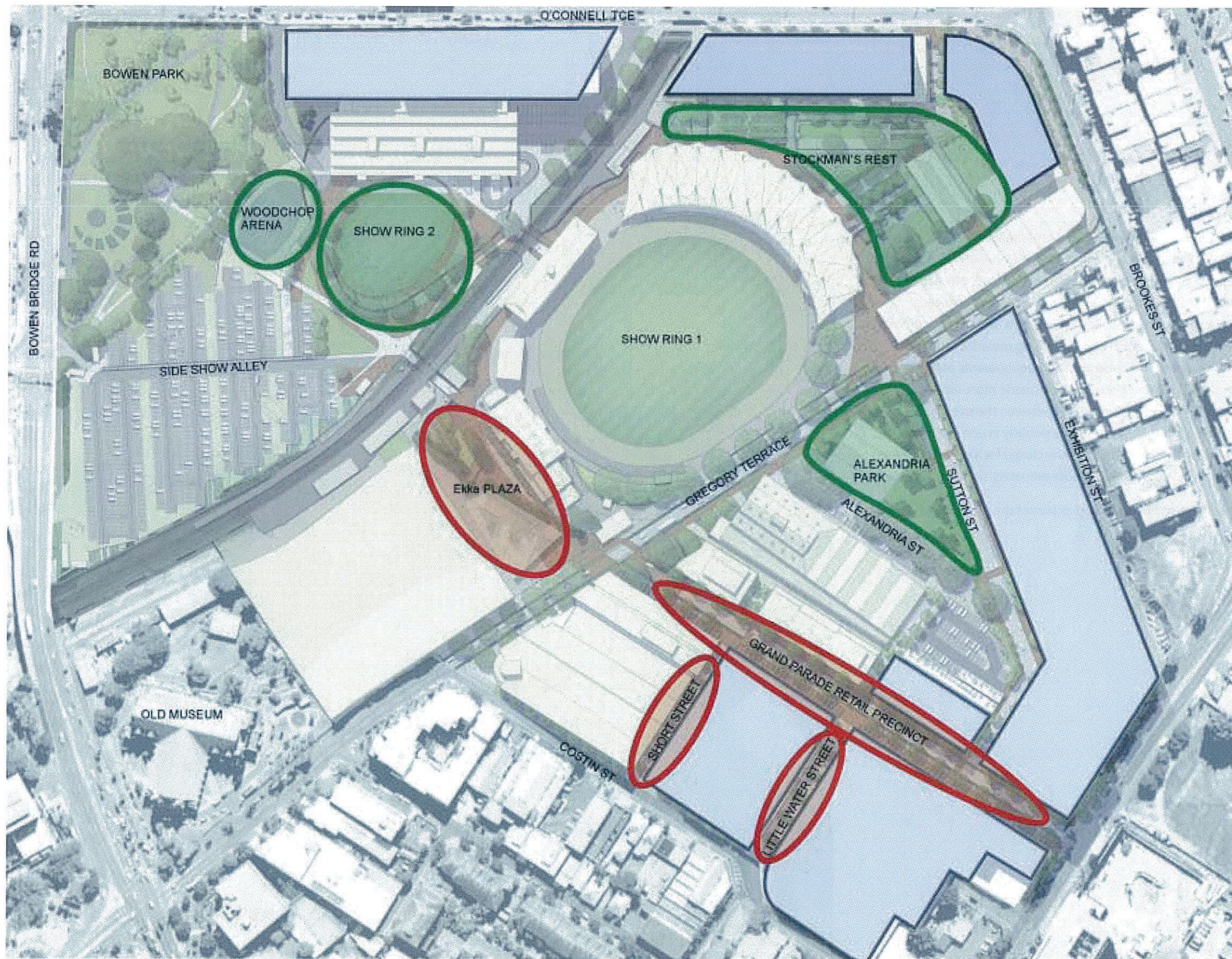


Figure 5 – Open Space and Public Realm

8.2.1 Stockman's Rest

The design for Stockman's Rest (see Figure 7) focuses on significant and established shade trees and its traditional function as a place of respite from other activities within the precinct. The open space has been significantly increased in size as a result of the Master Plan. A series of small intimate spaces form a terraced landscape leading up to the Stock Agent's Building Preserved at the centre of the space. A large new open space to the north of this building provides residential amenity, while also accommodating the horse precinct requirements of the Ekka overlay. Accessibility through Stockman's Rest has been made more equitable. This improved accessibility facilitates the connection between the site and the Bowen Hills Station and TOD. Stockman's Rest will be publicly accessible from sunrise to sunset seven days per week however will be closed for the Ekka and any other RNA events as required. Stockman's Rest is approximately 14,000m² in area.

The Stockman's Rest open space will be delivered as part of the development of Precinct 4.

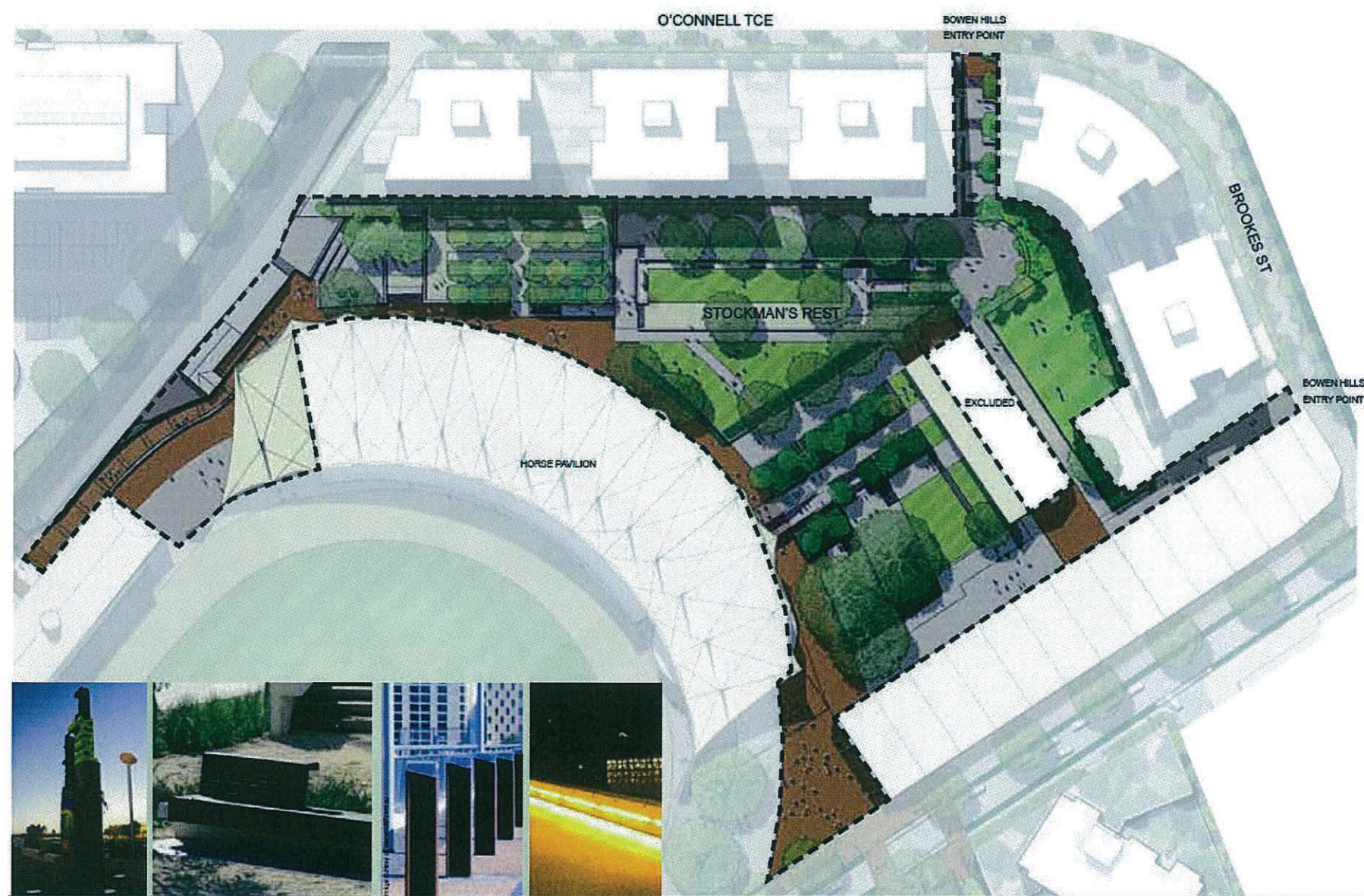


Figure 7 – Stockman's Rest Indicative Concept Plan



8.2.2 Ekka Walk

The Ekka Walk describes the spatial connection between the series of open spaces within the precinct. It is an important element within the Ekka in terms of circulation and legibility. The design expresses this as a key unifying element of the Master Plan and identifies Ekka Walk as being treated in a distinctive material such as brick to reference the architectural materials within the existing buildings. Ekka Walk includes; Grand Parade, Ekka Plaza, Show Ring No. 1, Show Ring No. 2, Stockman's Rest and Ekka Way.

8.2.3 Show Ring No. 1

Show Ring No. 1 is recognised as the centre of the showgrounds. It is recently undergone refurbishment and is to remain as is, with improvements to the surrounding public realm allowing equitable access around it (refer to Figure 8). Key views into this space will be maintained from Gregory's Rest, Alexandria Park and Stockman's Rest. Security management will be provided through the inclusion of a palisade fence. Show Ring No. 1 will have managed public access however will be closed for the Ekka and any other RNA events as required.

The Show Ring No. 1 open space will be delivered as part of the development of Precinct 6.

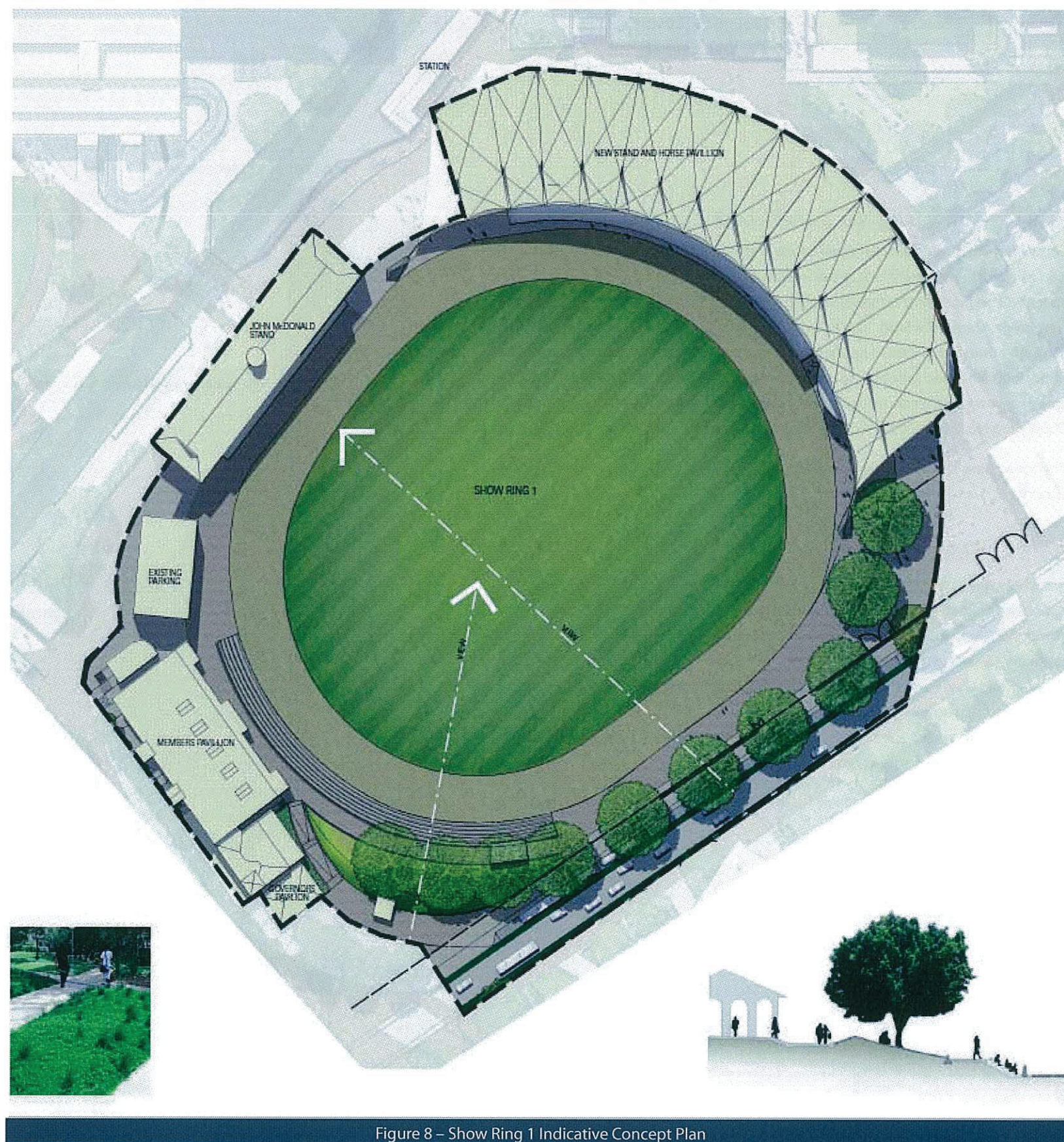


Figure 8 – Show Ring 1 Indicative Concept Plan

8.2.4 Show Ring No. 2 and Woodchop Arena

Show Ring No. 2 has heritage significance and value in terms of its open space use, as well as its form including the mature figs to its edge (refer to Figure 9). The space will be preserved although a portion will be lost due to the location of the new Large Animal Pavilion. The form of the space will be enhanced and reinforced through additional mature Fig planting to continue the heritage ring of trees. Show Ring No. 2 will be publicly accessible from sunrise to sunset seven days per week however will be closed for the Ekka and any other RNA events as required. Show Ring No. 2 and Woodchop Arena is approximately 12,000m² in area.

The Show Ring No. 2 open space will be delivered as part of the development of Precinct 5.

8.2.5 Sideshow Alley

Sideshow Alley is a key heritage space within the Ekka. It is proposed that this space be restructured to enhance its functionality and improve connectivity through it. Activation of this space is important during non Ekka mode to enhance its safety. A stronger pedestrian connection is proposed directly linking the Bowen Bridge Road Gates and the railway underpass connecting to Ekka Plaza, Grand Parade and through to Fortitude Valley. Sideshow Alley will be publicly accessible from sunrise to sunset seven days per week however will be closed for the Ekka and any other RNA events as required.

The Sideshow Alley open space will be delivered as part of the development of Precinct 7.



Figure 9 – Show Ring 2 Indicative Concept Plan



8.2.6 Grand Parade

Grand Parade forms the primary retail address for the development. This main street stretches from St Pauls Terrace in the east to Gregory Terrace and the entry to Ekka Plaza in the west and forms a vital linkage between Fortitude Valley and the RBH. The street provides a vibrant and welcoming entry point to the site with retail and commercial opportunities lining both sides of the street. Public activation is promoted along Grand Parade through generous footpaths that accommodate window shopping and alfresco dining as well as a shade canopy and street trees to both sides of the street. The street also provides two way bike lanes and on street parking on both sides of the street. The existing fig trees will be retained at the western end of the street where possible. Grand Parade will be publicly accessible 24 hours per day; seven days per week however will be closed for the Ekka and any other RNA events as required from the south-eastern edge of the Water Street intersection.

The Grand Parade open space will be delivered as part of the development of Precinct 2.

8.2.7 Ekka Plaza

The revitalised Ekka Plaza forms the central urban square within the Master Plan (refer to Figure 11). The proposed scheme presents a more legible and uncluttered experience with walls, steps, terraces and ramps implemented to create a more accessible and habitable environment. A large canopy structure provides all weather shelter with an open, flexible paved plaza below catering for outdoor exhibition. A primary function of the space is to provide an entry and access point to the new Industrial Pavilion. Generous circulation paths allow clear access to destination points located around the space. Materials used such as brick and steel are sympathetic to the surrounding heritage facades of the Industrial Hall, Ernest Baynes and Councillors Stands at the periphery of the plaza. Ekka Plaza will be publicly accessible from sunrise to 12:00am seven days per week however will be closed for the Ekka and any other RNA events as required. Ekka Plaza is approximately 7,500m² in area.

The Ekka Plaza open space will be delivered as part of the development of Precinct 1.



Figure 11 – Ekka Plaza Indicative Concept Plan

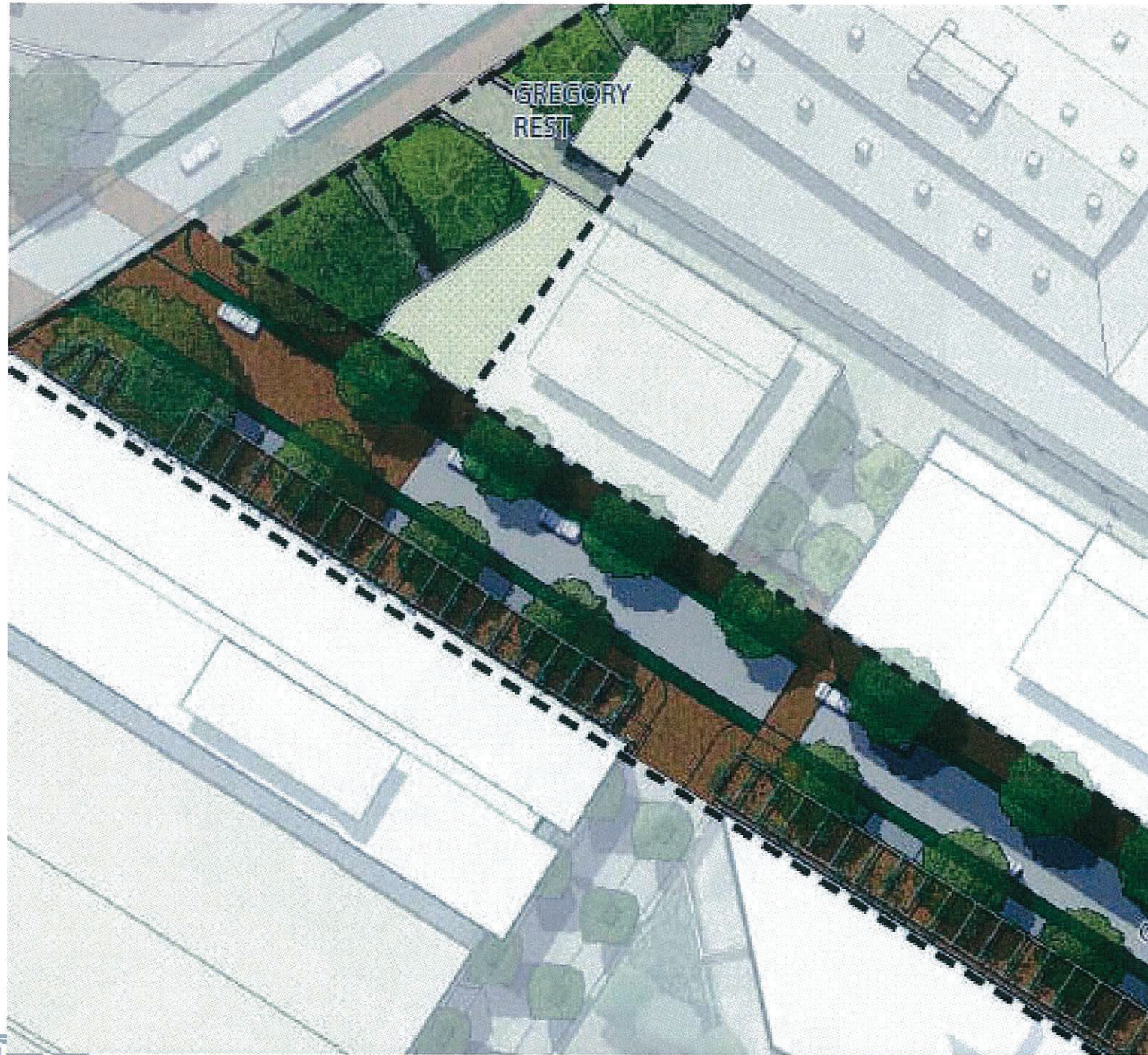


Figure 11 – Gregory's Rest Indicative Concept Plan

8.2.8 Gregory's Rest

The design for Gregory's Rest builds upon the legacy of this space as a green place of respite. Large evergreen trees will support two existing figs which have been retained within the original footprint of Gregory Rest (refer to Figure 11). Areas of lawn underneath these trees will be supplemented with seating towards the periphery of the space. Additional pathways will provide access to the proposed adjacent retail and market buildings as well as provide access from Gregory Terrace. The memory of the previous extent of Gregory's Rest is captured within the change of material from bitumen to brick within the carriage way of Grand Parade. Gregory's Rest will be publicly accessible 24 hours per day; seven days per week however will be closed for the Ekka and any other RNA events. Gregory's Rest is approximately 1,300m² in area.

The Gregory's Rest open space will be delivered as part of the development of Precinct 2.



8.3 Streetscapes

Streetscape treatments throughout the Site will be undertaken in accordance with the following guidelines and hierarchy.

8.3.1 Principal Street

Gregory Terrace

This principal street stretches between the closest major arterial, Bowen Bridge Road to the west and Brookes Street to the east providing access into and through the Exhibition Grounds. Gregory Terrace provides a significant link between the RBH, Herston and Spring Hill; and the Fortitude Valley and City Centre. With designated cycle paths suggested on both sides of the carriage way that connect into the broader cycle network. Gregory Terrace transects various character precincts as it makes its way through the centre of the RNA Showgrounds, hence requiring a simple and strong strategy to bind the site together. (refer to Figure 12) This is proposed to be achieved through:

- Dense Fig plantings at both ends of Gregory Terrace to reinforce it as a memorable city street; and
- Opening up portions of the solid Ekka Walls with visually permeable palasade fence to provide views into and across the major green space.

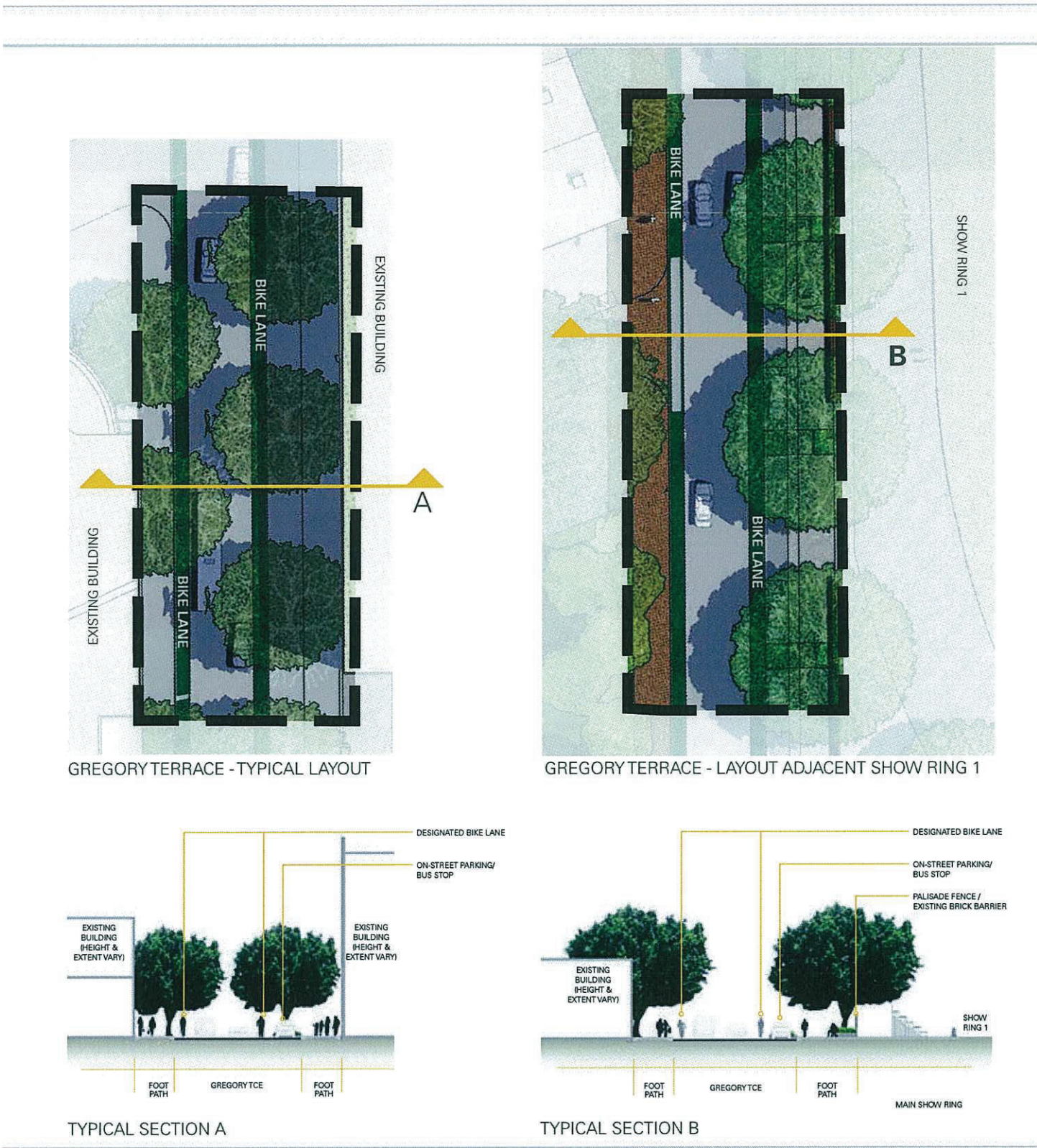


Figure 12 – Indicative Gregory Terrace Streetscape

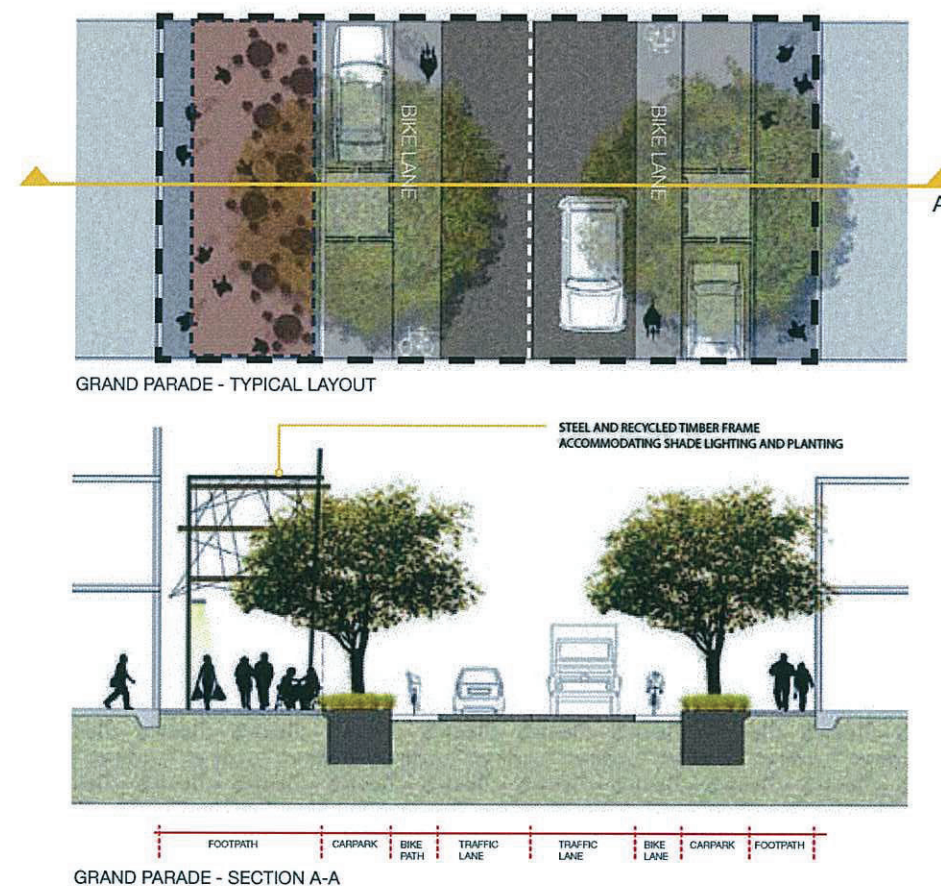


Figure 13 – Indicative Grand Parade Section

8.3.2 Main Street

Grand Parade

Grand Parade forms the primary retail address for the development. This main street stretches from St Paul's Terrace in the east to Gregory Terrace and the entry to Ekka Plaza in the west and forms a vital linkage between Fortitude Valley and the Royal Brisbane Hospital. The street is a vibrant and welcoming entry point to the RNA Showgrounds with retail and commercial opportunities that may include fashion, lifestyle, dining and a supermarket and office space lining both sides of this street (refer to Figure 13). Public activation is promoted along Grand Parade through:

- “ Generous footpaths that accommodate retail spill out and alfresco dining at street edges;
- “ A steel and recycled timber frame with integrated shade, lighting, signage and planting opportunities;
- “ On street parking to one side of the carriageway;
- “ Street trees that mediate between the building and pedestrian scale of the street;
- “ Textured and visually engaging pavement materials; and
- “ Bicycle lanes.



8.3.3 Peripheral Street

St Paul's Terrace

St Paul's Terrace forms part of the eastern boundary of the Site. The wide street provides a major north-western connection from the Brisbane CBD. Large mature plantings of Melaleuca line the western edge of the street with new plantings provided in front of recent commercial development on the eastern side of the street (refer to Figure 14). New buildings have a street address to St Paul's Terrace with existing and street tree plantings improving the streetscape in front of the development area.

Costin and Constance Streets

Costin and Constance Streets form part of the southern boundary of the RNA Showgrounds site. These existing streets provide vehicular connections from Gregory Terrace to St Paul's Terrace and will service proposed Private Development to the north of the street within the Site (refer to Figure 15). These streets are to include street trees to the northern side of the street in front of the area.

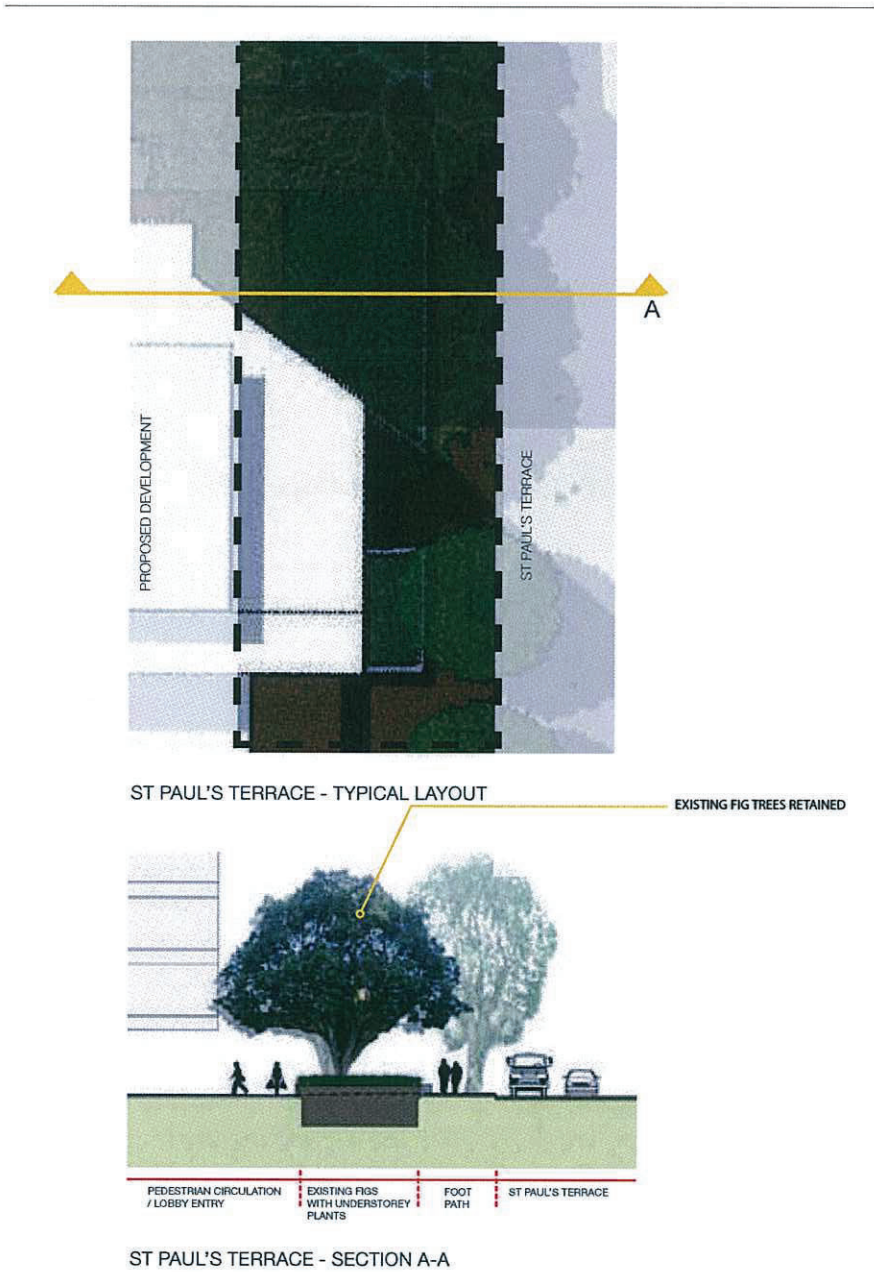


Figure 14 – Indicative St Paul's Terrace Section

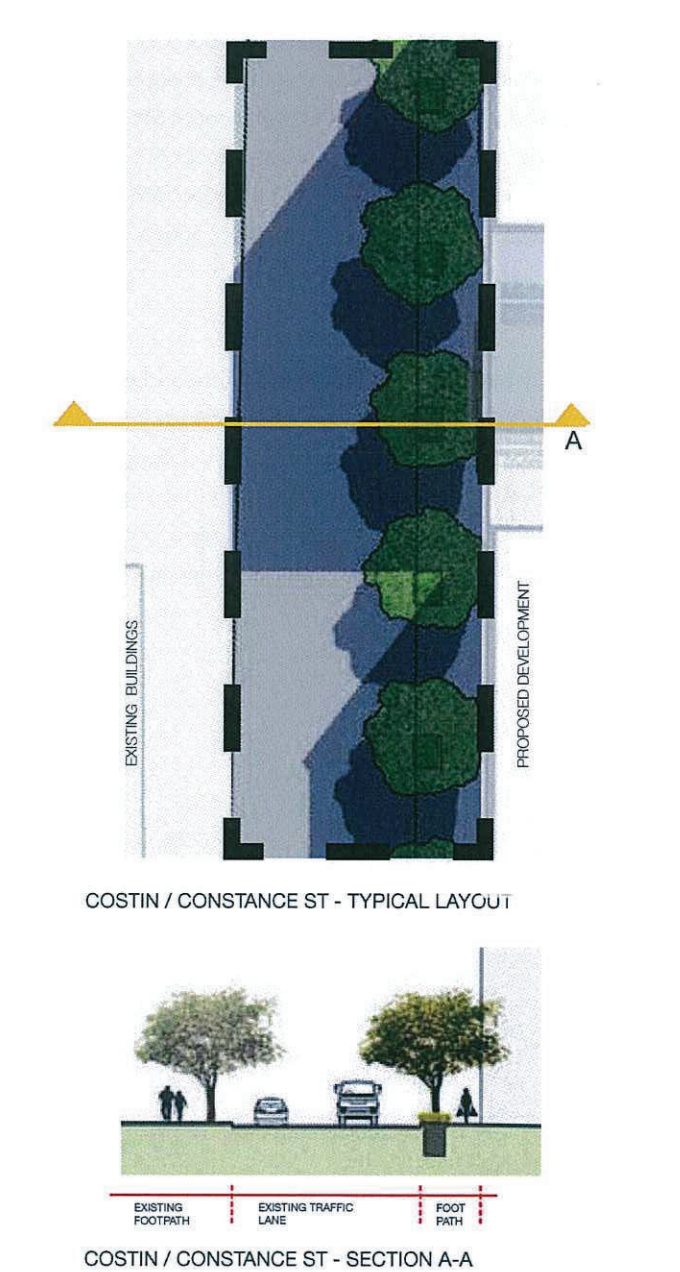


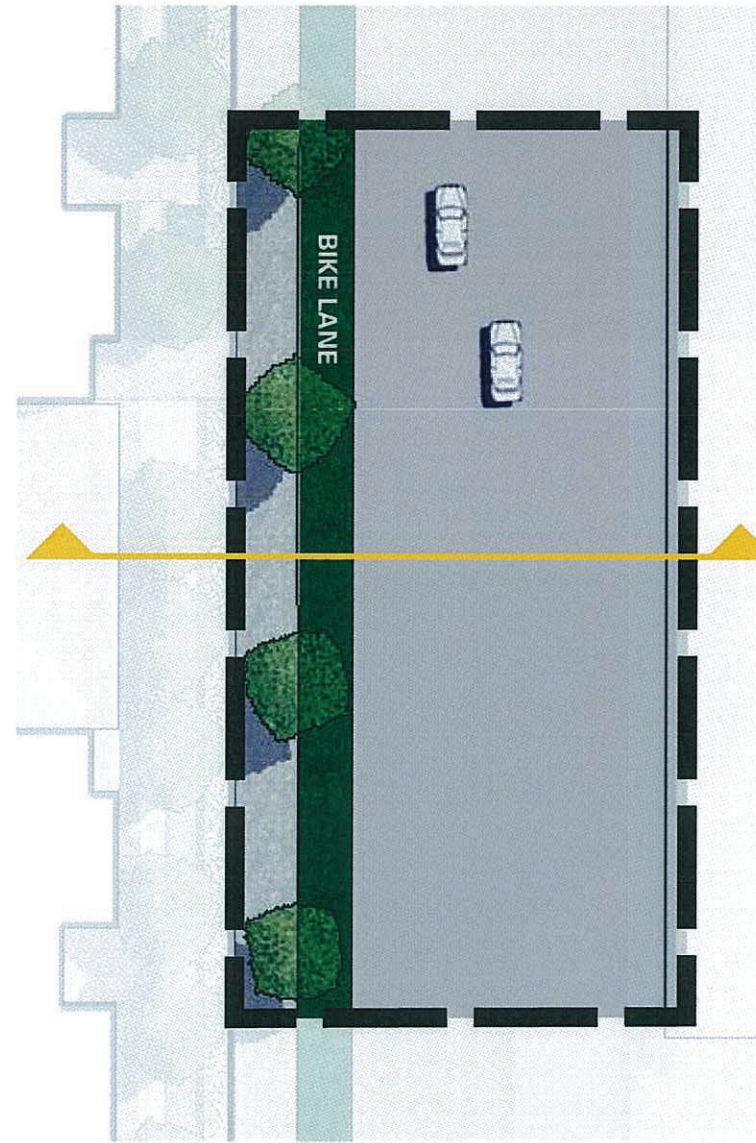
Figure 15 – Indicative Costin/Constance Street Section

O'Connell Terrace

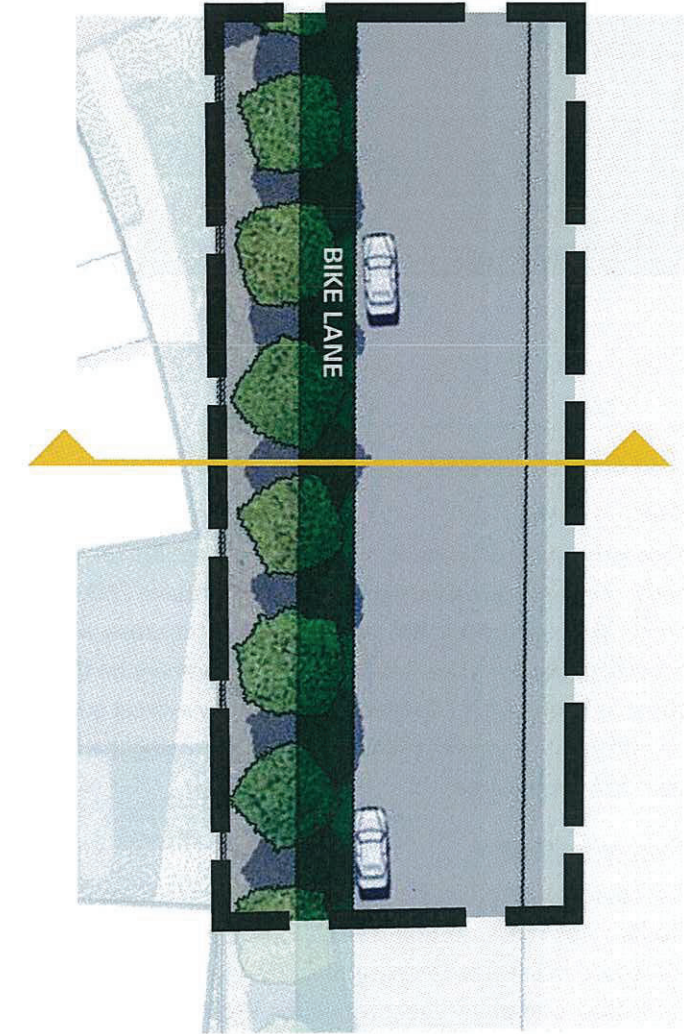
O'Connell Terrace runs east-west between the RBH and Brookes Street, providing a significant four lanes vehicular thoroughfare. A separated two way cycle lane is proposed within the current UDA Development Scheme along the edge of the site parallel to proposed Private Development linking with the new Bowen Park cycle connection (refer to Figure 16). The pedestrian environment is proposed to be improved through, shade trees, planting, activation and passive surveillance.

Brookes Street

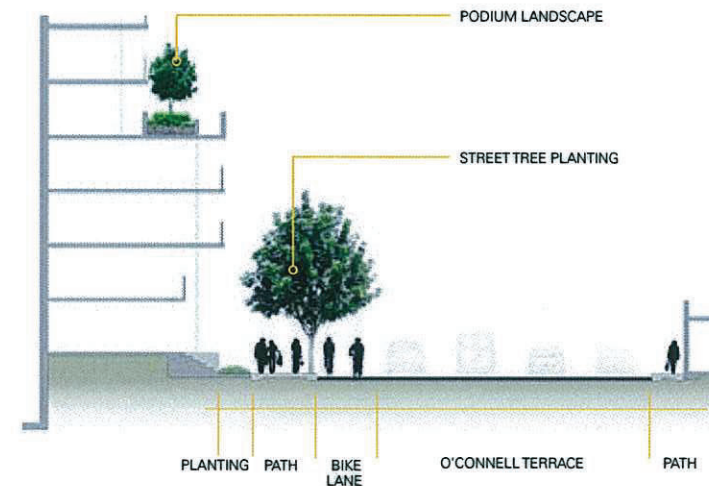
Brookes Street runs along the eastern boundary of the Site and provides direct access to the Bowen Hills TOD, Fortitude Valley and New Farm. A separated two way cycle lane is proposed within the current UDA Development Scheme along the edge of the site linking in with the new Bowen Park cycle connection (refer to Figure 17). The pedestrian environment is proposed to be improved through, shade trees, planting, activation and passive surveillance.



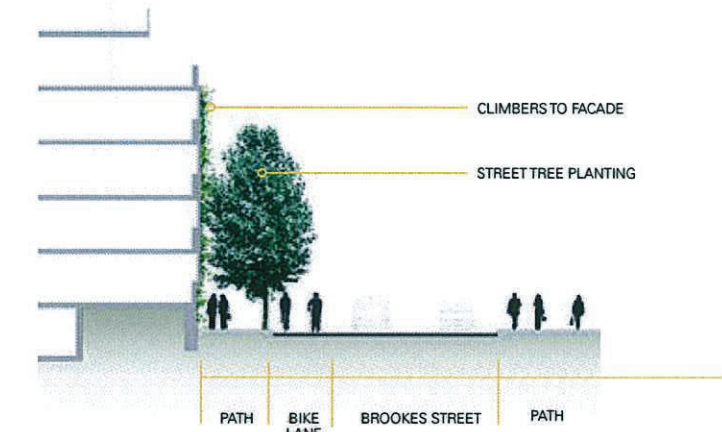
O'CONNELL TERRACE - TYPICAL LAYOUT



BROOKES STREET - TYPICAL LAYOUT



O'CONNELL TERRACE - TYPICAL SECTION



BROOKES STREET - TYPICAL SECTION

Figure 16 – Indicative O'Connell Terrace Section

Figure 17 – Indicative Brookes Street Section



8.3.4 Secondary Streets

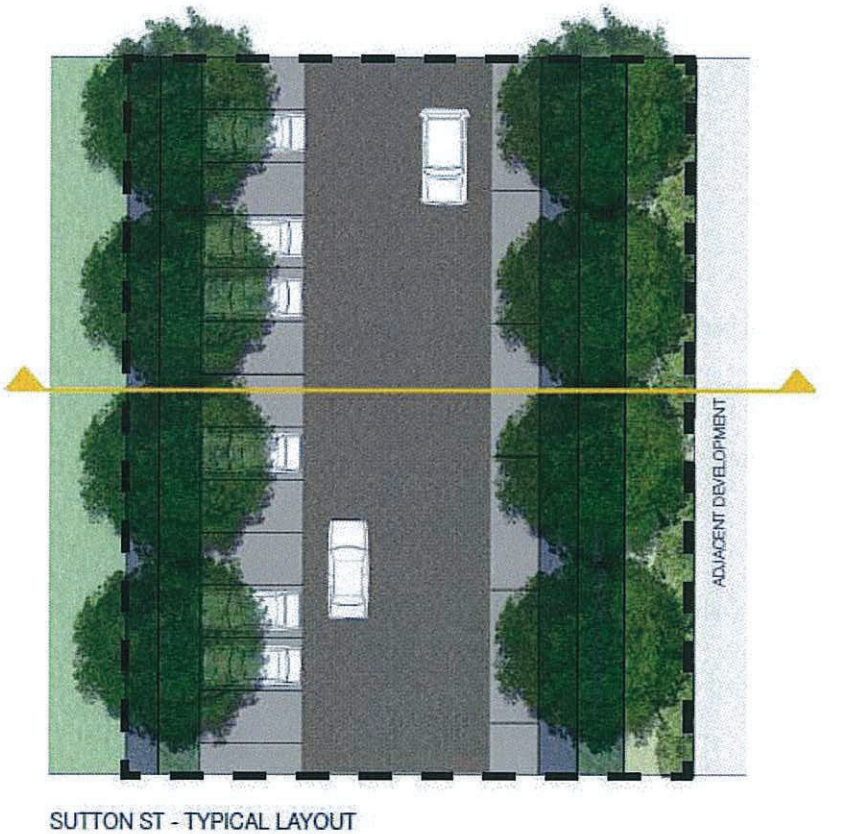
Sutton Street

Sutton Street is a secondary street that extends from Grand Parade in a northerly direction connecting onto Gregory Terrace. Sutton Street provides vehicular access to carparks associated with Private Development on the eastern side of the street as well as on grade parking associated with the retail and market precinct on the western side of the street. Pedestrian access to building entries off Sutton Street is also provided via footpaths on either side of the carriageway. The carriageway and parking bays are utilised during Ekka mode.

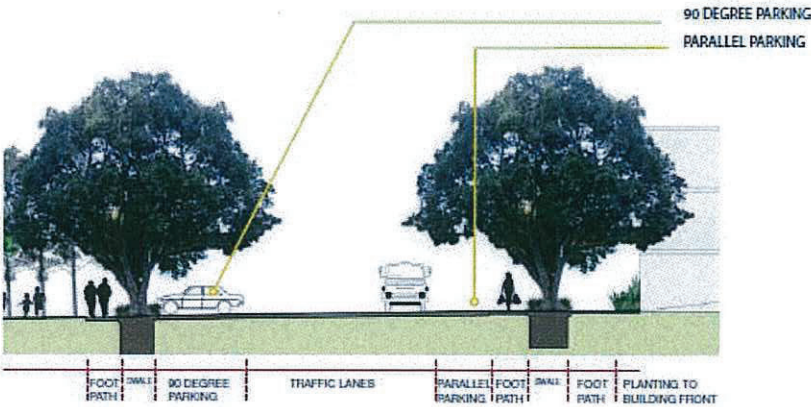
Street trees planted within the street verge provide a green outlook for adjacent Private Development and offer shade for pedestrians on the footpaths below. Dense verge planting are provided between building podiums and the adjacent footpaths for additional green outlook within the streetscape (refer to Figure 18).

Alexandria Street

Alexandria Street is an existing secondary street extending from Sutton Street to Gregory Terrace. The street will have controlled parking access at each end of the street with parking bays located on each side. Alexandria Street runs parallel to the John Reid Markets providing parking for this facility. The northern edge of existing fig trees will be retained at Alexandria Street.

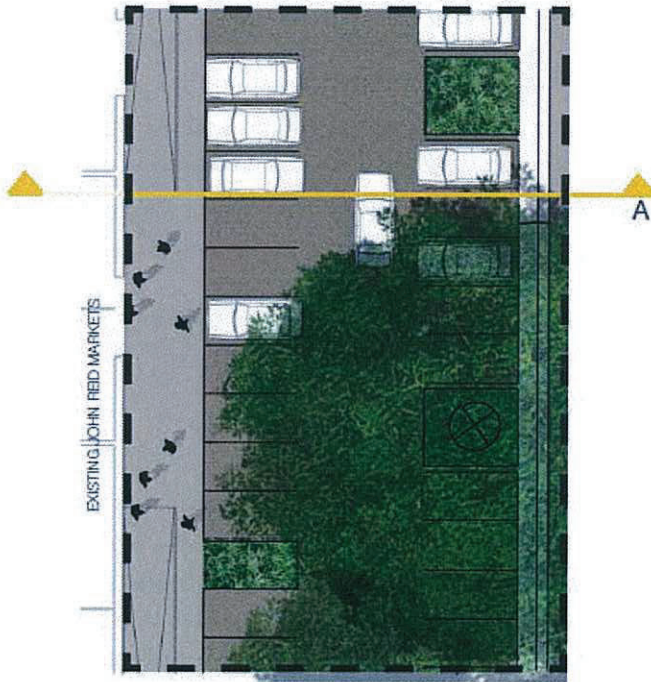


SUTTON ST - TYPICAL LAYOUT

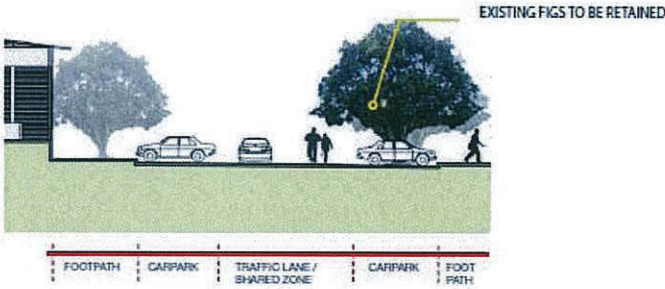


SUTTON ST - SECTION A-A

Figure 18 – Indicative Sutton Street Section



ALEXANDRIA STREET - TYPICAL LAYOUT



ALEXANDRIA STREET - SECTION A-A

Figure 19 – Indicative Alexandria Street Section

8.3.5 Local Streets

Little Water Street

Little Water Street is proposed to be a one way local street stretching from Costin/Constance Street to Alexandria Street. The street is split into three portions including:

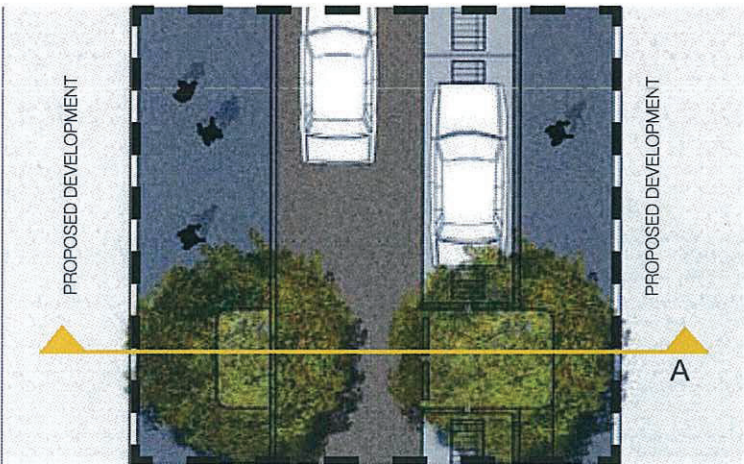
- The southern portion from Costin/Constance Street to Grand Parade which is open to one way vehicular traffic in a northerly direction;
- The central pedestrian zone between Grand Parade and Market Lane is, highly activated by adjacent retail and market facilities; and
- The northern service zone between Market Lane and Alexandria Street which services loading docks associated with the John Reid Markets.

Footpaths and street trees are provided on both sides of the street presenting a green outlook for adjacent tower buildings and mediating the scale between buildings and pedestrians (refer to Figure 20).

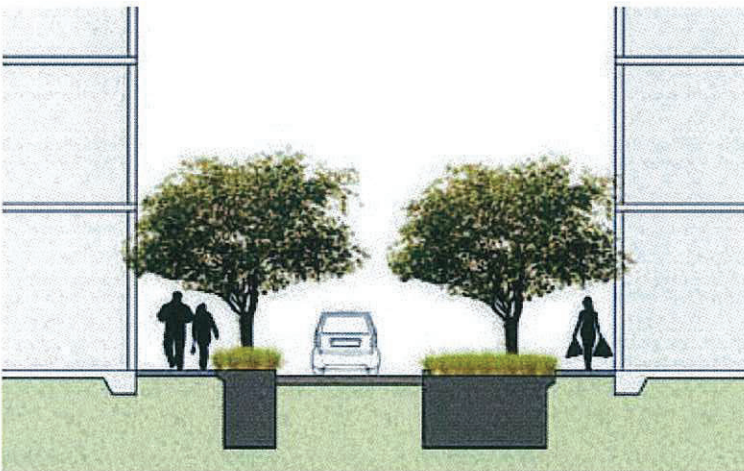
Short Street

Short Street is parallel to Little Water Street and located one block to the west. This local street is open to two-way traffic, with its primary function to service the Exhibition Building and development site located on the western side of the street (refer to Figure 21). Private Development on the eastern side of the street has an address to this street. Street trees line each side of the street.

Short Street acts as a pedestrian connection beyond Grand Parade continuing north to Market Lane. This portion of the street is highly activated by the adjacent retail and market facilities.

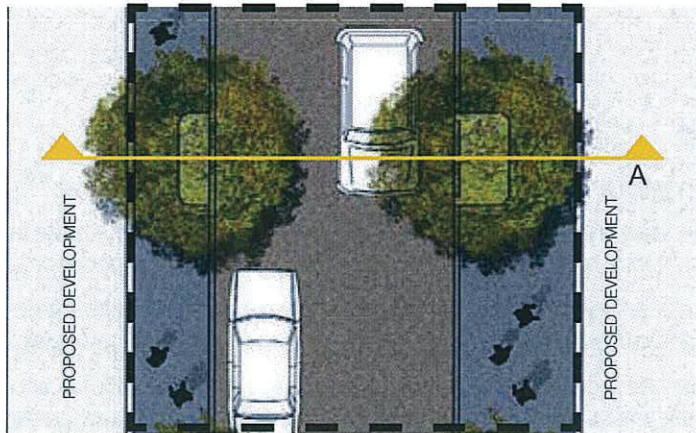


LITTLE WATER STREET - TYPICAL LAYOUT

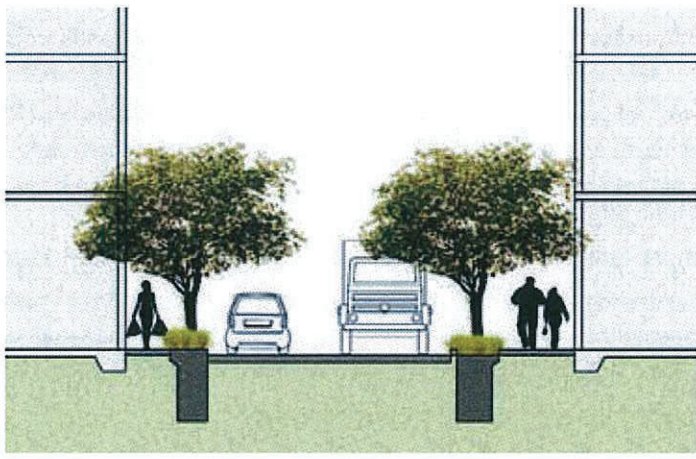


LITTLE WATER STREET - SECTION A-A

Figure 20 – Indicative Little Water Street Section



SHORT STREET - TYPICAL LAYOUT



SHORT STREET - SECTION A-A

Figure 21 – Indicative Short Street Section



Exhibition Street

Exhibition Street is an existing street that will be upgraded as part of the redevelopment of the RNA Showgrounds. The street runs parallel to and in between Brookes and Sutton Streets from Gregory Terrace to St Paul's Terrace. This street may provide access to carparking facilities associated with Private Development.

A new footpath and street trees are located on the western side of Exhibition Street as part of the redevelopment of Exhibition Street residential area (refer to Figure 22).

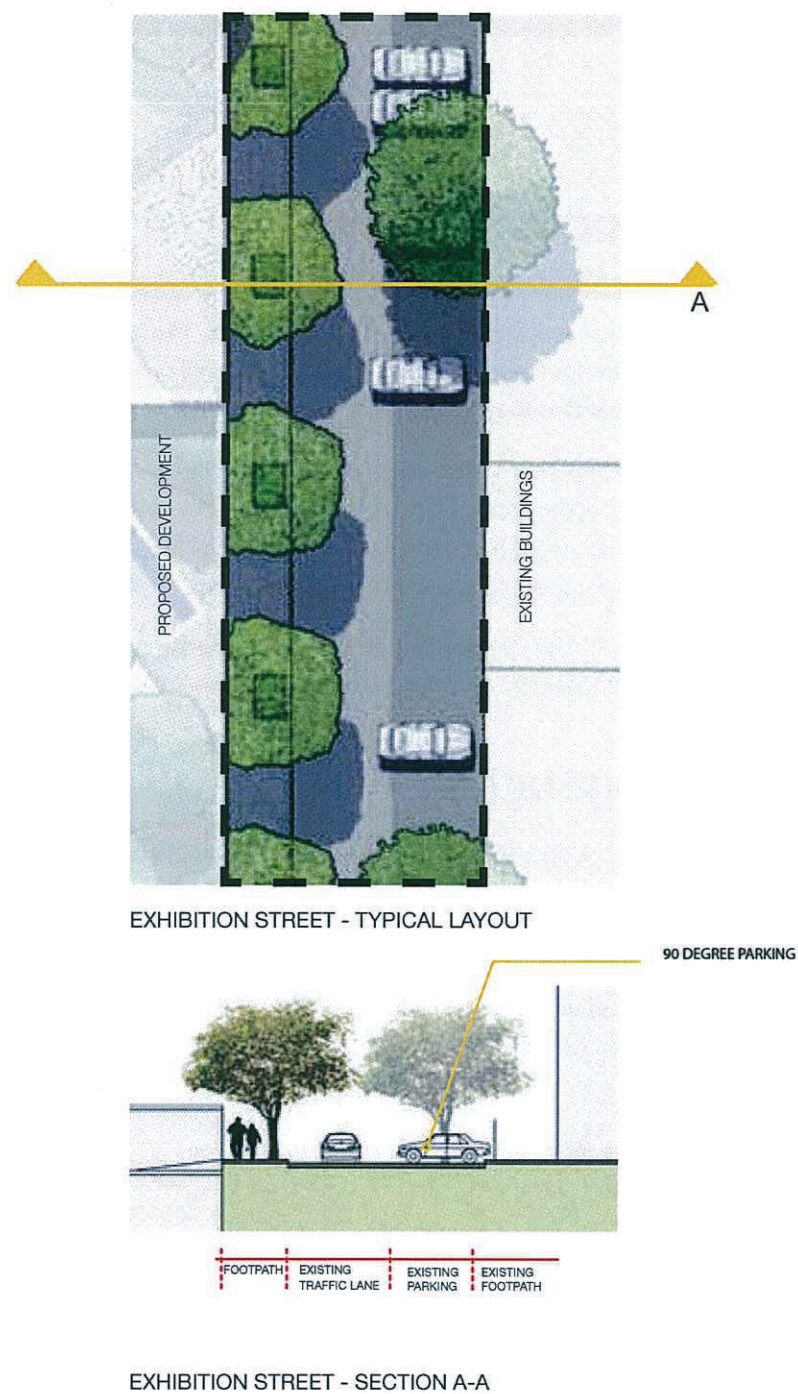


Figure 22 – Indicative Exhibition Street Section

09

LANDSCAPE

9.1 General

The following principles and guidelines have been developed in order to direct appropriate, environmentally responsive and cost effective development of landscape and open space areas.

- “ Maintain the existing fabric and cultural heritage of the site by:
 - Providing targeted design insertions opposed to wholesale upgrade of the Site;
 - Retaining the fine grain character and experiential qualities of the Site; and
 - Focus on revealing the existing character,
- “ Celebrate the historical setting and respond authentically by using traditional materials in a contemporary way;
- “ Allow each precinct to have a distinct character while ensuring that the entire site is legible as ‘a place’;
- “ Maintain and reinforce key historic axes and focal points; and
- “ Where possible, continue the ‘place story’ by enhancing and preserving existing meeting places.

9.2 Landscape Areas

The incorporation of landscape open space and planting areas will contribute to the visual amenity and liveability of the RNA Showgrounds. The landscape within the mixed use development will contribute to the overall open space network of the precinct and to the amenity and microclimate of the public realm.

To achieve this, landscape areas shall be designed to address streets and open spaces within the public realm and will be designed so as not to undermine personal and property security. The design will facilitate surveillance of footpaths and public open space to deter crime and vandalism.

Landscape areas within Private Development must be designed and located to provide a positive visual amenity contribution to the public realm.

9.3 Vegetation

Existing vegetation plays a significant role in the character and history of the Site. Accordingly, all vegetation nominated for retention on Figure 24 is to be retained. The existing trees to be removed are also outlined on Figure 24. Further, the site will benefit from a program of tree planting which will result in an increase in the amount of vegetation on the site. The location of the existing and proposed vegetation is outlined on Figure 25.

9.4 Private Open Space

9.4.1 Common Areas

Common private open space must be provided in all residential developments and:

- “ provides for a mixture of outdoor uses and activities;
- “ be positioned for good solar orientation;
- “ be landscaped appropriately for a subtropical environment;
- “ minimise water use;
- “ respect privacy of users and residents, including those on neighbouring properties.

9.4.2 Balconies and Other Private Open Space

Residential units may incorporate a balcony or private open space, attached to major internal living areas and providing room for outdoor private activity and furnishings such as table, chairs, planting, a BBQ and shade.

Balconies must be appropriately located and/or screened to maximise privacy between buildings and/or the public realm and to protect amenity from transport corridor impacts, without compromising CDTED principles.





Figure 24 – Existing and Proposed Trees

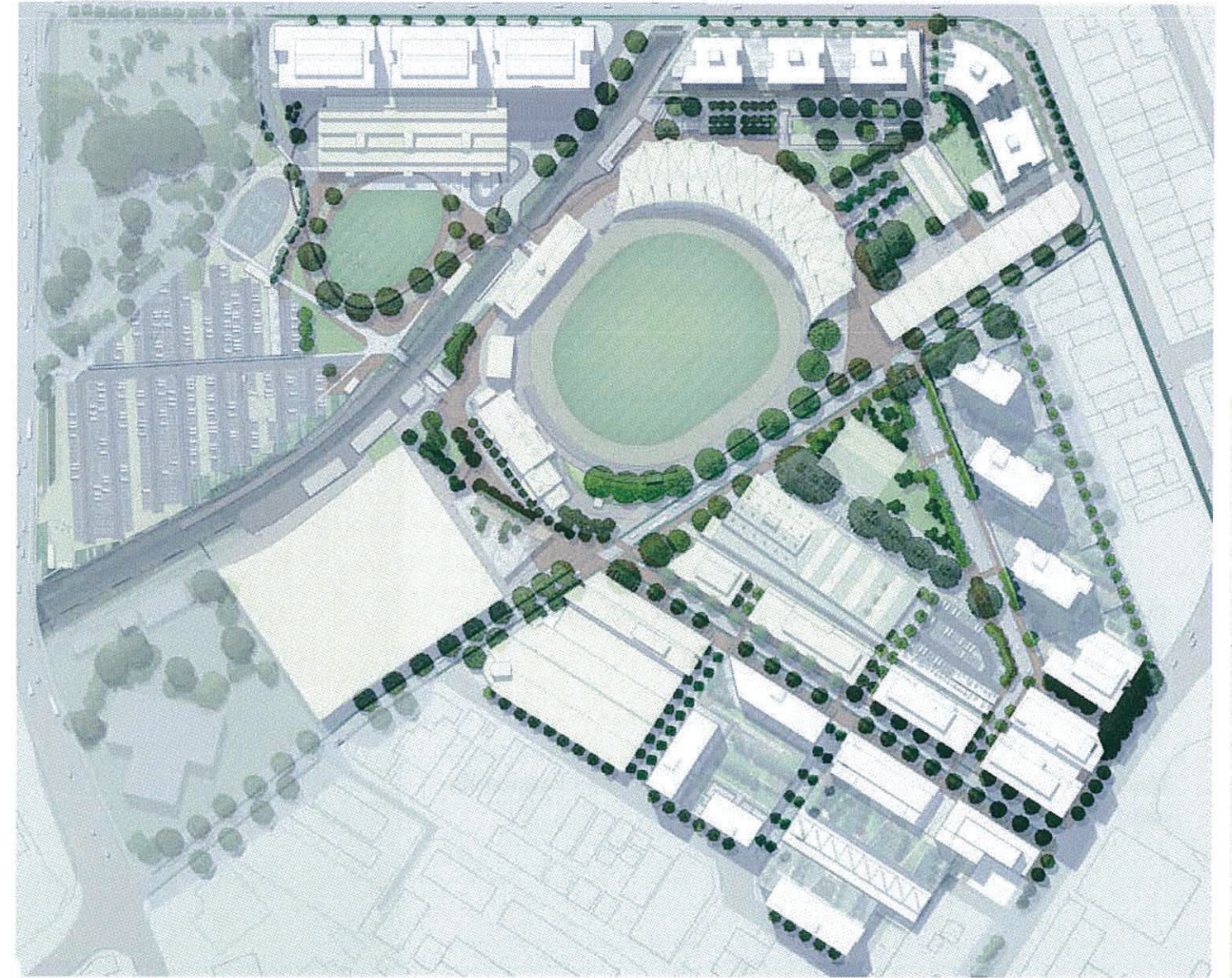


Figure 25 – Existing and Enhanced Vegetation

10 VIEWS AND VISTAS

The retention of identified views and vistas of important places, spaces and buildings within the Site must be achieved to enable the history and identity of the site to be retained and enhanced. The following views and vistas identified within the Riddel Architecture Report in Volume 3 must be retained as shown in Figure 26 overleaf. Specifically these views include:

- View 1, to Show Ring No. 2 and John MacDonald Stand from Bowen Park and RBH;
- View 2, into Side Show Alley from Bowen Bridge Road;
- View 3, Gregory Terrace Streetscape views towards Show Ring No. 1;
- View 4, along Alexandria Street towards Show Ring No. 1 and John MacDonald Stand Clocktower;
- View 5, Gregory Terrace Streetscape from Horse Stable towards Show Ring No. 1; and
- View 6, from Stockman's Rest under trees towards Stock Agent's Building.

These views may be reduced from time to time during Ekka and other RNA events.

10.1 Potential New Views

Through the redevelopment, opportunities to create new views will be pursued as each Precinct is developed.



View from Bowen Park to John MacDonald Stand to be retained



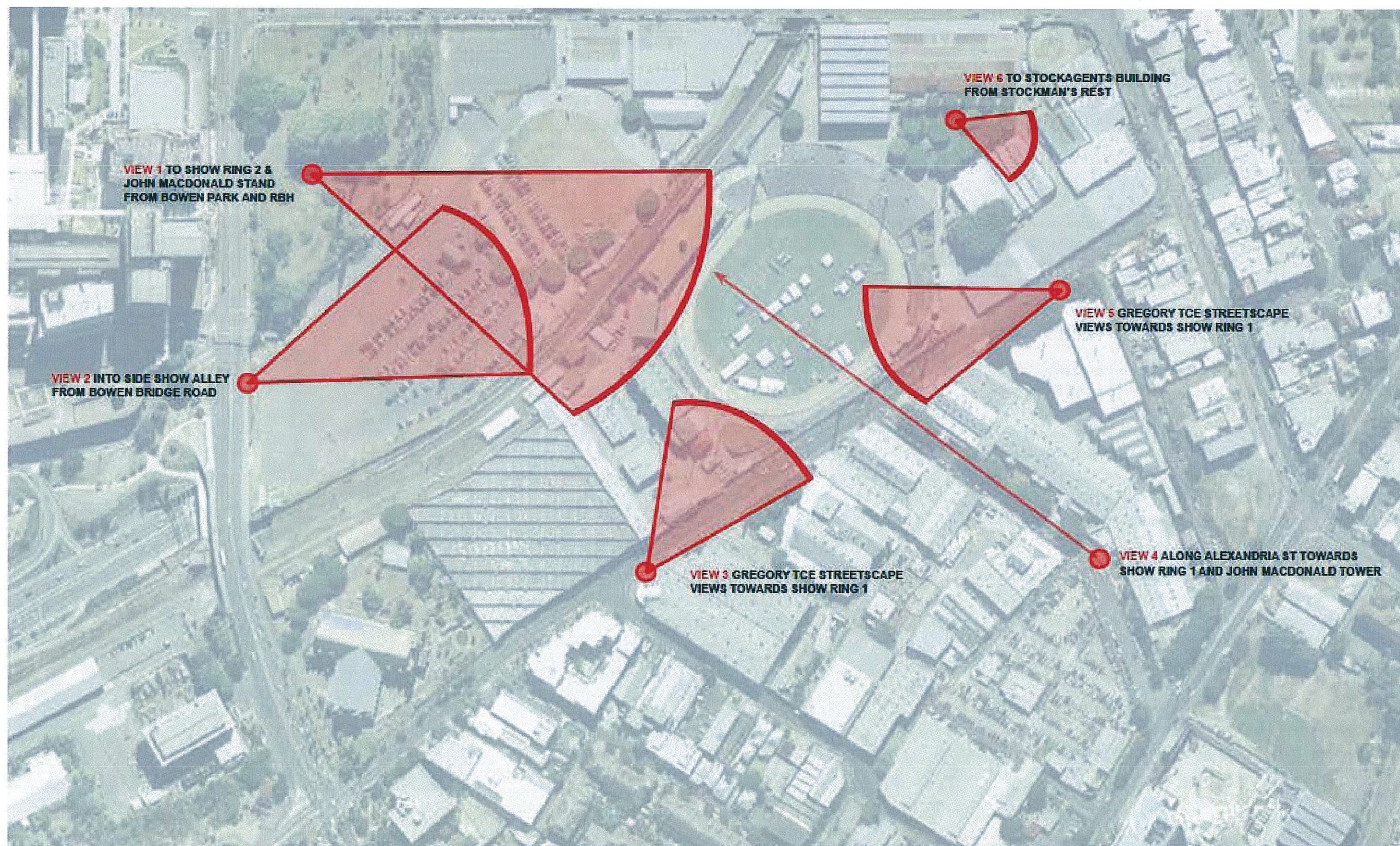


Figure 26 – Views and Vistas



11 RNA OPERATIONS

A primary principle of the redevelopment of the RNA Showgrounds is to locate Private Development at the periphery, retaining the majority of the Site as a newly accessible Public Realm, when not being used for the Ekka or any other RNA event. The primary RNA Operations are focused on the following key areas:

- “ Show Ring No. 1 Event space, including new Machinery Hill Stands with carparking facilities underneath;
- “ Show Ring No. 2 and Sideshow Alley Event Spaces, including new landscaping and adjacent multiple level Cattle Pavilion and/or car parking facilities;
- “ Exhibition and Convention precinct centred around Ekka Plaza and accommodated in the new Industrial Pavilion and refurbished Exhibition Hall;
- “ Permanent Fresh Food Market in the reused John Reid Pavilion; and
- “ Stockman's Rest Parkland with restored Stock Agent's Building and Stockman's Restaurant.

In Ekka mode and other major RNA events, the primary activities and events will be provided for as illustrated in Figure 27 below, and include:

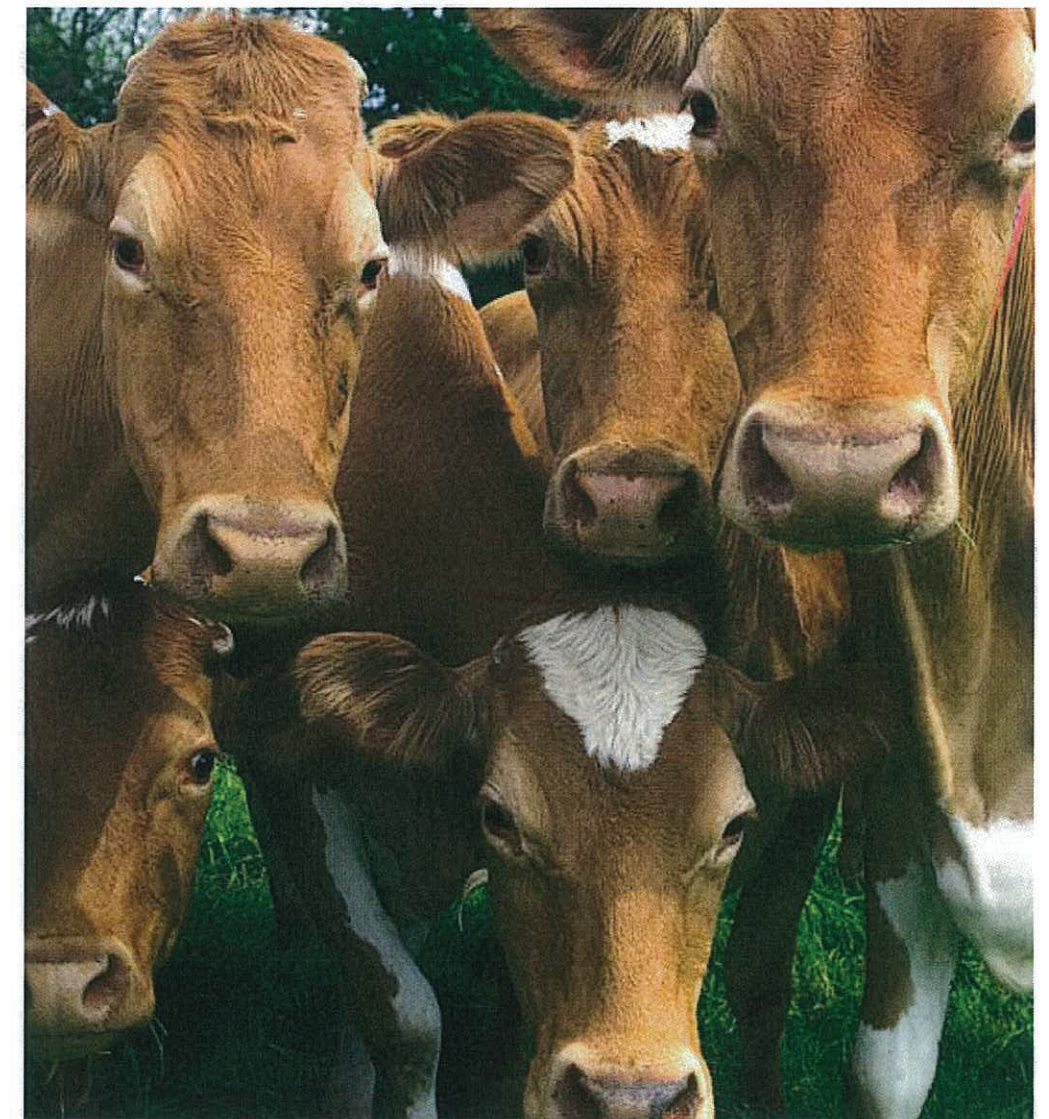
- “ Show Ring No. 1, retained as primary show ring event space with surrounding stands and ancillary food and beverage facilities;
- “ Machinery Hill Stands, new facility for horse stables, events and associated car parking;
- “ Show Ring No. 2, retained as secondary show ring and Sideshow Alley spill over space, events and associated car parking;
- “ Cattle Pavilion, new facility for cattle exhibits, events and associated car parking;
- “ Side Show Alley, retained;

- “ Industrial Pavilion, exhibition space including Ekka exhibits, events and associated car parking;
- “ Exhibition Hall, exhibition space;
- “ Fresh Food Markets;
- “ Stockman's Rest retained;
- “ Stock Agent Building precinct and adjacent Gregory Terrace Stables, various horse related activities (carriages, vets, farriers) and Stockman's bar and grill;
- “ Alexandria Park;
- “ Gregory's Rest;
- “ Grand Parade and Sutton Street road closures; and
- “ Ekka Plaza.

During the Ekka, and other selected major events much of the public realm will be secured from public access.

11.1 RNA Events Management Plan

Event management plans will be submitted to the relevant authorities for the Ekka and other major events. Development will also be undertaken by the RNA on the land shown on Figure 28 as RNA Leasehold Land.



LEGEND

- RNA EVENTS ZONE
- PRIVATE DEVELOPMENT AREA
- STREET CLOSURE FOR RNA EVENT

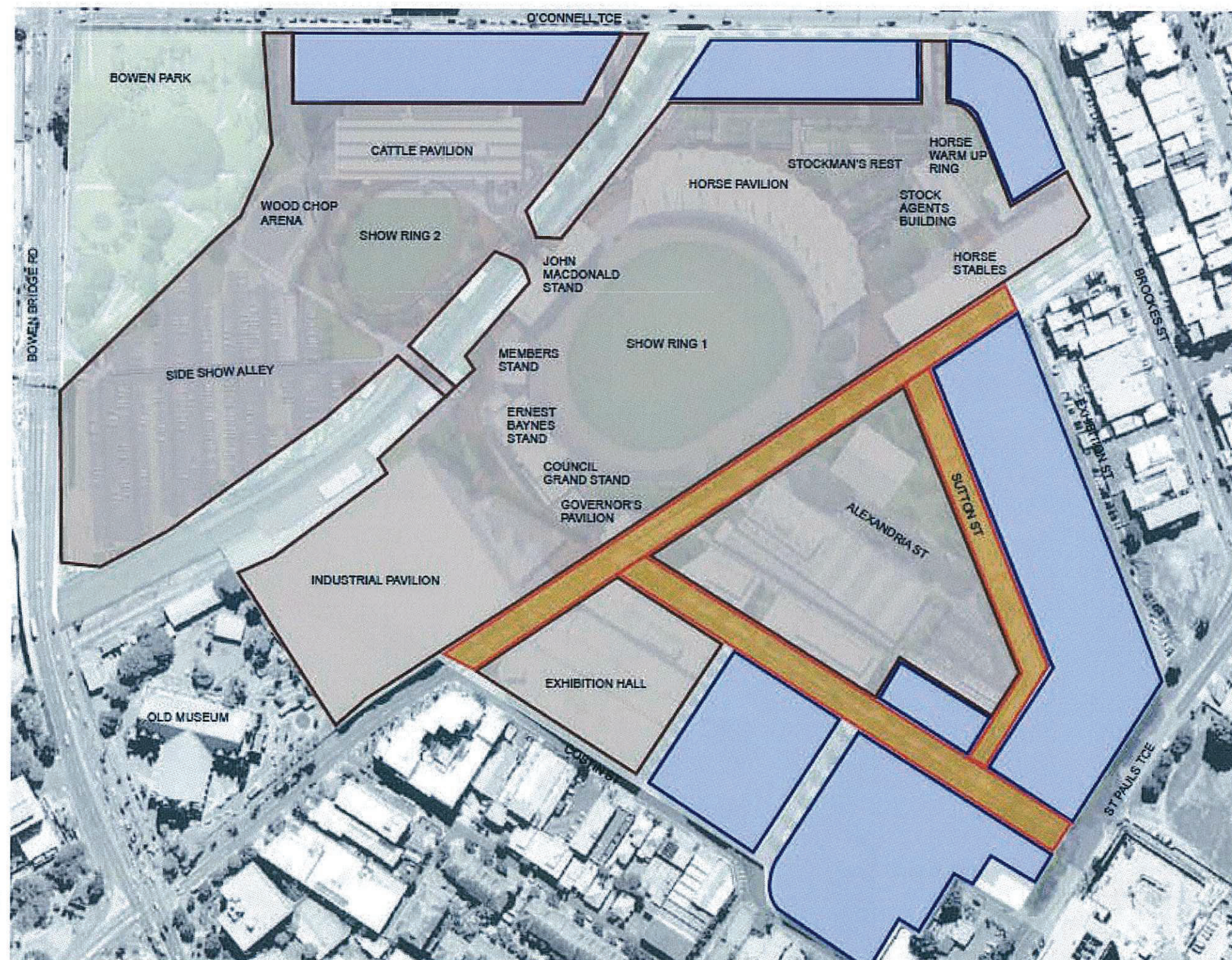


Figure 27 – RNA Operations Overlay

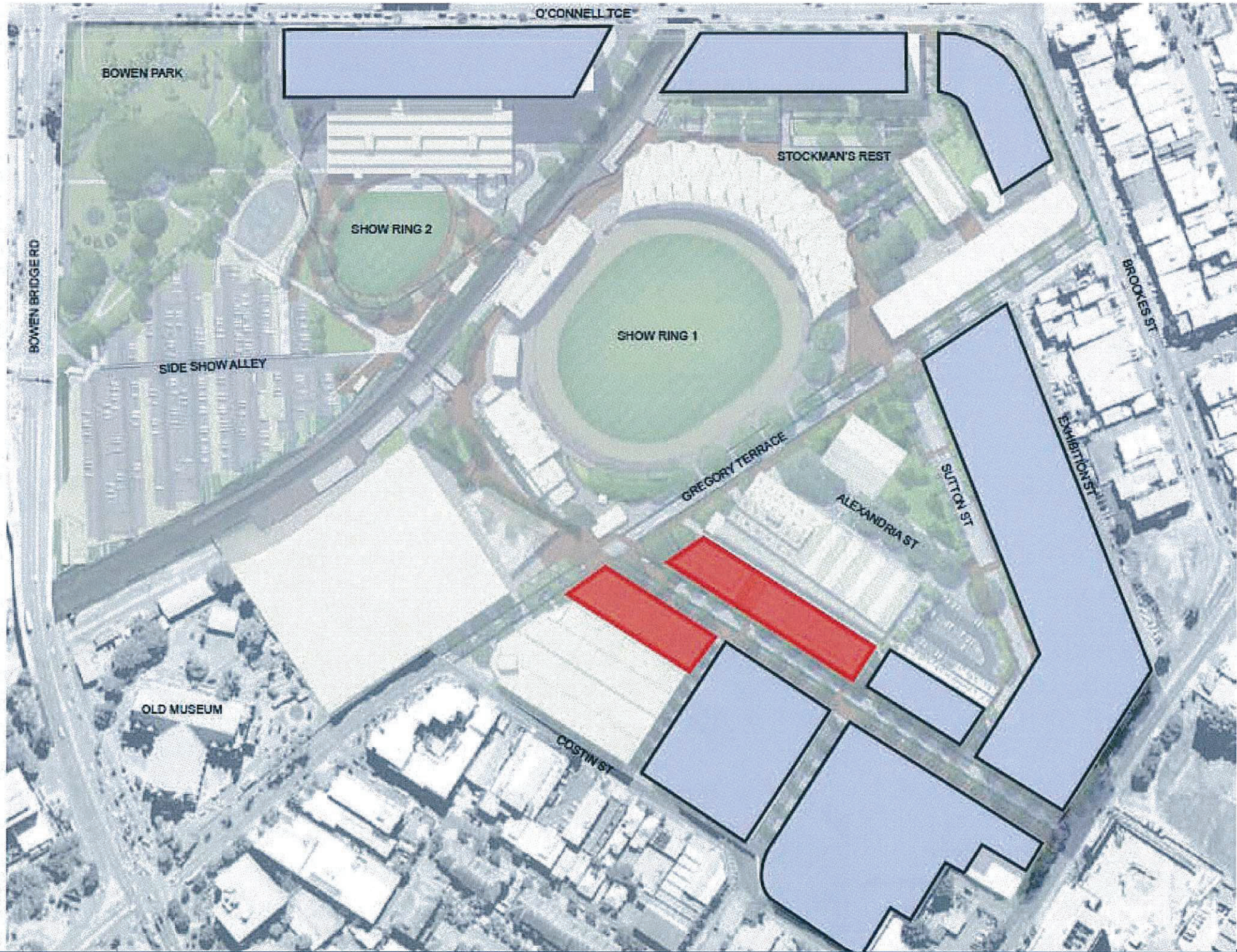
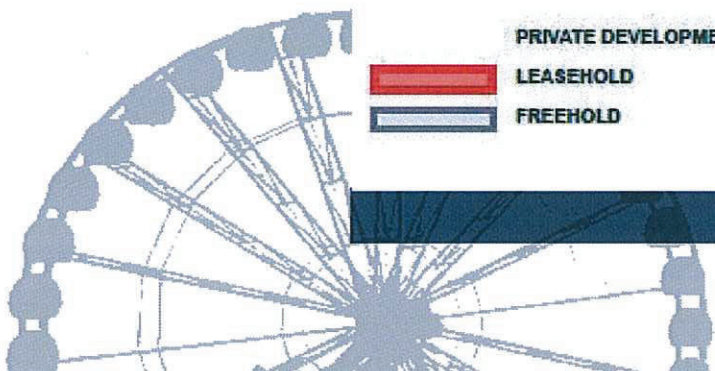


Figure 28 – RNA Leasehold Land





Show Ring No. 2

12 MOVEMENT, ACCESS AND CAR PARKING

12.1 Public Transport

Development along O'Connell Terrace is to recognise the role this corridor has in providing an important east west connection in the UDA.

12.2 Private Vehicle

Vehicular access to sites and buildings is generally undertaken in accordance with Figure 30. Vehicular access through the Site is undertaken via:

- O'Connell Terrace;
- Gregory Terrace;
- Brookes Street; and
- St. Pauls Terrace.

Local trips and non through traffic is to be facilitated through access along Grand Parade, Sutton Street, Short Street and Little Water Street.

12.3 Pedestrian and Cyclist

12.3.1 Movement

Development is to support increased accessibility, permeability and movement for pedestrians and cyclists.

Pedestrian and cycle way paths are to be incorporated in all new roads and along routes generally identified on Figure 29 within the Site.

Development is to be designed to include safe and highly visible connections to pedestrian and cycle networks through building and landscape design elements and treatments.

12.3.2 End of Trip Facilities

End of trip facilities for pedestrians and cyclists are to be provided as part of private development for non-residential purposes, including secure, undercover bicycle storage facilities, showers and lockers. Such facilities are to be provided to a standard consistent with AS2890.3 or at a rate agreed to by the ULDA.

Bicycle facility targets for apartments are:

- residents – to have secure space per dwelling according to AS2890.3; and
- visitors – to have secure space per 400m² according to AS2890.3.

Bicycle facility targets for sites other than apartments and excluding RNA Activities are:

- Tenants/staff – to have secure space per 200m² net lettable area (NLA) according to AS2890.3; and
- Visitors – to have secure space per 1000m² NLA according to AS2890.3.

12.4 Car parking and Servicing

12.4.1 Location

On-site private car parking areas, loading bays and service areas are either integrated within or under buildings and sleeved by active frontages, or are located away from the public realm behind buildings where possible. Open deck parking (2 storey maximum) may be able to be provided around Grand Parade and the Fresh Food Market however is required to be adequately designed.

Vehicle service areas, crossovers and car parking must not detract from the character of active edges and the public realm and are generally located as outlined on Figure 30.

For carparking ventilation, grills and services should be integrated into the building design, located away from the primary street façade if feasible and oriented away from windows of habitable rooms and private open space.

12.4.2 Proposed Rates

The proposed car parking will be split between the two components of the site, the Private Development and the RNA activities. The proposed number of car parking spaces utilised by the RNA is proposed to be at a fixed number specifically for Event and Overflow Car Parking, which may include parking on Show Ring No. 1 and Show Ring No. 2. As the development will be staged, it is recognised that parking for RNA Activities will need to be located in alternate locations through the life of the development. This may involve parking on Private Development prior to development occurring.

The rate of car parking for Private Development and development on RNA Leasehold Land is generally identified in the table below.

Retail (including Fresh Food Market)	1380 spaces (comprising up to 600 spaces for the Fresh Food Market and 780 for the balance retail)
Hotel	1 space / hotel room + 1/30m ² GFA for any other non-residential space
Residential	1.5 spaces / unit
Office	1 space / 100m ² GFA

The maximum rate of car parking for Event and Overflow Car Parking is identified in the table below.

Cattle Pavillion	650 spaces
Exhibition Building	155 spaces
Horse Pavillion	350 spaces
Industrial Pavilion	300 spaces
Sideshow Alley	650 spaces



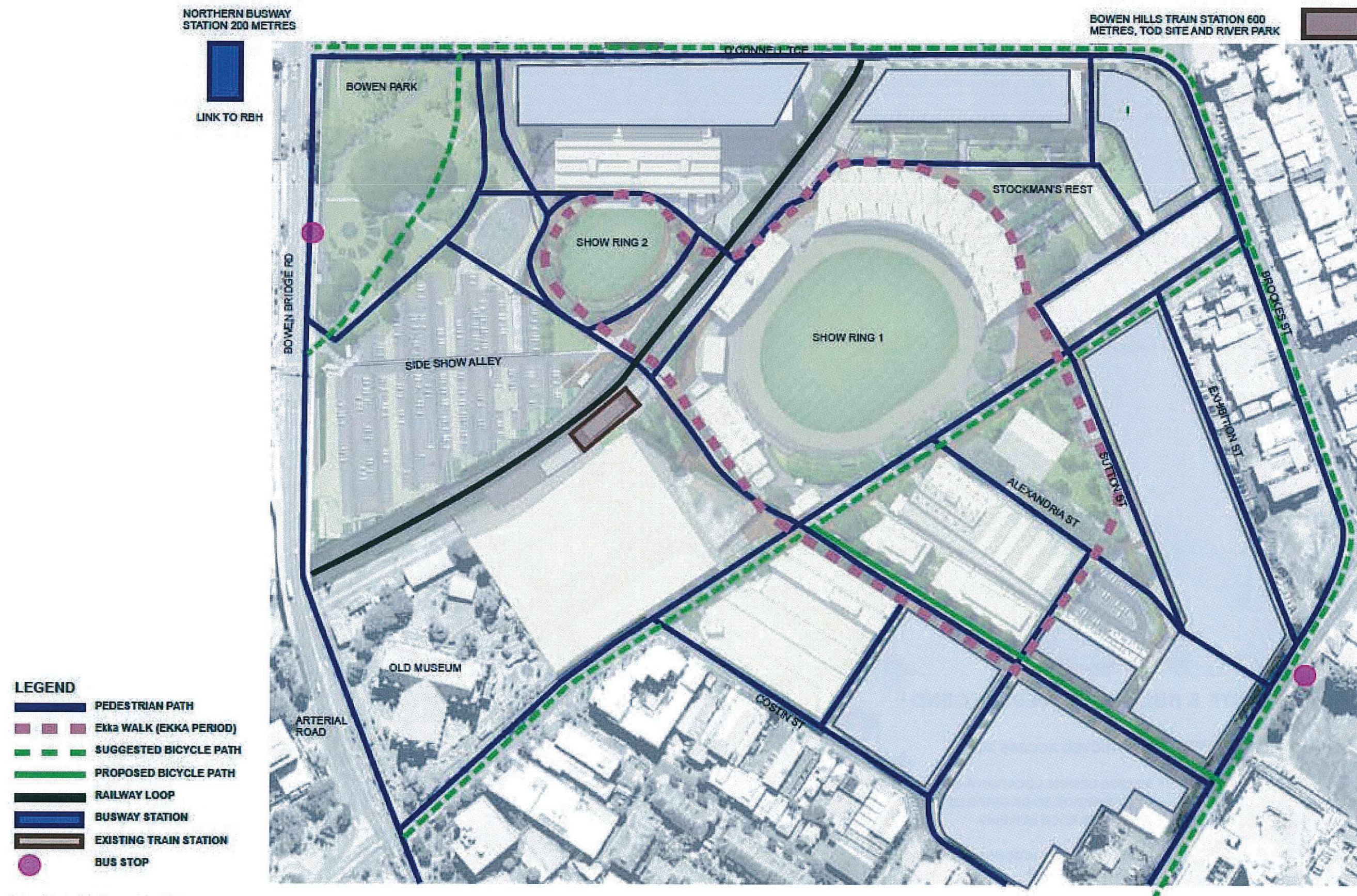


Figure. Connectivity and Permeability

Figure 29 – Connectivity and Permeability

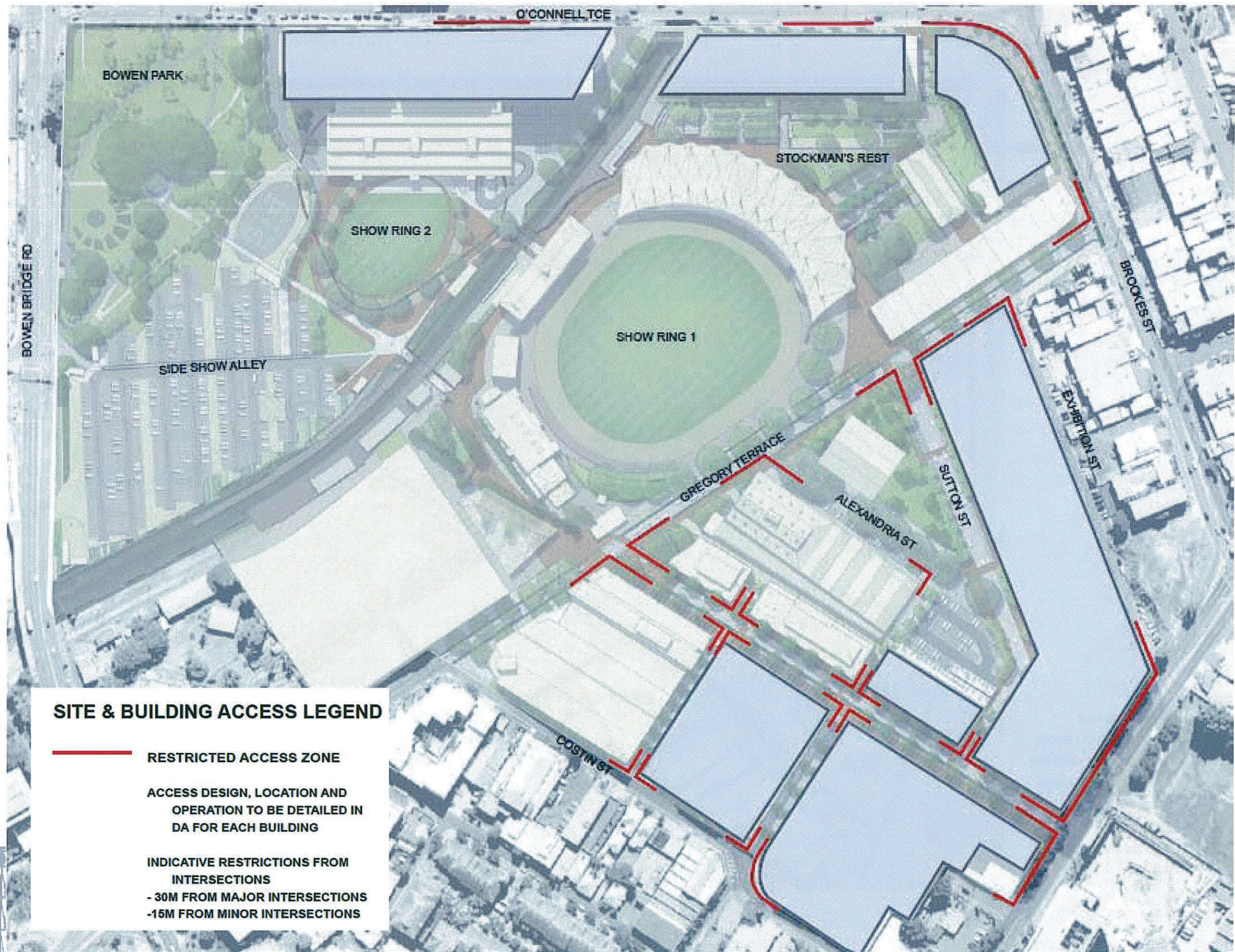


Figure 30 – Proposed Site Access

13 TECHNICAL REQUIREMENTS

This section has been included in the Master Plan to ensure all relevant technical requirements are met throughout the course of the development. They are included here to ensure that the Master Plan is the only approved document that will be considered in the assessment of future development stages.

13.1 Acoustic

- Development must take into consideration acoustic impacts from sources including road and rail noise, noise from entertainment venues and noise from RNA events; and implements appropriate design treatments to ensure statutory acoustic levels are met;
- Development in close proximity to the Jubilee Hotel and Tivoli must be designed to deliver and maintain reasonable levels of amenity. In particular, new residential development must incorporate noise insulation to reduce the transmission of low frequency bass noise into bedrooms; and
- Certification is obtained from a suitability qualified Registered Professional Engineer of Queensland (RPEQ) that appropriate noise attenuation measures have been incorporated into building construction to minimise noise impacts and achieve an acceptable level of indoor acoustic amenity for future residents.

13.2 Air Quality

Development within 200 metres of the Clem7 Tunnel north ventilation outlet and above RL+45m AHD must be designed and oriented to:

- Avoid unreasonable impacts on the performance of the ventilation outlet; and
- Mitigate potential air quality impacts on occupants resulting from the ventilation outputs.

Development in close proximity to RNA Animal Pavilions and facilities are to be designed to meet the relevant air quality standards.

13.3 Community Management Statement

Community Management Statements must contain the following:

- The landscaping is to be maintained in accordance with the approved plans and maintenance regime; and
- Internal collection of refuse and recyclables remains the responsibility of the Body Corporate/Tenants.

13.4 Filling and Excavation

Following approval of the Compliance B application, an earthworks plan is required to be submitted to the ULDA certified by a RPEQ, and in accordance with the latest version BCC Subdivision and Development Guidelines.

13.5 Flooding

Design and construct all proposed building levels, floor levels and ancillary structures to have the appropriate freeboard in accordance with Brisbane City Council's 'Subdivision and Development Guidelines' (February 2008) so as not to be flooded during a 50 year ARI local flood event or a 100 year ARI creek or river flood event, whichever is the higher flood level.

13.6 Damage to Kerb, Footpath and Road

Prior to occupation, repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and storm water gullies and drainlines) that occurred during the construction work carried out to deliver the approved development.

13.7 Construction Management Plan

Prior to the commencement of site works, prepare and implement a site based construction management plan that will include but not limited to:

- Provisions for the management of traffic around and through the site during and outside of construction hours of work;
- Provisions for parking and materials delivered outside of allowable construction hours of work;
- Management of sedimentation, erosion and the dust generated from the site during and outside construction work hours;
- Ensure that no material of any description to be deposited with the area of waterway corridor;
- Practices employed to efficiently sort and minimize waste and maximize recycling opportunities;
- Management of groundwater and surface water collection, treatment and disposal to accepted environmental standards;
- Management of Acid Sulfate soils in accordance with management plans prepared specifically for this site;



- h. Management of rock anchors and other treatment systems used to ensure soil stability during excavation and foundation works in accordance with geotechnical reports prepared specifically for this site.

13.8 Soil Erosion and Sediment Control

- Sediment, erosion and the dust control measures are implemented in accordance with the Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Site (The Institute of Engineers, Australia Queensland Division June 1996) as a minimum standard;
- Sediment control structures (for example sediment fence) must be placed at the base of all materials imported on-site to trap any sediment runoff;
- The following inspection program must be carried out until the site is fully rehabilitated:
 - Regular inspections to ensure that adequate erosion control measures are in place and in good condition both during and after construction; and
 - Inspections after each storm event to assess the adequacy of the erosion control measures. The developer must rectify any damage or non-performing erosion control devices and clean up any sediment that has left the site or is on the roads within and external to the site.

13.9 Water, Sewerage and Stormwater Infrastructure

- Approval shall be received from the relevant infrastructure owner to connect to water and sewerage infrastructure work onsite.
- The detail design of the water, sewerage and stormwater infrastructure shall be undertaken by a suitably qualified and experienced professional engineer and the design checked and certified by a RPEQ-Civil. Works shall be inspected and certified by an RPEQ - Civil that they have been constructed in accordance with their design and are fit for purpose when considered against the commonly accepted and appropriate AUS/NZ

standards and relevant Brisbane City Council policies and guidelines.

- Upon completion and certification of the works the developer shall prepare and provide to the ULDA "As Constructed" plans including an asset register, checked by an RPEQ-Civil, certifying that all works have been completed in accordance with commonly accepted and appropriate AUS/NZ standards, Brisbane City Council guidelines and relevant registration.

13.10 Public Utility Easements

Where necessary, public utility easements must be provided, in favour of and at no cost to Brisbane City Council, over Council only infrastructure (i.e. Drainage, infrastructure that becomes contributed assets) located in private land.

The terms of the easement must be to the satisfaction of the Brisbane City Council Chief Executive Officer, and the easement documents must be executed prior to the commencement of the use of the premises.

13.11 Geotechnical

In accordance with the Environmental Protection Act 1994, prior to development commencing in any Precinct, an investigation into potential contamination is undertaken to determine the existence of contaminated land. Where it is discovered that land is contaminated, Site Management Plans are prepared and submitted as part of the Compliance B for the particular Precinct. Following their approval by the Urban Land Development Authority, or other authority as appropriate, the Site Management Plan is incorporated onto the Contaminated Land Register and Environmental Management Register. Future development and any required remediation works are to be undertaken prior to development commencing in accordance with the approved Site Management Plan.

13.12 Acid Sulfate Soils

Undertake an Acid Sulfate and Groundwater investigation. The report must include sufficient field survey and testing, and associated laboratory investigation and modelling to support the detailed structural design and site management for the proposed development.

The Acid Sulfate management report shall be prepared by suitably qualified and experienced professionals, checked and certified that it is appropriate and provides sufficient information to support detailed design.

The proposed development shall not result in any adverse impact on the surrounding properties and receiving environment as a consequence of the exposure of acid sulfate soils or the removal of groundwater.

The development construction shall proceed in accordance with the certified Acid Sulfate Management Plan which will be integrated with the site based construction management plan.

13.13 Public Lighting

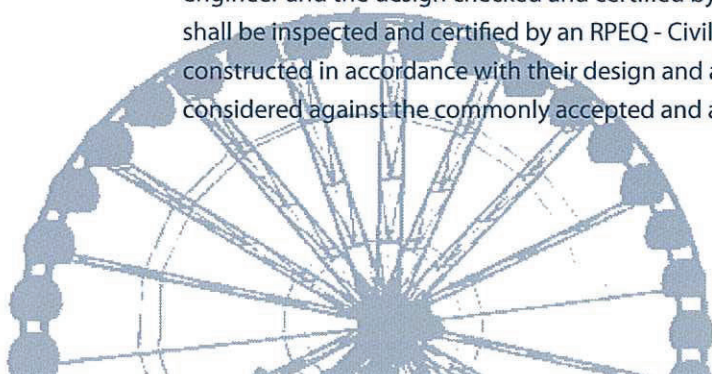
Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given night time access.

13.14 Telecommunications

Telecommunication services within and adjacent to the proposed development are not to be visually obtrusive with no overhead wiring permitted.

13.15 Electricity

Provide underground electricity services in accordance with an approved electricity reticulation plan and the BCC's "Subdivision and Development Guidelines".



13.16 Sustainability Requirements

Development is to implement the principles and outcomes outlined within the RNA Showgrounds Sustainability Statement and its updates.

13.17 Pre-Construction Certification

No work shall commence until the ULDA acknowledges in writing receipt of certification package/s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.

13.18 Post-Construction Certificates

Submit Post-Construction (Practical Completion) Certification, approved forms and "As Constructed" plans including an asset register, certified by a RPEQ, that the plans are a true record of the works "as constructed" are in accordance with the endorsed plans and approved modifications.

13.19 Dedicate as Road

Prior to the dedication of any road, a copy of the survey plan together with a written request for the preparation of legal documentation is to be lodged with the Urban Land Development Authority prior to the commencement of use of the associated stage of development.

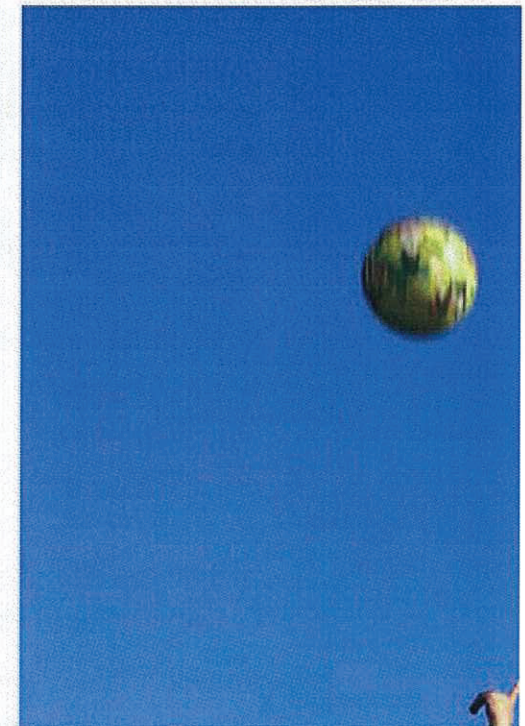
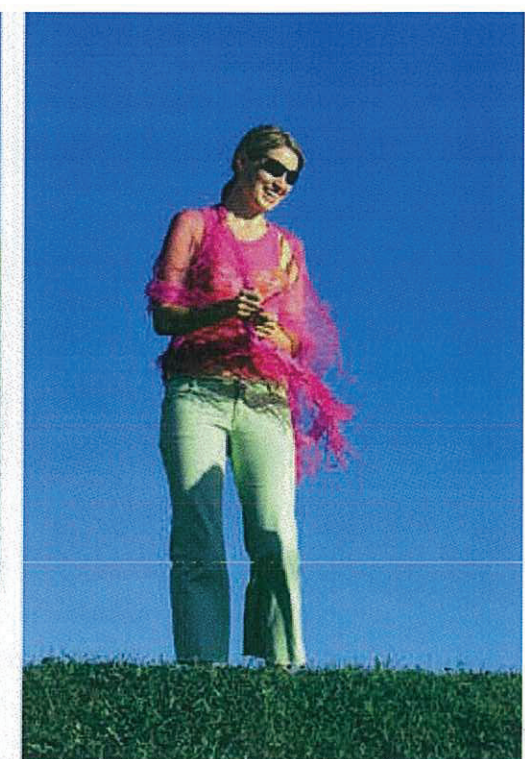
13.20 Infrastructure Contributions

Pay to the Urban Land Development Authority a monetary contribution towards the cost of infrastructure as specified by conditions of development approval.

No development may be occupied or use commenced until the infrastructure contributions have been paid to the ULDA or an agreement has been entered into about infrastructure contributions.

13.21 Affordable Housing

All residential and mixed use developments must have a minimum of 5 percent of the Gross Floor Area of all residential dwellings as affordable to rent by households on the median household income for the Brisbane City Council local government area. The median household income will be determined at the amount applicable at the time of lodgement of the Compliance B application. Housing will be considered to be affordable if households are spending no more than 30 percent of gross household income on rent and no more than 35 percent for home purchase.



APPENDIX A - HERITAGE PLACES

The following heritage elements with high significance will be retained:

- " 40 [HIGH] Show-Ring One [1891]
- " 41 [HIGH] Show-Ring Two [1924]
- " 66 [HIGH] RNA Council Stand [1923]
- " 67 [HIGH] Ernest Baynes Stand [1922-23]
- " 72 [HIGH] John MacDonald Stand [1906]
- " 43 [HIGH] Stockman's Rest [1936]
- " Gregory Terrace [HIGH]
- " Ekka Plaza [HIGH]
- " 1 [HIGH] Exhibition Building [1986]
- " 65 [HIGH] Commonwealth Bank [1929, 1949]
- " 83 [HIGH] Stock Agents Building [1936]
- " 12B [HIGH] Fig Trees
- " 42H [HIGH] Subway
- " 76A [HIGH] Fig Trees
- " 81B [HIGH] Fig Tree
- " 90 [HIGH] Fig Trees – Gregory Tce
- " 91 [HIGH] Fig Trees – Alexandria St

The following heritage elements with high significance will be adapted:

- " 29 [HIGH] Gregory Rest – one tree relocated recommended by RA
- " Main Street (adapted to Grand Parade) [HIGH]
- " Alexandria Street [HIGH]
- " 16 [HIGH] John Reid Pavilion [1904, relocated 1917]
- " 50 [HIGH] Industrial Pavilion [1938-9]
- " 86 [HIGH] Horse Stalls to Gregory Terrace [1928] IN PART
- " 35 [HIGH] Wall – Gregory Tce.
- " 60 [HIGH] Entry Building - Gregory Tce [1909]
- " 87 [HIGH] Stock Pavilion [1937] IN PART
- " 86H [HIGH] Horse Stalls IN PART

The following heritage elements with high significance will be removed:

- " 86 [HIGH] Horse Stalls [1928] IN PART
- " 86D [HIGH] Horse Sale-Ring [1956]
- " 86F [HIGH] Horse Stalls
- " 86G [HIGH] Horse Stalls
- " 86H [HIGH] Horse Stalls IN PART
- " 87 [HIGH] Stock-Pavilion [1937] IN PART
- " 97 [HIGH] Dairy-Cattle Pavilion [1927]
- " 99 [HIGH] Pig & Deer Pavilion [1927]

The following heritage elements with medium significance will be retained:

- " 42 [MED] Sideshow Alley [1910]
- " 47 [MED] Heritage Hill
- " 66A [MED] Fence
- " 72B [MED] Retaining Wall
- " 33 [MED] Pedestrian Bridge
- " 41B [MED] Toilets
- " 41E [MED] Subway
- " 42C [MED] Entry Bldg - Bowen Bridge Rd
- " 42D [MED] Retaining Wall

The following heritage elements with medium significance will be adapted:

- " 73/74 [MED] Stockman's Bar & Grill / Bushman's Outpost

The following heritage elements with medium significance will be removed:

- " 8 [MED] Building 8 [1936]
- " 82 [MED] Marshalling-Yard Stand [1950s]
- " 82B [MED] Broadcaster's Box [1950's]
- " 84 [MED] Machinery Hill Stand & Shops [1950]
- " 7 [MED] Building 7 [1929]
- " 9 [MED] Building 9 [1951]
- " 10 [MED] Building 10 [1942]

- " 11 [MED] Building 11 [1949]
- " 12 [MED] Building 12 [1949]
- " 15 [MED] Dairy Hall [1964]
- " 25 [MED] Courier-Mail Building [1933]
- " 81 [MED] Beef-Cattle Pavilion [1951]
- " 27 [MED] Workshop & Store [1925+]
- " 28 [MED] Royal Snack Bar [1954]
- " 73/74 [MED] Stockman's Bar & Grill / Bushman's Outpost - IN PART two bays of the sawtooth building – recommended by RA
- " 24 [MED] Farm Boy's Camp [1935 relocated 1948]
- " 27A [MED] Toilets [1936]
- " 31 [MED] Wall & Entrance Gate - St Pauls Tce [c1950s]
- " 32 [MED] Wall – O'Connell Tce
- " 34 [MED] Wall – Brookes St
- " 35A [MED] Gates Gregory Tce [c1930s, 1954]
- " 77 [MED] Com.Swim.Club Café [1967]
- " 82A [MED] Lady Competitors Box
- " 84A [MED] Cattleman's Bar
- " 86A [MED] Entry Shed – O'Connell Tce
- " 86C [MED] Shed
- " 86K [MED] Shed
- " 98 [MED] Toilets (137A)

The following heritage elements with low significance will be retained:

- " 70 [LOW] Members Stand [1971]



The following heritage elements with low significance will be removed:

- “ 41A [LOW] Retaining Wall & Chutes
- “ 44 [LOW] Industrial Area Two [1960's]
- “ 45 [LOW] Industrial Area One [1960's]
- “ 46 [LOW] Tanbark Area [1916]
- “ 86B [LOW] Exercise Yard [1950]
- “ 3 [LOW] Walter Burnett Building [1988]
- “ 3A [LOW] Frank Nicklin Pavilion [1968]
- “ 4 [LOW] Open Display
- “ 14 [LOW] Commerce Building [1994]
- “ 16A [LOW] John Reid Annexe [pre 1925]
- “ 17 [LOW] Agricultural Pavilion [1964]
- “ 19 [LOW] Police Display [1971]
- “ 5 [LOW] Frank Robertson Pavilion [1972]
- “ 6 [LOW] Building 6
- “ 13 [LOW] Expo Place Two [1988]
- “ 18 [LOW] Douglas Wadley Dog Pavilion [1963, 68, 77]
- “ 26 [LOW] Expo Place One [1988]
- “ 95 [LOW] Dairy-Goat Pavilion [1992]
- “ 36 [LOW] Builder's Yard Nursery [Recent]
- “ 57 [LOW] Administration Building [1970]
- “ 68 [LOW] RNA Function Room
- “ 5A [LOW] Café
- “ 7A [LOW] Café
- “ 11A [LOW] Alexandria St Café [1967]
- “ 20 [LOW] Fish Place Cafe [c1960]
- “ 22 [LOW] Water St Bar [1960]
- “ 23 [LOW] Catering Outlet [1977]
- “ 30 [LOW] TAB Building [1983]
- “ 50A [LOW] Red Rooster Shop

- “ 64 [LOW] Streets Ice-Cream Building
- “ 69A [LOW] Shop
- “ 73A [LOW] Beer-Garden - Stockman's Bar
- “ 5B [LOW] Substation
- “ 21 [LOW] Toilet – Water St Bar
- “ 36 [LOW] Builder's-yard Nursery
- “ 36A [LOW] Bush House [c1992]
- “ 37 [LOW] Fence / Gates Gregory Tce
- “ 38 [LOW] Fence – Gregory Tce
- “ 39 [LOW] Gate / Shutter – Gregory Tce
- “ 41C [LOW] Turnstiles
- “ 41D [LOW] Shed
- “ 41F [LOW] Toilets
- “ 42A [LOW] Stall & Substation
- “ 42B [LOW] Toilets
- “ 42E [LOW] Toilets
- “ 42F [LOW] Chair-Lift
- “ 42G [LOW] Ferris-Wheel Base
- “ 45A [LOW] Chair-Lift
- “ 49 [LOW] Fence – Gregory Tce
- “ 50B [LOW] Railway Station
- “ 50C [LOW] Substation
- “ 61 [LOW] Information Booth
- “ 62 [LOW] Police Booth
- “ 63 [LOW] Fence & gates – St Paul's Tce
- “ 69 [LOW] QR Building
- “ 72A [LOW] Toilets
- “ 74A [LOW] Toilets
- “ 75 [LOW] First-Aid Room
- “ 76 [LOW] Lady Forster Creche [1928]

- “ 76B [LOW] Ladies Toilets
- “ 78 [LOW] QR Station Platform One
- “ 79 [LOW] Ladies Toilets
- “ 80 [LOW] Affleck House [1969]
- “ 81A [LOW] Vet's Office & Quarters
- “ 86E [LOW] Shed
- “ 86J [LOW] Shed
- “ 87A [HIGH] Toilets
- “ 88 [LOW] Horse Kitchen
- “ 89 [LOW] Retaining Wall – Sideshow Alley
- “ 92 [LOW] Fence, Gates – Alexandria St
- “ 93 [LOW] Gates – Agricultural Street
- “ 94 [LOW] Fence – Exhibition Street
- “ 96 [LOW] Beer Garden (136)



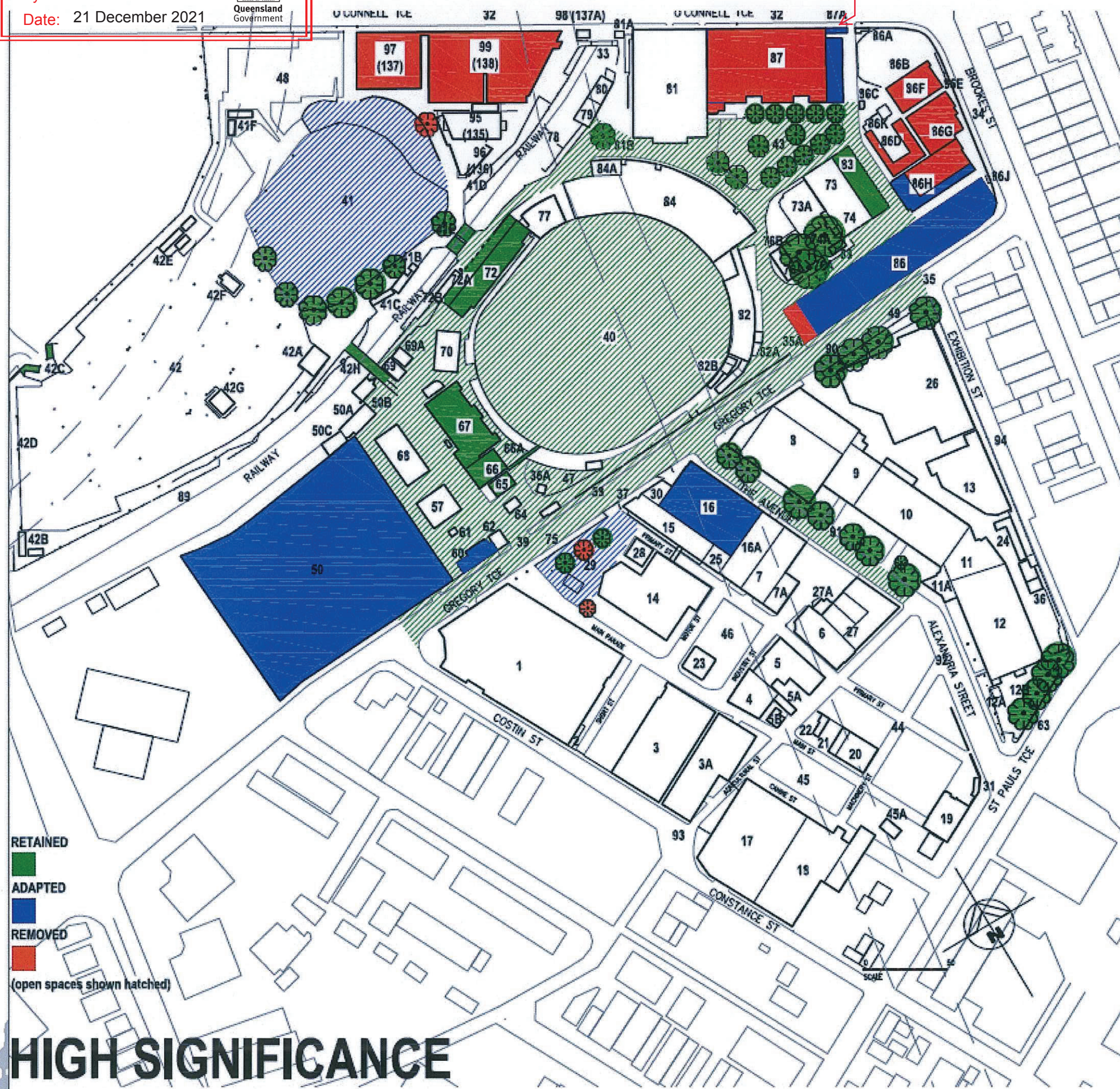
AMENDED IN RED

By: Chris Hinton

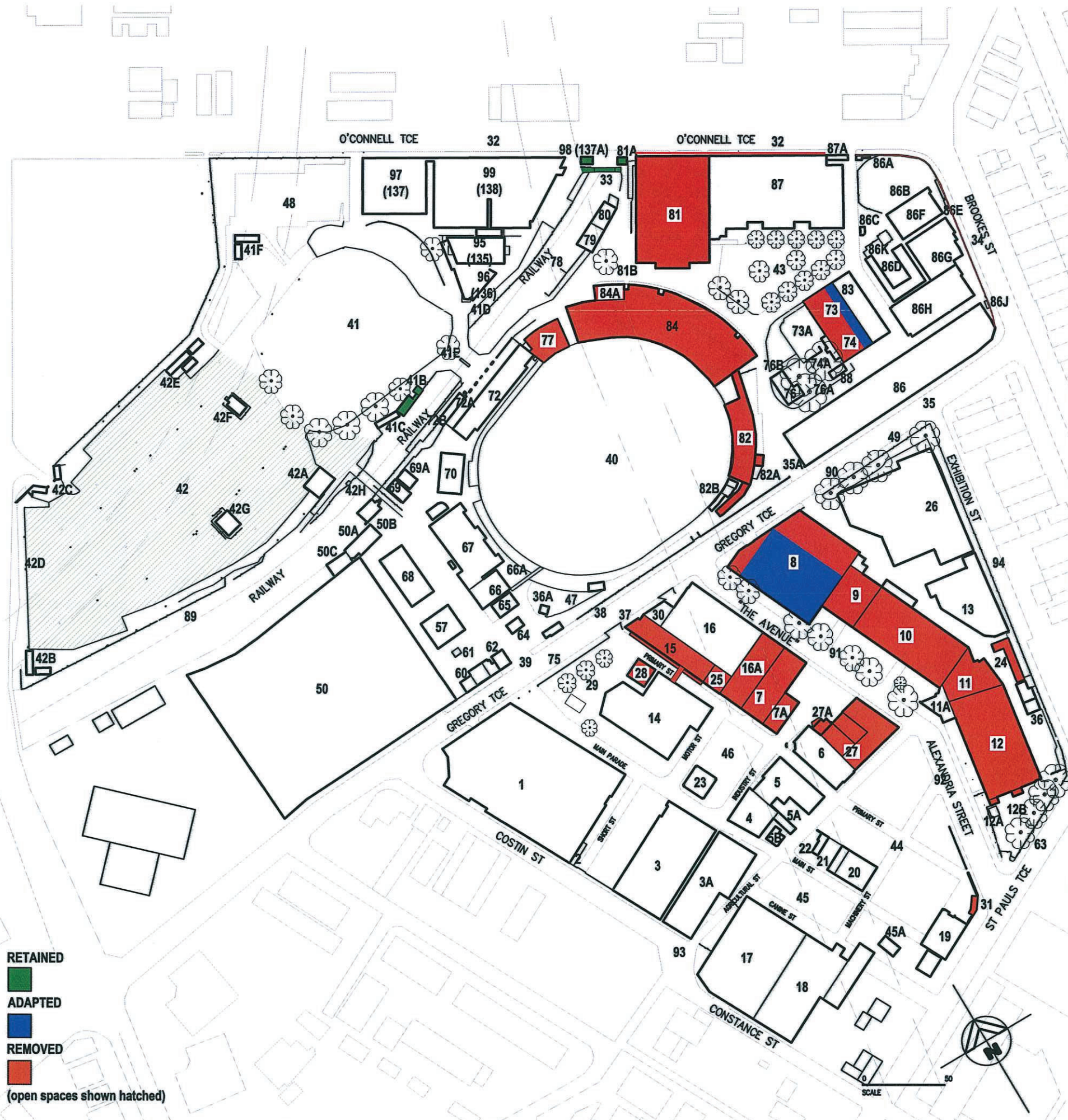
Date: 21 December 2021



87A Toilet has Low Significance and is to be removed



No.	Name	No.	Name
1.	Exhibition Building	46.	Tanbark Area
2.	ATM Room	47.	Heritage Hill
3.	Walter Burnett Building (Auditorium)	48.	Woodchip Stadium
3a.	Frank McKinn Building	49.	Fence Gregory Tce
4.	Open Display	50.	Industrial Pavilion (incl. 51-56, 58, 59)
5.	Frank Robertson Building	50a.	Red Rooster Shop
5a.	Cafe	50b.	Railway Station
5b.	Substation	50c.	Substation
6.	Building No. 6	57.	Admin. Building
7.	Building No. 7	60.	Gregory Tce Entry Building
7a.	Cafe	61.	Information Booth
8.	Building No. 8 (Sheep & Wool Pavilion)	62.	Police Booth
9.	Building No. 9 (Fruit Pavilion)	63.	Fence & Gates St Pauls Tce
10.	Building No. 10 (Horticultural Pavilion)	64.	Streets Icecreams Building
11.	Building No. 11 (Caged Birds Pavilion)	65.	Governors Pavilion
11a.	Alexandra St Cafe	66.	Council Stand
12.	Building No. 12 (Poultry Pavilion)	66a.	Fence
12a.	Shelter	67.	Ernst Baynes Stand
12b.	Flg Trees	68.	Function Room
13.	Expo Place 2	69.	QR Building
14.	Commerce Building	69a.	Shop
15.	Dairy Hall	70.	Member's Stand
16.	John Reid Pavilion	72.	John Macdonald Stand
16a.	John Reid Annex	72a.	Toilets
17.	Agricultural Hall	72b.	Retaining Wall
18.	Douglas Wadley Building (Dog Pavilion)	73.	Stockman's Bar & Grill
19.	Police Display	73a.	Stockman's Bar - Beer Garden
20.	The Fish Place Cafe	74.	Bushman's Outpost
21.	Toilet - Water St. Bar	74a.	Toilets
22.	Water St. Bar	75.	First Aid Room & BCC Buses
23.	Catering Outlet - Tan Bark Area	76.	Lady Foster Creche
24.	Farm Boys Camp	76a.	Flg (3 off)
25.	The Caulder Mall Pavilion	76b.	Ladies Toilets
26.	Expo Place 1	77.	Commercial Swimming Club Cafe
27.	Workshop/Shop	78.	QR Station Platform 1
27a.	Toilets	79.	Ladies Toilets
28.	Royal Snack Bar	80.	Affleck House
29.	Gregory Rest Area	81.	Beef Cattle Pavilion
30.	TAB	81a.	Vet's Office & Quarters
31.	St. Pauls Tce Wall & Entrance Gate Bldg	81b.	Flg Tree
32.	Wall O'Connell Street	82.	Assembly Yard Stand
33.	Pedestrian Bridge	82a.	Lady Competitor's Box
34.	Wall Brookes Street	82b.	Broadcaster's Box
35.	Wall Gregory Tce	83.	Stock Agents Building
35a.	Gate Gregory Tce	84.	Machinery Hill Stand & Shops
36.	Bulldozers Yard Nursery	84a.	Cattleman's Bar
36a.	Bush House	86.	Horse Stalls
37.	Fence/Gates Gregory Tce	86a.	Shed
38.	Fence/Gregory Tce	86b.	Horse Exercise Yard
39.	Gate/Shutter Gregory Tce	86c.	Shed
40.	No. 1 Oval	86d.	Sale Ring
41.	No. 2 Oval	86e.	Shed
41a.	Wall & Chutes	86f.	Horse Stalls
41b.	Toilets	86g.	Horse Stalls
41c.	Tunnels	86h.	Horse Stalls
41d.	Shed	86i.	Shed
41e.	Subway	86k.	Shed
41f.	Toilets	87.	Stock Pavilion
42.	Slide Show Alley	87a.	Toilets
42a.	Stall & Substation	88.	Horse Kitchen
42b.	Toilets	89.	Retaining Wall Slide Show Alley
42c.	Entry Bowen Bridge Rd	90.	Flg Trees Gregory Tce
42d.	Retaining Wall	91.	Flg Trees The Avenue
42e.	Toilets	92.	Fence & Gates Alexandra St.
42f.	Chair Lift	93.	Gates Agricultural Street
42g.	Feris Wheel Base	94.	Fence Exhibition Street
42h.	Subway	95.	Dairy Goat Pavilion (135)
43.	Stockmen's Rest	96.	Beer Garden (136)
44.	Industrial Area 2	97.	Dairy Cattle Pavilion (137)
45.	Industrial Area 1	98.	Toilets (137A)
45a.	Chair Lift	99.	Flg & Deer Pavilion (138)



RETAINED

ADAPTED

REMOVED

(open spaces shown hatched)

MEDIUM SIGNIFICANCE

No.	Name	No.	Name
1.	Exhibition Building	46.	Tanbark Area
2.	ATM Room	47.	Heritage Hill
3.	Walter Burnett Building (Auditorium)	48.	Woodchop Stadium
3a.	Frank Nicklin Building	49.	Fence Gregory Tce
4.	Open Display	50.	Industrial Pavilion (incl. 51-56,58,59)
5.	Frank Robertson Building	50a.	Red Rooster Shop
5.a	Cafe	50b.	Railway Station
5b.	Substation	50c.	Substation
6.	Building No. 6	57.	Admin. Building
7.	Building No. 7	60.	Gregory Tce Entry Building
7a.	Cafe	61.	Information Booth
8.	Building No. 8 (Sheep & Wool Pavilion)	62.	Police Booth
9.	Building No. 9 (Fruit Pavilion)	63.	Fence & Gates St Pauls Tce
10.	Building No. 10 (Horticultural Pavilion)	64.	Streets Icecreams Building
11.	Building No. 11 (Caged Birds Pavilion)	65.	Governors Pavilion
11a.	Alexandra St Cafe	66.	Council Stand
12.	Building No. 12 (Poultry Pavilion)	66a.	Fence
12a.	Shelter	67.	Ernst Baynes Stand
12b.	Fig Trees	68.	Function Room
13.	Expo Place 2	69.	QR Building
14.	Commerce Building	69a.	Shop
15.	Dairy Hall	70.	Member's Stand
16.	John Reid Pavilion	72.	John Macdonald Stand
16a.	John Reid Annex	72a.	Toilets
17.	Agricultural Hall	72b.	Retaining Wall
18.	Douglas Wadley Building (Dog Pavilion)	73.	Stockman's Bar & Grill
19.	Police Display	73a.	Stockman's Bar - Beer Garden
20.	The Fish Place Cafe	74.	Bushman's Outpost
21.	Toilet - Water St. Bar	74a.	Toilets
22.	Water St. Bar	75.	First Aid Room & BCC Buses
23.	Catering Outlet - Tan Bark Area	76.	Lady Foster Creche
24.	Farm Boys Camp	76a.	Fig (3 off)
25.	The Courier Mail Pavilion	76b.	Ladies Toilets
26.	Expo Place 1	77.	Commercial Swimming Club Cafe
27.	Workshop/Shop	78.	QR Station Platform 1
27a.	Toilets	79.	Ladies Toilets
28.	Royal Snack Bar	80.	Affleck House
29.	Gregory Rest Area	81.	Beef Cattle Pavilion
30.	TAB	81a.	Vet's Office & Quarters
31.	St. Pauls Tce Wall & Entrance Gate Bldg	81b.	Fig Tree
32.	Wall O'Connell Street	82.	Assembly Yard Stand
33.	Pedestrian Bridge	82a.	Lady Competitor's Box
34.	Wall Brookes Street	82b.	Broadcaster's Box
35.	Wall Gregory Tce	83.	Stock Agents Building
35a.	Gate Gregory Tce	84.	Machinery Hill Stand & Shops
36.	Builders Yard Nursery	84a.	Cattlemen's Bar
36a.	Bush House	86.	Horse Stalls
37.	Fence/Gates Gregory Tce	86a.	Shed
38.	Fence/Gregory Tce	86b.	Horse Exercise Yard
39.	Gate/Shutter Gregory Tce	86c.	Shed
40.	No. 1 Oval	86d.	Sale Ring
41.	No. 2 Oval	86e.	Shed
41a.	Wall & Chutes	86f.	Horse Stalls
41b.	Toilets	86g.	Horse Stalls
41c.	Turnstiles	86h.	Horse Stalls
41d.	Shed	86j.	Shed
41e.	Subway	86k.	Shed
41f.	Toilets	87.	Stock Pavilion
42.	Side Show Alley	87a.	Toilets
42a.	Stall & Substation	88.	Horse Kitchen
42b.	Toilets	89.	Retaining Wall Side Show Alley
42c.	Entry Bowen Bridge Rd	90.	Fig Trees Gregory Tce
42d.	Retaining Wall	91.	Fig Trees The Avenue
42e.	Toilets	92.	Fence & Gates Alexandria St.
42f.	Chair Lift	93.	Gates Agricultural Street
42g.	Ferris Wheel Base	94.	Fence Exhibition Street
42h.	Subway	95.	Dairy Goat Pavilion (135)
43.	Stockmen's Rest	96.	Beer Garden (136)
44.	Industrial Area 2	97.	Dairy Cattle Pavilion (137)
45.	Industrial Area 1	98.	Toilets (137A)
45a.	Chair Lift	99.	Pig & Deer Pavilion (138)

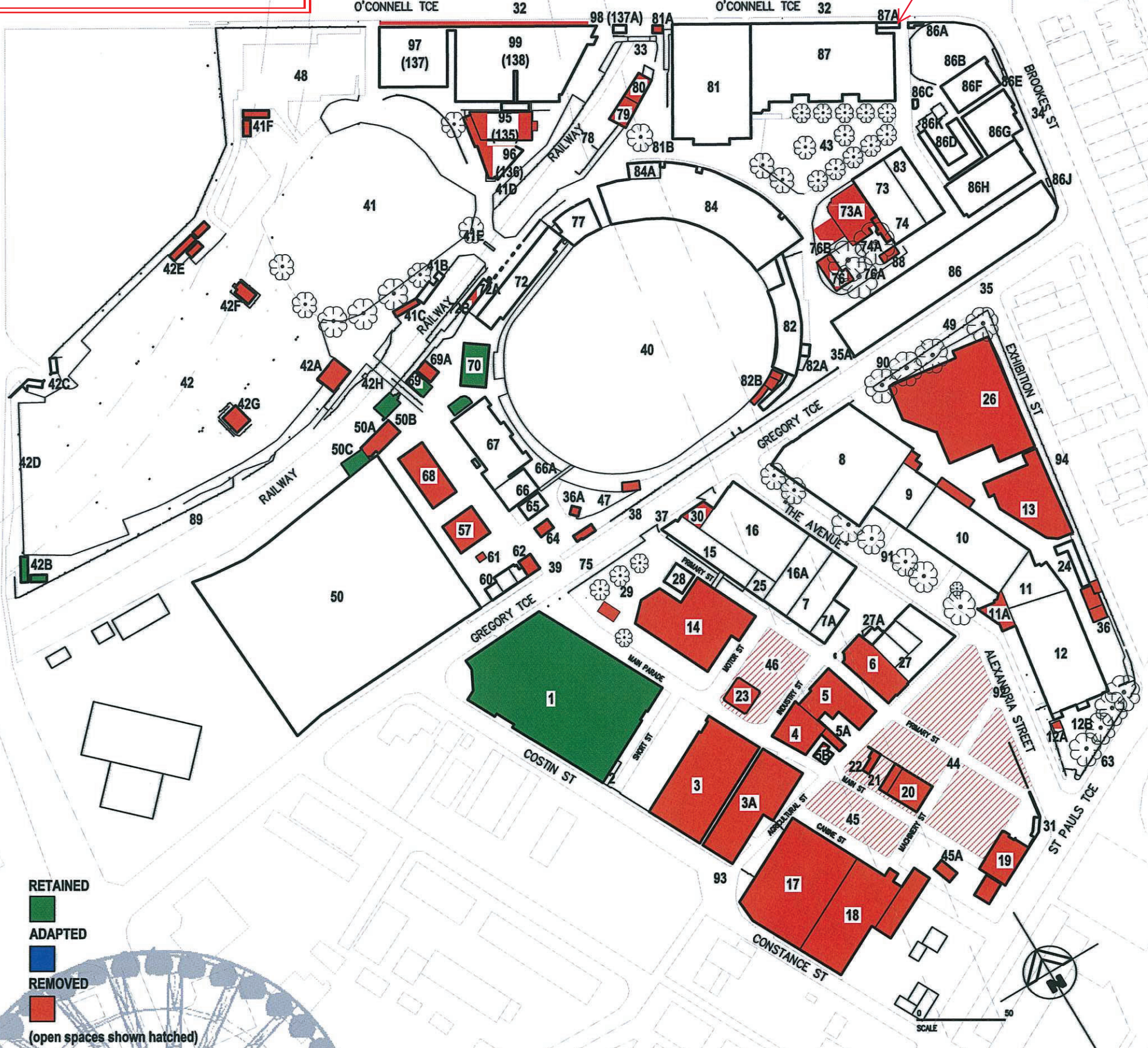
AMENDED IN RED

By: Chris Hinton
Date: 21 December 2021



87A Toilet has Low Significance and is to be removed

RNA SHOWGROUNDS DEVELOPMENT APPLICATION | MASTER PLAN REPORT | 60



RETAINED
ADAPTED
REMOVED
(open spaces shown hatched)

LOW SIGNIFICANCE

No.	Name	No.	Name
1.	Exhibition Building	46.	Tanbark Area
2.	ATM Room	47.	Heritage Hill
3.	Walter Burnett Building (Auditorium)	48.	Woodchop Stadium
3a.	Frank Nicklin Building	49.	Fence Gregory Tce
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6.	Building No. 6	57.	Admin. Building
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7a.	Cafe	61.	Information Booth
8.	Building No. 8 (Sheep & Wool Pavilion)	62.	Police Booth
9.	Building No. 9 (Fruit Pavilion)	63.	Fence & Gates St Pauls Tce
10.	Building No. 10 (Horticultural Pavilion)	64.	Streets Icecreams Building
11.	Building No. 11 (Caged Birds Pavilion)	65.	Governors Pavilion
11a.	Alexandra St Cafe	66.	Council Stand
12.	Building No. 12 (Poultry Pavilion)	66a.	Fence
12a.	Shelter	67.	Ernst Baynes Stand
12b.	Fig Trees	68.	Function Room
13.	Expo Place 2	69.	QR Building
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17.	Agricultural Hall	72b.	Retaining Wall
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23.	Catering Outlet - Tan Bark Area	76.	Lady Foster Creche
24.	Farm Boys Camp	76a.	Fig (3 off)
25.	The Courier Mail Pavilion	76b.	Ladies Toilets
26.	Expo Place 1	77.	Commercial Swimming Club Cafe
27.	Workshop/Shop	78.	QR Station Platform 1
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29.	Gregory Rest Area	81.	Beef Cattle Pavilion
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35.	Wall Gregory Tce	83.	Stock Agents Building
35a.	Gate Gregory Tce	84.	Machinery Hill Stand & Shops
36.	Builders Yard Nursery	84a.	Cattleman's Bar
36a.	Bush House	86.	Horse Stalls
37.	Fence/Gates Gregory Tce	86a.	Shed
38.	Fence/Gregory Tce	86b.	Horse Exercise Yard
39.	Gate/Shutter Gregory Tce	86c.	Shed
40.	No. 1 Oval	86d.	Sale Ring
41.	No. 2 Oval	86e.	Shed
41a.	Wall & Chutes	86f.	Horse Stalls
41b.	Toilets	86g.	Horse Stalls
41c.	Turnstiles	86h.	Horse Stalls
41d.	Shed	86j.	Shed
41e.	Subway	86k.	Shed
41f.	Toilets	87.	Stock Pavilion
42.	Side Show Alley	87a.	Toilets
42a.	Stall & Substation	88.	Horse Kitchen
42b.	Toilets	89.	Retaining Wall Side Show Alley
42c.	Entry Bowen Bridge Rd	90.	Fig Trees Gregory Tce
42d.	Retaining Wall	91.	Fig Trees The Avenue
42e.	Toilets	92.	Fence & Gates Alexandria St.
42f.	Chair Lift	93.	Gates Agricultural Street
42g.	Ferris Wheel Base	94.	Fence Exhibition Street
42h.	Subway	95.	Dairy Goat Pavilion (135)
43.	Stockmen's Rest	96.	Beer Garden (136)
44.	Industrial Area 2	97.	Dairy Cattle Pavilion (137)
45.	Industrial Area 1	98.	Toilets (137A)
45a.	Chair Lift	99.	Pig & Deer Pavilion (138)



APPENDIX B - HERITAGE STRATEGY

Heritage Strategy

1.0. Heritage Buildings to be Retained or Adaptively Re-used as identified within the Development Approval.

As part of the Compliance B submission, a Conservation Management Plan for these buildings will be prepared by a Heritage Consultant identifying the opportunities and constraints to ensure conservation of their heritage value. This will inform the building design drawings that will be submitted as part of Compliance B.

2.0. Heritage Principles to be adopted within the RNA Redevelopment.

The following heritage principles will be adopted within the design of the Private Development, Open Space and RNA facilities:

- Representative re-use of elements of existing buildings in key locations
- Re-use of building RNA artefacts (e.g. horse troughs / historic signs / building fabric) in and around new buildings and the public domain to ensure a continuity of the inherent materials and characteristics of the site
- Development of a site interpretation strategy which utilises the heritage components of the site to evoke the past activities and built form of the area.

3.0. Representative Re-use

Where existing buildings that have heritage significance have been identified as being removed, a representative reuse strategy for the new development to replace the existing will be prepared. This may involve the retention of part of a building element, the reconstruction of certain elements or adoption of a design language that reflects the previous built form.

4.0. Site Interpretation Strategy

As part of the Compliance B submission for each Precinct, a Site Interpretation Strategy will be prepared. The strategy will address the following key aspects:

- Naming Strategy
 - Identification and demonstration of names for buildings and places across the site based on sitespecific themes.
- Public Domain / Public Art Strategy
 - Identification and demonstration of the historical significance of the site through open space and public domain artworks and interpretation
- Built Form Strategy
 - Identification and demonstration of the site's significance through adaptive reuse of heritage buildings as identified in the Development Approval, through adequate signage explaining the heritage significance of the place that may incorporate evocative artworks within or surrounding the building and through appropriate placement and interpretation of artefacts.
- Reuse of collected artefacts
 - The integration of all collected artefacts and materials into the public domain or into public spaces within buildings.
- Interpretation Walk Strategy
 - A continuous public walk, along which interpretive elements will be placed. The walk will link the artworks and / or re-use of collected artefacts located across the site.
- Site Themes
 - The following themes should be addressed will be addressed within the Site Interpretation Strategy:
 - o Pre-European
 - o Pre-RNA
 - o RNA Activities



APPENDIX C - SUSTAINABILITY STATEMENT

1.1 Commercial

5 green star rated (design)

1.2 Retail

5 green star rated (design).

1.3 Residential

4 green star rated (design).

1.4 Public Realm

(a) Integration of Water Sensitive Urban Design (WSUD)

(i) Tree Pits

(ii) Bio-retention

(iii) Rain Harvesting (including ground water tanks where appropriate)

(b) Low carbon design – adaptive reuse; natural ventilation; reuse of materials.

2. Investigations

Through the life of the development a number of initiatives will be investigated by means of feasibility studies and assessment of regulatory framework to determine the viability of each initiative.

Investigations are to include, but may not be limited to:

(a) The use of different environmental ratings tools to determine which rating tool is most appropriate and delivers most value to the project. These may include:

(i) Envirodevelopment;

(ii) Projects for Public Spaces;

(iii) Clinton Climate Initiative; and

(iv) ARUP analysis tools.

(b) The viability of a site wide grey or black water recycling system.

(c) The viability of renewable energy sources including :

(i) Combined cycle generation (co-generation and tri-generation);

(ii) Gas boosted solar hot water heaters;

(iii) Photo-voltaics (for both private development and RNA core facilities); and

(iv) Wind turbines

(d) The analysis of different Governance and Precinct management structures to manage distribution of operating costs across the site stakeholders that may include 'Build, Own, Operate, Transfer' (BOOT) business models.

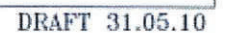
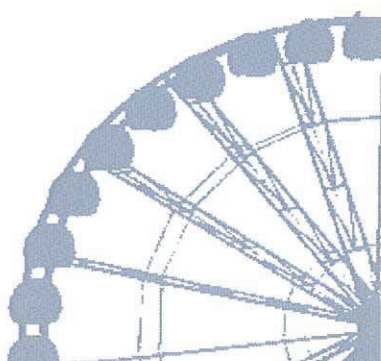
(e) The viability of sewer mining by tapping into local sewer mains to source blackwater to treat and re-use.

(f) The viability of integrating large screen support for 'live' sites at selected locations into a site wide information and communications network.

(g) The viability of low 'potable' water demand air conditioning systems in both RNA Core Facilities and Private Development.

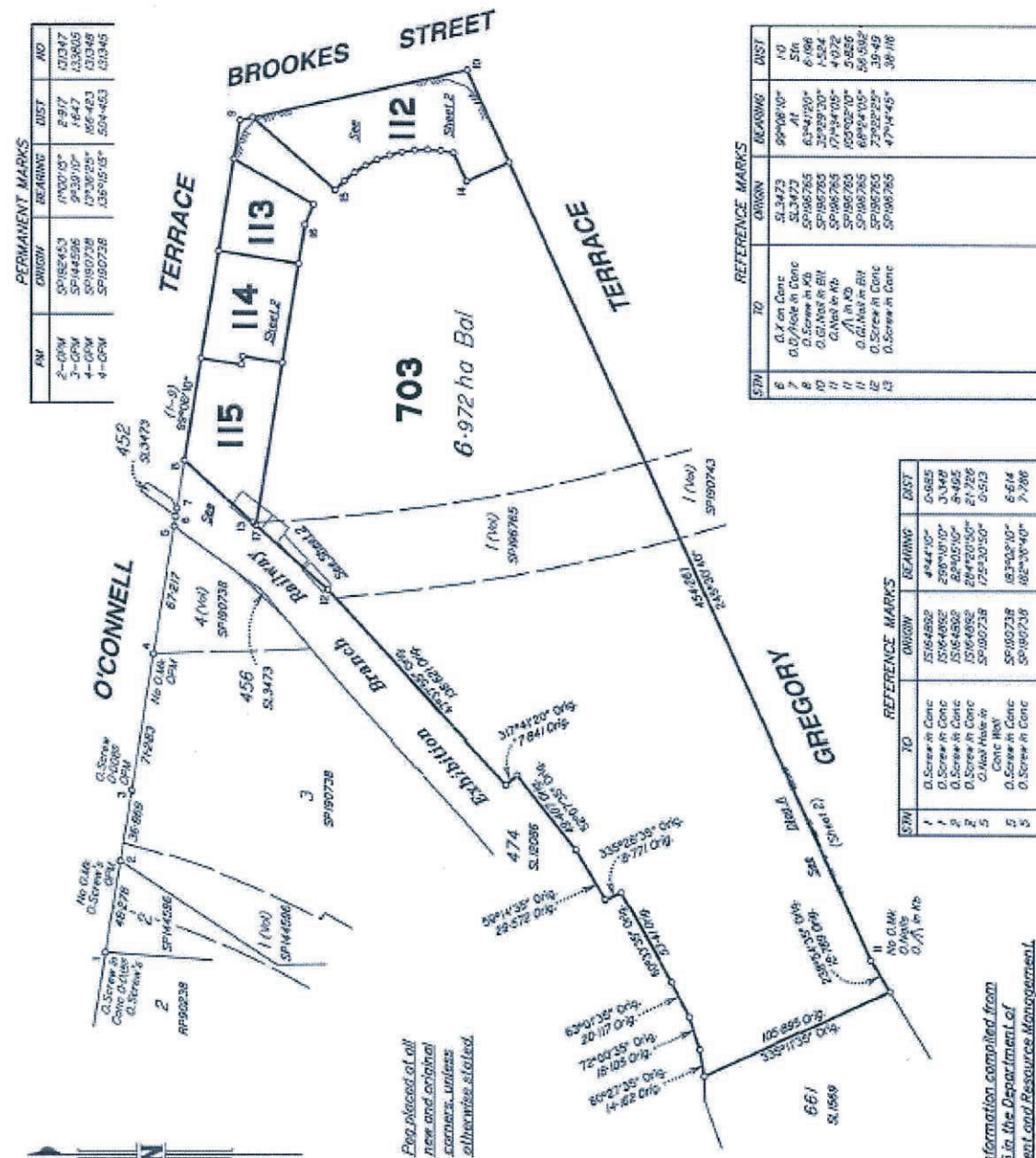


RNA SHOWGROUNDS DEVELOPMENT APPLICATION | MASTER PLAN REPORT | 64



SURVEY PLAN

Sheet 1 of 2



T.H. JENSEN & BOWERS PTY LTD. (ACN 010 872 607) hereby certify that the land comprised in this plan was surveyed by the surveyor, by field notes and/or by aerial photography, for whose work the corporation accepts responsibility, under the supervision of David George BURN, cadastral surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on

Scale 1:2000 - Lengths are in Metres.

Plan of Lots 112-115 & 703

Cancelling Lot 481 on SP196765

PARISH: NORTH BRISBANE COUNTY: Stanley

Meridian: SP196765

F/N's: No

Scale: 1:2000

Format: STANDARD

SP219238

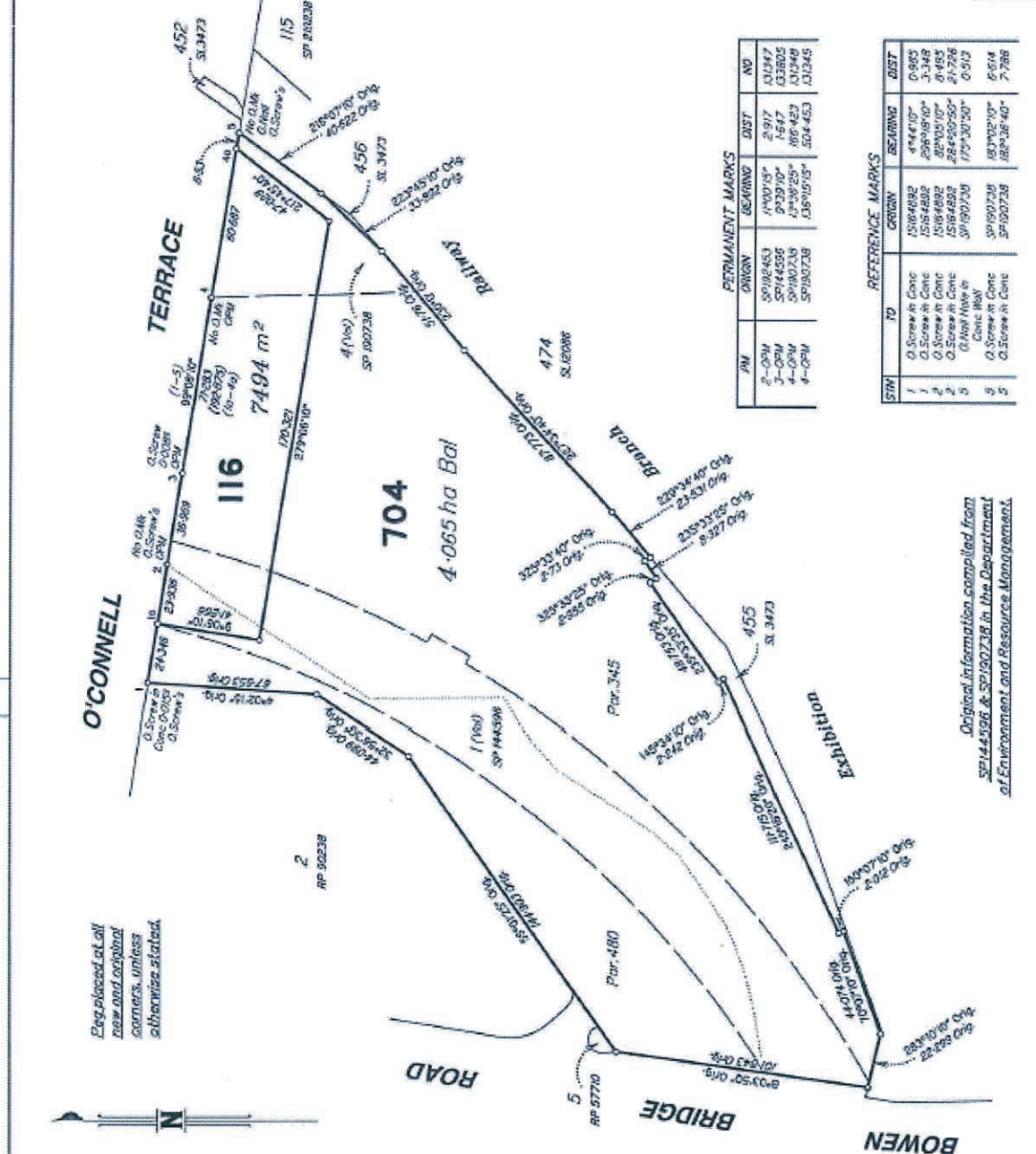
Plan Status:

DRAFT 31.05.10

Original information compiled from SP196765 in the Department of Environment and Resource Management.

SURVEY PLAN

Sheet 1 of 1



T.H. JENSEN & BOWERS PTY LTD. (ACN 010 872 607) hereby certify that the land comprised in this plan was surveyed by the surveyor, by field notes and/or by aerial photography, for whose work the corporation accepts responsibility, under the supervision of David George BURN, cadastral surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on

Scale 1:1500 - Lengths are in Metres.

Plan of Lots 116 & 704

Cancelling Lot 2 on SP144596 & Lot 3 on SP190738

PARISH: NORTH BRISBANE COUNTY: Stanley

Meridian: SP190738

F/N's: No

Scale: 1:1500

Format: STANDARD

SP219239

Plan Status:

DRAFT 31.05.10

Original information compiled from SP144596 & SP190738 in the Department of Environment and Resource Management.

