

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1246

Date: 26-Oct-2022



Queensland
Government

CONSULTANTS
M E W I N G

AMENDED IN RED

By: Essen Joseph

Date: 26-Oct-2022



Queensland
Government

Eagle Farm Central Plan of Development

Plan of Development
includes amendments
made by EDQ, in
consultation with the
applicant.



+61 421 780 354



info@mewing.com.au



mewing.com.au

Contents

1. Introduction	2
1.1 Purpose of the Plan of Development.....	2
1.2 Effect under the Economic Development Act 2012.....	2
1.3 Relationship to the Northshore Hamilton Development Scheme 2009	2
1.4 Relationship to EDQ Guidelines and Practice Notes.....	3
1.5 Relationship to the Brisbane City Plan	3
1.6 Interpretation	3
2. Land to which the PoD Applies	4
2.1 The Site	4
3. POD Accepted and Permissible Development	6
3.1 Approved Development	6
3.2 Appropriate Uses and Gross Floor Area.....	6
4. Structural Elements	8
4.1 Introduction	8
4.2 Vision.....	8
4.3 Design Principles	9
5. Specific Development Controls.....	10
5.1 Introduction	10
5.2 PoD Wide Development Criteria.....	10
5.3 Precinct Specific Criteria	19
6. Implementation	26
6.1 Compliance Assessment	26

Appendices

Appendix A – Plan of Development Drawings

Appendix B – Dictionary

Revision	Author	Date
1	Mewing Consultants	25 Nov 2021
2	Mewing Consultants in collaboration with EDQ	25 Oct 2022

1. Introduction

1.1 Purpose of the Plan of Development

The Eagle Farm Central Plan of Development (**PoD**) has been prepared for the redevelopment of the land at located at 110 Links Avenue South, 155 and 161 Fison Avenue West, and 364 Curtin Avenue West, Eagle Farm (**the site**). The site forms part of the Northshore Hamilton Priority Development Area (**PDA**), declared under the *Economic Development Act 2012* (**ED Act**).

The development of the site comprises a Material Change of Use for the uses specified in this Plan of Development (PoD).¹

The PoD is consistent with the PDA vision, PDA-wide criteria and precinct provisions set out in the Northshore UDA Development Scheme 2009, and ensures that development will not compromise or unreasonably prejudice the opportunities for the development of the remaining area in the precinct.

The purpose and effect of the PoD is to:-

- a) Establish the town planning and design framework for the ongoing development of the subject site in accordance with the PoD; and
- b) Approve future assessable development the subject of the PoD, where that development is consistent with the conditions of approval and the PoD.

To the extent that development is undertaken in accordance with the conditions of approval set by Development Permit DEV2021/1246 and the provisions of this PoD, assessment is not required to be undertaken against the provisions of the Development Scheme applicable at the time of assessment.

1.2 Effect under the Economic Development Act 2012

The ED Act establishes the Minister for Economic Development Queensland (**MEDQ**), the primary function of which is to facilitate economic development and development for community purposes in Queensland by providing for a streamlined planning and development framework for declared Priority Development Areas.

Permissible development requires a PDA development application to be lodged with the MEDQ for assessment and decision. Applications for development are assessed under the ED Act and against the Development Scheme. Approval is required for permissible development to be undertaken.

The process for assessing development applications for assessable development in a PDA is set out in Chapter 3, Part 4, Division 3 of the ED Act.

1.3 Relationship to the Northshore Hamilton Development Scheme 2009

The Development Scheme came into effect on 3 July 2009 and applies to all development on land within the boundaries of the Northshore Hamilton PDA.

The level of assessment table in the Development Scheme provides that all development in the PDA is permissible development, other than development mentioned as exempt, self assessable or prohibited. Exempt development does not require a development approval under the Development Scheme.

The PoD makes provision for certain future assessable development, where carried out in accordance with the conditions of approval and provisions set out by the PoD, by specifying the development as either Accepted Development² or Permissible Development.

¹ Note – While the POD does not include any provisions for operational works (OPW), certain OPW may be controlled under conditions of approval of the development permit under which this POD is approved.

² Accepted development is exempt from needing further development assessment approval, provided it meets the requirements outlined in the PoD.

Where land use or development is proposed outside the scope of the PoD, assessment reverts to the applicable PDA Development Scheme.

1.4 Relationship to EDQ Guidelines and Practice Notes

To the extent the provisions of the PoD conflict with EDQ guidelines and practice notes, the PoD prevails. However, the provisions of the PoD do not preclude the use of EDQ's guidelines and practice notes to the extent that these documents provide guidance on matters that are ambiguous or otherwise outside the scope of the PoD.

1.5 Relationship to the Brisbane City Plan

For certain engineering and hazard related matters, the PoD references parts of the Brisbane City Plan 2014 (as amended from time to time). These provisions are to be utilised for assessment purposes to the extent stated in the PoD.

Should the Brisbane City Plan 2014 be superseded by a new Planning Scheme, or should the relevant codes and policies be replaced by new provisions within the City Plan, the updated provisions are to be considered to ensure risks and potential impacts are appropriately managed.

1.6 Interpretation

This PoD adopts the definitions of the definitions under the Northshore Hamilton UDA Development Scheme 2009. In addition, the PoD also provides administrative definitions to assist with interpretation.

All definitions utilised in this PoD are provided in Appendix C – Dictionary.

Defined terms are identified in **bold letters** throughout this document.

2. Land to which the PoD Applies

2.1 The Site

The site is located at 110 Links Avenue South, 155 and 161 Fison Avenue West, and 364 Curtin Avenue West, Eagle Farm, and is more properly described as Lot 654 on SL2281, Lot 655 on SL4010, Lots 836 and 724 on SL8236. Figure 1 illustrates the site.



Figure 1: Site location and boundaries

The PoD contains specific development controls for particular parts of the site. Accordingly, for the purposes of the PoD, the site is divided five (5) precincts, including:

- (a) Precinct 1: Mixed Use A
- (b) Precinct 2: Showrooms
- (c) Precinct 3: Small – Medium Format Industry
- (d) Precinct 4: Logistics and eCommerce
- (e) Precinct 5: Mixed Use B

Figure 2 illustrates the proposed precincts.

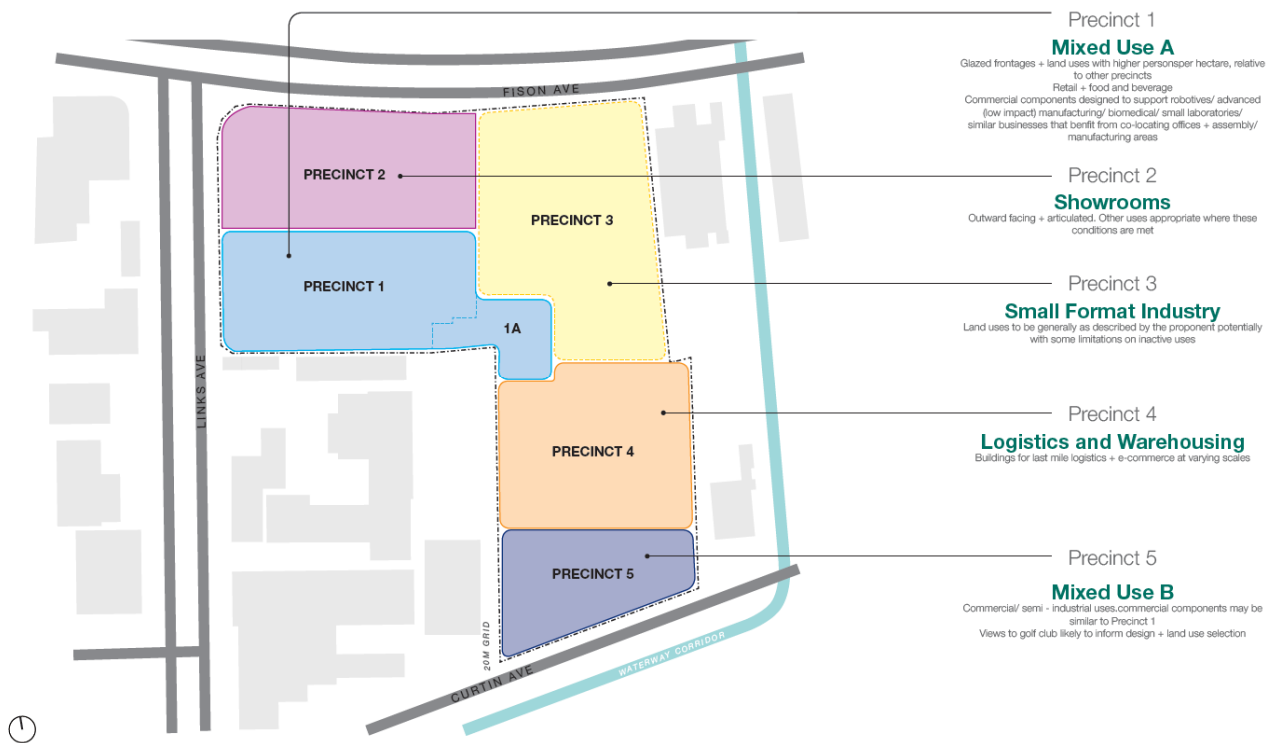


Figure 2: Precinct plan

For further detail regarding the intent of each precinct, please refer to **Section 5.3** of the PoD.

Building locations and indicative form are illustrated in **Figure 3**. Subsequent parts of the POD refer to the numbers provided in this diagram. However, this plan does not:

- Substitute the detailed development controls provided later in this POD for each precinct.
- Prejudice the ability of the assessment manager to consider alternative design outcomes, provided the design intent and rationale for building parameters are demonstrably satisfied.

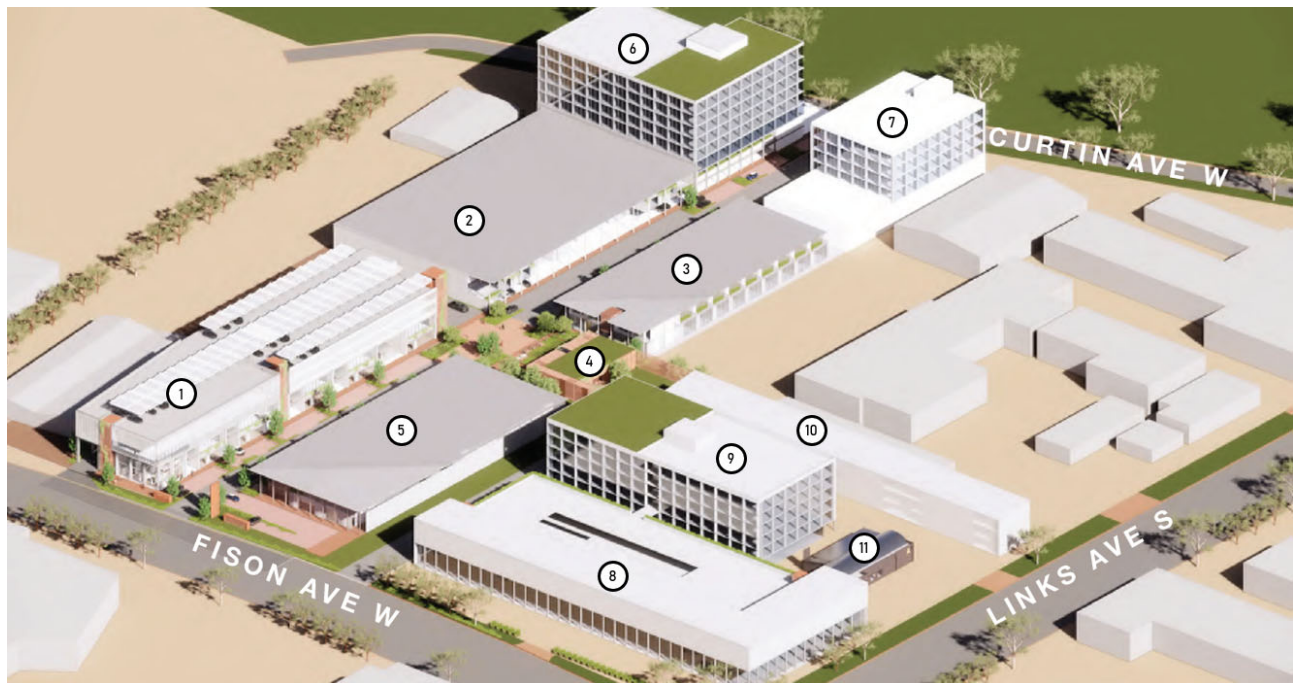


Figure 3: Building numbers and indicative form (note – building parameters subject to provisions specified in section 5)

3. POD Accepted and Permissible Development

3.1 Approved Development

Table 1 set outs Accepted Development and Permissible Development under the PoD.

Table 1: Categories of Development

(1) POD accepted development	Material change of use within an existing building, where the use: (a) is an appropriate use identified in section 5.3 of the POD; and (b) only involving the following types of building work: i. minor building or demolition work ; ii. building work for demolishing a building or other structure; (c) does not involve a sensitive use; (d) does not involve modification to the building that would exceed the thresholds specified in section 5 of the POD.
(2) POD permissible development	All uses approved by the POD, other than development prescribed in items (1) or (3) of this table. POD permissible development is subject to compliance assessment ³ against the provisions specified in section 5 of the POD and any condition of approval specified in development permit DEV2021/1246.
(3) POD prohibited development	Any use prohibited by the Development Scheme applicable at the time of assessment.

3.2 Appropriate Uses and Gross Floor Area

Appropriate uses are identified for each precinct in Section 5.3 of this POD.

The maximum allowable gross floor area (GFA) across the subject site is 60,000 square metres.

The following Table sets out the total approved gross floor area by use and precinct. Where specific GFA caps are not identified in the table:

- GFA is not capped for a particular use. However, the total allowable GFA for the whole site remains as per the site-wide GFA cap specified in **Table 2**.
- The amount of GFA per development will be dependent on the building size and scale, consistent with the built form requirements of the PoD.
- The GFA proposed for each individual development through the compliance assessment processes must not to prejudice the balance of the site from developing in accordance with the PoD.

A running tally is required to ensure that the maximum allowable development for all uses is 60,000 square metres.⁴

³ To view the compliance assessment process, refer to section 6 of the POD.

⁴ See conditions of approval.

Table 2: Maximum Allowable GFA

USES	MAXIMUM ALLOWABLE GFA PER PRECINCT (SQM)						MAX. GFA / USE (SITE-WIDE)
	1	1A	2	3	4	5	
Light industrial uses ⁵							
Light industry	Un-capped ₆	Nil ⁷	Un-capped	Un-capped	Un-capped	Un-capped ₈	Un-capped
Research and technology facility	Un-capped	Nil	Un-capped	Un-capped	Un-capped	Un-capped ₁₁	Un-capped
Service industry	Un-capped	Nil	Un-capped	Un-capped	Un-capped	Un-capped ₁₁	Un-capped
Warehouse	Nil	Nil	Nil	Un-capped	Un-capped	Un-capped ₁₁	Un-capped
Large format retail and servicing							
Hardware and trade supplies	Nil	Nil	2,000	1,000	50% GFA of Building 2	Nil	As specified for each precinct
Showroom	Nil	Nil	4,000	2,000	1,000 ⁹	Nil	4,000
Commercial uses							
Office	50% GFA of Building 9, or subject to total for precincts 1 and 5	Nil	Nil	Nil	Nil	50% GFA of Buildings 6, 7, or subject to total for precincts 1 and 5	As specified for each precinct, or 15,000 total in precincts 1 and 5 cumulative
Small format retail and hospitality-based uses							
Food premises	250 at ground level	250 at ground level	250 at ground level, adjoining the open space in Precinct 1	250 at ground level, adjacent to precinct 1A	Nil	250 at ground level	750 at ground level
Shop	250 at ground level	Nil	Nil	Nil	Nil	Nil	250 at ground level

⁵ While this POD adopts the definitions of the *Northshore UDA Development Scheme 2009*, the use categories in this table are distinct to the land use categories provided in Schedule 2 of the Scheme.

⁶ From this point forward within the table, the term 'un-capped' is to be interpreted as per the introductory statements set out in section 3.2.

⁷ From this point forward within the table, the term 'nil' means this use is not supported in the precinct to which the terms applies.

⁸ Locational and design requirements apply. See section 5.

⁹ While GFA is un-restricted for this land use, other limitations are required to be met, as per section 5.

USES	MAXIMUM ALLOWABLE GFA PER PRECINCT (SQM)						MAX. GFA / USE (SITE-WIDE)
	1	1A	2	3	4	5	
Other uses							
Indoor entertainment ¹⁰	1,000	Nil	Nil	Nil	Nil	1,000	1,500
Indoor sport and recreation ¹¹	Nil	2,000	Nil	2,000	Nil	Nil	2,000

4. Structural Elements

4.1 Introduction

The vision and design principles set out in this Section provide the strategic intent and direction for the redevelopment of the site, and which underpin the specific requirements as outlined in **Section 5 Specific Development Controls** of the PoD.

During the compliance assessment process (refer to **Section 6.0** of the PoD), development which does not comply with the specific requirements of the Plan of Development may be considered and assessed against the Vision and Design Principles to determine whether it complies with the PoD.¹² If it can be demonstrated that non-complying development is consistent with the Vision and Design principles approved within the PoD, the development may be considered consistent with the PoD and could be endorsed.

4.2 Vision

Eagle Farm Central is an industrial-focussed, mixed use employment area that supports the evolution of the industrial area under the PDA into an active and vibrant employment destination – a place that provides employment, lifestyle and innovation outcomes in vibrant environment that fosters business collaboration and supply chain development.

Development within the redevelopment is of a high quality, promotes employee wellbeing, and caters for an ideas-rich, employment dense, innovation focussed urban area that encourages working partnerships, business collaborations and a community of innovation and enterprise. Tenancies and spaces are designed to support changing employment typologies and emerging industries, such as advanced (low impact) manufacturing, and research and technology, while also supporting a base of 'traditional' low impact industrial and mixed uses.

A range of workspaces are created, allowing for an 'industrial e-commerce ecology' across the redevelopment and beyond. Workspaces include the accommodation of small-scale employment facilities (as an easy-access incubator for businesses), e-commerce, medium scale industrial activities, and larger spaces for logistics and trade showrooms. The mix of workspaces supports the expansion of appropriate uses, allowing them to relocate within the site (and then, with further expansion, remain local within the traditional industrial areas beyond Northshore Hamilton by benefiting from access to supply chains / business networks created by the Eagle Farm Central development).

The types of employment accommodated within the redevelopment are premised on and maintain

¹⁰ Where involving a function facility on the rooftop that is unroofed and subject to a detailed assessment of traffic impacts via a compliance assessment process for the building(s).

¹¹ Subject to a detailed assessment of traffic impacts via a compliance assessment process for the building(s)

¹² To remove any doubt, this applies to development and does not vary any land use restrictions imposed elsewhere in this POD.

'clean industry' operations and create an inviting working environment, with lifestyle and amenity outcomes essential to success. Activated areas and open space are provided in planned locations for worker and visitor interaction and recreation. The activated areas include small scale and supportive retail activators, low impact food and beverage manufacturing (and consumption where appropriate), wellness, indoor sport and recreation facilities and occupiable open space where suitable. Reverse amenity impacts are prevented from occurring by providing sufficient separation distance between uses on the subject site and external industrial operations that require emissions for production.

The built form design and pedestrian connections and spaces will contribute to a positive local identity and strong sense of place that reimagines the design and form of industrial development as a modern business park environment that promotes employee wellbeing and establishes itself as an integrated part of the wider urban context.

Where the development interfaces with the neighbourhood, or otherwise accommodates movement from the neighbourhood into the site, spaces are designed to support and foster pedestrian and cyclist movement in a safe and pleasant manner.

4.3 Design Principles

The following design principles are to be addressed in assessment to ensure individual buildings contribute to the achievement of the overall POD vision:

- (a) The site will be redeveloped to accommodate a mix of commercial, industrial and subordinate complementary uses that support a clean industrial-focussed, mixed employment vision for the site.
- (b) Development across the precinct provides a range of tenancy sizes and workspaces to create an 'industrial and business ecology' and accommodate ancillary and complementary commercial, recreational and amenity activities.
- (c) Development supports incubator and innovation businesses, and allows for 'scalability' to allow businesses to grow or change in accordance with emerging market and technological trends.
- (d) Development assists the industrial part of the PDA in transitioning to industries that involve clean, low impact uses and present a high amenity image that is compatible with the mixed use nature of the PDA.
- (e) Development creates an active and vibrant working environment through the provision of activity generators, active frontages and occupiable open space. The locations of these elements contribute to an overall urban design strategy that accounts for the following factors:
 - Providing visual cues at the edges of the development;
 - Creating and maintaining a strong 'heart' at the centre of the development through recreational and amenity-based activities;
 - Co-locating uses / activities which contribute 'foot traffic' and direct overlooking to the green axis that runs east-west from Links Avenue West;
 - Providing safe and pleasant pedestrian movement corridors through the site.
- (f) Development activates and engages with the street frontages, internal pedestrian connections and occupiable open space to create safe, legible and inviting area.
- (g) The built form and design of development responds to and embraces Brisbane's Subtropical climate.
- (h) Development uses high quality and durable building materials that create visually interesting facades.
- (i) A connected, legible and permeable network of internal driveways and pedestrian links to support vehicles, pedestrians and cyclist movements.

- (j) Pedestrian connections are accompanied by landscaping and occupiable open space to provide pedestrian amenity and priority.
- (k) Development is energy efficient, climatically responsive, reduces waste and promotes opportunities for recycling and reuse.

5. Specific Development Controls

5.1 Introduction

The following sections provide direction to ensure future development on the site occurs in accordance with the vision and development principles provided in Section 4 above.

5.2 PoD Wide Development Criteria

The following PoD wide development criteria apply to the assessment of Permissible Development.

5.2.1 Placemaking and Design

Development creates a vibrant and strong sense of place through the following outcomes

- Development creates a unified design outcome, with an inviting character that encourages employees and visitors to occupy / use pedestrian and public realm spaces.
- Built form maintains a high degree of visual permeability and provides articulation to create a positive relationship between publicly accessible areas and private space.
- **Occupiable open space** and pedestrian connections create a legible and permeable network of attractive and high quality sub-tropical spaces that contribute to the sense of place.
- A central landscaped space, including indoor recreation space for workers, is designed to function as a unique destination for workers that encourages passive and active recreation and creates a sense of place.
- Development uses high quality and durable materials.
- Development creates an attractive and functional relationship between buildings, pedestrian connections and occupiable open space, by providing an interface that is connected, permeable, inclusive and safe.
- Development applies Crime Prevention through Environmental Design principles.
- Development responds to Brisbane's subtropical climate.

5.2.2 Architectural Landmarks

Development of the site creates focal points in the built form and landscape, to reinforce a sense of arrival and sense of place.

- A green entry statement is provided from Links Avenue South with a taller built form behind to encourage people into the site.
- Taller built form outcomes are provided to Curtin Avenue West, with building scale benefitting from the amenity provided by the Royal Queensland Golf Course and creating a discernible entrance into the subject site from the south.
- Architectural landmarks provide a high quality architectural design, including variation in the built form and architectural treatment, to create visual interest both on the site and within the broader industrial area.

5.2.3 **Activation and Occupiable Open Space**

Development provides a network of **activity generators**, **active frontages** and **occupiable open space** throughout the site.

Development provides **activity generators** on the site that will encourage pedestrian movement and activity and engagement with the broader industrial area. **Activity generators** are located and designed to:

- Provide small scale supporting retail, hospitality, or other customer focussed uses / activities fronting Links Avenue South and along the east-west movement corridor from Links Avenue South to the central amenities and recreation area.
- Create legible and inviting entries into the site.
- Support pedestrian movement along key site axes in a safe and pleasant manner.
- Engage with open space areas within the site.
- Create a focal point for the workers of the site at the central amenities area, in the form of an amenable and vibrant space that provides indoor and outdoor passive and active recreation spaces.

Active Frontages

Development provides **active frontages** generally in accordance with the Active Frontages Plan included in **Appendix A**.

The **active frontages** provide visually interesting and (visually and physically) permeable interfaces to the site frontages, internal pedestrian connections and occupiable open space.

Active frontages include discernible pedestrian entrances and glazing at ground level and above ground level to engage with the frontage and encourage casual surveillance. Where supported by the approved land uses in **Table 3**, supporting retail uses may be provided to the Active Frontages.

Occupiable Open Space and Green Entry Statement

Development provides **occupiable open space** as part of Precinct 1 (refer to the Activity and Landmarks Plan included in **Appendix A**). The **occupiable open space**:

- Engages with Links Avenue South and internal movement routes.
- Creates a discernible and visually interesting entry statement into the site from Links Avenue South.
- Provides a combination of hard and soft landscaping to create a comfortable environment for passive and active recreation.
- Designed to meet Crime Prevention through Environmental Design principles.

5.2.4 **Built Form**

- Development provides a varied built form that responds to the approved land uses identified in Section 5, provides variation and articulation.
- Development contributes to a cohesive and visually interesting built form character to the streetscape and internal movement networks.
- The built form allows for landscaping appropriate to soften the built form and contribute towards sustainability outcomes.

- Development provides setbacks, recesses, and variation in the built form to allow for natural light and ventilation to buildings on site and does not prejudice the access to the elements that may be achievable on adjoining sites.

5.2.5 Building Orientation and Façade Treatment

- Development is oriented to the street frontages, pedestrian connections and occupiable open space.
- Development is well articulated with doors, windows, shade and screening devices.
- Façade treatments include variations in shapes and horizontal and vertical profiles, and elements of a fine grain to visually balance the bulk and scale of buildings.
- Development creates a safe and positive visual relationship between the private and public realm within the site.
- Front entries of each building are expressed, easily identifiable from the street or internal movement corridors, well illuminated and have passive surveillance.
- Buildings include variation in the use of materials, colours and treatments in the façade.
- Use of glazing to provide visual connections to the street frontages and pedestrian connections.¹³
- Development includes eaves, awnings, or projections to create variation in the building treatment and to provide solar protection to the façade.
- Incorporation of finer scale elements.

Figure 4 provides indicative illustrations of exemplar façade outcomes.



High amenity mixed industry concept



'Work-in warehouse' concept

Figure 4: Exemplar Façade Outcomes

5.2.6 Roof Forms and Materiality

Development provides rooftops and building caps which:

- Contribute to the architectural distinction of landmark buildings and street frontages;¹⁴

¹³ Despite this overall outcome for site-wide development, allowances are made in the Precinct-specific provisions for lower levels of glazing to be provided on the eastern part of Precinct 4 due to the larger format warehousing that is supported in that location. Allowances are also made for a screened multi-storey car park in Precinct 2.

¹⁴ Refer to section 5.

- Includes combinations and variation in the form of the roof;
- Incorporates as architectural features and / or provides screening to service structures, lift motor rooms, mechanical plant and equipment; and
- Any open space areas on rooftops are not impacted by plant and equipment. This includes visual screening and appropriate separation to avoid impacts from heat emanating from plant and equipment.
- Do not comprise reflective materials due to the site being located with the Brisbane Airport flight path.

5.2.7 CPTED

Development is designed to incorporate crime prevention through environmental design (CPTED) principles, including opportunities for casual surveillance and sightlines, adequate lighting, suitably defined spaces and uses, appropriate signage and other way finding mechanisms and minimising entrapment locations.

5.2.8 Landscaping

Overarching requirements

Compliance assessment applications for each building are to be accompanied by:

- Documentation to demonstrate that the principles and overarching direction provided by an approved site-wide Landscape Concept Plan have been integrated into the design, or have otherwise been considered and demonstrably satisfy the design intent.
- Details of building / specific landscaping.
- A statement addressing any conditions of approval under Development Permit DEV2021/1246.

Specific outcomes

Development provides the following key landscape¹⁵ outcomes.

- Landscaping provides unified identity and character and creates a sense of place by responding to the sub-tropical climate, reinforcing streetscapes, enhancing visual amenity, and providing a safe and pleasant environment for workers and visitors to the site.
- Landscaping is provided adjacent to the driveways to create a green spine through the site and contribute to the amenity of the adjacent pedestrian connection.
- Where possible development integrates landscaping into the building facades and rooftops to soften the built form and to create a visually interesting design outcome.
- Soft and hard landscape outcomes are provided to the occupiable open space to support the amenity and functions of these spaces.
- Green roofs are located and designed in accordance an approved site-wide Landscape Concept Plan, and achieve the following outcomes
 - Green roofs assist in the provision of communal open space and urban heat island mitigation.
 - Green roofs occupy a minimum of 50% of the roof extent, with a minimum of that green roof comprised of minimum 50% landscape coverage.
 - Generous planters support growth and maintenance of trees and landscaping.

¹⁵ Landscaping is inclusive of both hard and soft elements.

- Plants are selected generally in accordance with the plant selection identified in an approved site-wide Landscape Concept Plan.

5.2.9 **Artistic Elements**

Artistic elements are provided in the location shown in the Landscape Concept Plan included in **Appendix B**. Artistic elements are also supported (but not required) in other parts of the PoD where desired by the owners and occupiers.

5.2.10 **Sustainability and Innovation**

Building Design for Energy Efficiency and Access to Natural Elements

Buildings are designed to save energy, improve comfort and reduce operating costs through well designed and sustainable building design and smart technology, including the following:

- Buildings are designed to maximise the opportunity for access to natural light and ventilation, where possible;
- Development, where possible, incorporates renewable and low-carbon energy sources to power buildings, examples include solar panels, tri-generation plants, chilled-beam and district cooling technologies;
- Development, where possible, incorporates smart technologies, including intelligent lighting systems that can sense available daylight and movement to minimise energy consumption and advancement of battery technology;
- Use of efficient fittings and fixtures to reduce water consumption and clever waste disposal systems that will improve recycling.

Renewable Energy Generation

Development complies with an approved renewable energy generation mater plan, as per conditions of approval.

Electric Vehicle Charging

Electrical vehicle (EV) charging is provided as per requirements specified in **Table 3**.

Table 3: EV Parking Requirements

EV Parking Rates ¹⁶	
Charger type	Required rate
Basic (slow) EVSE chargers	Provision of electrical capacity to a minimum 20% of all parking within a building structure , including provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces.
	Provision of electrical capacity to a minimum 30% of all at-grade car parks, including provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces.
	Installation to a minimum of 4% of all parking bays associated with employment focused uses (see below).
Destination (regular) EVSE chargers	Provision of electrical capacity to a minimum 10% of all spaces associated with customer focussed uses .
	Installation to a minimum of 2% of all parking bays associated with customer focused uses (see below).

¹⁶ EV parking calculations are to exclude car parking spaces provided on temporary basis, in locations where parking will be removed as part of the ultimate development.

Design and Certification	
Design requirements	(i) Parking is to be capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and (ii) Parking is to be designed with regard to fire retardance and ventilation.
Certification requirements	(iii) Where a building subject to compliance assessment is reliant on existing parking, evidence is to be provided from a suitably qualified and experienced electrical engineer, that compliance has been achieved with the above requirements. (iv) Where a building subject to compliance assessment is reliant on new car parking provision evidence from a suitably qualified and experienced electrical engineer is provided as per conditions of approval.
Interpretation	
Customer focussed uses mean the following	- Food premises - Hardware and trade supplies - Indoor sport and recreation¹⁷ - Warehouse - Shop - Showroom
Employment focussed uses	- Indoor entertainment (function facility on roof¹⁸ level) - Light industry - Office - Research and technology facility - Service industry
Notes	- Where located in buildings, EV charging is to be provided within consolidated shared parking structures, and not on a building-by-building basis.

5.2.11 Access and Movement

Pedestrian Connectivity and Shared Zone

Pedestrian access is provided from all street frontages and access through the site is provided via dedicated pedestrian connections, generally in accordance with Circulation Diagram provided as part of the Landscape Concept Plan and included in **Appendix B**.

Pedestrian connections are accompanied by landscaping and appropriate pavement treatments to provide pedestrian amenity and priority, and are grade separated from the vehicle areas.

A raised pedestrian shared zone is provided in accordance with the Active Frontages Plan included in **Appendix B**. The shared pedestrian zone prioritises pedestrian movement and slow vehicle movement.

Development is designed to provide an active and landscaped edge to the shared pedestrian zone to positively contribute to the amenity and quality of the pedestrian environment.

Driveways and Access

Development provides driveway crossovers and site access that is located and designed in accordance with the relevant requirements set out in Brisbane City Plan, Transport, Access, Parking and Servicing Planning Scheme Policy.

Movement and Car Parking

Vehicle access

¹⁷ Includes central amenities and facilities in precinct 3.

¹⁸ To remove any doubt, the term roof does not comprise an additional storey above the thresholds specified in section 5.

The site comprises both vehicular and pedestrian links that promote safe movements and direct access to development and focal points within the PoD.

Vehicular access is provided from all street frontages. Vehicle movement through the site is via two (2) key movement corridors, generally in accordance with the Circulation Diagram provided in **Figure 5**. Vehicular access points to car parking areas are to be minimised and shared, where possible.

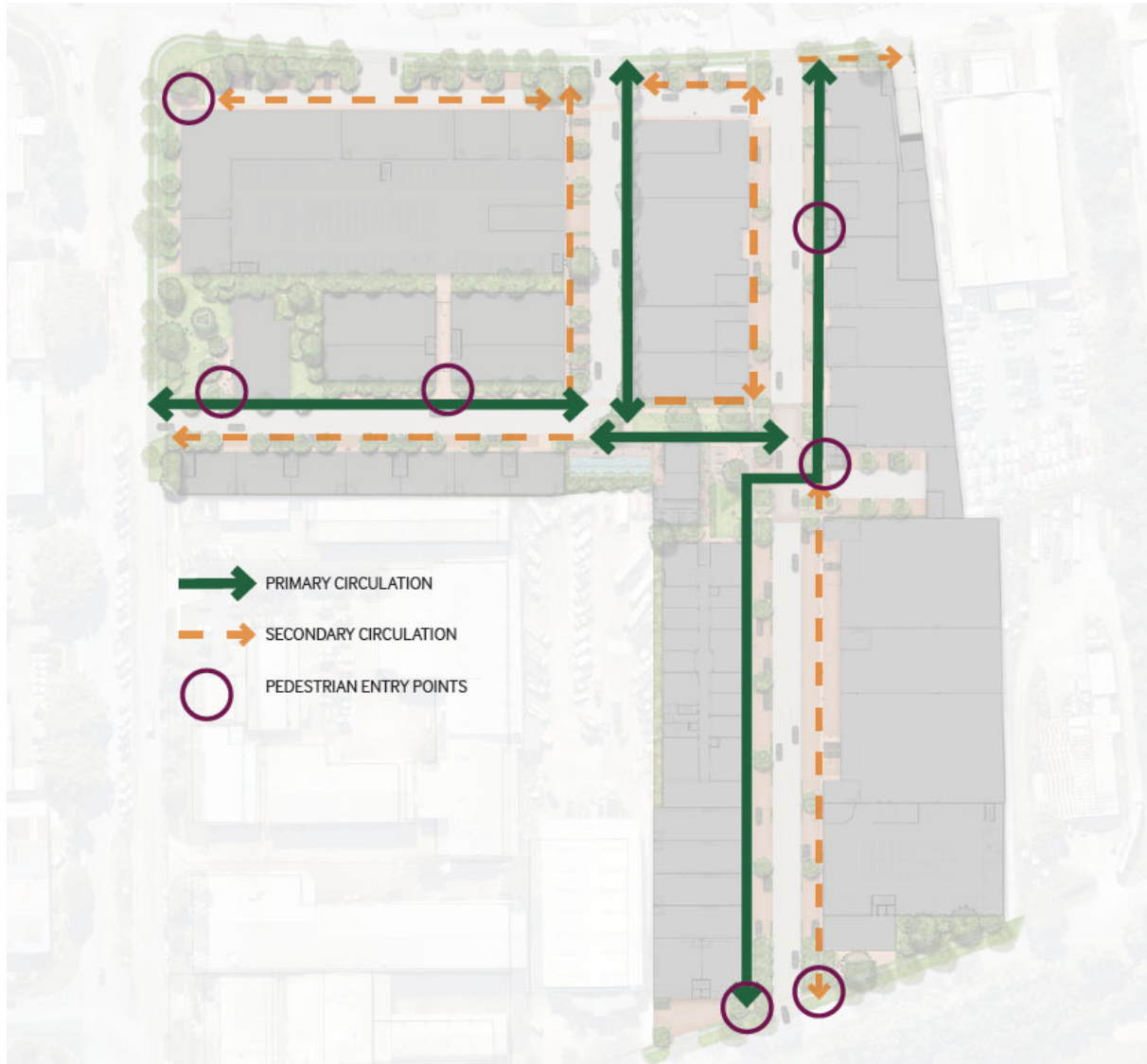


Figure 5: Movement and Circulation Plan

Shared parking

Shared car parking areas¹⁹ are:

(a) Provided in the following locations and precincts.

- Development provides car parking adjacent to the driveways throughout the site.
- Precinct 2 – Development within Precinct 2 accommodates a communal car parking area behind the showrooms, and is designed to be:
 - Sleeved by development to the north and west within Precinct 2;

¹⁹ To remove any doubt, the PoD does not make provision for a Parking station as a land use in its own right. The parking provided on site is required to be in association with the subject development.

- Sleeved by a mixed use building in Precinct 1 to the south;
 - Screened from the north-south internal movement corridor which traverses Precincts 1 and 2.
- Precinct 2 – Within the front setback to Fison Avenue West, to service retail showroom activities.
 - Precinct 3 – Within Building 1 fronting Fison Avenue West, designed to ensure the lower two levels of the building remain activated.
 - Precinct 3 - Within the front setback of Building 5 to Fison Avenue West.
 - Precinct 5 – Within the buildings fronting Curtin Avenue West.
- (b) Shared car parking areas are integrated into the design of the development and are screened by attractive architectural and/or landscape treatments.

Parking rates

Development is required to provide car parking commensurate with development demand,²⁰ up to a cumulative maximum of 1 space per 100 sqm of GFA across the entirety of the PoD development.

An updated parking tally is to be provided as part of each compliance assessment application.

Bicycle Parking and End of Trip Facilities

Bicycle parking and end of trip facilities are provided for pedestrians and cyclists as part of the development. Bicycle parking and end of trip facility targets for the development are set out in **Table 4**.²¹

Table 4: Bicycle Parking and End of Trip Facility Requirements

Bicycle parking	• Workers: 1 per 200m² GFA • Visitors: 1 per 1,000m² GFA
End of trip facilities	• Locker: two (2) lockers per bike space • Showers: four (4) showers (2 men + 2 women) and one (1) shower per 10 spaces

Non-discriminatory Access

Development provides non-discriminatory access at the road frontage, and within the site in accordance with relevant standards and policies.

5.2.12 Stormwater Quantity and Quality

Development provides stormwater management measures that:

- (a) Take into consideration the approved site-wide stormwater management plan for planning, design, construction and operational requirements
- (b) Are designed to deliver the principles of Water Sensitive Urban Design (WSUD) and Integrated Water Cycle Management (IWCM)
- (c) Demonstrate compliance with Brisbane City Plan Infrastructure design planning scheme policy or are demonstrated to be fit-for-purpose with consideration for this policy.

²⁰ As determined through a traffic report underpinning compliance assessment applications for permissible development.

²¹ Parking and end of trip facilities may also be included within tenancies. Compliance assessment applications are to demonstrate suitable provision.

Water Sensitive Urban Design Elements

Development provides water sensitive urban design elements, including the following:

- Bioretention planting areas are provided to reduce run-off and improve stormwater quantity and quality outcomes;
- Rainwater tanks are included in the development to capture roof runoff and be used to irrigate the landscaped areas; and
- Permeable pavements are provided within the driveways to reduce run-off and improve stormwater quantity and quality outcomes.

5.2.13 Urban Infrastructure

Development is planned, designed, constructed and operated to protect the integrity and function of urban infrastructure to service the development in accordance with the relevant Brisbane City Council engineering standards.

5.2.14 Servicing

Refuse management

A central refuse store and collection area is provided in a location approved as part of a compliance assessment application. Individual store rooms may also be provided as part of individual buildings.

Loading areas

Buildings are provided with shared servicing areas or individual tenancies are provided with suitable internal loading bays for the required service vehicle. All internal loading bays will have garage doors suitable for service vehicle movements.

Visual impacts

Development addresses the visual impact of water boosters, hydrants, and transformers as part of any application for compliance assessment which triggers the installation of this infrastructure.

5.2.15 Hazard management and reverse amenity

Coastal Hazard and Flooding

Development is designed and constructed in accordance with the following provisions of the Brisbane City Plan.

- (a) The Coastal Hazard Overlay Code and Coastal Hazard Planning Scheme Policy;
- (b) The Flood Overlay Code and Flood Planning Scheme Policy, accounting for both the Brisbane River and local catchment flooding, as appropriate.

Acid Sulfate Soils

Where potential or actual acid sulfate soils are disturbed by the proposal, the disturbance impacts are appropriately managed in accordance with an Acid Sulfate Soil Investigation Report and an Acid Sulfate Soil Management Plan, prepared in accordance with the State Planning Policy.

Contamination

Development complies with the conditions set out in Development Permit DEV2021/1246. This includes a consideration of each building subject to compliance assessment, and a consideration of site wide requirements.

Reverse amenity

Development respects the industrial nature of the area and does not prejudice the ongoing use of nearby sites for industrial production activities.

5.3 Precinct Specific Criteria

Section 5.3 of the PoD sets out the development intent and parameters for the specific precincts.

5.3.1 Precinct 1: Mixed Use A

Precinct outcomes

Development:

- (a) Supports a mix of land uses involving high concentrations of employees / patrons per hectare, relative to other precincts.
- (b) Supports co-location of offices with semi-industrial, research and technology, advanced (low impact) manufacturing, and similar uses.
- (c) Development may include food and beverage and retail, where compliant with section 5 of this POD.
- (d) Provides activation and passive surveillance to Links Avenue and along key internal circulation corridors.
- (e) Provides an entry statement at Links Avenue through built form and landscape design, which invites users and visitors into the site.
- (f) Provides open space in accordance with section 5 of this POD.
- (g) Orientates towards and activates the Links Avenue open space.
- (h) Within precinct 1A, provides indoor sport and recreation and similar uses to support employee amenity at the centre of the master plan area.
- (i) Ensures built form is varied, with lower scale to the edges and a taller architectural landmark toward the centre of the precinct.
- (j) Provides a range of tenancy sizes to support a mix of uses and types of workspaces.

Specific Development Requirements

Table 5: Land Use and Development Requirements - Precinct 1: Mixed Use A

Appropriate Uses	
Ground level, other than sub-precinct 1A	Links Avenue frontage: • Food premises • Shop up to 250 sqm Building 9:²² • Food premises • Office, provided the cumulative Office GFA does not exceed the limitations specified in Table 2 • Research and technology facility • Shop up to 250 sqm Internal road, other than Building 9:

²² From this point forward, where specific building references are provided, reference is made to Figure 3. Should the distribution / layout of buildings change at the time of compliance assessment, inferences of design intent may be drawn from the precinct-specific provisions and applied towards the proposed layout and built form.

	• Light industry • Research and technology facility • Service industry
Upper levels, other than sub-precinct 1A	Generally: • Indoor Entertainment, where a function facility on the building rooftop • Light industry • Research and technology facility • Service industry Additional requirements for Building 9: • Office, provided the total Office GFA does not the limitations specified in Table 2
Sub-precinct 1A	• Indoor sport and recreation • Food premises up to 250 sqm
Building and Landscape Design	
Maximum building height	• Generally – 4 storeys (up to 15m RL) • Building 9 – 6 storeys (up to 22m RL)
Minimum street setback	• Adjoining open space on Links Avenue – 18m • Links Avenue, generally – 4m
Minimum side / rear setback	• 0m where built to boundary wall, provided the wall does not adjoin office or similar occupiable spaces • 6m otherwise
Building separation	• 0m where built to boundary wall, provided the wall does not adjoin office or similar occupiable spaces • 12m otherwise
Articulation	• Maximum 15m wall length without articulation
Street frontages / interfaces / edge treatments	• Buildings orientate towards and address the street, open space, and sub-precinct 1A • Buildings ‘turn the corner’ through articulation and passive surveillance where located on block / street / internal road edges
Landscape Requirements	
Landscaping	• Minimum 200 sqm open space adjoining Links Avenue, in accordance with the following requirements: – Landscape design to establish a clearly discernible and visually interesting entry statement – Landscaping design (including planting selections, shade elements, and seating) to provide amenity to all users and integrate the design of adjoining buildings – Deep planting spaces to allow for generous provision of shade trees that are capable of reaching a 5m canopy diameter, with a 5m height, within 5 years of planting • Passive recreation spaces in Precinct 1A with a minimum of 900 sqm, and inclusive of permeable softscapes, as well as embellishments that support the use of the space (including seating, bins, and drink fountains) ²³ • Minimum 180 sqm on the Building 4 rooftop

²³ Part of the area may be used for al fresco dining associated with a Food and drink outlet in Building 4.

	• Minimum 50% of the roof area of Buildings 9 and 10 ²⁴ • Otherwise, as per an approved landscape plan
--	--

5.3.2 Precinct 2: Showrooms

Precinct outcomes

- (a) Development supports the establishment of Showrooms and complementary uses.
- (b) Ensures built form and layout that reflects the nature of the Showroom use.
- (c) Ensures buildings and / or tenancies present high degrees of glazing to adjoining streets and engage with the corner of Links Avenue South and Fison Avenue West to emphasise the corner of a major urban block and provide a visible and active attractor into the site.
- (d) Ensures built form at the Links Avenue frontage adjoining Precinct 1 'turns the corner' through building design that provides overlooking of planned open space, as well as building articulation.
- (e) Supports the provision of shared multi-level car park, provided it is sleeved by development at the Fison Avenue West and Links Avenue South frontages.
- (f) Ensure the car park is designed to provide safe access to employees / customers, including:
 - i. Clear differentiation of internal loading / unloading and refuse / servicing areas;
 - ii. CPTED based design of all spaces within and adjoining the parking structure, including spaces between the structure and adjoining buildings

Specific Development Requirements

Table 6: Land Use and Development Requirements – Precinct 2: Showrooms

Appropriate Uses	
Any level	• Hardware and trade supplies • Light industry • Showroom • Research and technology facility • Service industry
Building and Landscape Design	
Maximum building height	4 storeys (maximum RL 15m)
Minimum street setback	• Links Avenue, generally – 4m • Fison Avenue West – 6m
Minimum side / rear setback	• 0m where built to boundary wall, provided the wall does not adjoin office or similar occupiable spaces • 6m otherwise
Building separation	• 0m where built to boundary wall, provided the wall does not adjoin office or similar occupiable spaces • 12m where adjoining office or similar occupiable spaces
Articulation	• Maximum 15m wall length without articulation • Above ground carparking areas are screened by attractive architectural and/or landscape treatments

²⁴ A combination of roof area, podium level, and / or façade planting may be considered, subject to the achievement of equivalent outcomes.

Street frontages / interfaces / edge treatments	• Buildings orientate toward street frontages • Buildings provide passive surveillance of streets, and 'turn the corner' through articulation and passive surveillance where located adjoining the planned open space on Links Avenue
Landscaping	As per approved landscape plan

5.3.3 **Precinct 3: Small – Medium Format Industry**

Precinct objectives

Development:

- Facilitates the establishment of small to medium scale, low-impact industrial, and complementary uses that provide an active frontage to internal and external streets.
- Supports Indoor sport and recreation on a building frontage to Fison Avenue West or a frontage facing the internal open space and recreational area at the centre of the site.
- Provides rooftop opportunities for on-site energy generation.
- To provide overlooking of community / recreation facilities.

Specific Development Requirements

Table 7: Land Use and Development Requirements – Precinct 3: Small – Medium Format Industry

Appropriate Uses	
Any level	• Hardware and trade supplies • Light industry • Research and technology facility • Service industry • Warehouse • Showroom, where for trade related / online fulfilment • Indoor sport and recreation, where fronting Fison Avenue West or the internal recreational and open space area at the centre of the site.
Building and Landscape Design	
Maximum building height	4 storeys (maximum RL 15m)
Minimum street setback	6m, unless otherwise approved in the POD Appendices
Minimum side / rear setback	• 0m where built to boundary wall, provided the wall does not adjoin office or similar occupiable spaces • 6m otherwise
Building separation	• 0m where built to boundary wall, provided the wall does not adjoin office or similar occupiable spaces • 12m where adjoining office or similar occupiable spaces
Articulation	• Maximum 15m wall length without articulation • Above ground carparking areas are screened by attractive architectural and/or landscape treatments
Street frontages / interfaces / edge treatments	• Buildings orientate toward street frontages and internal accessways • Building(s) provide active frontages, inclusive of high degree of glazing and landscaping to provide a street address and visual appeal • Public art is provided and maintained opposite the central recreation and open space area.

5.3.4 **Precinct 4: Logistics and eCommerce**

Precinct Objectives

Development:

- (a) Caters for warehousing, e-commerce, last-mile logistics, and similar industries and uses at a range of scales to leverage the site's proximity to the Port of Brisbane and Brisbane Airport, as well as its connections to major transportation networks associated with the wider South East Queensland area.
- (b) Ensures tenancies are designed to cater for a range of scales, with structural design to support amalgamation or division of tenancies as per emerging market trends.
- (c) Provides boundary interfaces that support the amenity of employees working within the site, and avoids prejudicing the ability to develop adjoining land in a manner that complies with the applicable Development Scheme.
- (d) Ensures building facades provide passive surveillance and visual / physical engagement towards the central internal movement corridor.
- (e) Provides for the safe manoeuvring of larger industrial vehicles, without compromising pedestrian movements through the site.

Specific Development Requirements

Table 8: Land Use and Development Requirements – Precinct 4: Logistics and eCommerce

Appropriate Uses	
Any level	• Hardware and trade supplies • Light industry • Research and technology facility • Service industry • Showroom, where for the display of machinery, trade supplies / equipment, wholesale goods, specialised technology, advanced manufacturing products, or similar land use activities that require the display of bulky industrial / semi-industrial products or products that are manufactured / assembled within the subject site • Warehouse • Office
Building and Landscape Design	
Maximum building height	4 storeys (maximum RL 15m)
Minimum street setback	N/A
Minimum side / rear setback	• 0m where built to boundary wall, provided the wall does not adjoin office or similar occupiable spaces • 6m otherwise
Building separation	• 0m where built to boundary wall, provided the wall does not adjoin office or similar occupiable spaces • 12m where adjoining office or similar occupiable spaces
Articulation	Maximum 15m wall length without articulation
Street frontages / interfaces / edge treatments	• Buildings orientate toward street frontages and internal accessways • Buildings provide articulation and passive surveillance where located on internal road edges • Buildings overlook the passive recreational and open space area at the centre of the site
Landscaping	As per approved landscape plan

5.3.5 **Precinct 5: Mixed Use B**

Precinct Outcomes

Development in Precinct 5 responds to the following outcomes.

- (a) Development caters for a mix of commercial, industrial and complementary uses that support high concentrations of employees per hectare, relative to other precincts.
- (b) Commercial activities accommodate businesses that are associated with and complementary to the industrial focus of the site and the broader locality.
- (c) Development supports the co-location of semi-industrial, research and technology, advanced (low impact) manufacturing, and similar uses with offices.
- (d) Upper levels of buildings are set back from boundaries to support the amenity of employees working within the site through access to light and ventilation, and avoid prejudicing the ability to develop adjoining land in a manner that complies with the applicable Development Scheme.
- (e) Development provides an activated and visually appealing entry to the Eagle Farm Central from Curtin Avenue West, featuring well designed built form and landscaping that invites movement into the site.
- (f) Development is designed and oriented to respond to the surrounding context and amenity, including the adjacent Royal Queensland Golf Course, as well as the internal circulation corridors within the site.
- (g) Car parking is integrated into and screened by the development, with a minimum of 50% of the ground floor being activated²⁵ through the inclusion of customer focussed or office spaces at ground level.

Specific Development Requirements

Table 9: Land Use and Development Requirements – Precinct 5: Mixed Use B

Appropriate Uses	
Ground level	Within active frontage areas shown in Appendix A: • Food premises, where provided on an Active Frontage • Office • Other uses identified below, subject to a review of activation through building layout and design Otherwise: • Light industry • Office, provided the total Office GFA does not exceed the limitations specified in Table 2 • Research and technology facility • Service industry • Warehouse
Upper levels	• Indoor entertainment, where a function facility on the building rooftop • Light industry • Office, provided the total Office GFA does not exceed the limitations specified in Table 2 • Research and technology facility

²⁵ 50% of the façade at ground level is to be provided with glazing, with activating land uses located behind the glazing.

	• Service industry
Building and Landscape Design	
Maximum building height	• 6 storeys (up to 22m RL)
Minimum street setback	• 0m for a maximum of 50% of the building frontage, where land uses activate the street. • Otherwise, 6m.
Minimum side / rear setback	• 0m where built to boundary wall, provided the wall does not adjoin office or similar occupiable spaces • 6m otherwise
Building separation	• 12m; or • 10m, subject to employment spaces being provided with access to natural light, ventilation, outlook, and privacy, as determined through compliance assessment
Articulation	• Maximum 15m wall length without articulation
Building frontages / interfaces	• Buildings orientate towards and address the street
Landscaping	• Minimum 200 sqm landscaped area, with provision for deep planting to achieve canopy diameter of 5m and 5m height within 5 years of planting • Minimum 50% of the roof area of Building 6 on the built form ²⁶ • Otherwise, as per the approved landscape plan
Car Parking	• Carparking areas are sleeved where active frontages are identified in Appendix A • Other than in active frontage areas, car parking is screened by attractive architectural and/or landscape treatments

²⁶ Can be a combination of roof area, podium level, and / or façade planting.

6. Implementation

6.1 Compliance Assessment

A condition of the approval of the PoD may require compliance assessment by MEDQ, or another nominated assessing authority.

Compliance assessment and endorsement by MEDQ is required prior to work commencing, unless the works is subject to a separate PDA approval or is exempt development.

Compliance assessment and endorsement may be repeated where a difference operational or building works design or solution to that already endorsed, is sought.

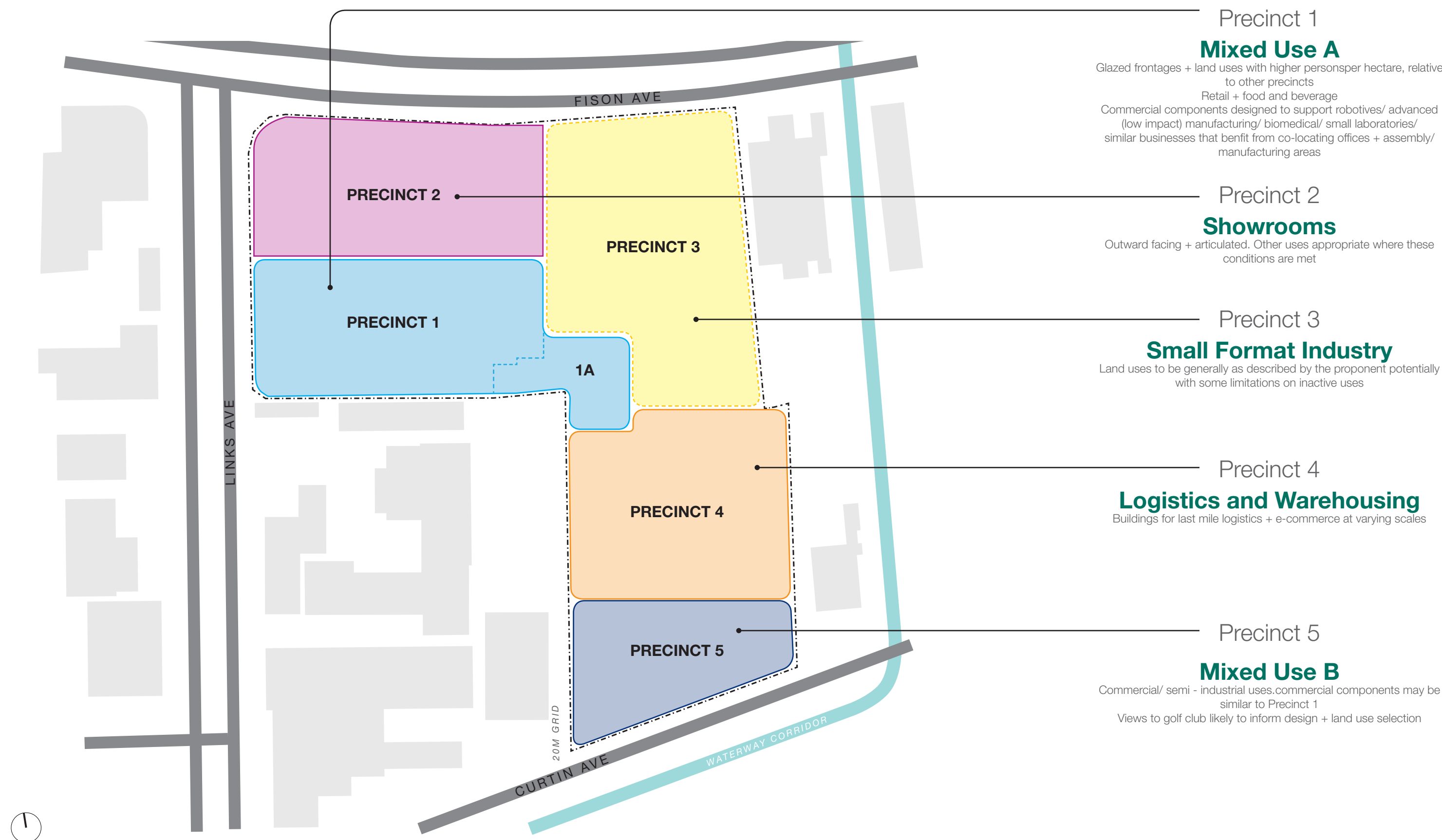
The processes and timeframes that apply to compliance assessment are:

- (a) The applicant submits plans and supporting information as required for compliance assessment;
- (b) MEDQ will determine and issue a fee payable for that condition compliance assessment to the applicant.
- (c) Within 20 business days of being properly made – the Manager, Development Assessment, Department of State Development, Infrastructure and Planning (DSDIP) assess the plans and supporting information and: -
 - (i) If satisfied with the information as submitted – endorses the information and the condition of approval (or element of the condition) is determined to have been met; or
 - (ii) If not satisfied with the information as submitted – notifies the applicant accordingly;
- (d) If the applicant is notified under (b)(ii) above – the information and plans addressing the concerns are to be resubmitted to MEDQ;
- (e) Within 20 business days – MEDQ assess the re-submitted plans and supporting information and;
 - (i) If satisfied with the re-submitted information lodged – endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - (ii) If not satisfied with the information as submitted – notifies the applicant accordingly.
- (f) If the Manager, Development Assessment, DSDIP and applicant are both satisfied with the re-submitted information lodged – the nominated assessing authority endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met.

Appendix A – Plan of Development Drawings

**DRAWINGS
REFERENCED IN POD
PROVISIONS /
BENCHMARKS**

PROJECT PRECINCTS



ACTIVE FRONTAGES



DA SUBMISSION

Revisions / 19.11.21 DA SUBMISSION

GT



Drawing / Building Envelope Plan Overview

Project No. / **221044**

4 Date / 19.11.21

Author / NE

Scale: @ A1 / **1 : 750**

Drawing No. / **TP00.40** -

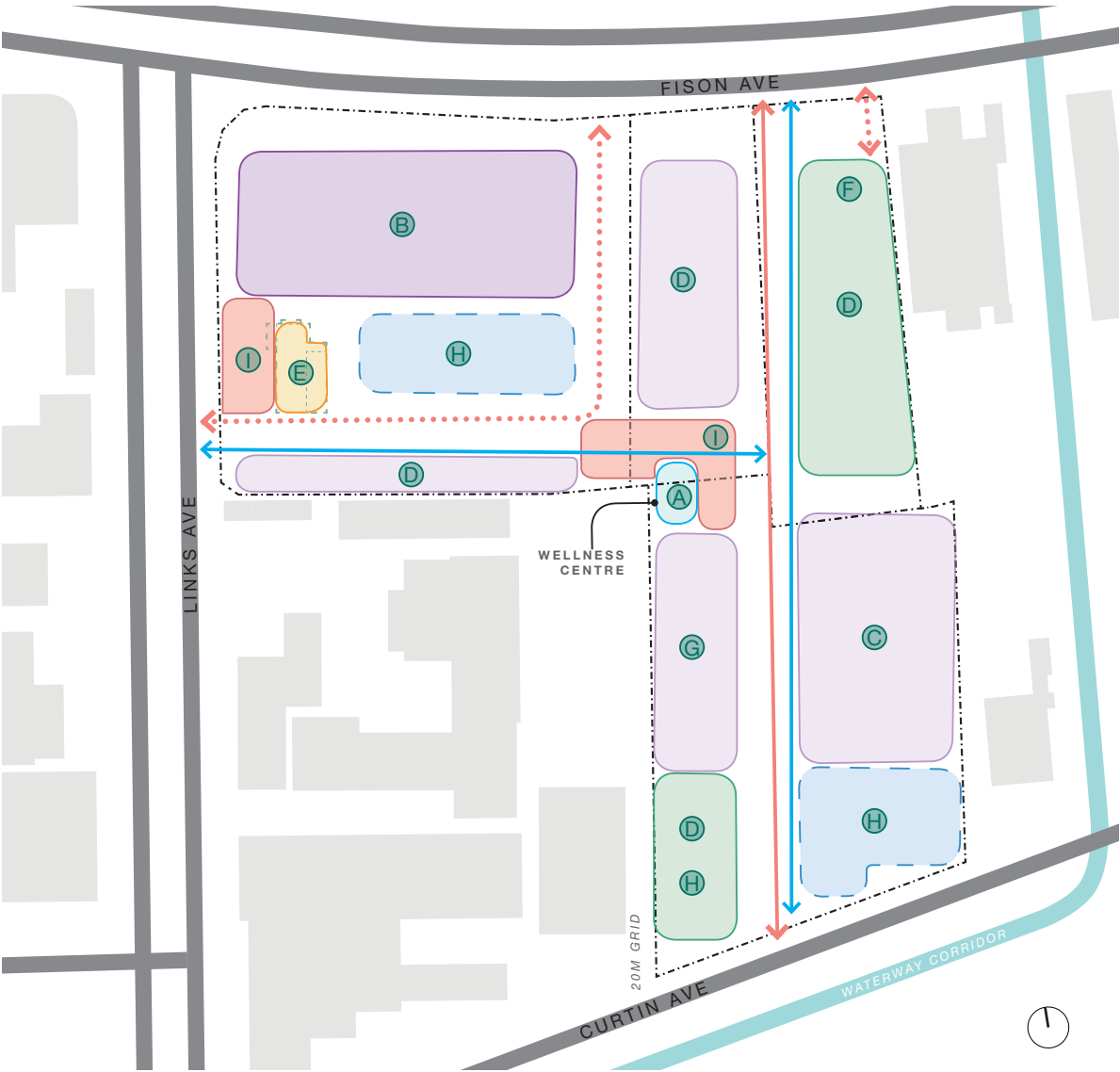
rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

19/11/2021 5:07:33 PM

DESIGN CONCEPT

MASTERPLAN CONCEPT APPROACH



- LEGEND
- Interaction Opportunities/ Open Space
 - Open Space and Wellness
 - Commercial and Entertainment
 - Mixed Industry
 - Mixed Business, Industry and Showroom
 - Mixed Industry and Commercial
 - Retail, Food and Beverage
 - Primary vehicle route
 - Green/ Pedestrian connection
 - Secondary routes connecting precinct



MOVEMENT NETWORKS AND OPEN SPACE



Appendix B – Dictionary

2009 NORTSHORE UDA DEVELOPMENT SCHEME USE DEFINITIONS

COMMERCIAL

Home based business
Medical centre
Office
Sales office and display home
Veterinary clinic
Veterinary hospital
Industrial
Extractive industry
General industry
Heavy industry
Light industry
Research and technology facility
Service industry

RESIDENTIAL

House
Multiple residential
Other residential
Relocatable home and caravan park

RETAIL

Bulk landscape supplies
Fast food premises
Food premises
Garden centre
Hardware and trade supplies
Market
Outdoor sales or hire yard
Produce store
Roadside stall
Service station

Shop
Shopping centre
Showroom
Warehouse
Wholesale plant nursery

RURAL

Agriculture
Animal keeping and husbandry
Aquaculture
Forestry
Winery

SERVICE, COMMUNITY AND OTHER

Car park
Cemetery
Child care centre
Community facility
Crematorium
Educational establishment
Emergency services
Environmentally relevant activities
Funeral parlour
Hospital
Landing
Marina
Place of assembly
Utility installation
Sport, recreation and entertainment
Club
Indoor entertainment
Indoor sport and recreation

Outdoor sport and recreation
Park
Tourism
Tourist facility
Visitor accommodation

2009 NORTHSORE UDA DEVELOPMENT SCHEME ADMINISTRATIVE TERMS

Affordable housing
Authority
Basement
Building height
Bus rapid transit
Clean industry
Development scheme
Filling or excavation
Ground level
Gross floor area
High water mark
Mezzanine
Minor building or demolition work
Noise sensitive use
Plot ratio
Podium
Private open space
Public benefit
Public realm
Root zone
Setback
Significant vegetation
Site cover
Storey
Sub-precinct plan

Tidal works
Land value uplift
Urban design

POD ADMINISTRATIVE TERMS

Active frontage
Activity generator
Appropriate uses
Occupiable open space
POD permissible development
POD prohibited development
Sensitive use
Terms specific to electric vehicle charging:
- Basic (slow) charger
- DC (fast) charger
- Destination (regular) charger
- Destination (faster) charger
- Electrical capacity
- Electric vehicle supply equipment (EVSE)
- Load management
- Medium to long-term parking
- Short term parking

USE DEFINITIONS

COMMERCIAL

(a) Home based business

House or multiple residential unit used for an occupation or business activity as a secondary use where:

- the floor area used specifically for the home business does not exceed 50m²
- any visitor accommodation does not exceed 4 visitors
- there is no hiring out of materials, goods, appliances or vehicles
- there is no repairing, servicing, cleaning or loading of vehicles not normally associated with a house
- the maximum height of a new building, structure or object does not exceed the height of the house and the setback is the same as, or greater than, buildings on adjoining properties.

(b) Medical centre

Premises used for the medical care and treatment of persons not resident on the site. The term includes medical centres, dental clinics, pathology labs, naturopath clinics, chiropractic clinics, natural medicine practices, counselling rooms, psychiatric and psychological consulting rooms, premises used for nursing services, and the like.

The term does not include home-based businesses, hospitals, retirement villages or aged care facilities.

(c) Office

Premises used primarily for administration, clerical, technical or professional activities, where any goods or materials made, sold or hired on the premises are ancillary to the primary activity.

(d) Sales office and display home

Premises, including a caravan or relocatable home structure, used for the promotion and/ or sale of land and/or buildings within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

(e) Veterinary clinic

Premises used for the veterinary care, surgery and treatment of animals, whether or not provision is made for the overnight short stay accommodation of the animals on the premises. The term does not include animal keeping and husbandry or veterinary hospital.

(f) Veterinary hospital

Premises used for the treatment of sick or injured animals where such animals are accommodated overnight, or for long stay periods on the premises. The term does not include animal keeping and husbandry or veterinary clinic.

INDUSTRIAL

(a) Extractive industry

Premises used for extraction of sand, gravel, soil, rock, stone or similar substance from land. The term includes ancillary storage, loading or cartage and any crushing, screening, washing, blending or other treatment processes of material extracted from the site.

(b) General industry

Premises used for making, assembling, dismantling, break up, servicing, storing, repairing goods, or treating waste where potential impacts exist. The use includes but is not limited to the following:

- fuel burning
- boat maintenance
- battery recycling
- water treatment
- beverage production
- bottling and canning
- concrete batching
- tyre retreading
- metal forming
- edible oil processing
- seafood processing
- milk processing.

(c) Heavy industry

Premises used for making, assembling, dismantling, break up, servicing, storing, repairing goods or treating waste of significant impacts which are likely to be noxious and/or hazardous and require isolation or significant buffering from other buildings and uses. The use includes but is not limited to the following:

- alcohol distilling
- boiler making
- metal recovery
- sugar milling or refining
- meat processing
- crushing, milling and grinding
- rendering
- pet, stock or aquaculture food manufacturing
- textile manufacturing
- tyre manufacturing
- chemical manufacturing, processing or mixing
- chemical storage
- coke producing
- gas producing
- paint manufacturing
- crude oil or petroleum product storage (excluding service stations)
- oil refining or processing
- fuel gas refining or processing
- metal works, surface coating and foundry
- mineral processing
- battery manufacturing
- manufacturing of plastic, plaster, pulp or paper
- sawmilling or wood chipping or chemically treating timber chemical or oil recycling.

This use does not include any other industrial uses or service station.

(d) Light industry

Premises used for making, assembling, dismantling, break up, servicing, storing, repairing goods, or treating waste of a small scale and low impact similar to those activities set out below and ancillary activities that support the industrial use such as administration offices or sales and display areas for products. The use includes but is not limited to the following:

- printing
- all industrial activities not environmentally relevant activities, except where defined.

(e) Research and technology facility

Premises used for scientific or technological research development or testing.

(f) Service industry

Premises used for a small scale, low impact industrial activity which is intended to provide services to the general public or is similar to those activities set out below and ancillary activities that support the industrial use such as administration offices or sales and display areas for products manufactured, assembled or finished on the site including:

making of the following:

- artificial flowers
- bread, cakes and pastry
- dental prostheses
- fashion accessories
- garments
- jewellery
- optical goods, being spectacles and the like
- soft furnishings toys.

assembling the following from components manufactured elsewhere:

- aids and appliances for people with a disability
- audio-visual equipment
- barbeques
- blinds furniture
- portable domestic electrical appliances
- domestic light fittings and accessories
- scientific instruments
- sports equipment, other than ammunition, vehicles and watercraft
- television and video equipment.

repairing and servicing the following:

- blinds
- cameras or other photographic equipment
- canvas goods, tents and camping soft goods
- computers and computer equipment
- electronic instruments and equipment
- garments
- mowers, including motor mowers and portable gardening equipment
- optical goods, being spectacles and the like
- domestic electrical appliances
- power and other tools
- scientific instruments.

providing the following services:

- book binding

- car washing
- document duplicating or copying or photocopying
- engraving by hand
- laboratory facilities
- locksmith services
- photographic film processing
- picture framing
- plan printing
- restoration of small articles of a personal or domestic nature, works of art
- studio facilities for film, theatre or television.

The term does not include any other industrial use.

RESIDENTIAL

(a) House

Premises used for residential purposes where freestanding on its own lot used as one self contained dwelling.

(b) Multiple residential

Premises used for residential purposes if there are two or more dwelling units on any one lot. Multiple residential dwelling units may be contained on one lot or each dwelling unit may be contained on its own lot subject to Community Title Schemes. The term multiple residential does not include a house, as defined herein.

(c) Other residential

Premises used for the accommodation and care of aged and retired people, small groups of disadvantaged persons or persons who are being nursed, require ongoing supervision/ support, or are convalescing. This term may include but is not limited to ancillary dining and recreation facilities, administration offices, laundries, kitchens, ancillary medical facilities and residential accommodation for management and staff.

(d) Relocatable home and caravan park

Premises used for the parking or location of relocatable homes, caravans, self contained cabins, tents and similar structures for the purpose of providing residential accommodation.

The term includes ancillary facilities such as amenities, laundries, kitchens, a kiosk and recreation facility residential accommodation for persons associated with the development. It also includes a manager's office and residence.

RETAIL

(a) Bulk landscape supplies

Premises used for the bulk storage and sale of landscaping, gardening or rural materials and supplies including soil, soil additives, gravel, seeds, fertilisers, potting mix, mulch, agricultural chemicals and fertilisers and irrigation supplies, where the majority of materials sold from the premises are not in pre-packaged form. The term also includes the cultivation of plants for sale on the site where ancillary to the other landscape supplies.

(b) Fast food premises

Premises used for the preparation and sale of food to the public generally for immediate consumption off the premises. The term may include drive through facilities and ancillary facilities for the consumption of food on the premises.

(c) Food premises

Premises used for the preparation and sale of food and drink to the public for consumption on or off the site. The term includes a café, restaurant, coffee shop, bistro, tea room, milk bar, snack bar, kiosk and take-away, but does not include fast food premises as separately defined.

(d) Garden centre

Premises used for the display and retail sale of gardening and landscape products and supplies. The term includes the propagation and sale of plants and the sale of seeds, pots, gardening tools, pre-packaged landscaping products (such as fertilisers, potting mix, mulch and stones) outdoor furniture and lighting, letterboxes, garden ornamentation and literature on gardening. The use may include an ancillary coffee shop or café.

(e) Hardware and trade supplies

Premises used for the display, sale and hire of hardware and trade supplies household

fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.

(f) Market

Premises used for the display and sale of goods to the public on a regular but

infrequent basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use includes ancillary food and beverage sales and ancillary entertainment provided for the enjoyment of customers.

(g) Outdoor sales or hire yard

Premises used for the display, sale, hire or lease of any construction or industrial plant and equipment, agricultural machinery, motor vehicles, boats, trailers, other demountable or transportable structures and the like, to the public, where the use is conducted wholly or predominantly outdoors. The term includes the ancillary maintenance and repair of any of the items to be sold, hired or leased and the ancillary sale or hire of portable tools, machinery or equipment.

(h) Produce store

Premises used for the display and sale of goods which are normally used in carrying out agricultural uses, including animal fodder, chemical fertilisers for primary production, seeds, bulk veterinary supplies, saddlery, other stock and pet supplies, small scale farm and garden equipment, and the like.

(i) Roadside stall

Premises used for the display and retail sale of agricultural products grown on the premises or on adjoining land which is owned or occupied by the stall operator. The stall is to be no greater than 50m² in gross floor area.

(j) Service station

Premises used for the retail sale of fuel including petrol, liquid petroleum and automotive distillate to refuel motor vehicles.

(k) Shop

Premises used for the display, sale or hire of goods to the public. The term includes the incidental storage of goods on the premises and the ancillary or incidental preparation of

food. It also includes hairdressing, minor appliance repairs, alterations, retail dry cleaning, liquor store, department store, discount department store, discount variety store and betting agencies. The term does not include the types of repairs as separately defined by light industry.

(l) Shopping centre

Premises used for display, sale or hire of goods comprising two or more individual tenancies, comprising primarily shops and which function as an integrated complex.

(m) Showroom

Premises used for the display and sale of goods primarily of a bulky nature and of a similar or related product line, where the gross floor area exceeds 250m², including but not limited to large electrical goods, furniture, floor coverings, toys, bulk stationery supplies, motor vehicles, motor accessories, caravans, boats, sporting equipment and apparel, computer hardware and software, building and construction supplies, pools, spas and camping equipment. The term includes the ancillary and incidental sale of spare parts for such goods.

(n) Warehouse

Premises used for the storage of goods whether or not in a building, including self-storage facilities or storage yards.

(o) Wholesale plant nursery

Premises used for the purpose of growing plants, shrubs, trees or other vegetation for wholesale purposes.

RURAL

(a) Agriculture

Premises used for commercial purposes for the:

growing and harvesting of trees, crops, pastures, flowers, fruit, turf, vegetables and the like for commercial or business purposes. The definition includes the storage and packing of produce grown on the subject site and the repair and servicing of machinery and other ancillary activities, or

breeding, keeping, rearing, training, boarding or stabling of animals.

(b) Animal keeping and husbandry

Premises used for the keeping, depasturing, grazing or stabling of any animal, bird, insect and reptile. The term includes the use of land for keeping, breeding, stabling, training or boarding animals.

(c) Aquaculture

Premises used for the cultivation of live fisheries resources (where such resources are defined in the Fisheries Act 1994).

(d) Forestry

Premises used for the management, planting, growing or harvesting of trees as a commercial forestry production, including in a plantation or native forest. The term may include the ancillary use of the premises for:

the onsite processing and removal of either native or exotic tree species for the primary purpose of producing and extracting fibre or non fibre products and services

the management, harvesting and primary processing of the trees grown upon the land to produce products such as pulp, piles, poles, posts, sawlogs, saw, leaf or bark

the ancillary storage of milled or processed timber

limited impact secondary processing such as portable sawmilling and kiln drying.

(e) Winery

Premises used for the purpose of manufacturing and retailing wine. The term also includes ancillary uses that support the primary function of the premises.

SERVICE, COMMUNITY AND OTHER

(a) Car park

Premises used for the parking of motor vehicles where such parking is not ancillary to some other development on the same site.

(b) Cemetery

Premises used for the interment of the dead. The term does not include a crematorium or funeral parlour.

(c) Child care centre

Premises used for the minding or care, but not residence of children generally under school age. The use includes but is not limited to a kindergarten, crèche or early childhood centre.

(d) Community facility

Premises used for social or community purposes, such as a community centre, library, public building or the like.

(e) Crematorium

Premises used for cremating human corpses after death. The term does not include a funeral parlour or cemetery.

(f) Educational establishment

Premises used for systematic training and instruction, including any other ancillary facility. This definition includes prep facilities, primary school, secondary school, college, university, technical institute, academy or other educational centre.

This term may include residential accommodation and other ancillary uses provided for the employees and the students of such premises.

(g) Emergency services

Premises used for services which respond to community need in an emergency.

(h) Environmentally relevant activities

As defined in the Environmental Protection Act 1994.

(i) Funeral parlour

Premises used for arranging and conducting funerals, memorial services and the like, but does not include burial and cremation. The definition includes the storage and preparation of bodies for burial or cremation and includes a mortuary and funeral chapel. The term does not include a cemetery or crematorium.

(j) Hospital

Premises used for the medical or surgical care or treatment of persons accommodated on the premises to receive this care or treatment.

The use includes care or treatment of persons such as emergency patients or out-patients not residing on the premises.

(k) Landing

Structure for mooring or launching boats and / or for passengers to embark and disembark.

(l) Marina

A shared landing structure intended to accommodate multiple vessels. The term includes any land-based buildings or works used in association with the marina or in the repair and maintenance of boats and facilities servicing these activities.

(m) Place of assembly

Premises used for worship and activities of a religious organisation, community or association.

(n) Utility installation

Premises used for the purpose of providing utility or telecommunications services, which does not fall within the Schedule of Facilities and Areas under the Telecommunications Act 1997. The term may include but is not limited to:

- a telecommunications tower more than 5m in height
- an equipment shelter of more than 7.5m² in area and 3m in height.

SPORT, RECREATION AND ENTERTAINMENT

(a) Club

Premises used by persons associated (whether incorporated or not) for social, literary, political, sporting, athletic or other similar purposes to which the general public may also resort and which is, or intends to be, subject to a club licence under the Liquor Act 1992. The premises may also include the provision of food and beverages, limited live or recorded entertainment and gaming machines.

(b) Indoor entertainment

Premises used for public entertainment predominantly within a building. The term includes facilities commonly described as convention centres, amusement and leisure centres, cinema, nightclub, adult entertainment, theatre and hotel.

(c) Indoor sport and recreation

Premises used for leisure, sport or recreation conducted wholly or mainly indoors, such as indoor sports and fitness centres, gyms, bowling alleys, squash courts and the like.

(d) Outdoor sport and recreation

Premises used for any sporting or recreational activity, or other leisure past time, which is conducted wholly or mainly outside of a building.

The term includes such typical premises as (outdoor) public swimming pools, golf courses and driving ranges, outdoor courts and sportsgrounds, and the like. The term also includes the provision of a clubhouse and other ancillary facilities.

(e) Park

Premises used by the public for free recreation and enjoyment, but used infrequently for events.

Facilities for park users may include children's playground equipment, informal sports fields, vehicle parking and other public conveniences.

TOURISM

(a) Tourist facility

Premises used, or intended to be used, for providing entertainment, recreation or similar facilities for the general touring or holidaying public. The term includes associated short term accommodation or facilities providing meals.

(b) Visitor accommodation

Premises used for short term accommodation for the general touring, holidaying or visiting public. The term includes associated facilities providing meals.

ADMINISTRATIVE TERMS

(a) Affordable housing

Affordable housing is housing which can be reasonably afforded by low to moderate income households. Housing can reasonably be afforded by low income households, if the household spends no more than 30% of its combined annual gross income on rent or 35% of its combined annual gross income on home ownership.

Affordable housing encompasses:

- private rental housing and home purchase options (including housing aimed at the first home owners market)
- social housing (including public and community housing).

(b) Authority

The Urban Land Development Authority.

(c) Basement

A storey either below ground level or where the underside of the ceiling projects no more than one metre above ground level.

(d) Building height

The maximum vertical distance between the natural ground level and the roof or parapet at any point but not including an antenna, aerial, chimney, flagpole or the like.

(e) Bus rapid transit

Non-rail based, distinctive, high passenger capacity vehicle which can operate in shared right-of-way with general road traffic or on its own right-of-way.

(f) Clean industry

Industrial uses that have minimal air, noise or waste emissions.

(g) Development scheme

As defined in the Urban Land Development Authority Act 2007.

(h) Filling or excavation

Operational work for filling or excavating that materially affects premises or their use.

(i) Ground level

The levels on a site which precede development excluding any site works that are subject to a related development approval, unless approved by the ULDA or established as part of a reconfiguration of the land preceding development.

(j) Gross floor area

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

building services ground floor public lobby

a public mall in a shopping complex

the parking, loading and manoeuvring of motor vehicles

private balconies whether roofed or not.

(k) High water mark

Refers to the ordinary high water mark at spring tides.

(l) Mezzanine

An intermediate floor within a room.

(m) Minor building or demolition work

- internal building or demolition work
- external building work up to 25m² for roofs over existing decks or paved areas, sun hoods, carports and the like
- building work up to 10% of approved GFA or lawfully existing GFA at the time of commencement of this development scheme
- raising a house where the resultant height does not exceed 8.5m, or
- external demolition of post-1946 additions, alterations, extensions or outbuildings or pre-1946 free standing outbuildings at the rear of the building.

(n) Noise sensitive use

Means any of the following:

- house, multiple residential, other residential
- childcare centre, community facility, hospital or place of assembly
- park.

(o) Plot ratio

The ratio between the gross floor area of a building and the total area of the site.

(p) Podium

A continuous projecting base of a building.

(q) Private open space

An outdoor area for the exclusive use of occupants.

(r) Public benefit

Refers to an outcome that benefits the wider community rather than local, site specific or land ownership desires.

(s) Public realm

Refers to spaces that are used by the general public including streets, squares, parks and environmental areas.

(t) Setback

The shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary lot.

(u) Significant vegetation

Vegetation whether living or dead including their root zone¹ that:

- maintains biodiversity preserves natural landforms
- contributes to the character of the landscape
- has cultural or historical value has amenity value.

Significant vegetation in the UDA includes:

- all marine plants along the Brisbane River and in and adjacent to the internal drainage system
- all trees greater than 60cm in diameter and one metre above the ground level where located in Hamilton Park
- all trees greater than 60cm in diameter and one metre above the ground level where located in Hercules Street Park
- all trees greater than 60cm in diameter and one metre above the ground level where located in Theodore Street Park
- all trees greater than 60cm in diameter and one metre above the ground level

where located in Royal Queensland Golf Club

- all trees greater than 60cm in diameter and one metre above the ground level where located on Lot 3 SP104140
- all trees greater than 60cm in diameter and one metre above the ground level where located on Lot 736 SL3919
- all trees greater than 60cm in diameter and one metre above the ground level where located on Lot 863 SL4592
- all trees greater than 60cm in diameter and one metre above the ground level where located on Lot 1 RP852694
- all trees greater than 60cm in diameter and one metre above the ground level where located on Lot 796 SP163872
- all trees greater than 60cm in diameter and one metre above the ground level where located on Lot 16 RP898828.

Note the term all trees does not include species listed as pest vegetation.

(v) Site cover

The proportion of the site covered by buildings including roof overhangs.

(w) Storey

Means 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
 - accommodation intended for not more than 3 vehicles
 - a combination of the above, or a mezzanine.

(x) Sub-precinct plan

Refer to sub-precinct development requirements in section 3.2.6 of the land use plan.

(y) Tidal works

As defined in the Coastal Protection and Management Act 1995.

(z) Uplift of land value

The increase in development yield or land value arising from the ULDA development scheme.

(aa) Urban design

Refers to the holistic design of urban environments, including the overall townscape, individual buildings, street networks, streetscapes, parks and other

POD ADMINISTRATIVE TERMS

(a) Active frontage

A frontage within a precinct, identified by Plan 4 – Active Frontages, which is intended to accommodate an interesting and permeable façade.

(b) Activity generator

Land uses with high concentrations of people that contribute visual or physical activity onto streets, internal movement corridors, or open spaces (e.g. a shop, or café).

(c) Appropriate uses

Uses which are identified as being appropriate within each POD precinct. The uses are categorised as POD accepted development or POD permissible development by the provisions of the POD.

(d) Occupiable open space

Space that is available to be used by the public but remains under private ownership, and is designed with appropriate dimensions and areas to support passive recreation activities and informal enjoyment

(e) POD accepted development

Development which does not require further approval, subject to meeting the requirements specified in Table 2 – Categories of development.

(f) POD permissible development

All uses approved by the POD, other than development that is POD accepted development or POD prohibited development.

POD permissible development is subject to compliance assessment against the provisions specified in the POD and any condition of approval specified in development permit DEV2021/1246.

(g) POD prohibited development

Any use prohibited by the Development Scheme applicable at the time of assessment.

(h) Sensitive use

A use that is a childcare centre, a community facility, an educational establishment, a hospital, a medical centre, any residential use, a tourist facility, or visitor accommodation.

(i) Terms specific to electric vehicle charging

Where reference is made to electric vehicle (EV) charging requirements, the following terms apply. Outside the context of EV related matters, the ordinary meaning of terms apply.

Basic (slow) charger means an EVSE charging facility on a dedicated electrical circuit, capable of supplying up to 7kW of power. Basic charging is typically used for long-park situations such as dwellings and workplaces. Basic charging requires AC power (240 volts) and typically involves the installation of an Electric Vehicle Supply Equipment (EVSE) unit.

DC (fast) charger means an electric vehicle charging facility capable of supplying a minimum of 50kW of power per parking bay. DC (fast) charging is used for short term parking situations up to 1 hour in duration and provides convenience fast charging. DC (fast) chargers, generally operated by third parties, are suited to developments providing services on highways and major roads.

Destination (faster) charger means an electric vehicle charging facility capable of supplying up to 25kW of power. Destination (faster) charging is typically used for short term parking, up to 2 hours duration. Destination (faster) charging usually requires three-phase (415 volts) power with 20-32 Amps. However, if three-phase power is unavailable, single-phase power with 40 Amps is acceptable.

Destination (regular) charger means an AC or DC EVSE charging facility capable of supplying between 11kW and generally up to 25kW of power. Destination charging is typically used for short term (up to 3 hours) parking. Destination charging usually requires three-phase (415 volts) power with 20-40 Amps.

Electrical capacity means:

- a. Sufficient capacity at the development's main switchboard, and
- b. Sufficient number and capacity of distribution boards to serve the relevant number of parking spaces for each area / level and,
- c. Wiring from the main switchboard to the dedicated distribution boards

Electric vehicle supply equipment (EVSE) is the charging unit affixed to the building or car park used to transfer electricity to the vehicle.

Load management means the capacity to control and manage the electrical output per EVSE at a minimum performance of 12kWh available per day per parking space within a minimum 8 hour timeframe, (typically 9am-5pm and or 11pm-7am in residential, and 9am-5pm in workplace/retail).

Medium to long-term parking means any other parking that is not short term.

Short-term parking for the purposes of electric vehicle charging, means land uses where parking is generally for a period of less than 2 hours, and includes uses such as: hardware and trade supplies, food and drink outlet, garden centre, shop, showroom, health care services, veterinary services and the like.