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POD LANDSCAPE CONCEPT REPORT

VOLUME 3 - ATTACHMENT B
URB-RPT-LAN-PWD-00001

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Any items struck out
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QUEEN'S WHARF BRISBANE

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INTRODUCTION

1.1 INTRODUCTION

The Destination Brisbane Consortium Integrated Resort Operations Pty Ltd (DBC), QWB Residential Precinct Operations Pty Ltd and Jupiters Limited are delighted to submit this Landscape Concept Report as part of the **Volume 2 - Plan of Development (PoD)** application for Queen's Wharf Brisbane (QWB). DBC views the Queen's Wharf project as a significant city-making opportunity for Brisbane and Queensland.

DBC has prepared a landscape master plan that offers an entire site solution, comprising significant investment in physical form as well as activation from the head of the Queen Street Mall all the way to the Botanic Gardens and from the heart of the city centre to the riverfront.

The renewal of Queen's Wharf represents a once-in-a-generation opportunity to shape the future vibrancy and a significant portion of the city centre, to deliver integrated mixed use development on a scale rarely seen in Australia, to unlock the riverfront of our 'river city' and an opportunity to breathe life into what is arguably one of the greatest collection of heritage buildings and places in Australia. These factors have driven a 'place specific' approach to the design of the landscape master plan.

1.2 PURPOSE OF THIS DOCUMENT

This volume aims to support the **Volume 2 - Plan of Development (PoD)** application by setting out the landscape vision and principles that establish the strategic intent and aspirations for the redevelopment of the public realm and landscape to which the **PoD** relates and underpin the specific requirements for assessment.

This volume is to be read as an approved document in conjunction with the **Volume 2 - Plan of Development (PoD)**. It describes the public realm and landscape components of the development that may occur and

provides the rationale for the assessment criteria and/or approved plans that development is to meet in any future assessment process under the **PoD**. **Figure 1.1** opposite shows the direct relationship between the content of the **PoD** and this report.

Illustrative concept plans are also included to represent ways in which the landscape vision, strategic principles and intent can be met.

1.3 STRUCTURE OF THIS DOCUMENT

For ease of interpretation, this document has been organised into a number of sections that relate to the public realm and landscape opportunities for the Queen's Wharf Brisbane development.

1.4 HOW TO IMPLEMENT THIS DOCUMENT

This document is intended to form an approved document pursuant to a Development Permit for a Material Change of Use in accordance with the **Volume 2 - Plan of Development (PoD)** that will direct the development of Queen's Wharf Brisbane (QWB). Under the **PoD**, the design of the development is required to be carried out 'generally in accordance' with this Landscape Concept Report.

Under the **Volume 2 - Plan of Development (PoD)**, development specified in the **PoD** may occur where further endorsement has been demonstrated through the compliance assessment process described in Section 1 of the **PoD**.

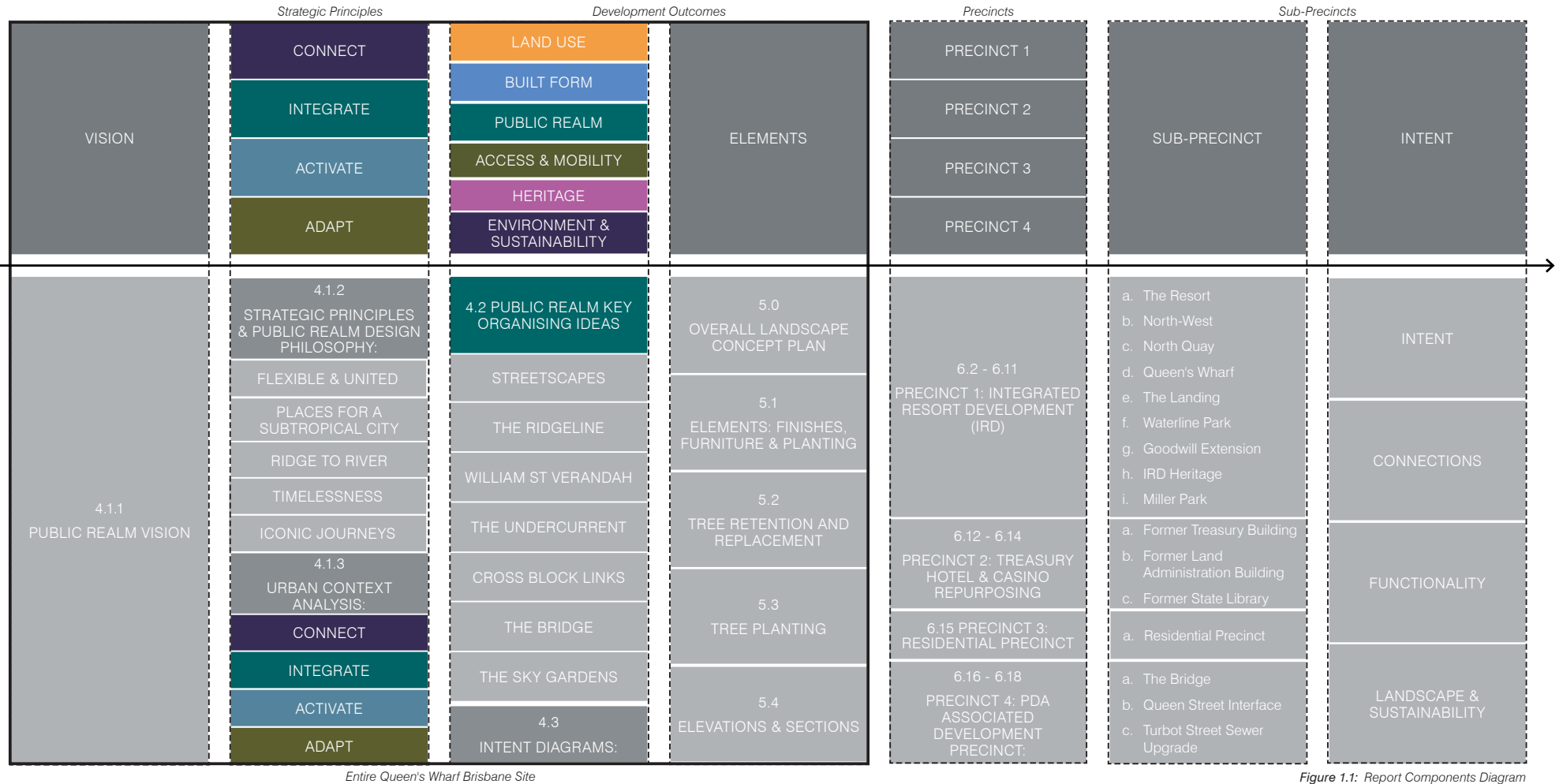
For landscaping works, therefore, further detail is required to be endorsed by the Nominated Assessing Authority through the compliance assessment process prior to work commencing. The further detail will be assessed against

the **Volume 2 - Plan of Development (PoD)** and the Landscape Concept Report.

The rendered concept plans included in **Sections 4, 5 and 6** of this report (marked as 'indicative only') are illustrative only and development may be different to those concept drawings. They represent just one way of achieving the landscape vision, strategic principles, development outcomes and intents in the Landscape Concept Report, acknowledging that there may be other ways. Alternative landscape concept designs can be advanced (that differ from the illustrative concepts), where they are consistent with the landscape vision, strategic principles, development outcomes and intents in the Landscape Concept Report, and in so doing, can be considered 'generally in accordance' with the Landscape Concept Report.

Please note that the underlying building forms within the diagrams and illustrative concept plans are also indicative and development may be different to the form portrayed in those concept plans.

In the extent that there is any inconsistency between **Volume 2 - Plan of Development (PoD)** and the Landscape Concept Report, the **PoD** prevails.



Entire Queen's Wharf Brisbane Site

Figure 1.1: Report Components Diagram

SITE AND LOCATIONAL CHARACTERISTICS

2.1 SITE CONTEXT

The Queen's Wharf Brisbane Priority Development Area (PDA) consists of approximately 27.3 hectares of land and water in the south-west corner of the Brisbane City Centre including approximately one kilometre of Brisbane River frontage. The redevelopment of the Queen's Wharf Brisbane PDA provides the opportunity to reshape Brisbane and reinvigorate this underutilised part of the city centre.

Brisbane's first roads, wharves and infrastructure can all be traced back to the PDA. The PDA includes eleven places entered on the Queensland Heritage Register as well as archaeological places and places listed on the local heritage register. The PDA also contains government buildings including the 1 William Street tower. The Riverside Expressway, an elevated concrete multi-lane roadway, traverses the PDA along the northern bank of the Brisbane River. The Riverside Expressway is Queensland's busiest roadway creating challenges for both the public realm and movement network within the PDA.

2.2 PRECINCTS AND SUB-PRECINCTS

The **Volume 2 - Plan of Development (PoD)** identifies four precincts that act as organising elements for particular components of development and the application of specific development controls under Compliance Assessment, together with sub-precincts.

The precincts are as follows (refer to **Figure 2.1** opposite):

1. **Integrated Resort Development (IRD) Precinct;**
2. **Treasury Hotel and Casino Repurposing Precinct;**
3. **Residential Precinct; and**
4. **PDA Associated Development Precinct.**

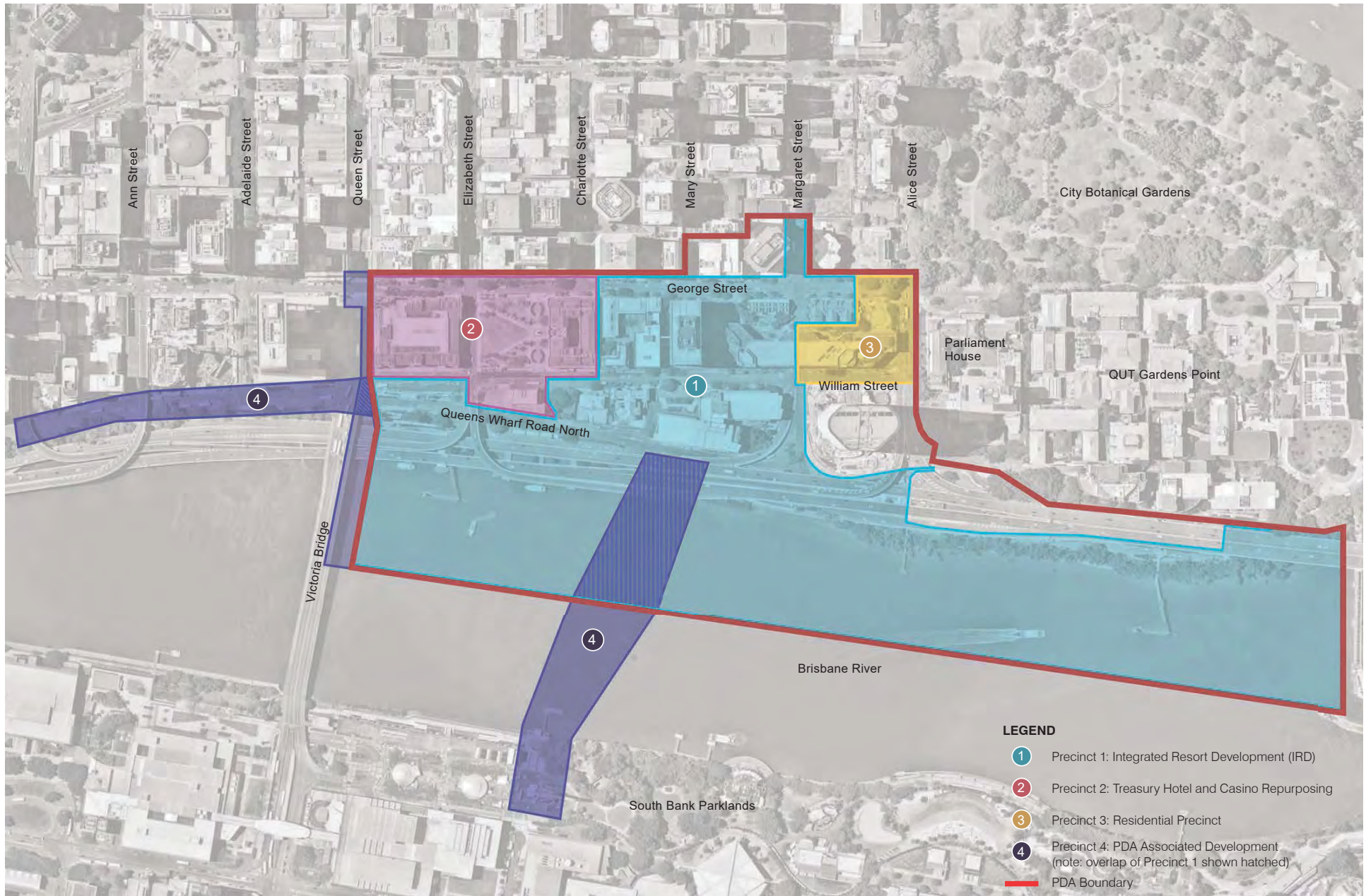


Figure 2.1: PoD Precinct Plan



RELEVANT GUIDELINES

3.1 GUIDELINES

The Infrastructure Master Plan (Transport, public realm and open space and stormwater) of the **Queen's Wharf PDA Development Scheme** (approved January 2016) along with the **PDA Guideline No.20 - Priority Development Area Public Realm and Movement Planning and Design Guideline** (May 2016) set out an overarching vision for the public realm and landscape for the PDA. Refer to **Figure 3.1** and **3.2** on this page.

The Design Guideline identifies a range of Guiding Principles that will be used in this attachment of the **Volume 2 - Plan of Development (PoD)** to provide the instrument for the delivery of public realm and landscape that seeks to achieve the Guiding Principles outlined in the Development Scheme.



Figure 3.1: Queen's Wharf PDA Development Scheme

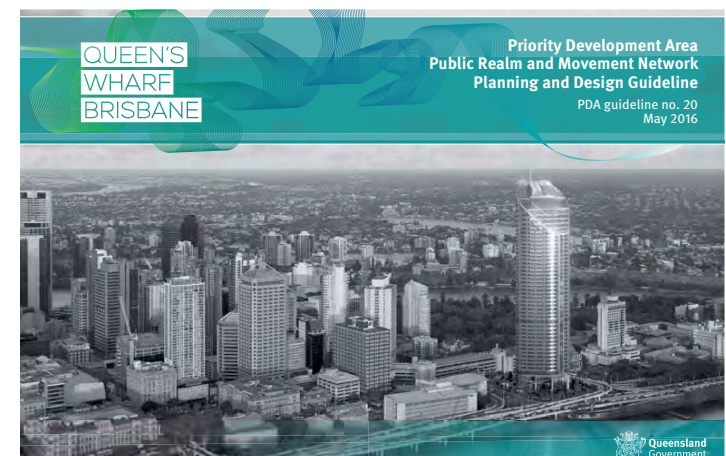


Figure 3.2: PDA Guideline No.20 - Priority Development Area Public Realm and Movement Planning and Design Guideline



Figure 3.3: View across the Brisbane River

LANDSCAPE VISION, STRATEGIC PRINCIPLES AND INTENT DIAGRAMS

4.1 OUR STAGE SET FOR CIVIC LIFE

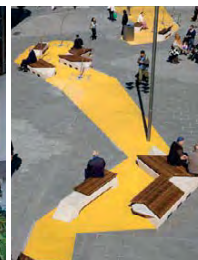
The public realm is the backbone of the master plan and represents a truly world class series of outcomes for the City of Brisbane. It is the spaces and places that occur in the public realm that will ultimately define the success of the development area and that will enable it to host the events and festivals expected of a 'new world city'. This section of the document:

- Sets out information in alignment with the requirements in the **PDA Guideline No.20 - Priority Development Area Public Realm and Movement Planning and Design Guideline**;
- Should be read in conjunction with the **Volume 2 - Plan of Development (PoD)**;
- Should be read in conjunction with the **Volume 3 - Attachment A - Urban Design Master Plan** which outlines the strategic and master planning approach to the public realm as well as setting out events capacity and other related matters;
- Sets out the principles, scope and nature of the public realm; and
- Presents illustrative landscape concepts for key spaces.

Note: The annotated character images below and opposite communicate various design elements that may be found in the different areas of the QWB development.



7. Printery Courtyard



8. George Street Plaza



9. The Atrium



10. Harris Terrace Laneway



11. Mansions Lane



12. Bellevue Plaza



13. Alice Laneway



14. Brisbane Steps

4.1.1 PUBLIC REALM VISION

The public realm of Queen's Wharf Brisbane (QWB) will have a distinctly South-East Queensland subtropical character. The landscape will frame its magnificent heritage buildings and punctuate key areas of public movement and gathering. Open areas will be cherished and reinvigorated while existing and new laneways will capitalise on their intimacy and ability to support human interaction.

Life will be reintroduced to the riverfront. The public realm will be designed to accommodate areas of play, movement, civic gathering and contemplation.

Its buildings will be cloaked in planting with epiphytes colonising vertical surfaces. Brisbane's subtropicality, typified by a mix of vegetation forms, textures and colours, will be a key feature of the development area.

Streets will be renewed. High quality stone pavement will compliment the many sandstone heritage buildings. External furniture will be simple and understated.

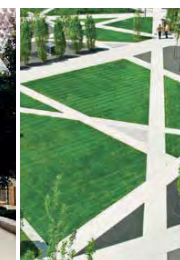
Queen's Wharf will be designed to facilitate a public realm for locals and visitors to meet, linger, relax, observe, dine, enjoy, move through and embrace. It will epitomise our inclusive and friendly outdoor lifestyle.



1. Treasury Forecourt



2. Former Treasury Building Courtyard



3. Queen's Gardens



4. Former Land Administration Building Courtyard



5. Stephens Lane



6. Public Service Club Courtyard



Figure 4.1: Landscape Concept Plan



4.1.2 STRATEGIC PRINCIPLES AND PUBLIC REALM DESIGN PHILOSOPHY: IDEAS, ALIGNMENT AND FEATURES

The public realm has been a truly central area of focus for the design team during the master planning process. At over seven hectares, the scale of the opportunity is enormous, as is the ability of the precinct to deliver true public benefit as its delivery unfolds. The DBC philosophy in terms of design for the public realm is captured by the values set out below.

PRINCIPLE 1: FLEXIBLE AND UNITED: A STAGE SET FOR EVENTS AND URBAN LIFE

A core requirement of the design of the public realm is that it is able to form a cohesive, well-managed and flexible platform for a vast array of public activity. The design approach considers the role and function of each space as it might operate on a day-to-day basis and to overlay the requirements for major events and festivals. The intent is to create a functional, relevant, interconnected network of spaces that meet the needs of the city today and into the future.

PRINCIPLE 2: PLACES FOR A SUBTROPICAL CITY: CLIMATICALLY RELEVANT DESIGN

In order to meet the various needs that are placed upon them, the spaces of the city must respond to the climatic context in which they exist. The public realm approach has been underpinned by this idea and is expressed through a series of concepts that provide a balance of light and shade, openness and enclosure, soft and hard. These concepts are designed to allow the precinct to form 'urban living rooms', capable of being used for their intended purpose at all times of the year.

A 6-star Green Star rating is being sought for the project. Water Sensitive Urban Design (WSUD) solutions will be incorporated to help manage stormwater run-off before it enters the Brisbane River. Plant species will be climatically suitable.

PRINCIPLE 3: RIDGE TO RIVER: CONNECTING THE CITY TO ITS WATERFRONT

The public realm is all about connectivity to the river. The laneways, view slots, terraces and stairs that exist as a series of intimate journeys to the water's edge have been amplified to create a legible, visually interesting and interlaced web of connectivity that, for the first time in a very long time, connects the grid of the city to the banks of its river.

PRINCIPLE 4: TIMELESSNESS: ROBUST AND ENDURING DESIGN

In designing the connecting system and each space, the arrangement of elements and selection of materials has been driven by two key factors: appropriateness to context and place and fitness for purpose. Distinctive elements come together to form a visually cohesive series of places.

PRINCIPLE 5: ICONIC JOURNEYS: CLARITY OF MOVEMENT

The complexity and scale of the public realm requires that the design takes an approach which is built around clear lines of sight, meaning and movement. In the same way that the harbour is the device that ties the 'rooms' of South Bank together, the design organises the ground plane around two distinctive linear ideas: the Ridgeline and the Undercurrent. Each is connected by a series of lateral connections that create a new fine meshed grid around which everything else is organised. The 'Ribbon', designed specifically for the unique collection of spaces along the Ridgeline, weaves itself through the precinct connecting multiple spaces. The role and function of the 'Ribbon' as an intuitive wayfinding device for people will assist movement across and throughout the Ridgeline.

Public realm outcomes delivered to achieve these strategic principles include:

- City safety: Pedestrian prioritisation, movement network and street hierarchies;
- City legibility: Wayfinding, views and visibility to and through the site; and

The public realm design should incorporate principles that address the sites Cultural and Indigenous Heritage.

- City experience: Subtropical character, texture and amenity.

Further explanation, controls and diagrams describing these outcomes can be found in Theme 4 of **Volume 2 - Plan of Development (PoD)** and throughout this document.

4.1.3 URBAN CONTEXT ANALYSIS

Beyond the broader role and function of the precinct, more detailed and site-specific urban context analysis has been undertaken that underpins the master plan. Refer to the **Volume 2 - Plan of Development (PoD)** for further detail.

The outcomes of this analysis have been organised around four key themes as follows:

CONNECT

Focusing on the opportunities to integrate movement, leverage existing infrastructure, link with the river and the wider city, and create a truly connected precinct.

Connectivity is widely understood to be a key driver for the success of any given development or renewal effort. The Queen's Wharf Brisbane project is fortunate to have proximity to a lot of connectivity infrastructure, and yet is perceived as separate to the city in many ways. A key task of the design process has been to identify the opportunities that exist for the master plan to transform the precinct into a benchmark of integrated urban connectivity.

INTEGRATE

Creating and shaping a public realm and built form outcome that is iconic and relevant to the city.

The way in which the master plan for the precinct ultimately integrates with the city that surrounds it, through buildings and spaces, will be a key aspect in its success. The scale and nature of the architecture, the qualities of the public realm and the manner in which people interpret its legibility are all key factors considered in the design.

ACTIVATE

Focusing on the complementarity of land use, the creation of distinctive precincts and the programming and activation of key spaces.

The activities that are facilitated by the precinct are a critical element to its success and sustainability as an internationally significant entertainment destination. The relationship of the precinct to the existing and emerging land use patterns of the city, its capacity for events, its ability to contribute to the legibility and activation of the public realm and its potential to partner with other destinations all have been considered in shaping the plan.

ADAPT

Celebrating the significant heritage places and buildings in the precinct through sensitive re-use.

The adaptive re-use and invigoration of the heritage buildings and places in the precinct is a central focus of our plan. The public realm serves as a backdrop to the site's incredible heritage assets, encouraging public pedestrian access to previously undervalued spaces and buildings.

CONNECT

INTEGRATE

4.1.4 FROM ANALYSIS TO PLAN MAKING

The urban context analysis outcomes touch on the complexity and outstanding opportunity that exists to bring the Queen's Wharf precinct to life. Prior to setting out the master plan proposals in the following sections it is worthwhile drawing a clear line between the outcomes of the analysis process and the form of the plan.

The precinct's city blocks comprise the heritage story of Brisbane and encompasses an entirely new way of moving through the city. Embracing the adaptively re-used heritage buildings and creating a fine mesh of laneways and courtyards that celebrate our subtropical lifestyle and landscape, this distinctive corridor provides an opportunity to move from Queen Street through the Botanic Gardens, enjoying small scale events and a world class retail and food beverage offer along the way. Key opportunities that define the city blocks are:

CONNECT

- A subtropical botanical theme, tied together by a strong wayfinding device, that permeates all of the internal courtyards, atriums and laneways and that celebrates the Victorian fascination with the Botany of South East Queensland;
- Fine-grained connectivity to the river through laneways, lifts and a reimagined Miller Park.

INTEGRATE

- A high quality and highly organised public realm experience along George Street including the creation of a plaza and public atrium at the terminus of Mary Street;
- An informal collection of sub spaces and streets including a significant porte-cochere conceived as a traffic circulation device; and
- Creation of a threshold plaza at the terminus of Mary Street.

ACTIVATE

- The transformation of Queen's Gardens into a contemporary urban events lawn that is sensitive to its heritage surrounds; and
- An exclusive mixed use and residential precinct fronting Alice Street and the Botanic Gardens.

ADAPT

- Adaptive reuse of an entire Heritage Precinct, including the delivery of retail connectivity from Queen Street Mall directly into the heart of the development area.

The riverfront comprises of a series of world-class spaces that celebrate the birthplace of Brisbane and provide an unequalled stage set for contemporary urban life. The creation of new connections that unlock the river for the city in tandem with design elements transform the area from a corridor to a destination. Key elements of the riverfront are:

CONNECT

- Strong vertical and horizontal connectivity between the river and the city;
- A focus on pedestrians and cyclists rather than vehicles along the water edge and Queens Wharf Road; and
- A mangrove walk linking to The Goodwill Bridge, including a boat house and launching facility for small non-motorised craft.

INTEGRATE

- A lighting and art strategy that mitigates the impacts of the REX; and
- A major waterfront space allowing for people to go beyond the line of the expressway and engage with the river.

ACTIVATE

- A 'village' of small scale uses comprising of interchangeable uses that are relevant to the functioning

of the wharf and the recreational activities that take place there;

- A plaza created as a formal setting for the Commissariat Store and former DPI Building and as a space that is programmable for literally limitless event possibilities;
- Urban play and exercise facilities.

ADAPT

- The respectful reuse of heritage structures, buildings and spaces for new uses that bring life to the water front every day;
- The conceptualisation of William Street as a 'verandah space', over looking the waterfront.

The core development area has been conceived as many layers of access and activity that sits over a fine-grained public realm defined by the ridgeline. Glassy atria and escalators transfer people from street level to elevated gardens and plazas that wrap around function, resort and entertainment facilities. Tall towers address the scale of the city and smaller, more acrobatic architectural forms celebrate the heritage scale of the precinct and maintain views to the river. The elevated public realm gives and entirely new perspective on the city including:

CONNECT

- Direct elevated linkages via a new foot bridge to South Bank as a way of uniting both sides of the river and creating the largest integrated recreational and tourism precinct in Australia.

INTEGRATE

- Elevated river terrace and sky bridge structures over William Street and the riverfront give new views to the birth place of Brisbane;
- An elevated sky garden for functions and events that has sweeping views across the river and down William Street;

- Iconic but lower buildings along the river front conceived as a complement to the former Treasury Building and the former Land Administration Building; and
- Hotel towers that clearly mark the precinct within the city.

ACTIVATE

- The concentration of retail uses along a spine between Queen Street and the core development area;
- The integration of hotel, entertainment, events, food, retail and function uses into a single mixed use entity; and
- A fully activated and porous ground plane.

ADAPT

- The respectful reuse of The Mansions, Printery and Harris Terrace as integral parts of the core development area.

ACTIVATE

ADAPT

4.2 PUBLIC REALM KEY ORGANISING IDEAS

The philosophy and approach, when combined with the **Volume 2 - Plan of Development (PoD)**, supplies the framework and key organising ideas for the public realm. These key organising ideas are:

1. **The Streetscapes:** Streetscapes that respond to their role and function within the city grid and take advantage of the unique micro-climatic, public/private use and architectural interfaces;
2. **The Ridgeline:** a new public space system located between George and William Streets;
3. **The William Street Verandah:** an informal subtropical streetscape setting along William Street;
4. **The Undercurrent:** diverse contemporary spaces with a strong relationship to the river and its inherent character;
5. **Cross Block Links:** a series of linear spaces through the development area that connect George Street to William Street and then down to the river's edge. These links are internal to the city blocks and do not include street verges;
6. **The Bridge:** a new and striking bridge form that is lightweight and allows long views to and from the city and South Bank to be preserved; and
7. **The Sky Gardens:** a vertical layering of elevated gardens within the core development.

These are shown in the figure below and opposite.

The ambitions of the Brisbane City Council's strategic documents such as the "Brisbane City Centre Master Plan", "River's Edge Strategy" and "Buildings That Breathe" have been woven into the fabric of the Queen's Wharf Brisbane master plan. These connections are detailed in the **Volume 2 - Plan of Development (PoD)**.

Detail regarding the South Bank landing is excluded from the Landscape Concept Report as it is subject to further detailed design in accordance with the PDA-Associated development declaration.

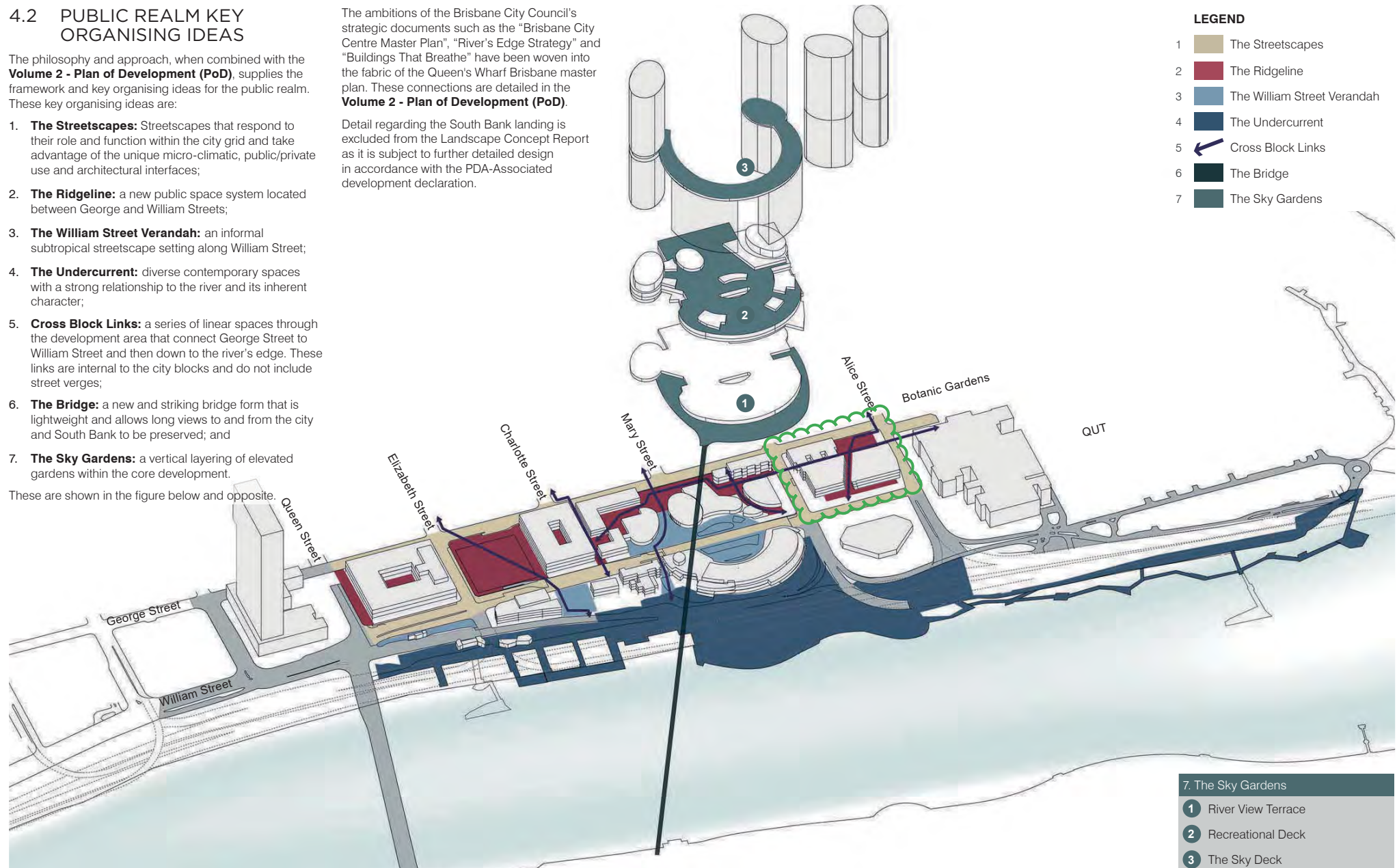
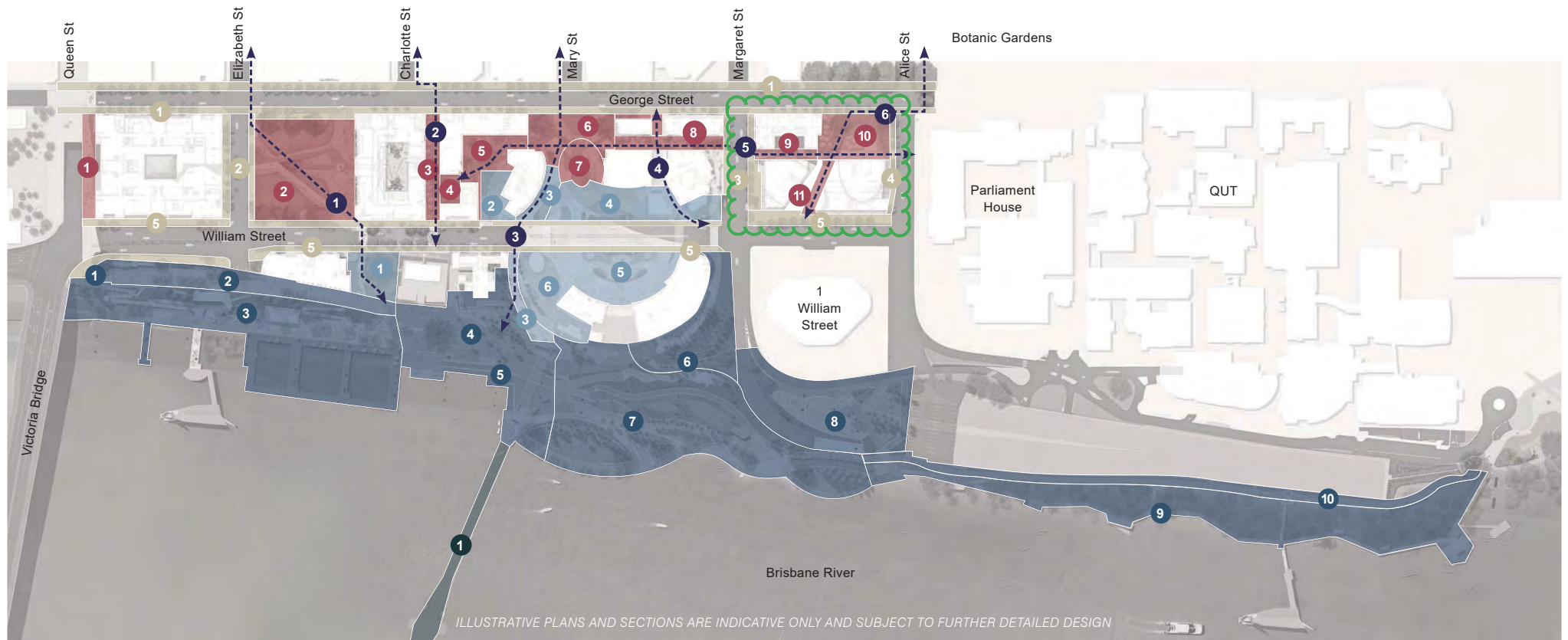


Figure 4.2: Key Organising Ideas Diagram (built forms indicative only)



1. The Streetscapes	2. The Ridgeline	3. The William Street Verandah	4. The Undercurrent	5. Cross Block Links	6. The Bridge
<ul style="list-style-type: none"> 1 George Street Footpaths 2 Elizabeth Street Footpaths 3 Margaret Street Footpaths 4 Alice Street Footpath 5 William Street Footpaths 	<ul style="list-style-type: none"> 1 Treasury Forecourt 2 Queen's Gardens 3 Stephens Lane 4 Public Service Club Courtyard 5 Printery Courtyard 6 George Street Plaza 7 The Atrium 8 Harris Terrace Laneway 9 Mansions Laneway 10 Bellevue Plaza 11 Alice Laneway 	<ul style="list-style-type: none"> 1 Miller Park 2 Hotel drop-off 3 Brisbane Steps 4 Grand Foyer 5 IRD Porte-cochere 6 William Street Plaza 	<ul style="list-style-type: none"> 1 Victoria Plaza 2 Queens Wharf Road North 3 Undercurrent Village 4 Queen's Wharf Plaza 5 The Cove 6 Queens Wharf Road South 7 The Landing 8 Waterline Park 9 The Mangrove Walk 10 Bicentennial Bikeway 	<ul style="list-style-type: none"> 1 Elizabeth St to Queen's Gardens, Miller Park, Commissariat Store Forecourt & Queens Wharf Road North 2 Charlotte St to Stephens Lane, William St & Commissariat Store 3 Mary St to George St Plaza, Brisbane Steps & Queen's Wharf Plaza 4 George St to William St 5 Alice St to George St Plaza & Public Service Club Courtyard 6 Botanic Gardens to Bellevue Plaza & 1 William St 	<ul style="list-style-type: none"> 1 Pedestrian Bridge Connection

Figure 4.3: Public Realm Key Organising Ideas

4.2.1 KEY ORGANISING IDEA 1 - THE STREETSCAPES

Great streets make great cities and Brisbane's centre is characterised by a number of these important corridors, each with a distinctive character. Of note is the formal nature of Grey Street and Edward Street which transect the whole of South Brisbane and the city centre respectively, connecting key destinations and adjoining precincts. These are supplemented by less formal, shorter streets, such as Little Stanley and William Streets which create intimate, place-based thoroughfares. In the adjoining key public spaces is a series of shared, lower order streets which have become part of the public realm and enable service access.

In relation to the development area itself, George Street has emerged since settlement as the civic spine of the city. Sited on the ridgeline of the peninsula and anchored along its path by some of the country's most significant heritage buildings, it is characterised by a continuous built edge, punctuated by a series of urban spaces. With major destinations at either end and along its length, it has emerged as a key movement corridor for pedestrians. The QWB project provides the opportunity to create a consistent public realm environment that is reflective of this higher order role as a key connecting street and demands that new buildings, and spaces at least in the way they engage with the ground plane, are of a suitable scale.

As a high volume pedestrian conduit connecting the central business district to the City Botanic Gardens and QUT campus, the primary design objective for George Street is to provide a streetscape that is clean and consistent in materiality and tree planting. A continuous pedestrian priority streetscape experience from QUT to Reddcliff Place is proposed along George Street. A regular rhythm of street trees provides the formality demanded of such an important and grand civic spine. Sight lines to heritage facades are improved through the use of thin trunk heritage palm species.

William Street, as a shorter street contained entirely within the development area, is a less formal street, but has an even greater diversity of heritage buildings from different

eras. The variety in setbacks and the range of different architectural styles requires a response that is less structured than George Street. Built form and landscape is able to be more diverse in this context as it is the variety of scales and forms that already exist that set the scene and make the place. Vehicle crossovers will be flush with footpaths, thereby giving clear pedestrian priority along existing public footpaths.

The breaking down of William Street into a vegetated finer grain urban experience is key to inviting life onto the street and activating the building frontages. It is the insertion of numerous areas of low level subtropical shrub and groundcover understorey planting that will offer pedestrians a direct connection with our informal subtropical plant palette of foliage textures, colours and plant forms. Subtropical tree species will help to relatively quickly create shaded spaces that allow for comfortable occupation of the streetscape. Elevated views over the REX out to the river and across to South Bank will be provided by establishing key vantage points around new and old built form.

A common pavement finish along George and William Street will help demarcate and unify the site. It will also reinforce the pedestrian priority of these streets. These finishes will bleed across the property boundary and into the QWB development to help "stitch" it into the city. A pavement joint may be used on the property boundary to help define ownership.

The female named city streets (i.e. Alice, Margaret, Mary, Charlotte, Elizabeth and Queen Street) that connect back into the city grid will provide moments of shade from trees and places to sit.

Queens Wharf Road is the only street that provides access along this stretch of the riverfront and it is essential that access is maintained for servicing pedestrians and cyclists. It is a sloping and open corridor, characterised by lower scale stone walls and buildings that form a collection of 'objects' along its edges. This characteristic informs a design approach that lends itself to a people-scaled environment that provides one of the strongest visual and physical links between the Queen Street Mall and the

river. There is an opportunity to maintain this openness and punctuate it with activity and pavilion-form buildings extending down to the river.

With the exception of Queens Wharf Road where cars are excluded, all the existing streets and footpaths within the QWB development continue to be fully publicly accessible to cars and pedestrians once the project is complete.

Refer to **Section 5.2** for detailed street descriptions.

Key elements of the public realm design address the following:

- Upgrade George Street pavement finishes, to suite an increase in pedestrian movements while maintaining and reinforcing the formal character to form a civic boulevard for movement and wayfinding;
- Accentuate the informal and diverse nature of William Street with a focus on using pedestrian scale subtropical understorey planting;
- Transform Queens Wharf Road into a shared street environment with a high quality public realm ;
- Improve amenity of cross streets and unlock the potential of the lanes and courtyards at the heart of the site;
- Form a visually open and dramatic space on George Street as the major entry point to the development and vista terminus to Mary Street; and
- Pedestrian priority is along George Street while an increased importance is placed on pedestrian access across William Street.



Intimate shaded spaces support the subtropical character of Brisbane



Planted footpaths provide pedestrian friendly environments



'Sophisticated and uniquely subtropical pedestrian conduits that facilitate cross block movement with a tree planting strategy that frames key moments and provides shade and amenity to the public realm'

4.2.2 KEY ORGANISING IDEA 2 – THE RIDGELINE

The Ridgeline, framed by George and William Streets, comprises the heritage story of Brisbane and encompasses an entirely new way of moving through the city. Embracing the adaptively reused heritage buildings and creating a fine mesh of laneways and courtyards that celebrate the subtropical lifestyle and landscape, this distinctive corridor provides an opportunity to move from Queen Street through to the Botanic Gardens, enjoying beautiful heritage architecture, small scale spaces, rich landscapes and public art 'moments'. Running along the ridgeline of the city, George Street is the historic civic spine, home to many of the city's urban plazas, laneways and public spaces, new and old. From the new plaza in the Courts precinct to the historic kidney lawn in front of Old Government House, these spaces offer visitors and residents of Brisbane a range of experiences. Over time, the quality and usability of some of these spaces have been eroded due to a lack of co-ordinated programming and a disjointed approach to integrated land use.

At the northern gateway to the precinct, Reddacliff Place operates effectively as a civic gathering space, enjoying regular markets and events that are programmed by Council. Opportunities exist to extend the reach of the plaza toward the river, Victoria Bridge and South Bank

and to better engage with the grand entry to the former Treasury Building, opening it up to greater public use.

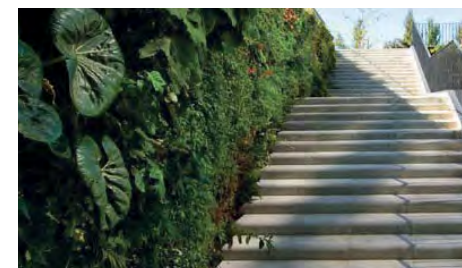
Queen's Gardens is one of the most pleasant but under-utilised spaces in the city centre. A lack of furniture and shade make it difficult to use on a daily basis, especially during the warmer months. The slope across the space makes temporary event infrastructure costly. Opportunities exist to improve the amenity of the space to make it a more events-capable environment, play a key linking role between the CBD and include a new retail offering within the precinct. A contemporary interpretation should be explored within the context of its heritage surroundings, maintaining key views to important heritage facades.

Stephens Lane and the Government Printing Office courtyards are two of the best formed laneway and small space environments in the city and yet remain under-utilised. Opportunities exist to remake these intimate spaces into something special for the city, principally through activation and the design of the public realm. The generous spaces that exist to the rear of Harris Terrace and The Mansions are ambiguous and lack urban life. Through the creation of new development forms and the adaptive reuse of these two buildings, a network of courtyards and subtropical spaces will be created that make an entirely new link through the centre of the precinct toward the Botanic Gardens.

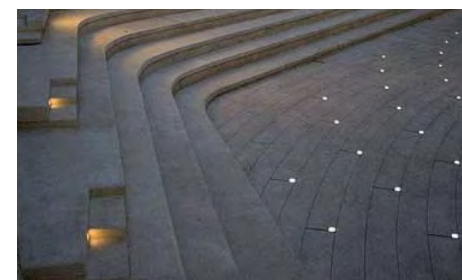
The design of this zone will create a pedestrian focused ground plane spine (a wayfinding "ribbon") in between George and William Streets that offers a dense layering of laneways and shaded courtyards relevant to our climate tying QUT, City Botanic Gardens and heritage buildings into a singular 'ridgeline' typology.

Key public realm ideas that define The Ridgeline are:

- A botanical theme that permeates all of the internal courtyards, atriums and laneways and that celebrates the Victorian fascination with the botany of South East Queensland;
- The creation of flexible, visually open, public space at Queen's Gardens;
- The linking of a fine mesh of laneways, plazas and green spaces between and through the heritage buildings so that an entirely new public realm is created linking Queen Street Mall to the Botanic Gardens;
- Improve the relationship between Reddacliff Place and the former Treasury Building with better connectivity;
- Unlock the potential of Queen's Gardens by improving amenity, accessibility and its events capability by including an events lawn and a day-to-day place for meeting and passive recreation; and
- Incorporate a heritage interpretation and retail experience along the "Ribbon".



Vertical planting helps maximise the subtropical character



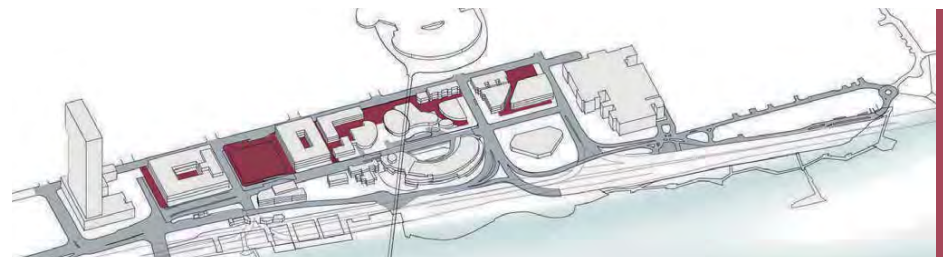
Stairs can be used as gathering spaces



Visually open areas of flat turf



Subtropical planting under cover



'A ribbon that connects a series of active urban spaces forming a rich cultural story board and wayfinding strategy that celebrates Brisbane's public realm and significant heritage layers'

4.2.3 KEY ORGANISING IDEA 3 – THE WILLIAM STREET VERANDAH

Two defining elements of a verandah are that it has a roof and that it provides an elevated viewing position. In Queensland they are commonly made of timber and have historically been adorned with hanging plants. With these simple elements of roof, view, decking and planting in mind it is easy to see how the notion of William Street as a type of urban verandah is a strong one.

A key commercial requirement of the Queen's Wharf Brisbane is a large single floor plate as a part of the integrated resort development. This, by virtue of its scale, requires the bridging of William Street to achieve the underlying spatial and proportional requirements for success, as contemplated in the Development Scheme. From a built-form perspective this creates a mass of development and, through the use of materials, light wells, transparency, landscape and outward facing uses, will need to be re-conceived from being a building over a street to being a street that is roofed, a verandah. The use of tall native trees such as Hoop Pines on William Street can help to visually break down the scale of build-over from the street.

Along the river side of William Street is the escarpment forming the upper river bank. It extends from William Street

down to Queens Wharf Road. As a result of this steep drop-off and elevated position, broad views of the river and beyond are provided along much of the length of the William Street footpath, as well as from the existing and proposed buildings along this edge and from Miller Park. Perched on the interface between city and river, the role of these spaces collectively is that of an iconic Queensland verandah, with moments of open views and vistas accompanied with moments of grand arrival. Set within a fabric of new and old, the architectural backdrop provides memorable moments of Brisbane's past and its aspiring future.

As with any river the landscape character becomes more lush and green with proximity. The character of the William Street public realm and the transition spaces down to Queens Wharf Road, including Miller Park and the new Brisbane Steps, will include significant areas of planting to provide shade as well as low level pedestrian scale informal subtropical planting.

The use of decking in areas such as Miller Park and within the IRD porte-cochere will further reinforce the notion of the verandah and place the precinct firmly within a South East Queensland context.

Miller Park is of great heritage significance and is likely to contain elements of archaeological interest. The park

is one of few opportunities that currently exist to access The Undercurrent from the precinct and yet is rarely used due to its unattractive condition. The opportunity exists to remake the space as an effective conduit between the city and the river's edge as well as a valuable public gathering and viewing area.

Key public realm ideas that define the William Street Verandah are:

- An informal collection of sub spaces mixed with old and new facades including a significant porte-cochere incorporating water and planting;
- Fine-grained connectivity to the river through stairs, laneways, lifts and a re-imagined Miller Park comprising landscape terraces for access to the water and an informal amphitheater for major events;
- A less formal subtropical street with understorey planting to improve the pedestrian experience, support movement and provide sight lines to heritage buildings;
- A dramatic under-croft space defined by water, light, and hanging landscape elements; and
- Unlock Miller Park as a key physical and visual connection to The Undercurrent from the city.



Feature soffit areas can enliven undercroft spaces



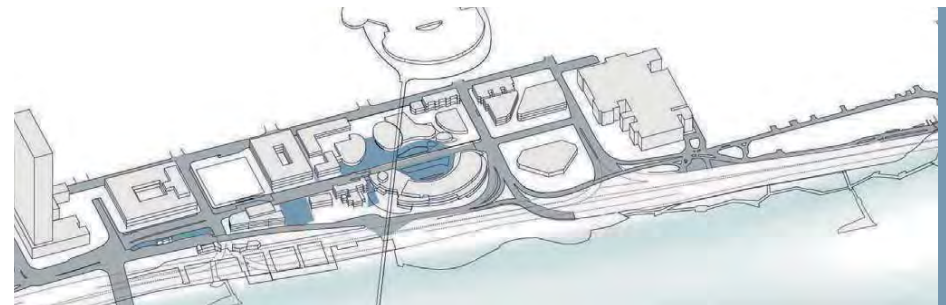
Water and planting can visually soften architectural forms



Terraced decking humanise spaces and can help with the existing tree retention



Water can add visual interest and sound amelioration



'The city verandah is a diverse series of on-street spaces that aim to create a mix of intimate and grand moments within the public realm'

4.2.4 KEY ORGANISING IDEA 4 – THE UNDERCURRENT

Cities around the world are reclaiming their waterfronts as key public spaces and places for recreation, festivals, innovation and environmental interpretation. Over the past 20 years, Brisbane has done the same, transforming the riverfront. Within the Queen's Wharf Brisbane development, the river's edge is the greatest untapped opportunity. It represents around 30% of the river's edge within the city's business district. At the water's edge, the visual and acoustic impact of the REX is a significant obstacle. Given that this infrastructure is immovable, the strategies for the waterfront must use elements of design, heritage interpretation and other activation to draw people to use the space.

In the Goodwill extension area, the waterfront is characterised by a more natural edge of mangroves.

Already, the South Brisbane reach of the river is being utilised as a stage for river-based performances and events. To date these have been oriented towards South Bank. The occupation of the river's edge at Queen's Wharf Brisbane presents the opportunity to orientate spaces to the river, creating a truly central river stage.

Along the river's edge the Undercurrent comprises a series of world-class spaces that celebrate the birthplace

of Brisbane and provide an unequalled stage set for contemporary urban life. New connections unlock the river for the city centre and provide extensive new public space in tandem with the deliberate use of design elements, transforming the area from a corridor to a destination.

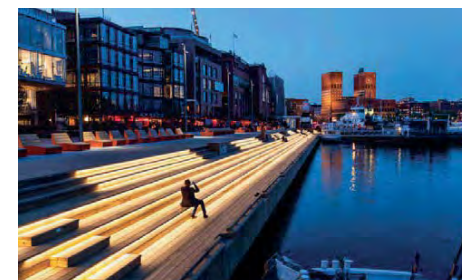
Key elements of The Undercurrent are:

- Undercurrent Village, comprising a suite of interchangeable uses that are relevant to the functioning of the wharf and the recreational activities that take place there;
- Queen's Wharf Plaza, a new plaza to celebrate the birthplace of Brisbane and provide a formal setting for the Commissariat Store and former DPI Building - a space that is programmable for event possibilities;
- The Landing, which will allow for people to go beyond the line of the expressway to engage with the river in a variety of ways;
- A lighting and art strategy that responds to the surroundings of the built environment; and
- A mangrove walk, linking to QUT at the Goodwill Bridge.

The public realm design will do the following:

- Modulate the water's edge to bring people out onto the river and the river into the city;

- Create a series of occupiable spaces with associated infrastructure which can accommodate a variety of uses and events that encourage habitation at all times of day and night;
- Utilise robust and flood resilient design and materials;
- Utilise dramatic public art and lighting to unify the experience and provide a significant and attractive prospect from South Bank;
- Light show to be developed for precinct and river;
- Orientate spaces to the river to make it the centre stage for activation and landmark events;
- Acknowledge the constraints of the REX whilst improving the amenity required around it;
- Have an eclectic mix of uses in an 'honest' wharf side setting;
- Provide the setting for our most important heritage buildings and the most highly programmed space in the public realm system;
- Offer design for urban play, recreation and day time activity; and
- Integrate WSUD stormwater capture and treatment.



Night time activation is a key benefit of this new precinct



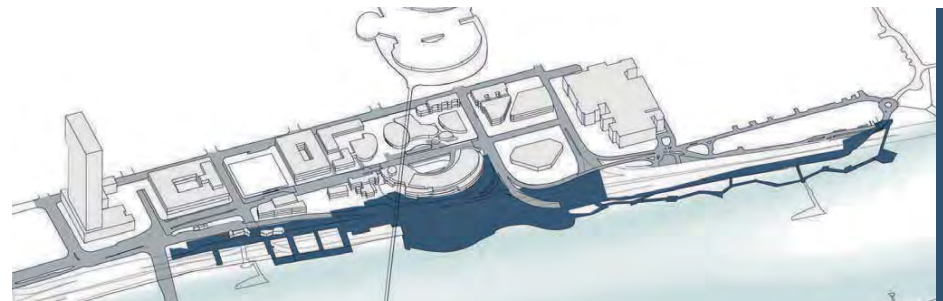
Water feature add to the vibrancy of The Undercurrent



The movement of water shadows the key pedestrian route to The Undercurrent



Subtropical planting reflects the riverine setting



'A diverse current of reimagined riverfront typologies and experiences flow through forgotten spaces beneath and beyond the REX, ensuring river activation and significantly extending the recreational and entertainment capacity of our burgeoning city.'

4.2.5 KEY ORGANISING IDEA 5 – CROSS BLOCK LINKS

The cross block links are the threads that connect the river with the city, delivering a fine grain pedestrian network. Their unique positioning within the urban landscape enables cultural interaction with the city as a connected series of experiences.

Each cross block link contains its own unique character and qualities that respond directly to the surrounding form and function. They connect George Street to William Street and William Street to the river.

Their qualities and characters are:

1. Queen's Gardens to Queen's Wharf Road North - Gently sloping, direct path through a relatively large, exposed, square shaped civic space defined by heritage buildings on all sides, followed by stairs winding down through a very shaded and very intimate scale, steeply sloped park, contained under a large existing tree;
2. Stephens Lane to Commissariat Store - Intimate, fine grained scale, narrow, straight and relatively flat spine framed by heritage facades to form a vibrant and activated "laneway experience";
3. George St Plaza to Queen's Wharf Plaza, via Brisbane Steps - The generous George Street Plaza quickly reduces to a visually direct sweeping stair to William Street, flanked by water and vertical planting. After opening to the expansive Porte-cochere and plaza at William Street it then constricts through a narrow "neck" beside the historic former DPI building, where again water and planting generate a unique subtropical pedestrian scale experience;

4. George St to William St - A sweeping ramp framed and activated by retail and F&B form a very urban and contemporary environment;

5. Alice St to Public Service Club Courtyard - The ridgeline pedestrian route weaves through several new and existing spaces of differing characters. A common pavement treatment will help define this route and form a key wayfinding device; and

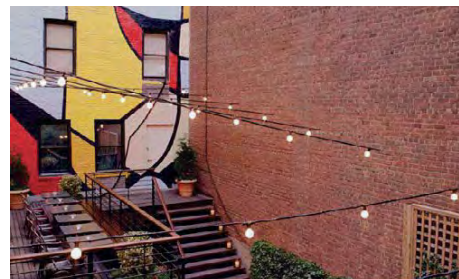
6. Bellevue Plaza to 1 William St - A mix of urban park and active new urban lane, flanked by retail/F&B, leads down to the 1 William Street footpath.



Laneways can be important active social spaces



Green walls soften taller architecturally framed connections



Lighting and art can create interest



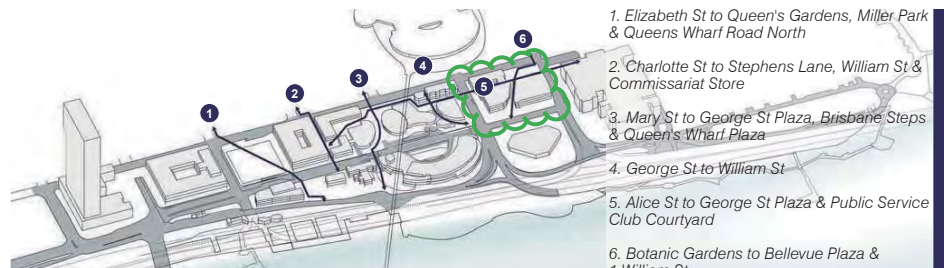
Level changes add to the benefits of 'prospect' and 'refuge'



Stairs and planting can combine to generate more interesting movement links



Activated heritage frontages



'A network of clear and connected cross block links each with a unique character that promote permeability from the ridge to the river'

4.2.6 KEY ORGANISING IDEA 6 - THE BRIDGE

The project provides a unique city building opportunity to create a new river crossing experience that links the CBD to South Bank. Strategically the alignment of the pedestrian bridge links Mary Street in the city to Russell Street at South Brisbane. This route best leverages existing assets within the CBD and South Brisbane, book-ended by the existing established dining and entertainment precincts of Eagle Street to the east and West End and Boundary Street to the west.

The alignment of the pedestrian bridge connection creates amenity driven loops that drive movement connecting key assets beyond Queen's Wharf Brisbane and breaking up distances between river crossings. The crossing defines a river space for events and urban life contributing to a new experience of the river.

Victoria Bridge is currently Brisbane's most used pedestrian river crossing. Walking generally has grown 4.0% per annum between 2004 and 2013 and continues to grow (Source BCC, 2013). The additional bridge crossing meets these growing pedestrian demands and forms an important part of the wider connectivity network.

The design will :

- Allow for fully publicly accessible connection to the bridge from the CBD urban grid at George Street in line with the Mary Street axis;
- Provide multiple vertical connection points to the elevated bridge level from William Street and Queen's Wharf Plaza level;
- Include a bridge landing that touches the ground adjacent to the Cultural Forecourt of South Brisbane in a way that minimises the footprint of the landing and maximises connectivity to the Parklands and Cultural Precinct; and
- Cater for pedestrians only.

Detail regarding the South Bank landing is excluded from the Landscape Concept Report as it is subject to further detailed design in accordance with the PDA-Associated development declaration.



Striking lighting add to the drama of the crossing



Bold forms provide memorable moments



Suitable bridge widths are important to provide for comfortable pedestrian flows



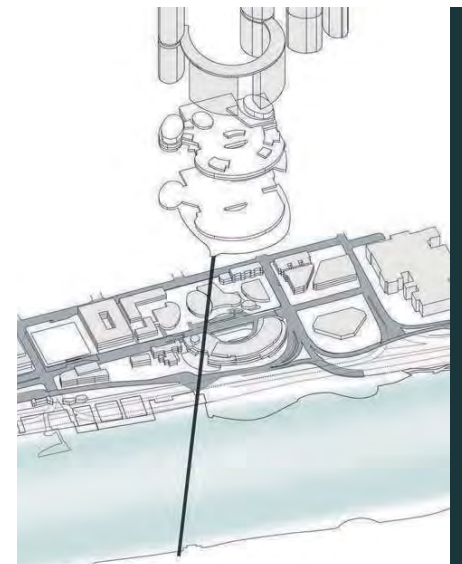
Lighting is an important element to maximise pedestrian safety



Public gathering points on bridges help break up the journey



Bridge elements can be important points of visual reference and wayfinding



'A much needed addition to our city's connectivity network linking our key employment and entertainment hubs, the CBD and South Bank'

4.2.7 KEY ORGANISING IDEA 7 - THE SKY GARDENS

The core development area has been conceived as many layers of access and activity that sit over a fine-grained ground level public realm defined by the Ridgeline. Grand stairs and escalators transfer people from street level to elevated gardens and plazas that wrap around function, resort and entertainment facilities. Accessible to many people, these landscapes and spaces make a major contribution to the overall character of the place and the experience of Brisbane. These elevated landscapes are a valuable new addition to Brisbane CBD's open space network.

The buildings will be draped in pockets of planting from the ground level upwards, ensuring that our subtropical character permeates all facets of the development.

The River View Terrace is a key public space in the proposed link between the city and South Bank precincts, providing an important node between the proposed public pedestrian bridge, the city waterfront, William and George Streets.

The Recreational Deck accommodates the large publicly accessible podium rooftop event space where day and night time cinema events and performances can be held. It will be the premier outdoor event space for the city.

It has direct vertical access from George and William Streets. Adjacent to the podium rooftop event space is the main outdoor area dedicated to hotel users. It will include large areas of planting and a spectacular swimming pool overlooking the river and South Bank.

The Sky Deck, will provide the public significant and unprecedented expansive views of Brisbane City, South Bank and the Brisbane River from this publicly accessible zone. It will include seating areas and turf pocket parks for informal gathering and viewing. The Sky Deck provides direct access to a Sky Park which offers a more intimate heavily planted space with views over the Botanic Gardens and a small food and beverage outlet.

The various Sky Gardens give an entirely new perspective on the city including:

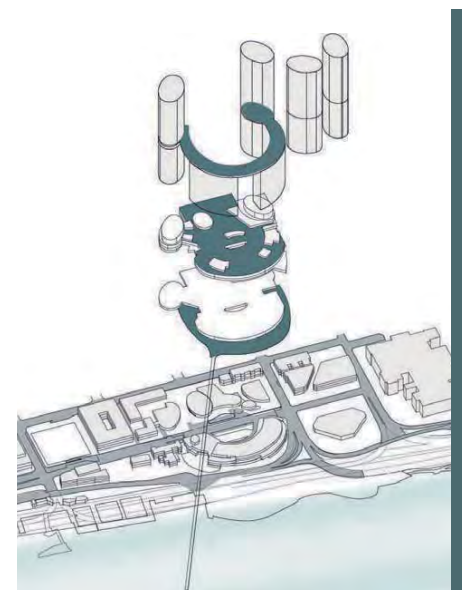
- Direct elevated pedestrian linkages to South Bank as a way of uniting both sides of the river and creating the largest integrated recreational and tourism precinct in Australia;
- Verandah structure and river terrace elevated over William Street and the Undercurrent give new views to the birth place of Brisbane; and
- An elevated Sky Deck for functions and events with sweeping views across the river and down William Street.



Planting will be used vertically to ensure the building is embedded in the landscape character of SEQ



Subtropical planting species will extend throughout the sky gardens



'Publicly accessible elevated open space offering respite from the city and panoramic views will be a key feature of the project'



Sky deck functions with sunset will become a key feature of Brisbane



Elevated lawn and subtropical planted areas offer new public open space



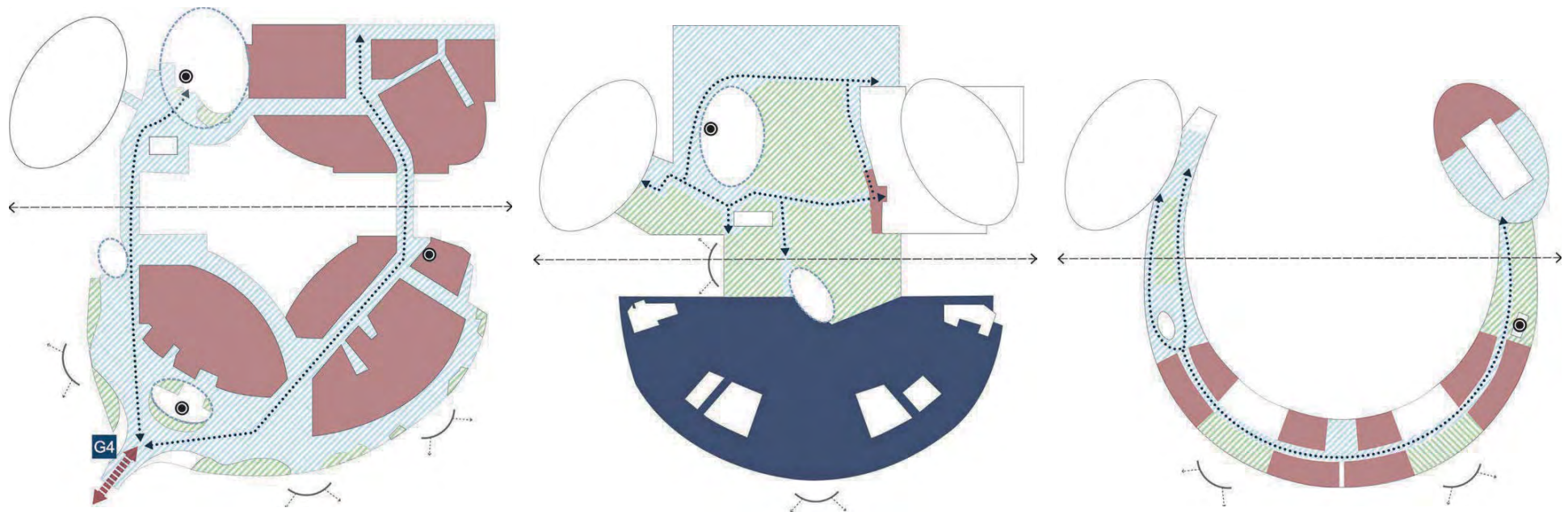
Elegant hotel pools amid dense subtropical planting form a visual focus for the hotel rooms above

LEGEND

- G4** Elevated gateway into precinct - Identified by Precinct Entry Marker
- Planting/ Public recreation space
- Outdoor event spaces/thoroughfares
- Food & Beverage/Retail
- Private access - Hotel guest access only
- Key elevated pedestrian bridge (level 4 IRD)

- Key pedestrian route
- Key public vertical circulation
- Key view lines
- Key view/ Open Vistas
- Atrium/Void

Note: Read in conjunction with **Section 4.3.3** Refer to **Volume 2 - Plan of Development** for detail and definitions.

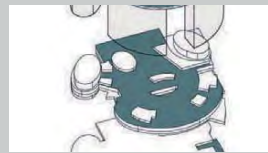


RIVER VIEW TERRACE



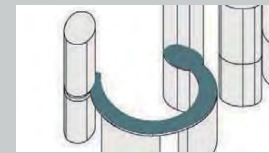
"The River View Terrace is a key urban space in the proposed link between the city and South Bank precincts, providing an important node between the proposed public pedestrian bridge, the city waterfront and George Street"

RECREATIONAL DECK



"A diverse series of water bodies and exciting spaces, come together to form Brisbane's most iconic pool and premier outdoor event space."

THE SKY DECK



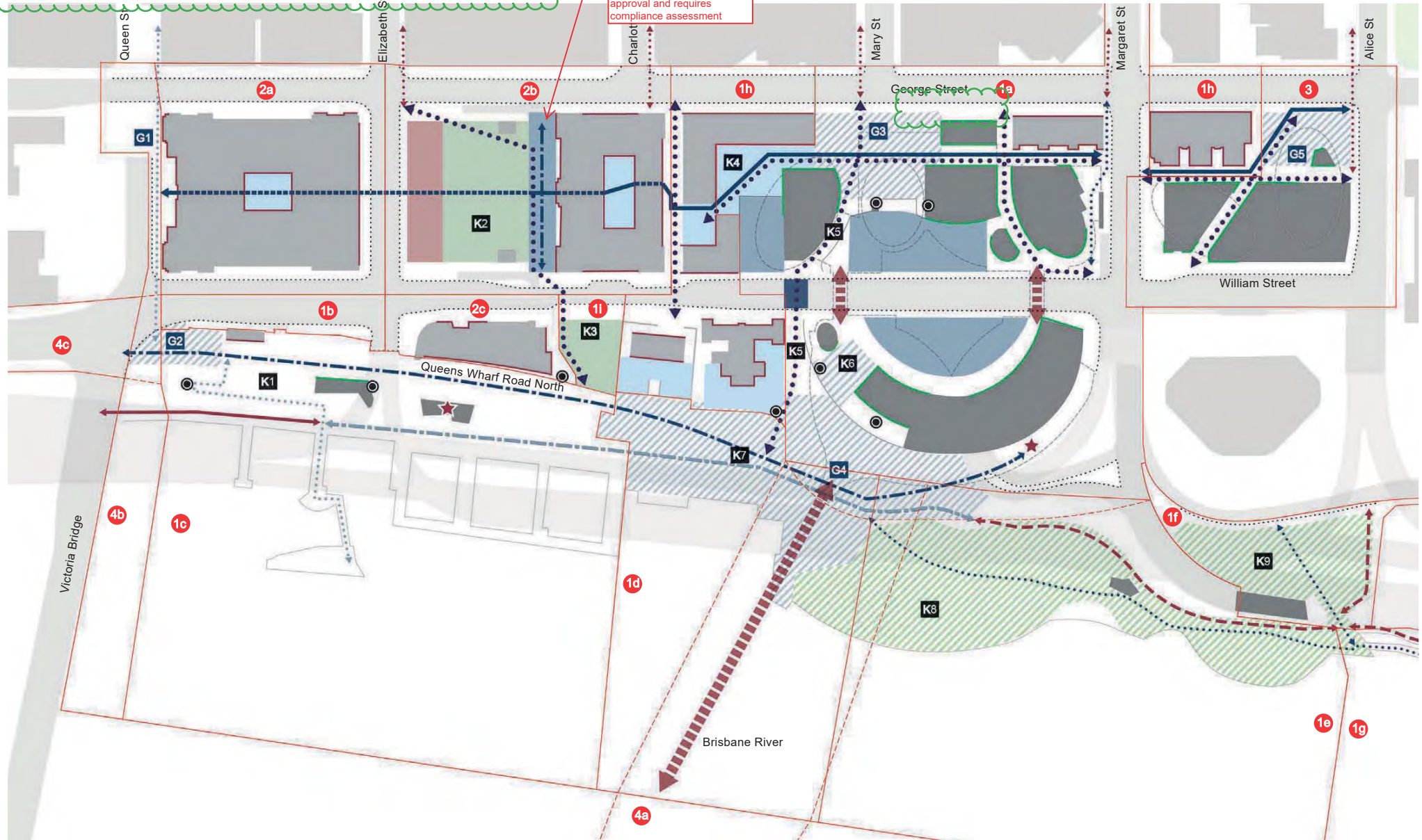
"The Sky Deck will provide the public significant and unprecedented views of Brisbane City and the Brisbane river"

Figure 4.4: The Sky Gardens: Indicative Public Realm Character (built form indicative only)

4.3 INTENT DIAGRAMS

4.3.1a PUBLIC REALM CONNECTIVITY - PODIUM AND TOWER TYPOLOGY

Vehicles access to be one way only. Shared zone is subject to conditions of approval and requires compliance assessment



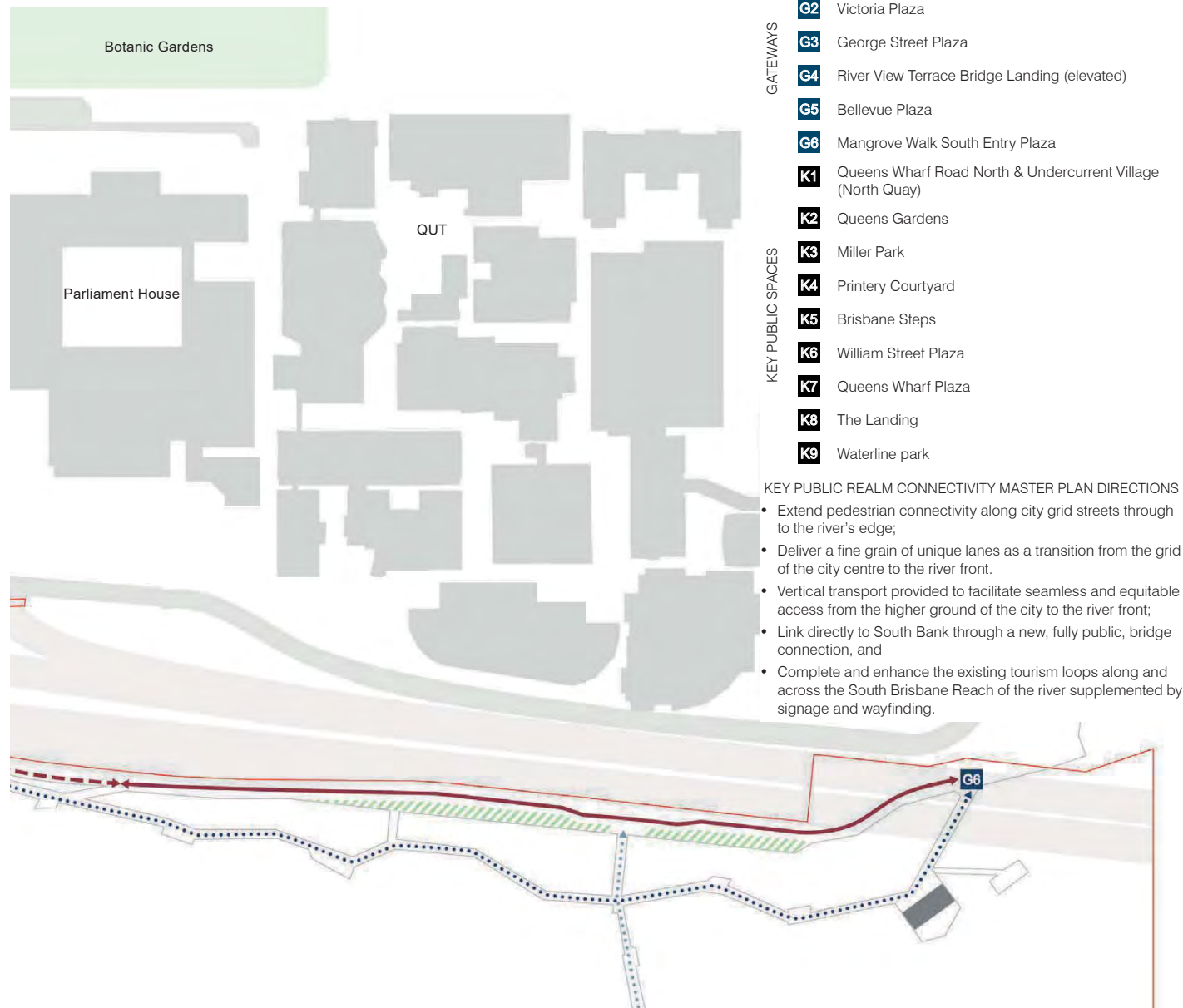
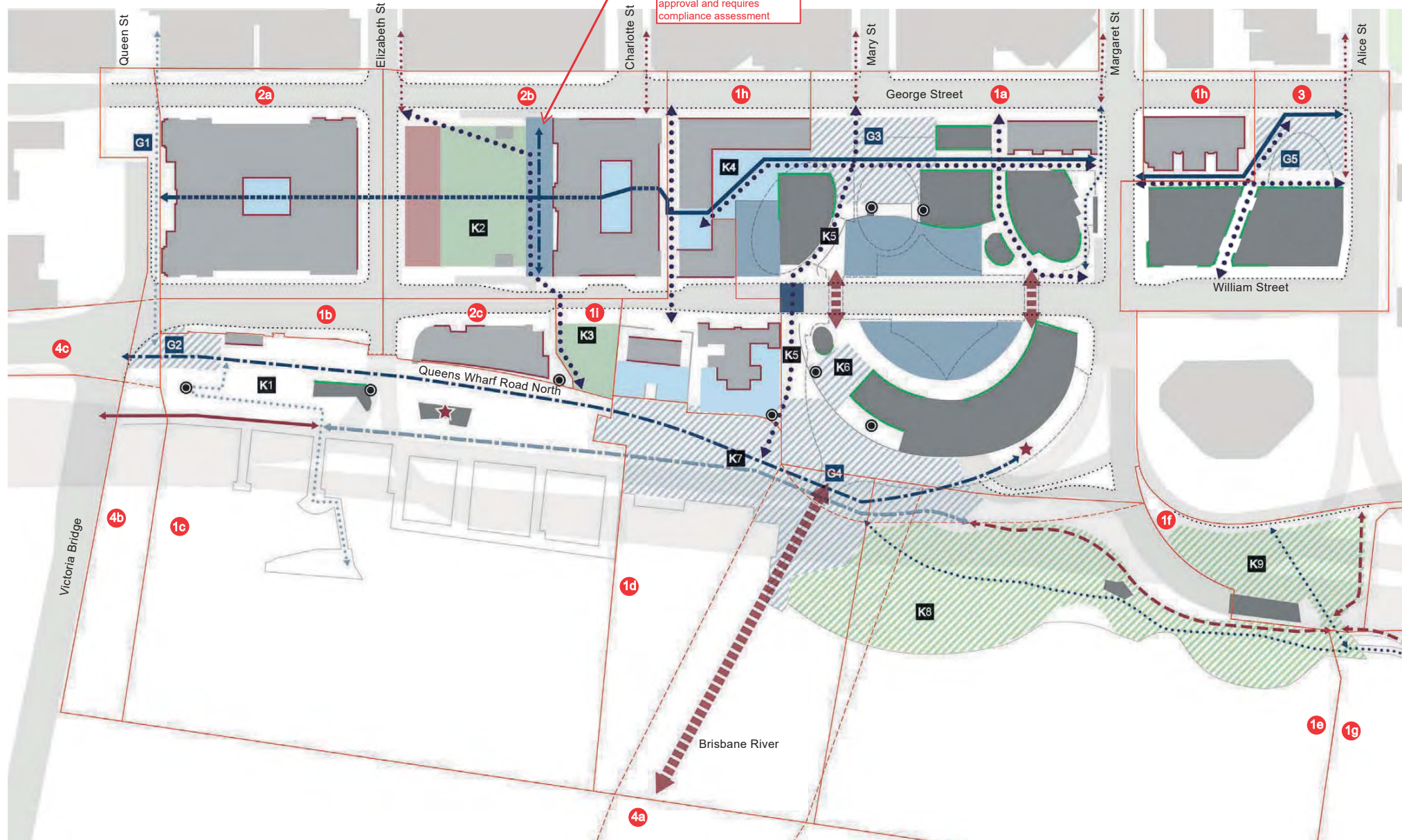


Figure 4.5a: Public Realm Connectivity Diagram
- Tower and Podium Typology

4.3.1b PUBLIC REALM CONNECTIVITY - TOWER IN PLAZA / STREET BUILDING TYPOLOGY

Vehicles access to be one way only. Shared zone is subject to conditions of approval and requires compliance assessment



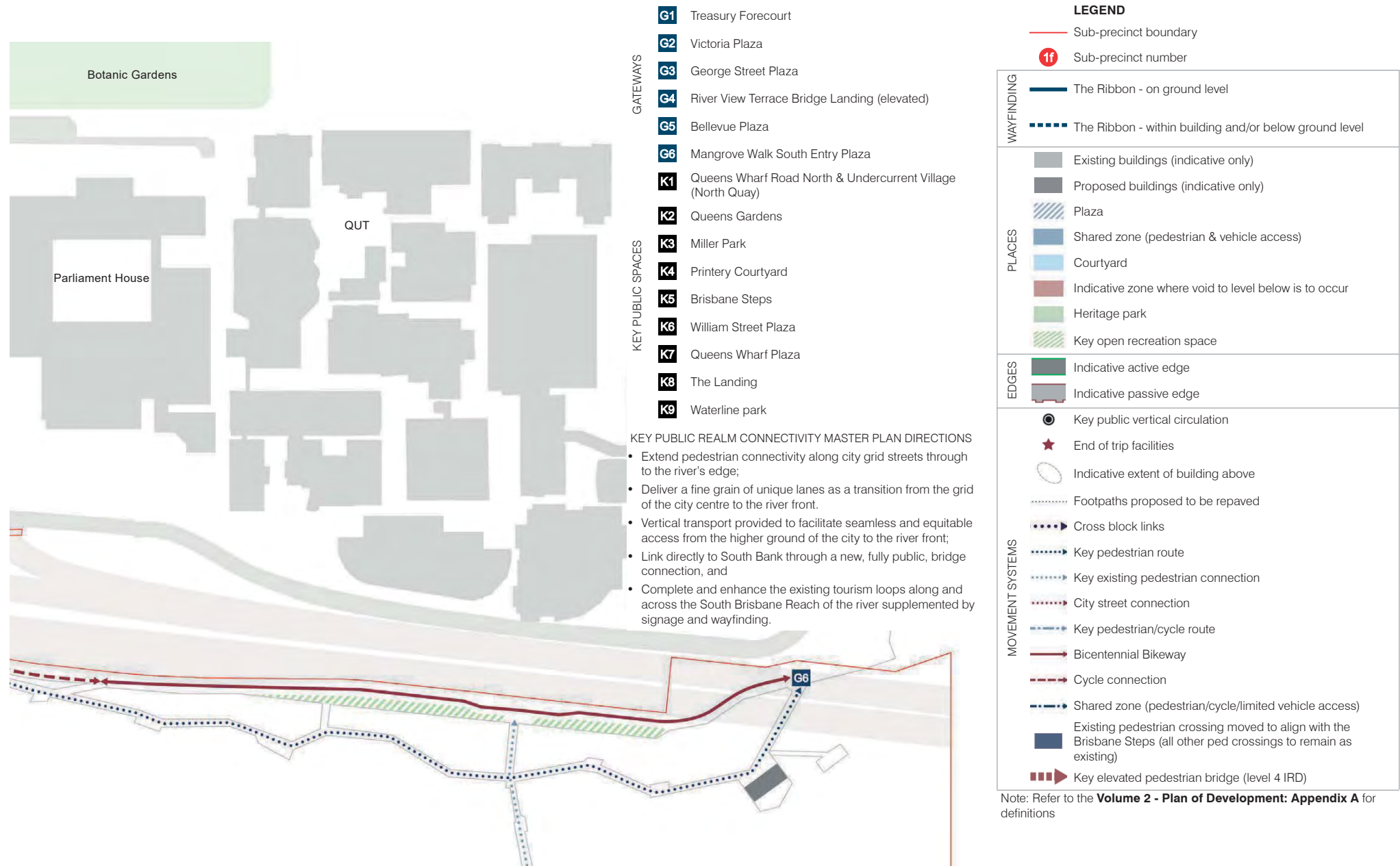
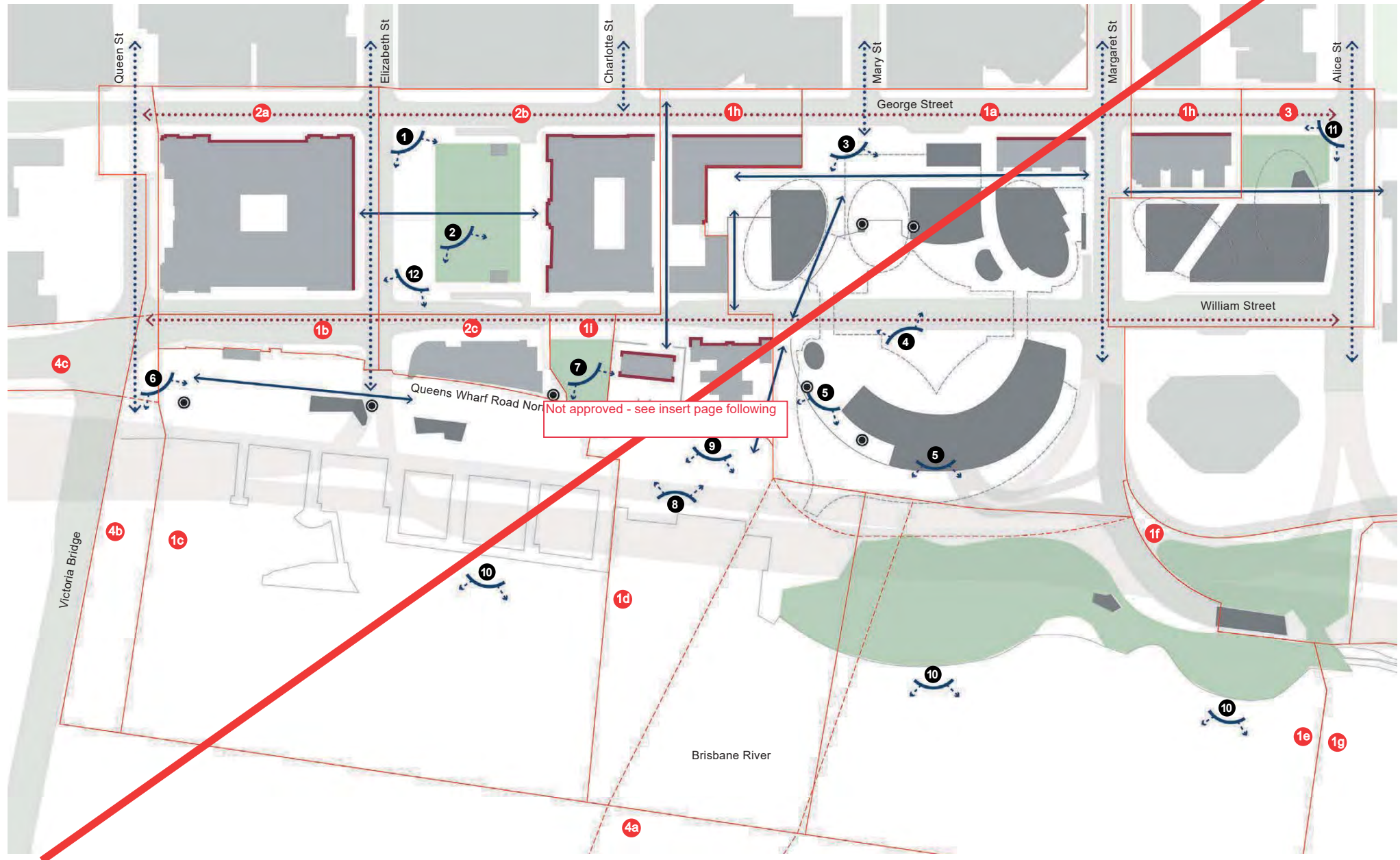


Figure 4.5b: Public Realm Connectivity Diagram
- Tower in Plaza / Street Building Typology

4.3.2 VIEWS AND VISUAL STRUCTURE





LEGEND

- Sub-precinct boundary
- 1f Sub-precinct number
- Existing buildings (indicative only)
- Proposed buildings (indicative only)
- ... Connecting city street view corridors
- ... Important QWB street view corridor
- Local view corridor
- Important ground level view sheds
- Views of important heritage facades to be maintained
- Vertical Connection - extending as visual structure
- 1 View from George and Elizabeth Street intersection across Queen's Gardens
- 2 View from Queen's Gardens towards Miller Park and neighbouring heritage facades
- 3 View from George Street Plaza through the IRD towards South Bank and Mt Coot-tha
- 4 View from Porte-cochere towards George Street Plaza
- 5 View from Porte-cochere towards South Bank and the river
- 6 View from Victoria Plaza across the river to the Cultural Precinct and South Bank
- 7 View from Miller Park towards South Bank and the river
- 8 View of heritage listed buildings
- 9 View from Queen's Wharf Plaza across the river to Cultural Precinct and South Bank
- 10 View from river's edge across the river to South Bank
- 11 View from George and Alice Street intersection across Bellevue Plaza
- 12 View from Queen's Gardens across the river to the Cultural Precinct and South Bank

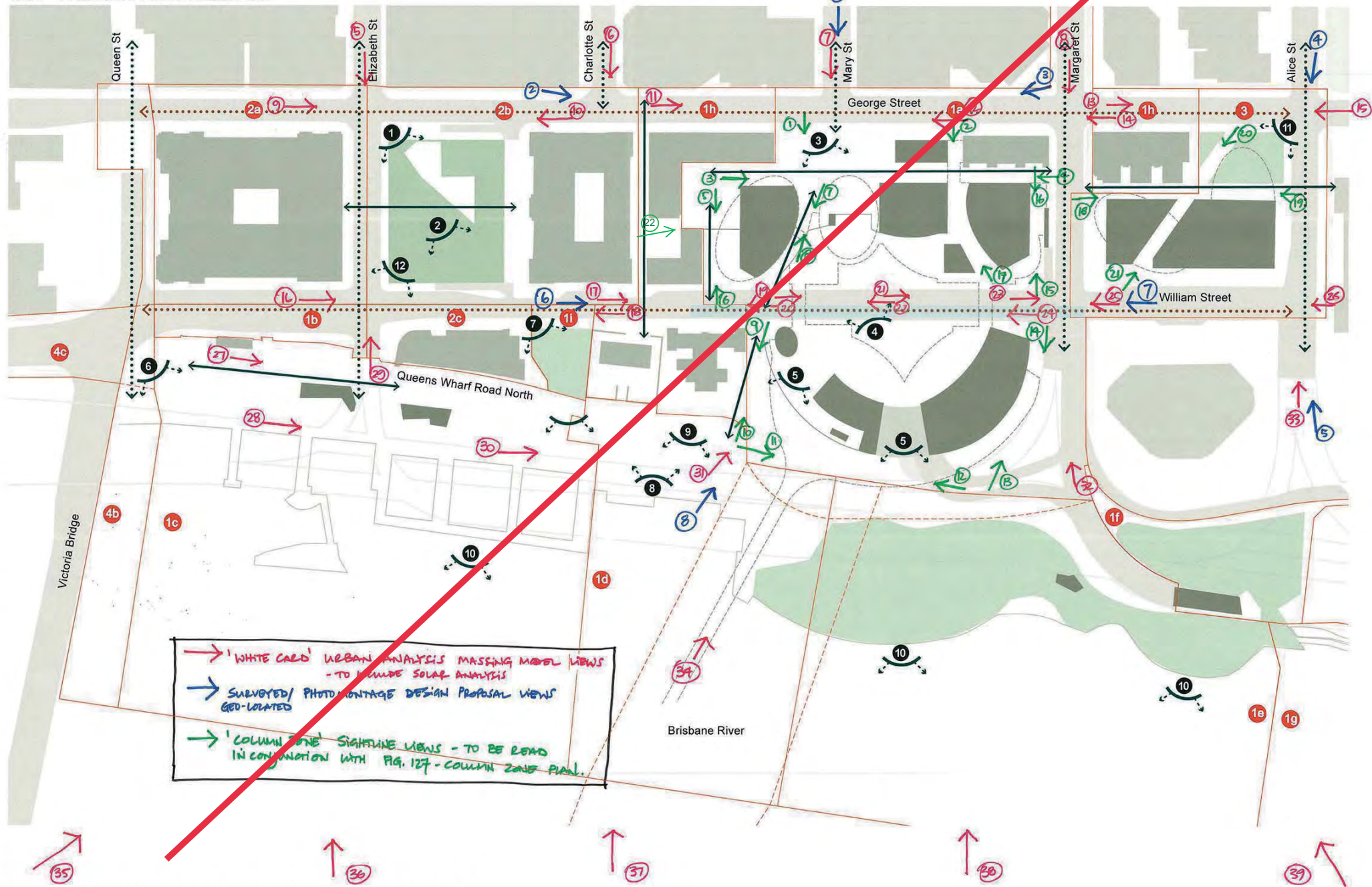
KEY VIEWS MASTER PLAN DIRECTIONS

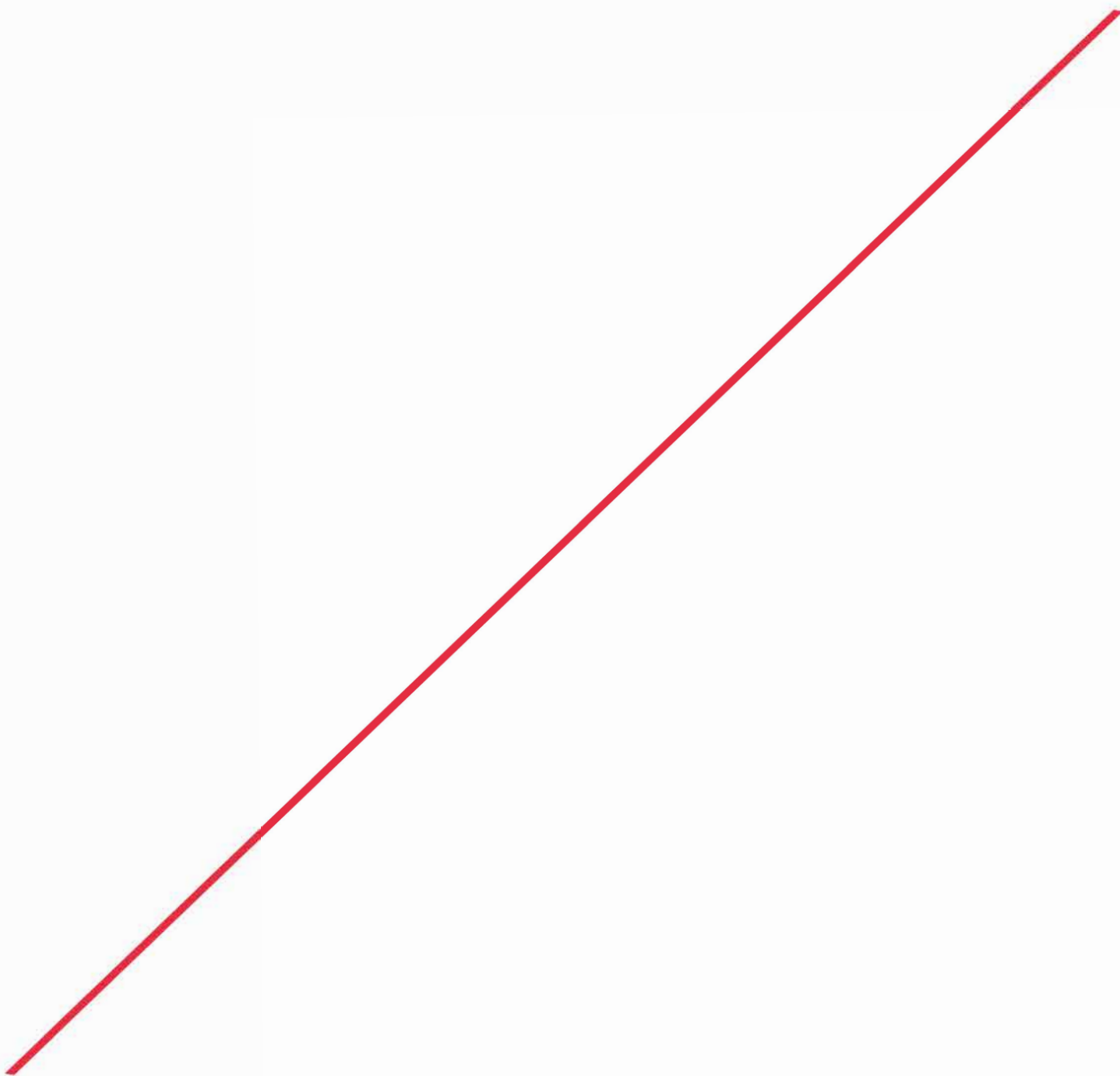
- Layer the composition of the development form to provide an inviting and legible view from South Bank;
- Where structure and/or services permit, continue view lines from the city grid through to the river and enhance them with boulevard planting to frame key aspects;
- Celebrate and amplify the intimate and enclosed views of the ridgeline spaces, lanes and courtyards but be sure to maintain view slots toward the river and the city;
- Use the REX as a tool to enhance and frame views;
- Capture the opportunity to create new elevated views of the precinct and the city; and
- Orientate spaces to the river to take advantage of it as a stage for activation and landmark events.

Refer to **Volume 3 - Attachment A - Urban Design Master Plan** for visual assessment.

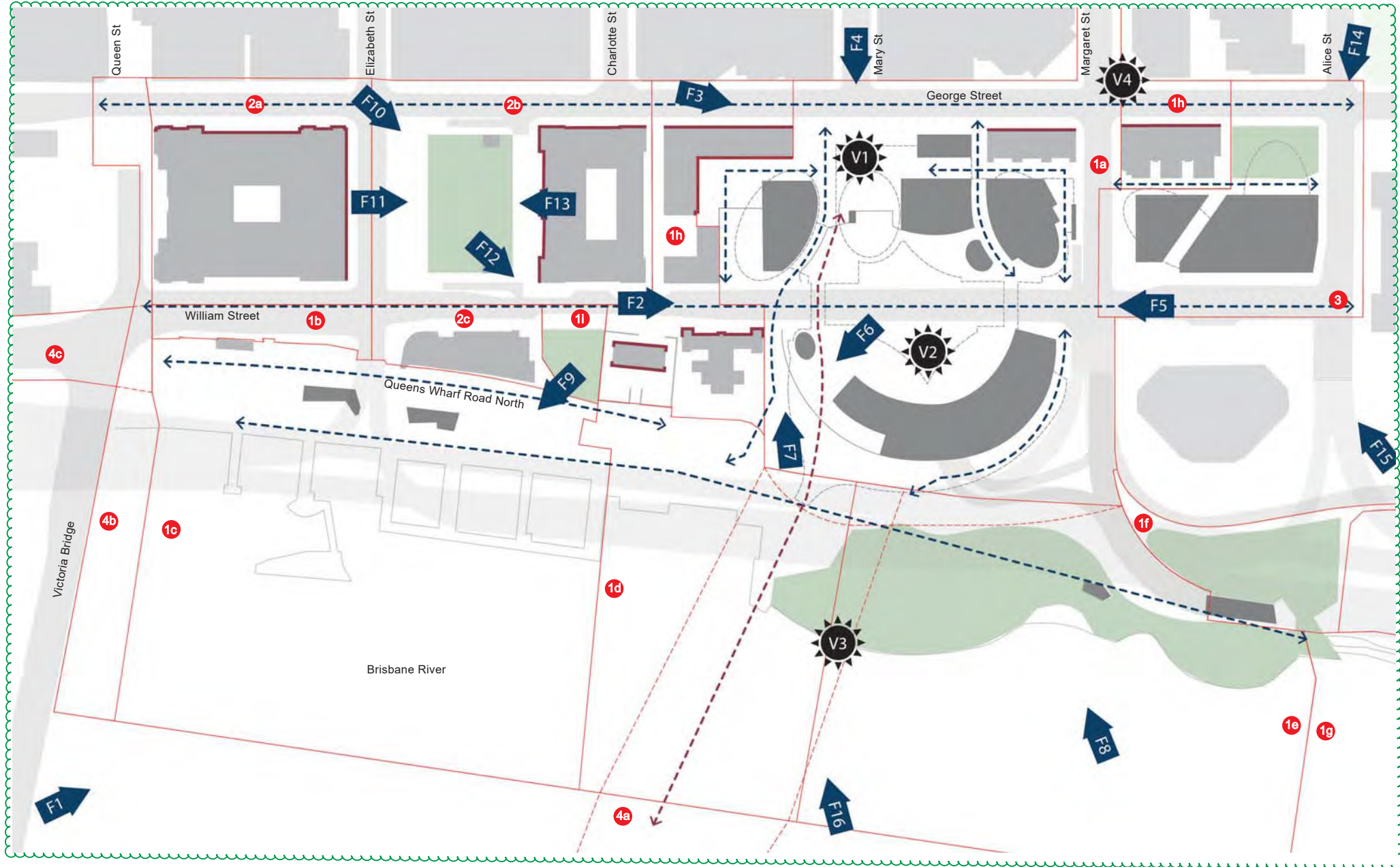
Figure 4.6: Indicative Key Views Diagram

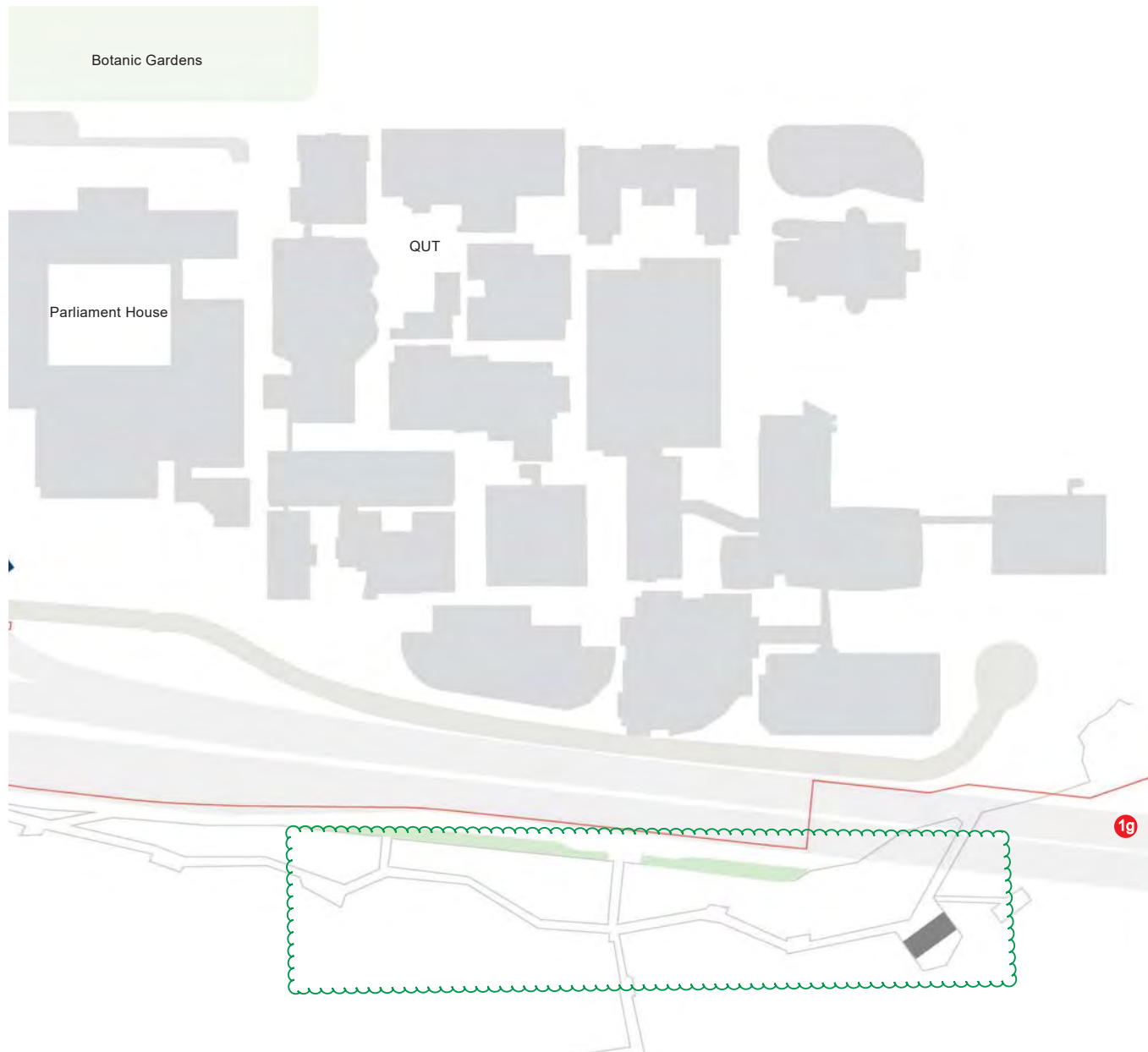
4.3.2 VIEWS AND VISUAL STRUCTURE





4.3.2 VIEWS AND VISUAL STRUCTURE





LEGEND

- Sub-precinct boundary
- 1f Sub-precinct number
- Existing buildings (indicative only)
- Proposed buildings (indicative only)
- F2 Fixed viewpoint
- V4 VR images (360° fixed viewpoint)
- > Pathway (360° moving viewpoint along a defined path)
- - -> Elevated Pathway (360° moving viewpoint along a defined path)
- Views of important heritage facades to be maintained

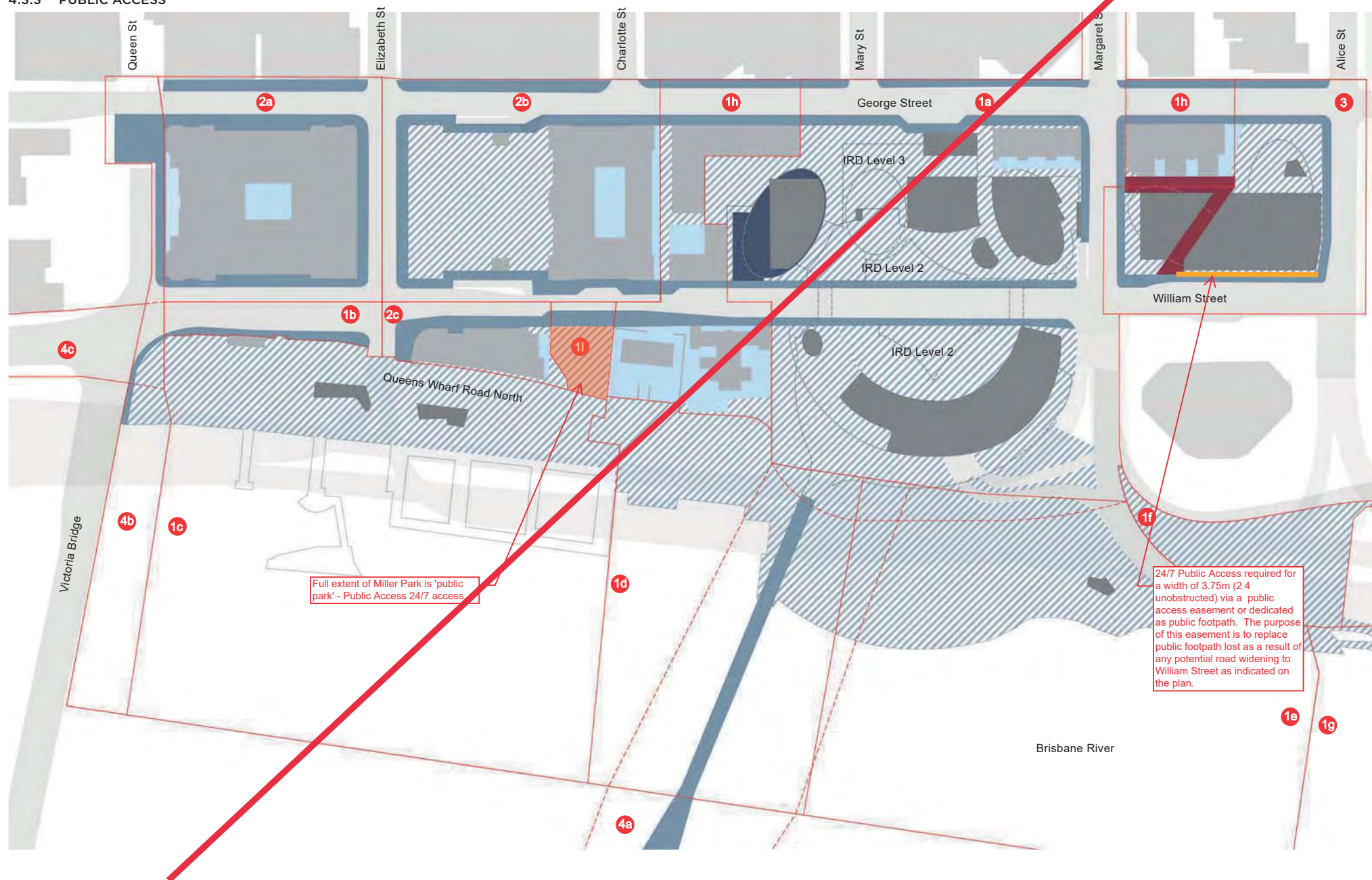
KEY VIEWS MASTER PLAN DIRECTIONS

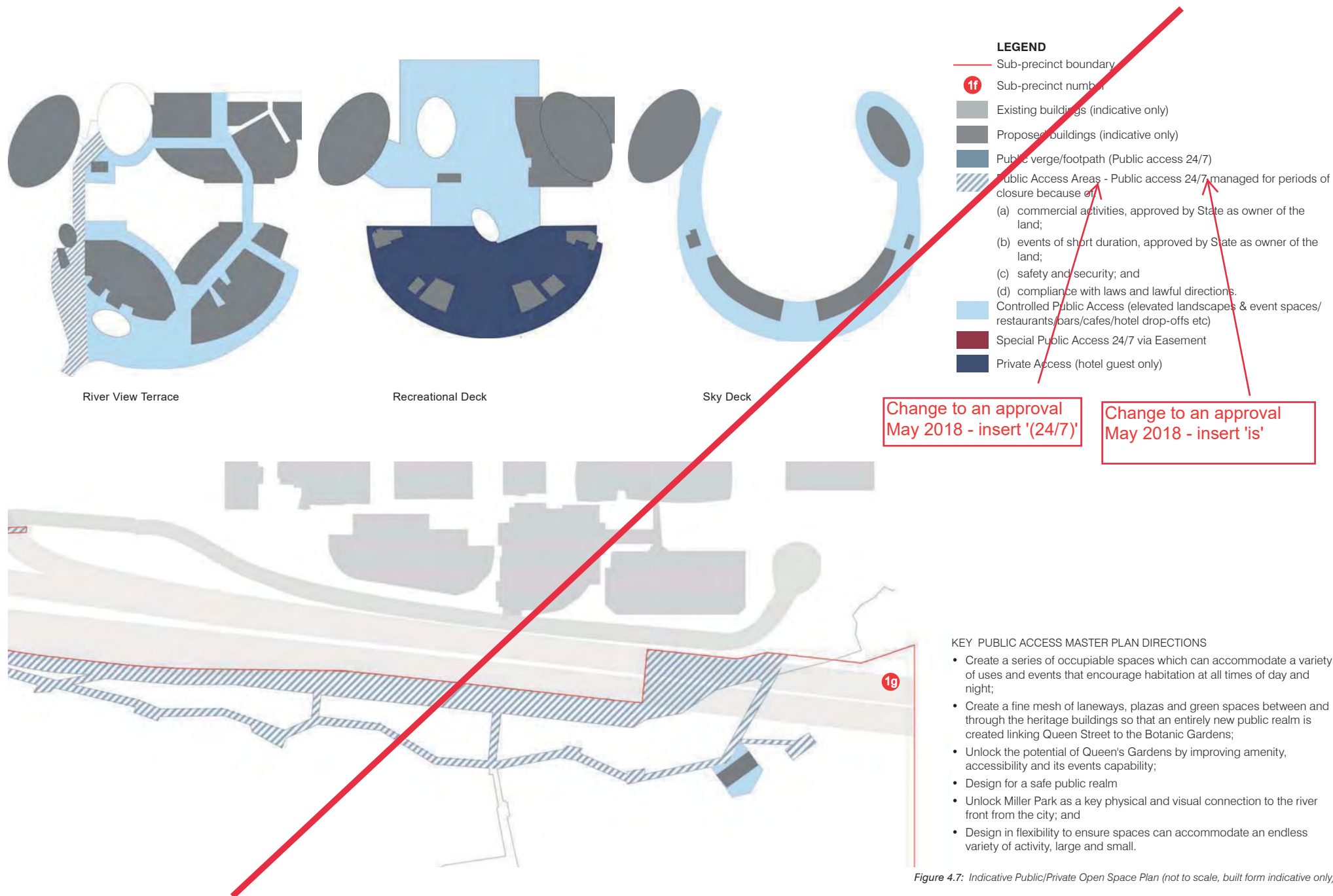
- Layer the composition of the development form to provide an inviting and legible view from South Bank;
- Where structure and/or services permit, continue view lines from the city grid through to the river and enhance them with boulevard planting to frame key aspects;
- Celebrate and amplify the intimate and enclosed views of the ridgeline spaces, lanes and courtyards but be sure to maintain view slots toward the river and the city;
- Use the REX as a tool to enhance and frame views;
- Capture the opportunity to create new elevated views of the precinct and the city; and
- Orientate spaces to the river to take advantage of it as a stage for activation and landmark events.

Refer to **Volume 3 - Attachment A - Urban Design Master Plan** for visual assessment.

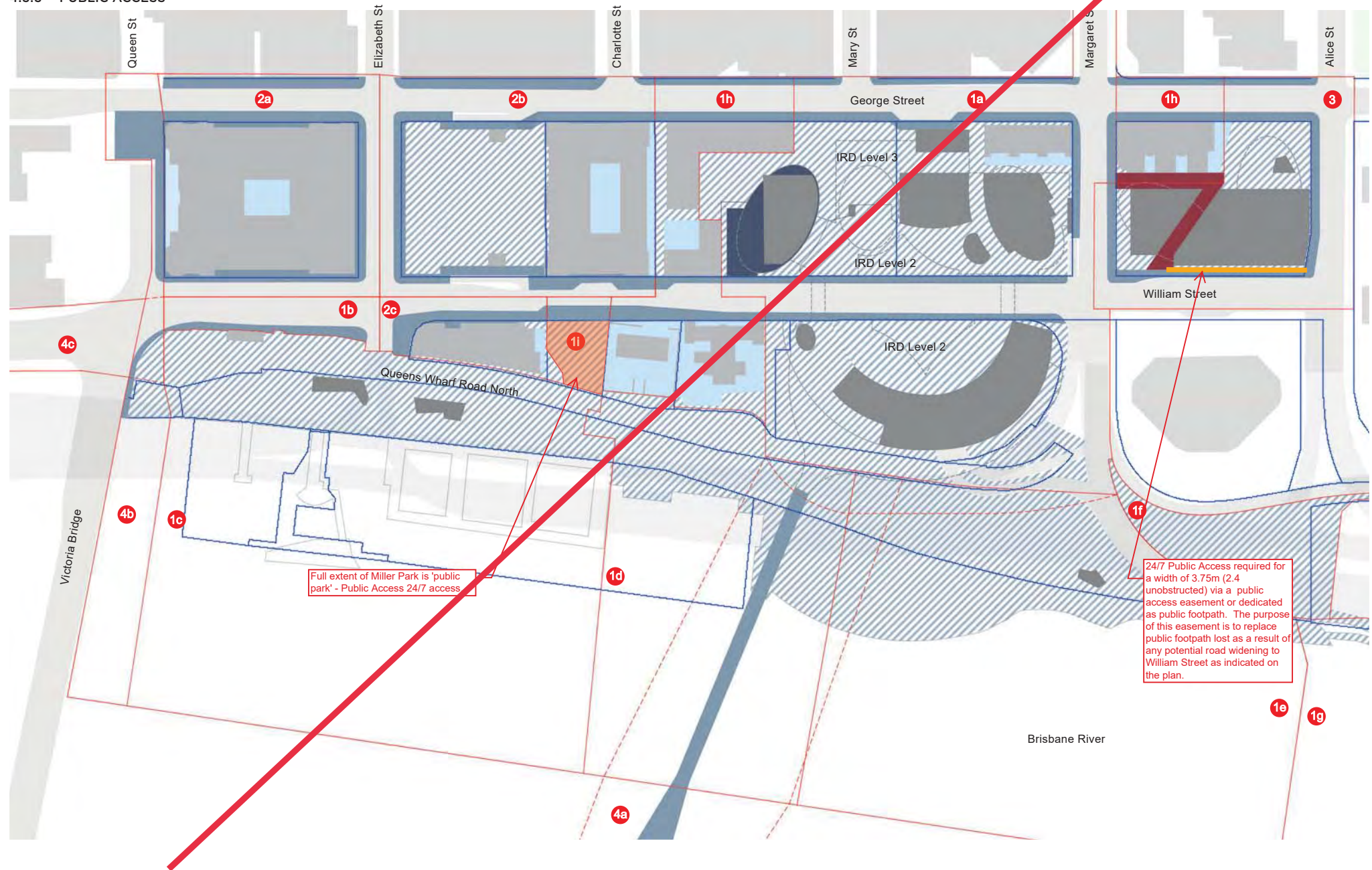
Figure 4.6: Indicative Key Views Diagram (not to scale, built form indicative only)

4.3.3 PUBLIC ACCESS



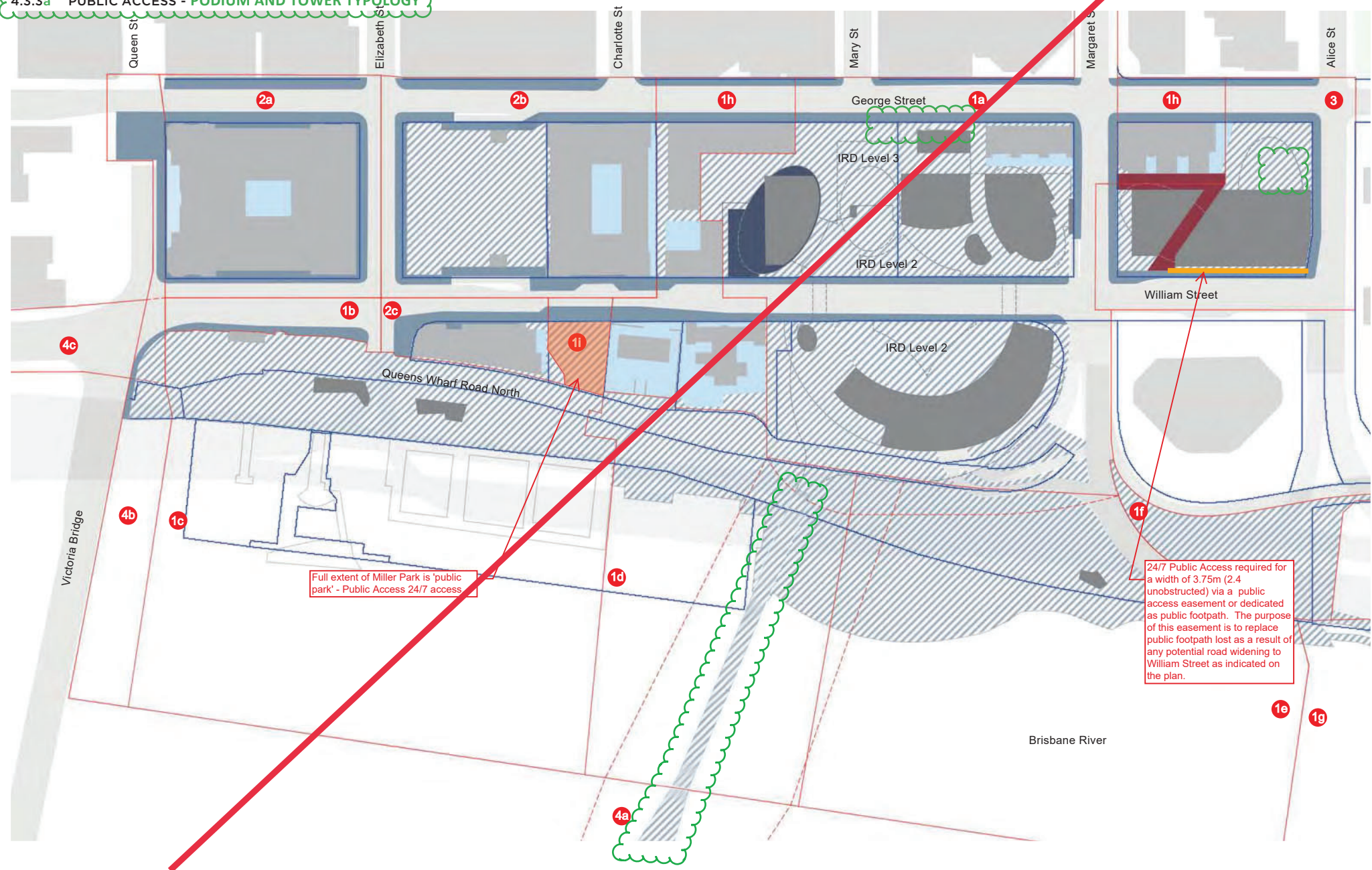


4.3.3 PUBLIC ACCESS

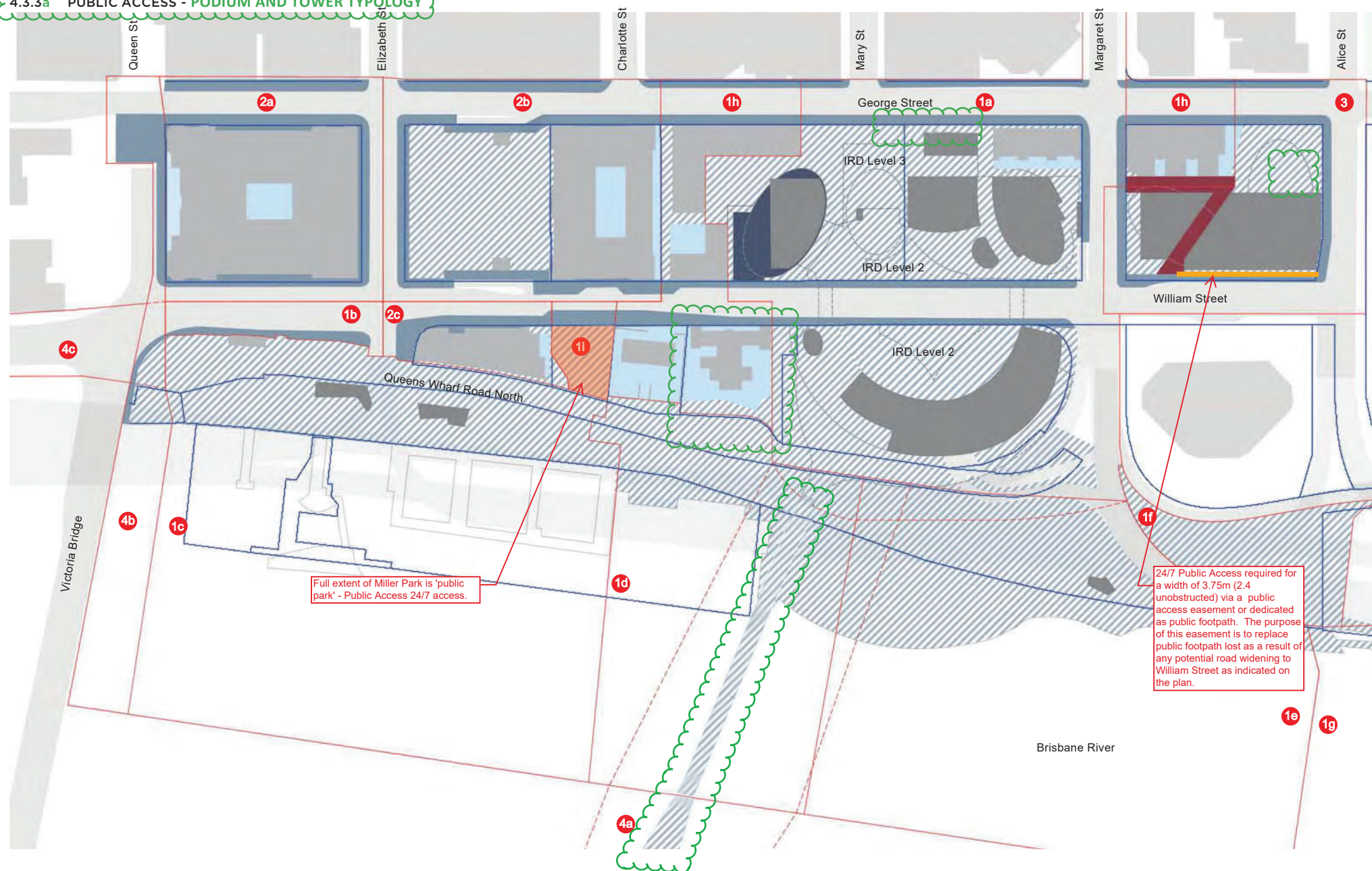


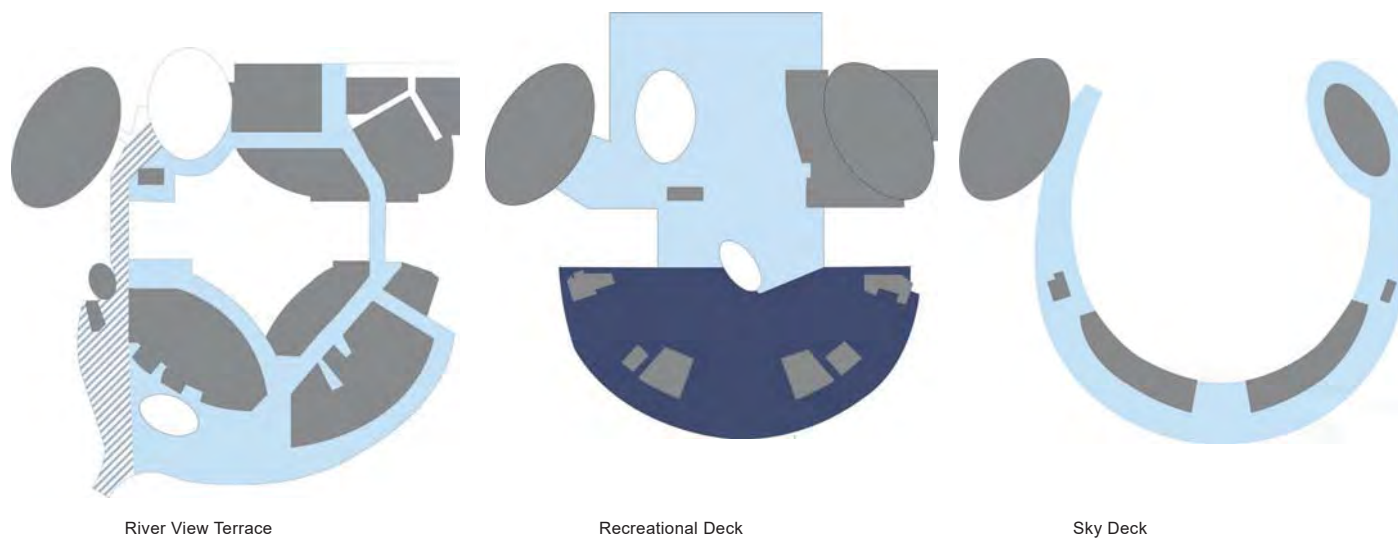
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4.3.3a PUBLIC ACCESS - PODIUM AND TOWER TYPOLOGY



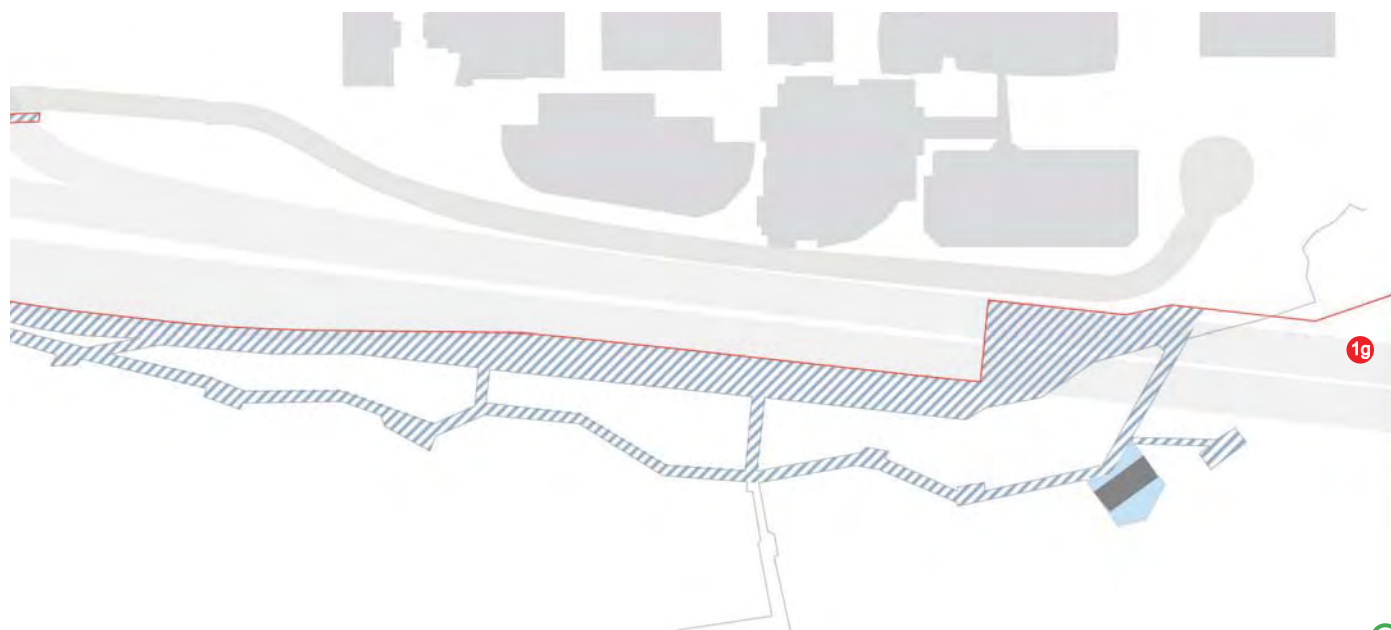
4.3.3a PUBLIC ACCESS - PODIUM AND TOWER TYPOLOGY





LEGEND

- Sub-precinct boundary
- 1f Sub-precinct number
- Existing buildings (indicative only)
- Proposed buildings (indicative only)
- Public verge/footpath (Public access 24/7)
- Public Access Areas - Public access 24/7 managed for periods of closure because of:
 - (a) commercial activities, approved by State as owner of the land;
 - (b) events of short duration, approved by State as owner of the land;
 - (c) safety and security; and
 - (d) compliance with laws and lawful directions.
- Controlled Public Access (elevated landscapes & event spaces/ restaurants/bars/cafes/hotel drop-offs etc)
- Special Public Access 24/7 via Easement
- Private Access (hotel guest only)

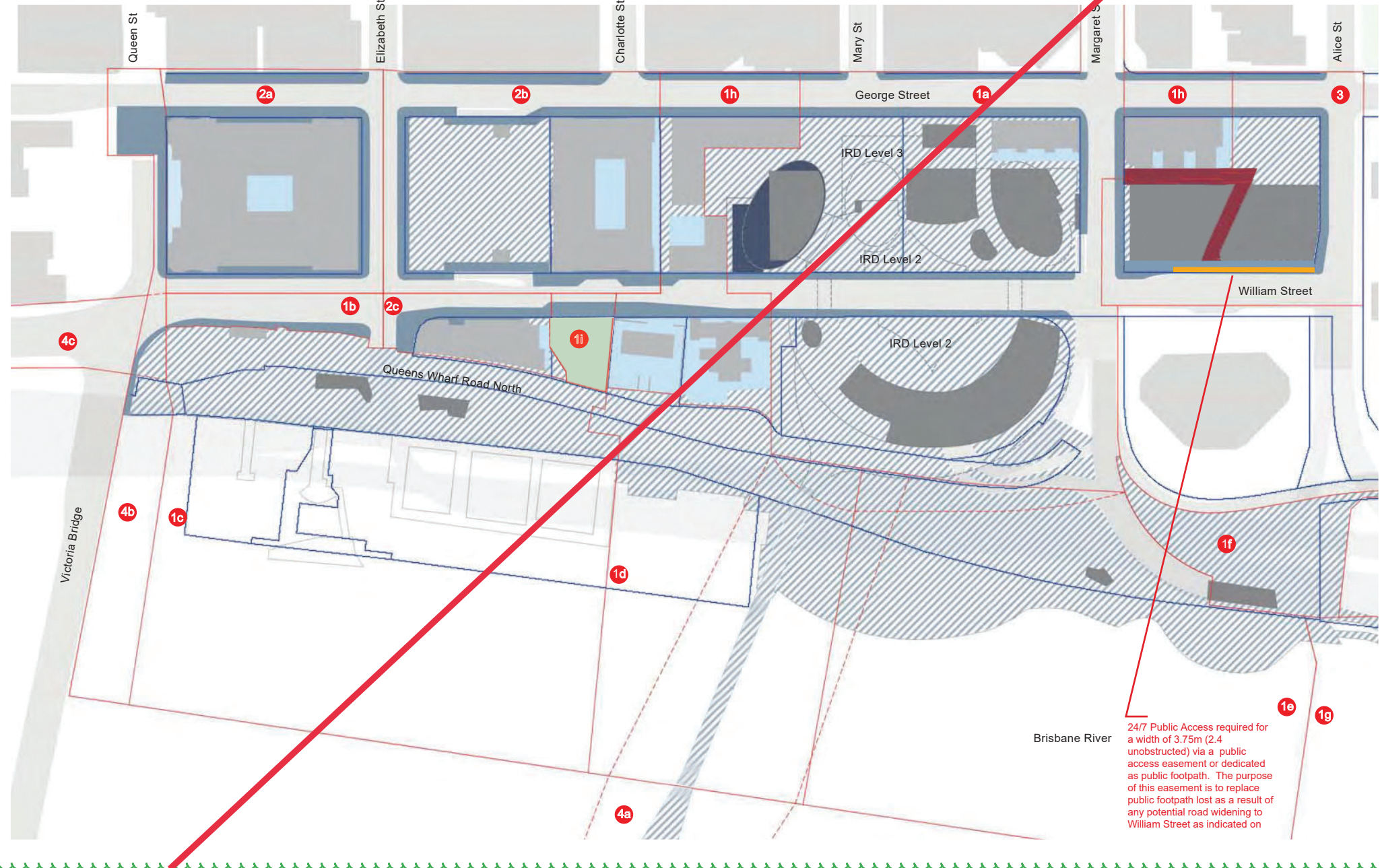


KEY PUBLIC ACCESS MASTER PLAN DIRECTIONS

- Create a series of occupiable spaces which can accommodate a variety of uses and events that encourage habitation at all times of day and night;
- Create a fine mesh of laneways, plazas and green spaces between and through the heritage buildings so that an entirely new public realm is created linking Queen Street to the Botanic Gardens;
- Unlock the potential of Queen's Gardens by improving amenity, accessibility and its events capability;
- Design for a safe public realm
- Unlock Miller Park as a key physical and visual connection to the river front from the city; and
- Design in flexibility to ensure spaces can accommodate an endless variety of activity, large and small.

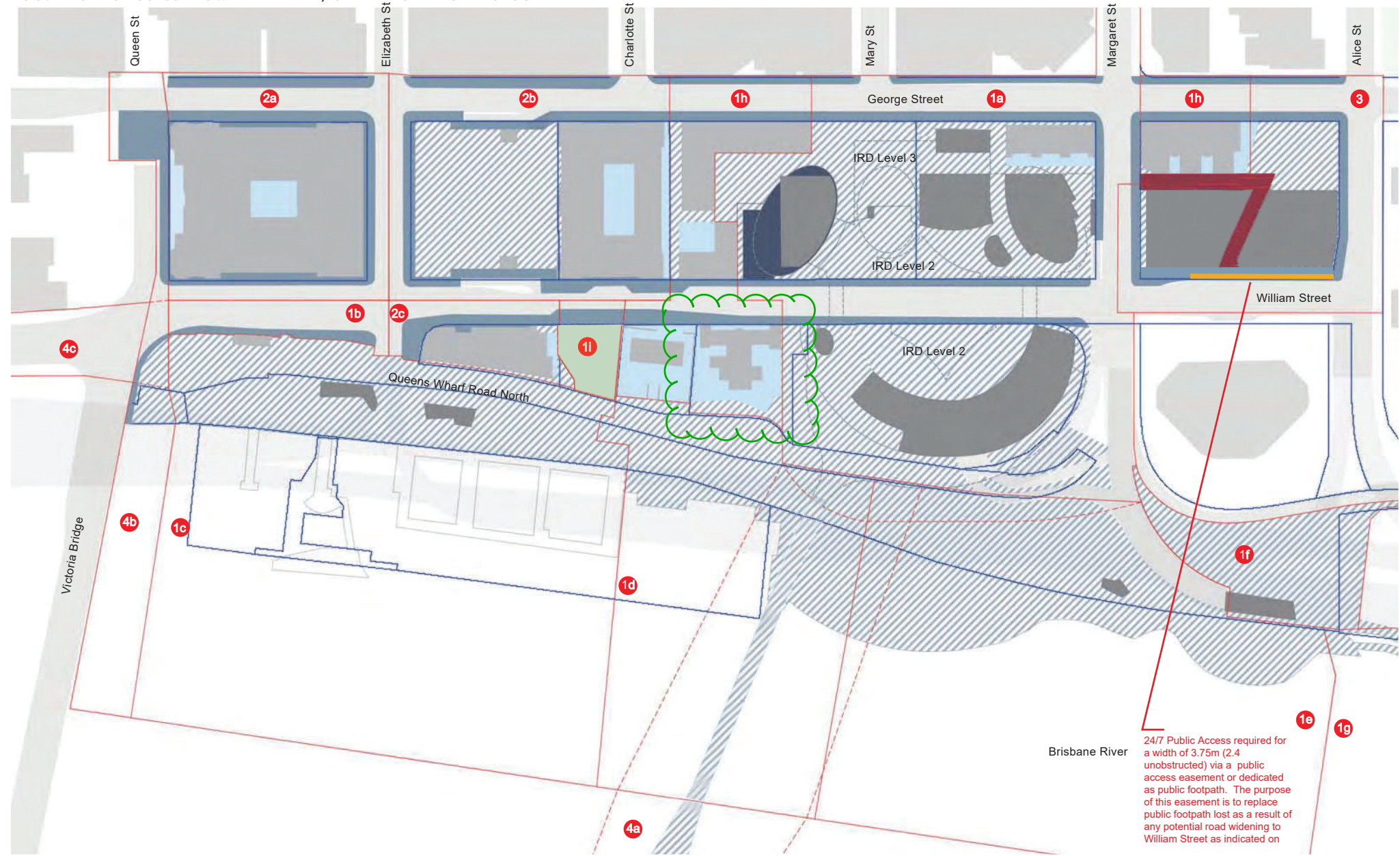
Figure 4.7a: Indicative Public/Private Open Space Plan (not to scale, built form indicative only)
- Tower and Podium Typology

4.3.3b PUBLIC ACCESS - TOWER IN PLAZA / STREET BUILDING TYPOLOGY



24/7 Public Access required for a width of 3.75m (2.4 unobstructed) via a public access easement or dedicated as public footpath. The purpose of this easement is to replace public footpath lost as a result of any potential road widening to William Street as indicated on the plan.

4.3.3b PUBLIC ACCESS - TOWER IN PLAZA / STREET BUILDING TYPOLOGY



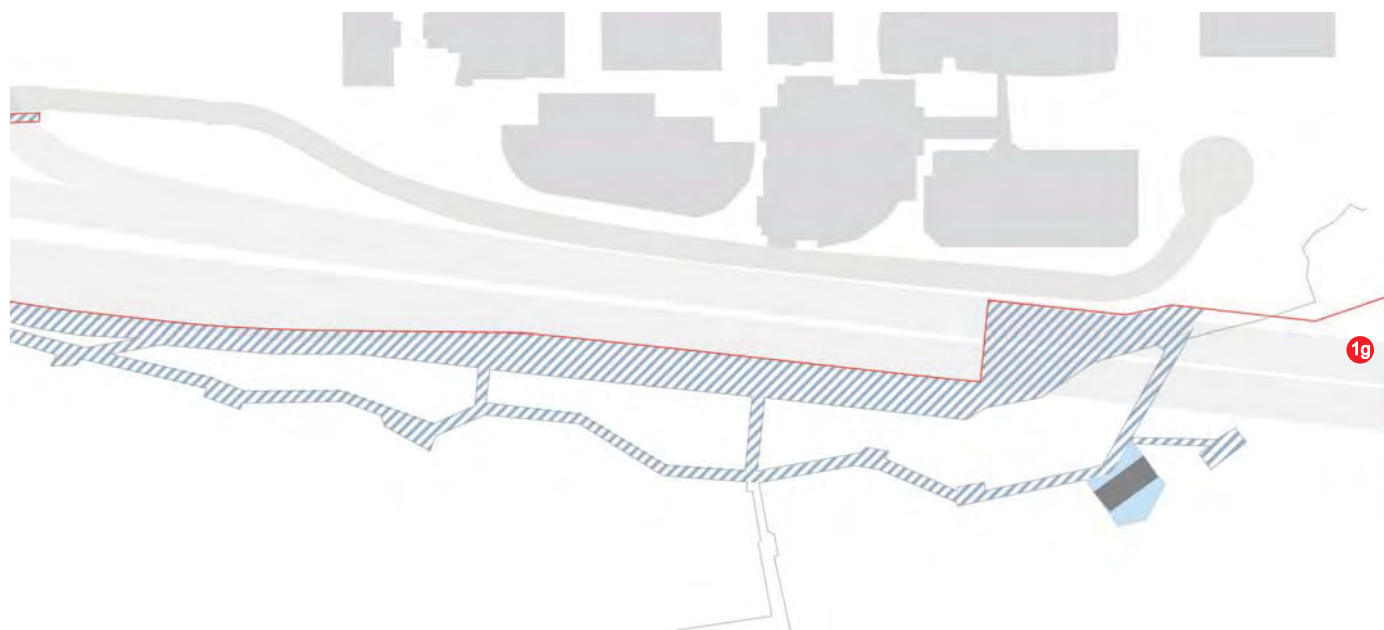
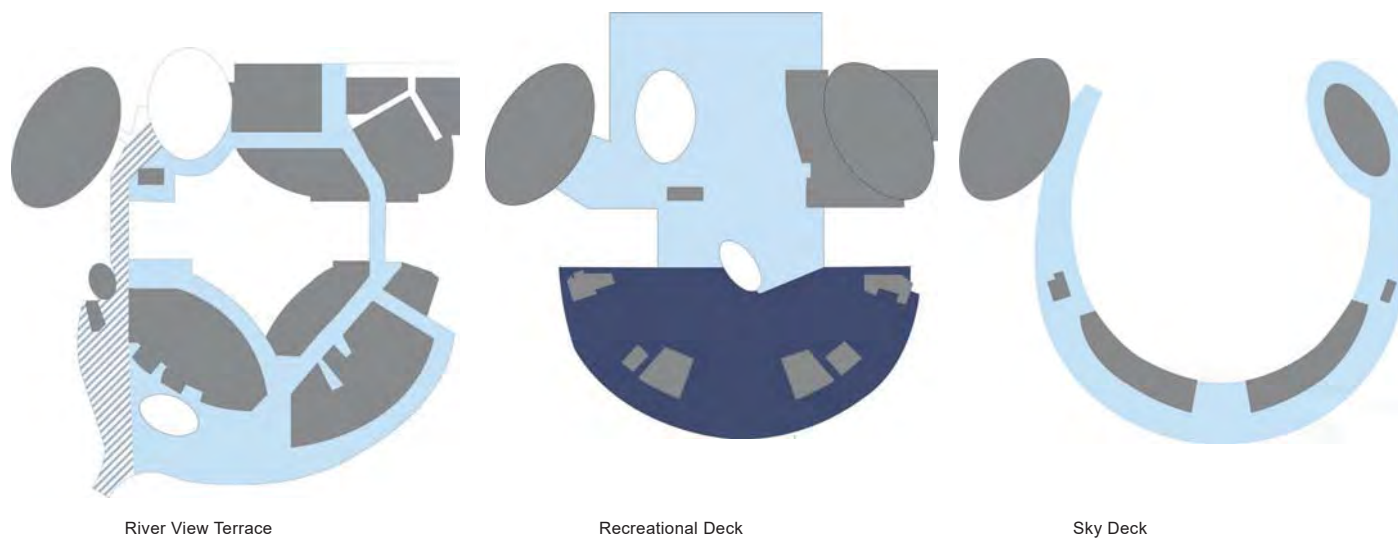
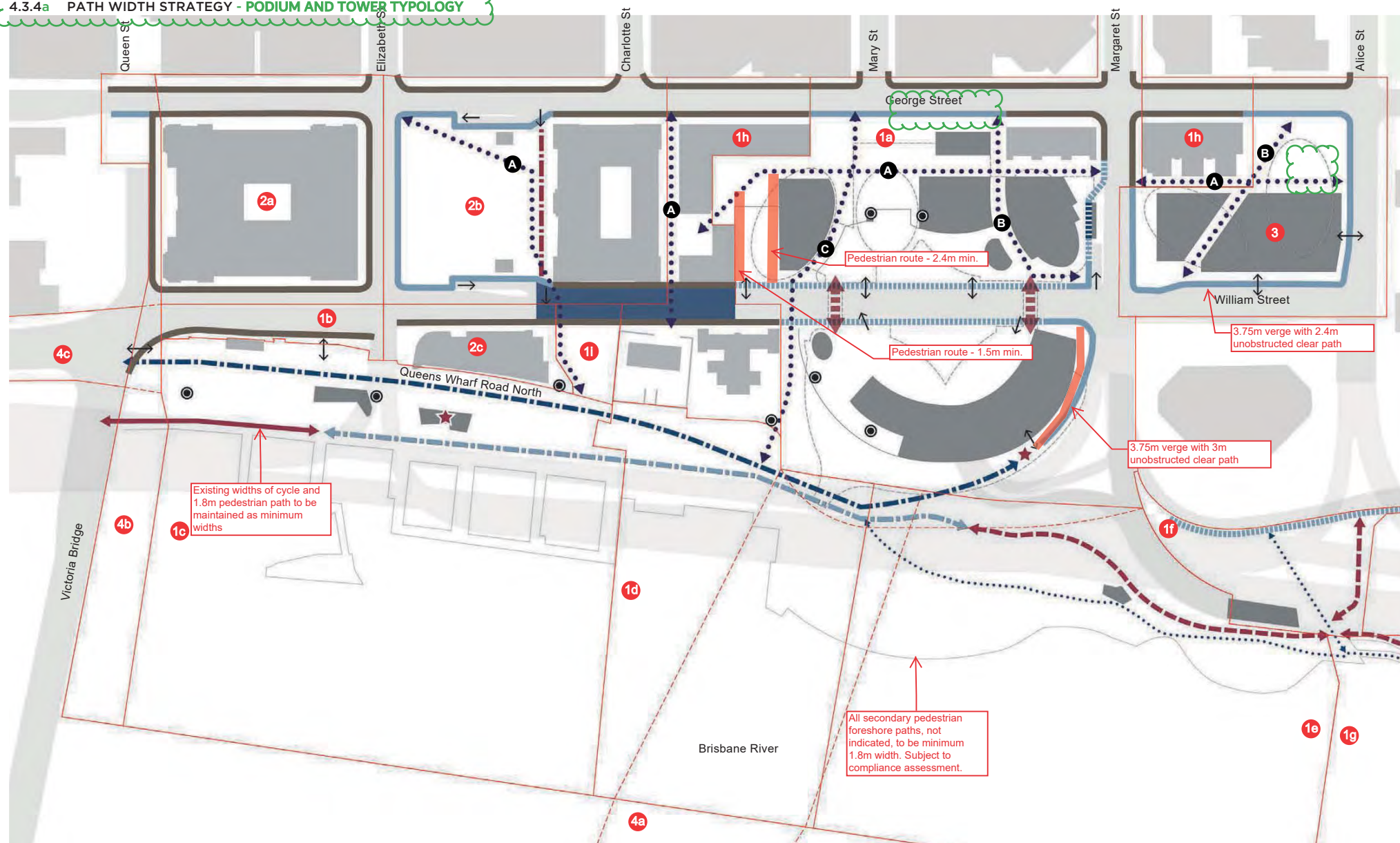
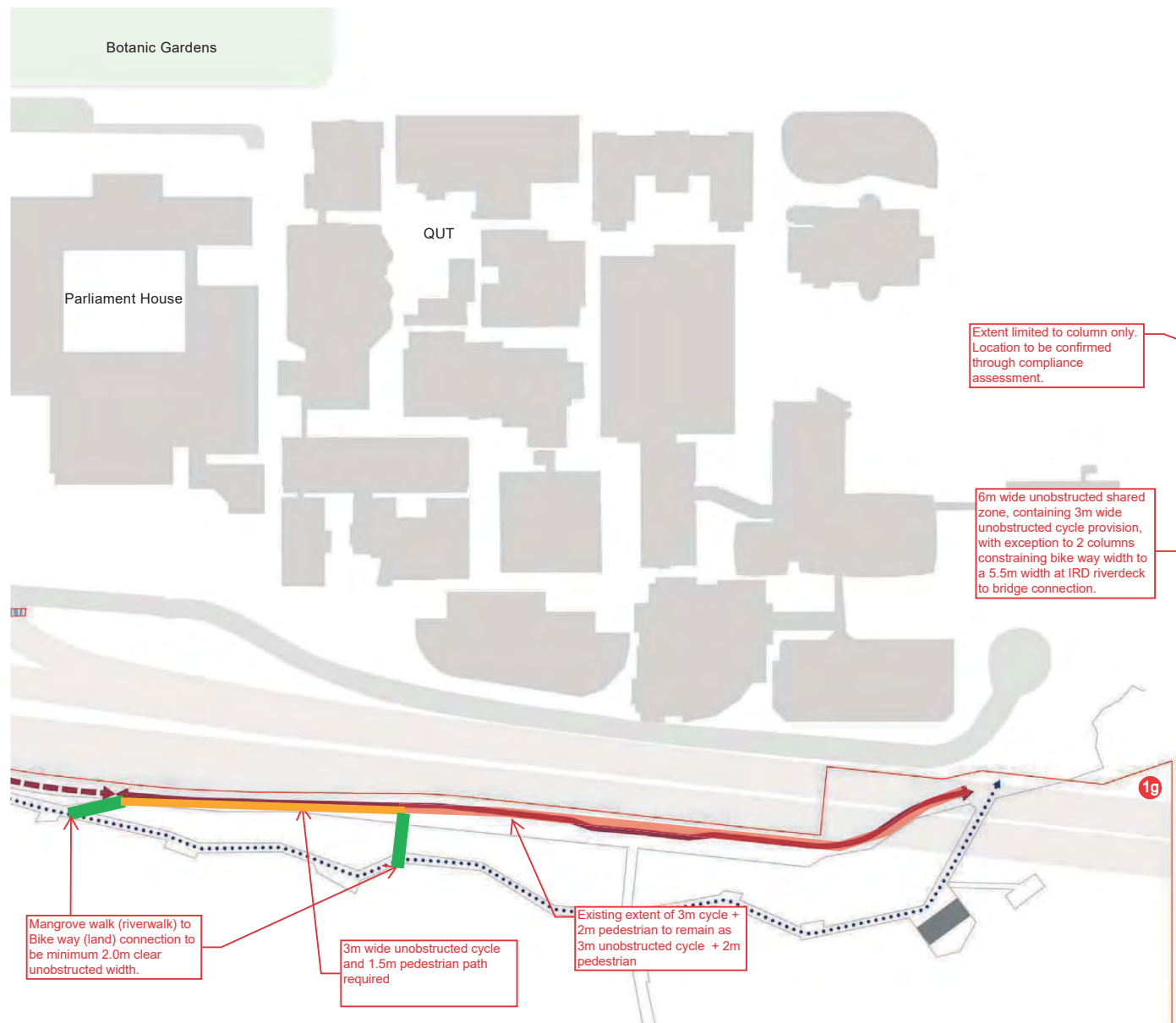


Figure 4.7b: Indicative Public/Private Open Space Plan (not to scale, built form indicative only)
- Tower in Plaza | Street Building Typology

4.3.4a PATH WIDTH STRATEGY - PODIUM AND TOWER TYPOLOGY





LEGEND

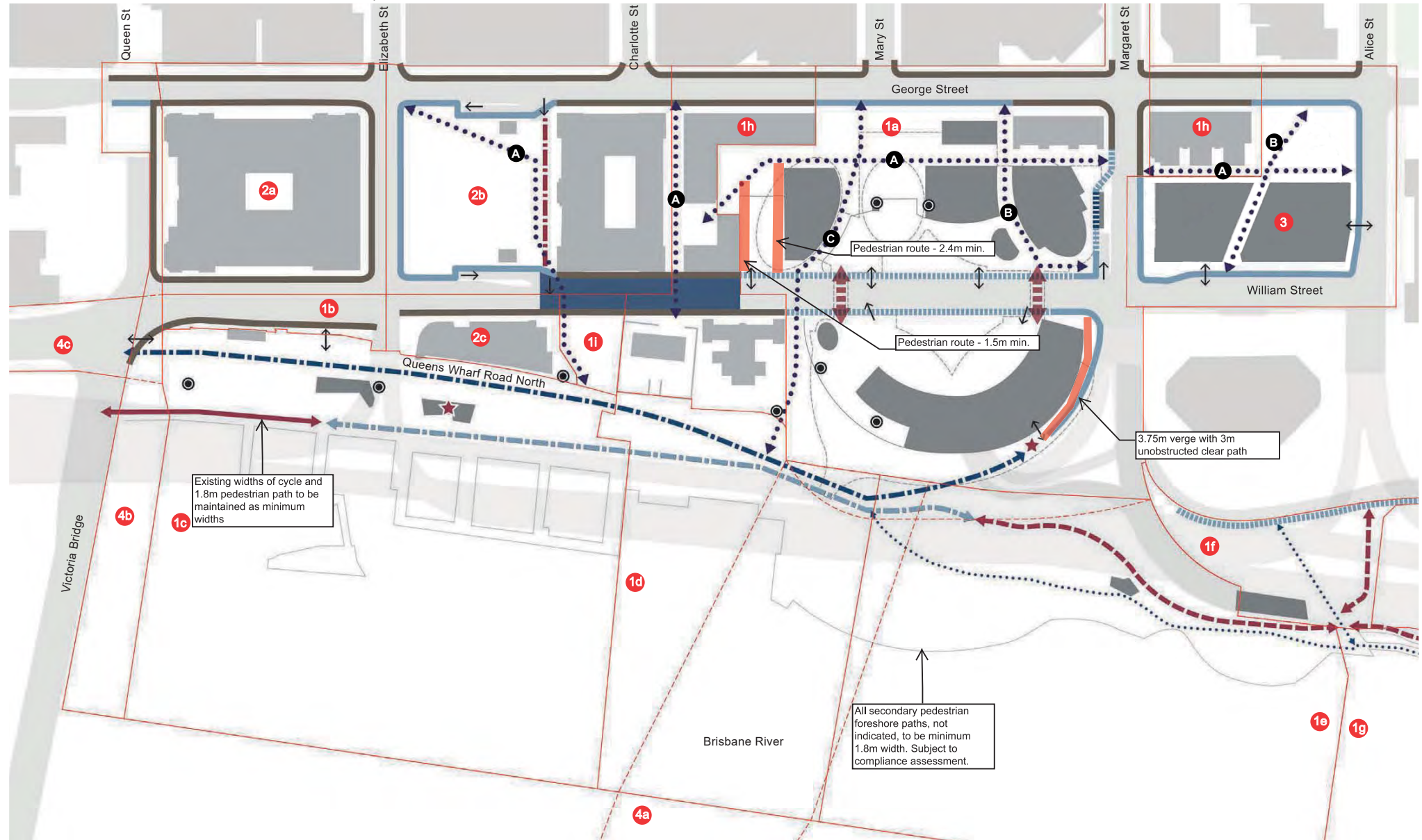
—	Sub-precinct boundary
1f	Sub-precinct number
	Existing buildings (indicative only)
	Proposed buildings (indicative only)
	Potential for narrowing of road carriageway to facilitate better pedestrian cross movements (location indicative)
↔	Indicative vehicle access point
●	Key public vertical circulation
★	End of trip facilities
PATH TYPE	
—	City street pedestrian movement A (footpaths)
---	City street pedestrian movement B (footpaths)
---	City street pedestrian movement C (footpaths)
—	Heritage frontage footpaths
● ▶	Cross block links A
● ▶	Cross block links B
● ▶	Cross block links C
---	Key pedestrian route (off road)
---	Key pedestrian/cycle route (off road)
---	Bicentennial bikeway
---	Cycle connection
---	Shared zone (pedestrian/cycle/limited, controlled vehicle access)
---	Shared zone (pedestrian/cycle/limited, controlled vehicle access)
---	Key elevated pedestrian bridge
MINIMUM WIDTH	
City street pedestrian movement A (footpaths)	3.75m verge with 2.4m unobstructed path
City street pedestrian movement B (footpaths)	3.4m verge with 2.4m unobstructed path
City street pedestrian movement C (footpaths)	2.4m unobstructed path
Heritage frontage footpaths	Maintains existing width
Cross block links A	3.2m unobstructed
Cross block links B	Min 4.5m total width with 3.2 unobstructed
Cross block links C	Min 5m total width with 3.2 unobstructed
Key pedestrian route (off road)	3m
Key pedestrian/cycle route (off road)	6m total containing 3m unobstructed cycle
Bicentennial bikeway	3m unobstructed cycle and 2m pedestrian path
Cycle connection	3m unobstructed cycle
Shared zone (pedestrian/cycle/limited, controlled vehicle access)	5.5m
Shared zone (pedestrian/cycle/limited, controlled vehicle access)	10m (max)
Key elevated pedestrian bridge	Min 6m above street level and 4.5m between handrails

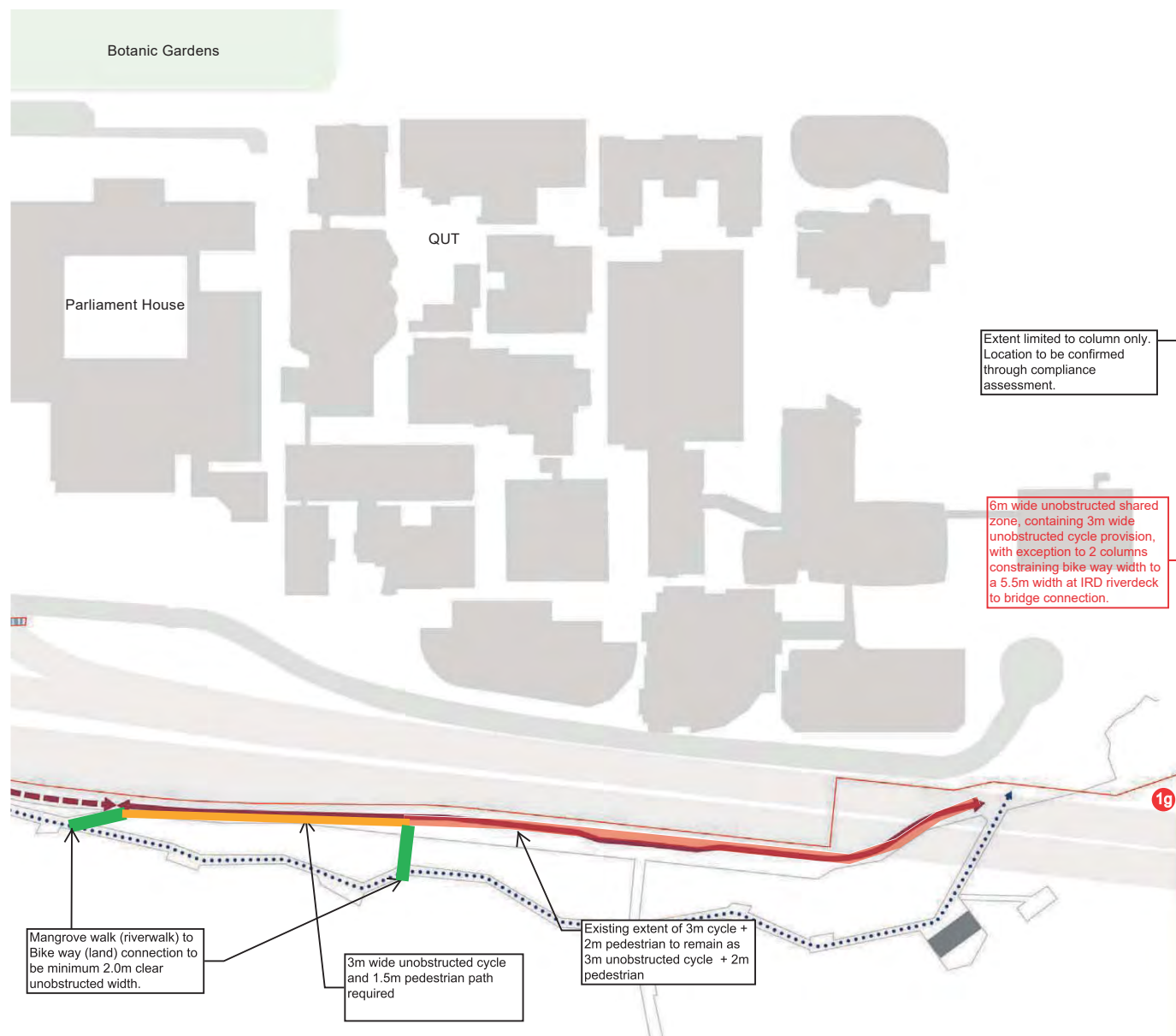
KEY PATH WIDTH AND STREET MASTER PLAN DIRECTIONS

- Upgrade George Street footpath finish to accommodate an increase in pedestrian movements while maintaining the formal character, including a built edge punctuated by urban plazas;
- Transform Queens Wharf Road into a shared street environment with a high quality public realm interspersed by individual buildings whilst maintaining service access; and
- Improve amenity of cross streets and unlock the potential of the lanes and courtyards at the heart of the precinct.

Figure 4.8a: Indicative Path Width Strategy Diagram
- Tower and Podium Typology

4.3.4b PATH WIDTH STRATEGY - TOWER IN PLAZA / STREET BUILDING TYPOLOGY





LEGEND

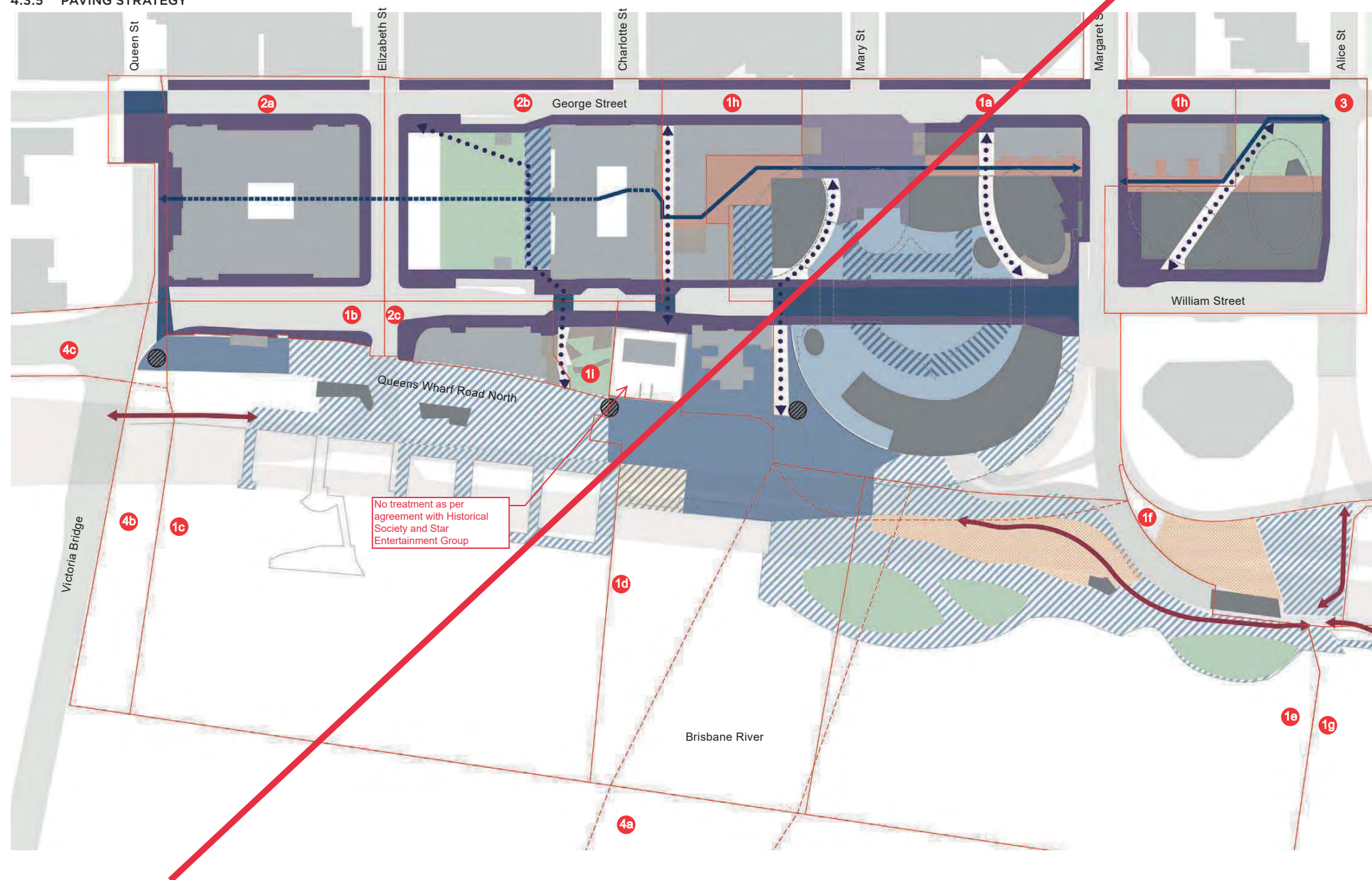
	Sub-precinct boundary
	Sub-precinct number
	Existing buildings (indicative only)
	Proposed buildings (indicative only)
	Potential for narrowing of road carriageway to facilitate better pedestrian cross movements (location indicative)
	Indicative vehicle access point
	Key public vertical circulation
	End of trip facilities
PATH TYPE	
	City street pedestrian movement A (footpaths)
	City street pedestrian movement B (footpaths)
	City street pedestrian movement C (footpaths)
	Heritage frontage footpaths
	Cross block links A
	Cross block links B
	Cross block links C
	Key pedestrian route (off road)
	Key pedestrian/cycle route (off road)
	Bicentennial bikeway
	Cycle connection
	Shared zone (pedestrian/cycle/limited, controlled vehicle access)
	Shared zone (pedestrian/cycle/limited, controlled vehicle access)
	Key elevated pedestrian bridge
MINIMUM WIDTH	
	3.75m verge with 2.4m unobstructed path
	3.4m verge with 2.4m unobstructed path
	2.4m unobstructed path
	Maintains existing width
	3.2m unobstructed
	Min 4.5m total width with 3.2 unobstructed
	Min 5m total width with 3.2 unobstructed
	3m
	6m total containing 3m unobstructed cycle
	3m unobstructed cycle and 2m pedestrian path unless otherwise noted on Figure 4.8b
	3m unobstructed cycle
	5.5m with maximum 4m wide service vehicle corridor
	10m (max)
	Min 6m above street level and 4.5m between handrails

KEY PATH WIDTH AND STREET MASTER PLAN DIRECTIONS

- Upgrade George Street footpath finish to accommodate an increase in pedestrian movements while maintaining the formal character, including a built edge punctuated by urban plazas;
- Transform Queens Wharf Road into a shared street environment with a high quality public realm interspersed by individual buildings whilst maintaining service access; and
- Improve amenity of cross streets and unlock the potential of the lanes and courtyards at the heart of the precinct.

Figure 4.8b: Indicative Path Width Strategy Diagram
- Tower in Plaza / Street Building Typology

4.3.5 PAVING STRATEGY



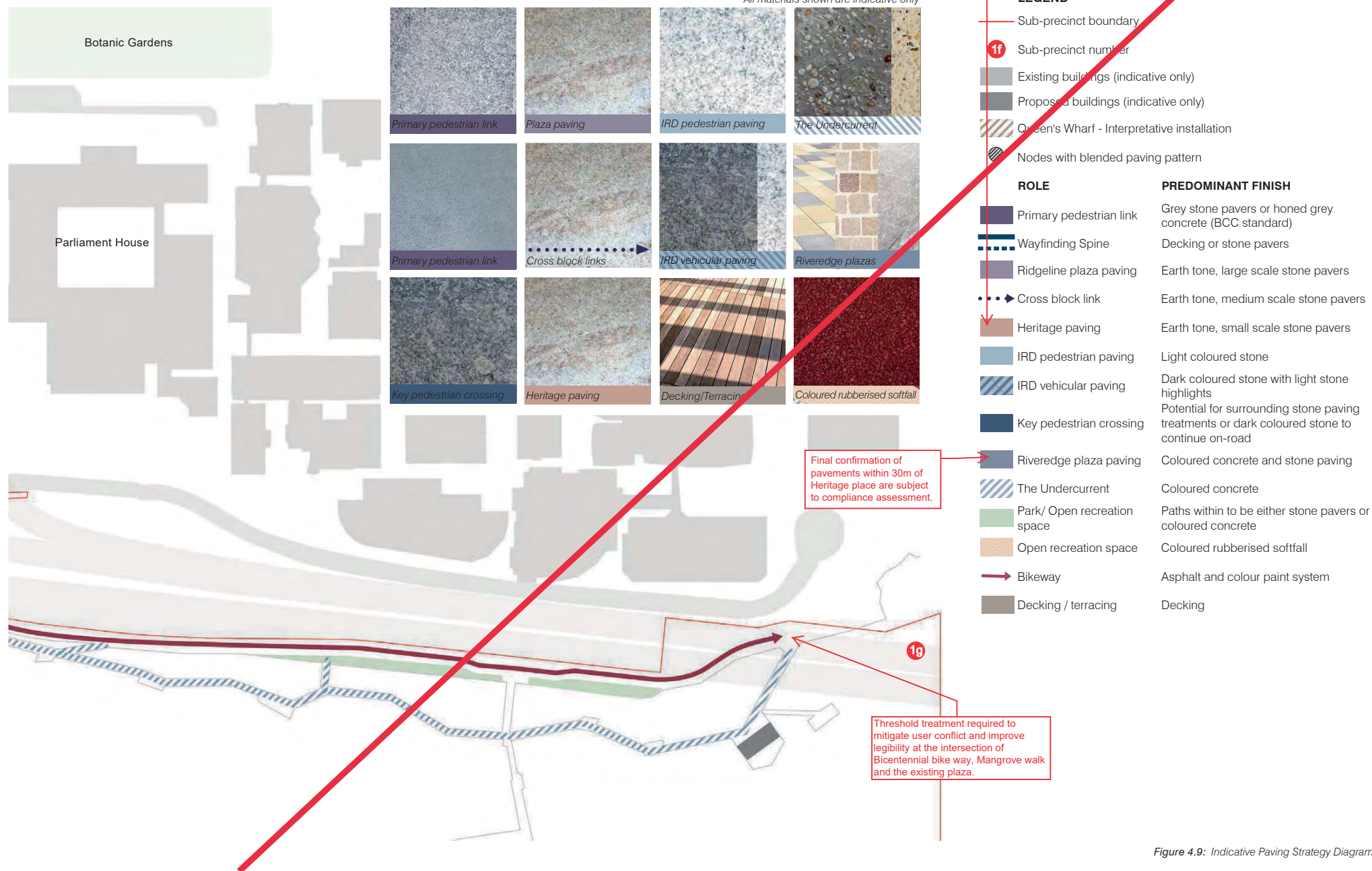
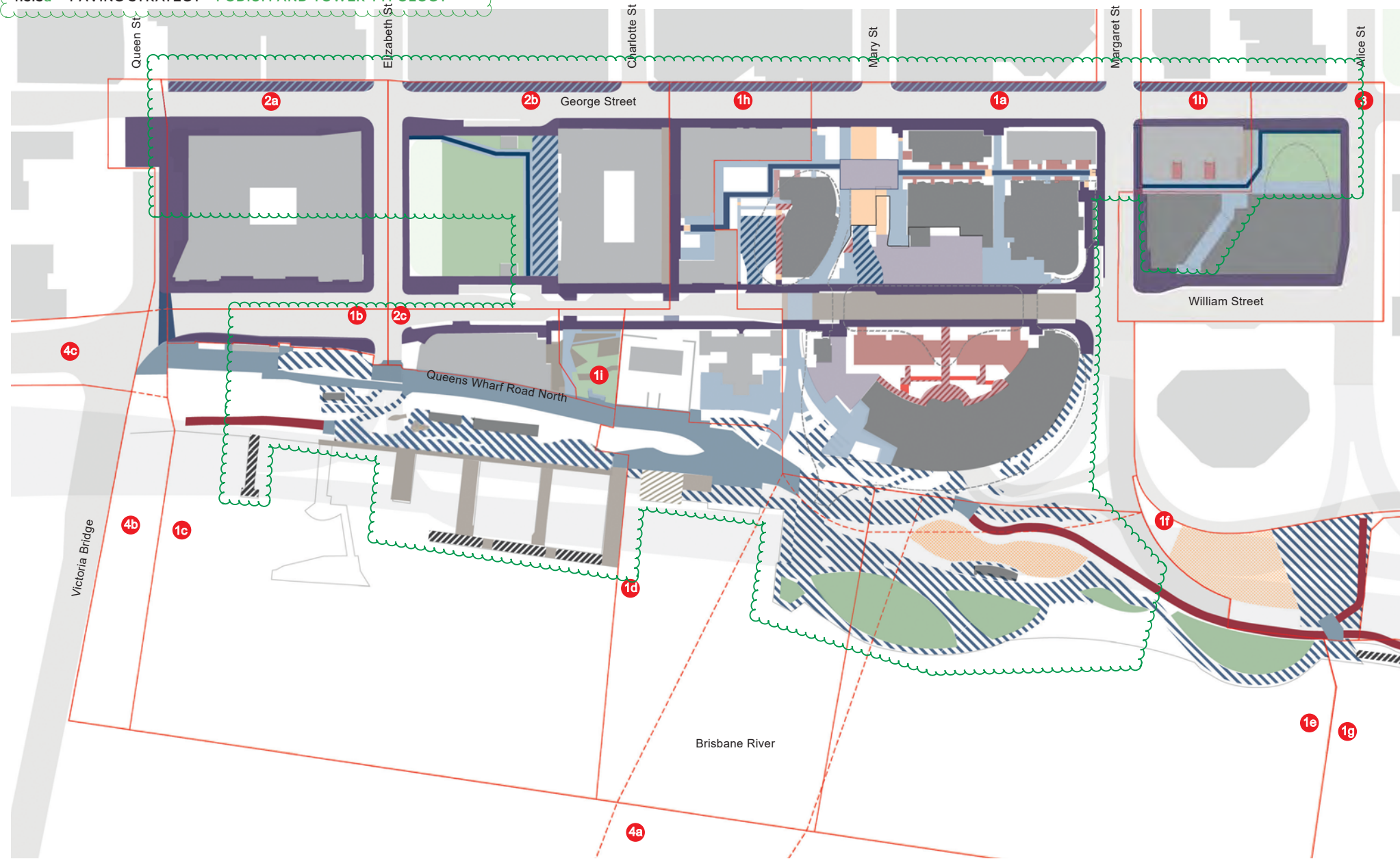
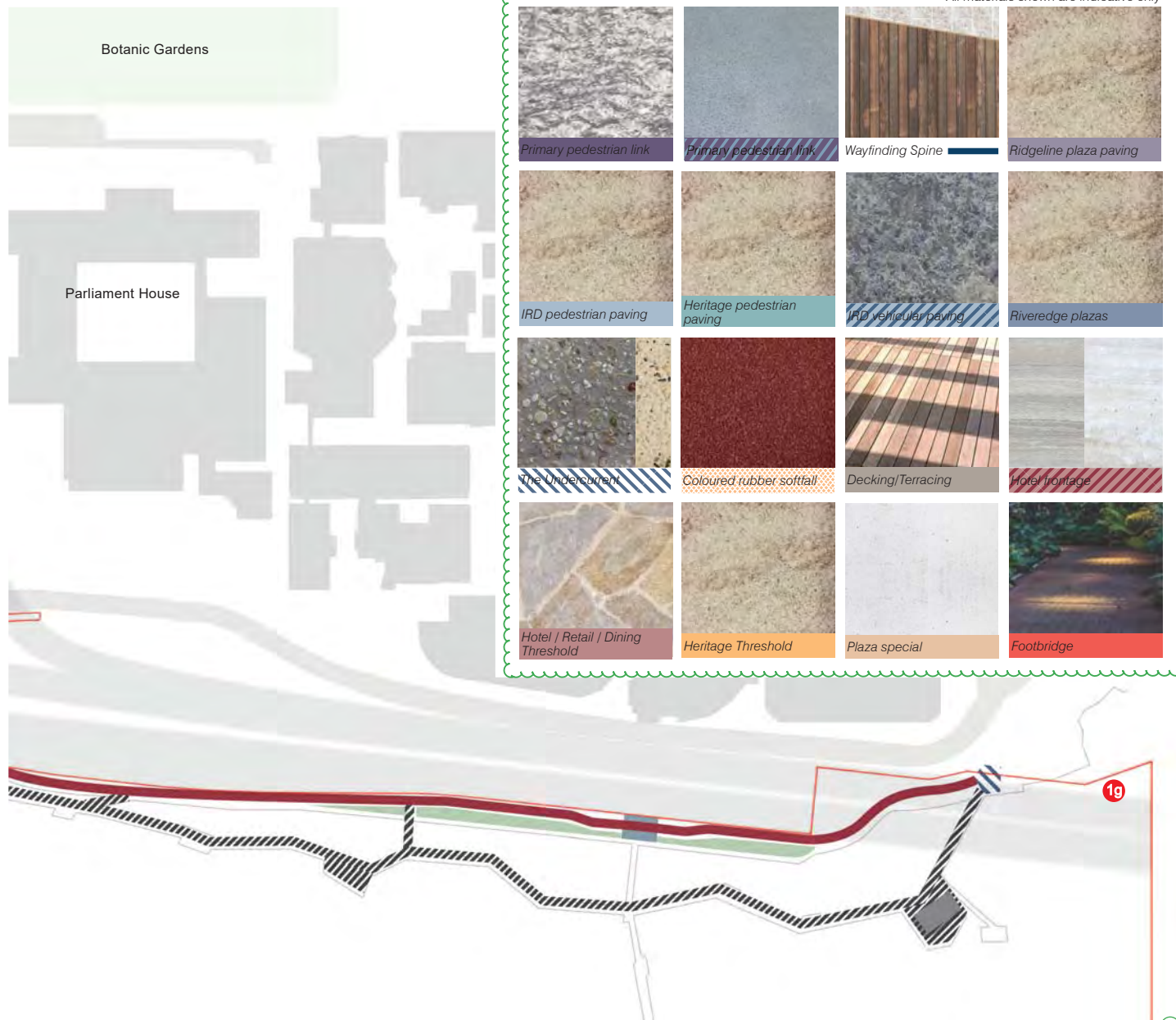


Figure 4.9: Indicative Paving Strategy Diagram

4.3.5a PAVING STRATEGY - PODIUM AND TOWER TYPOLOGY





LEGEND

- Sub-precinct boundary
- 19 Sub-precinct number
- Existing buildings (indicative only)
- Proposed buildings (indicative only)
- Queen's Wharf - Interpretative installation

ROLE

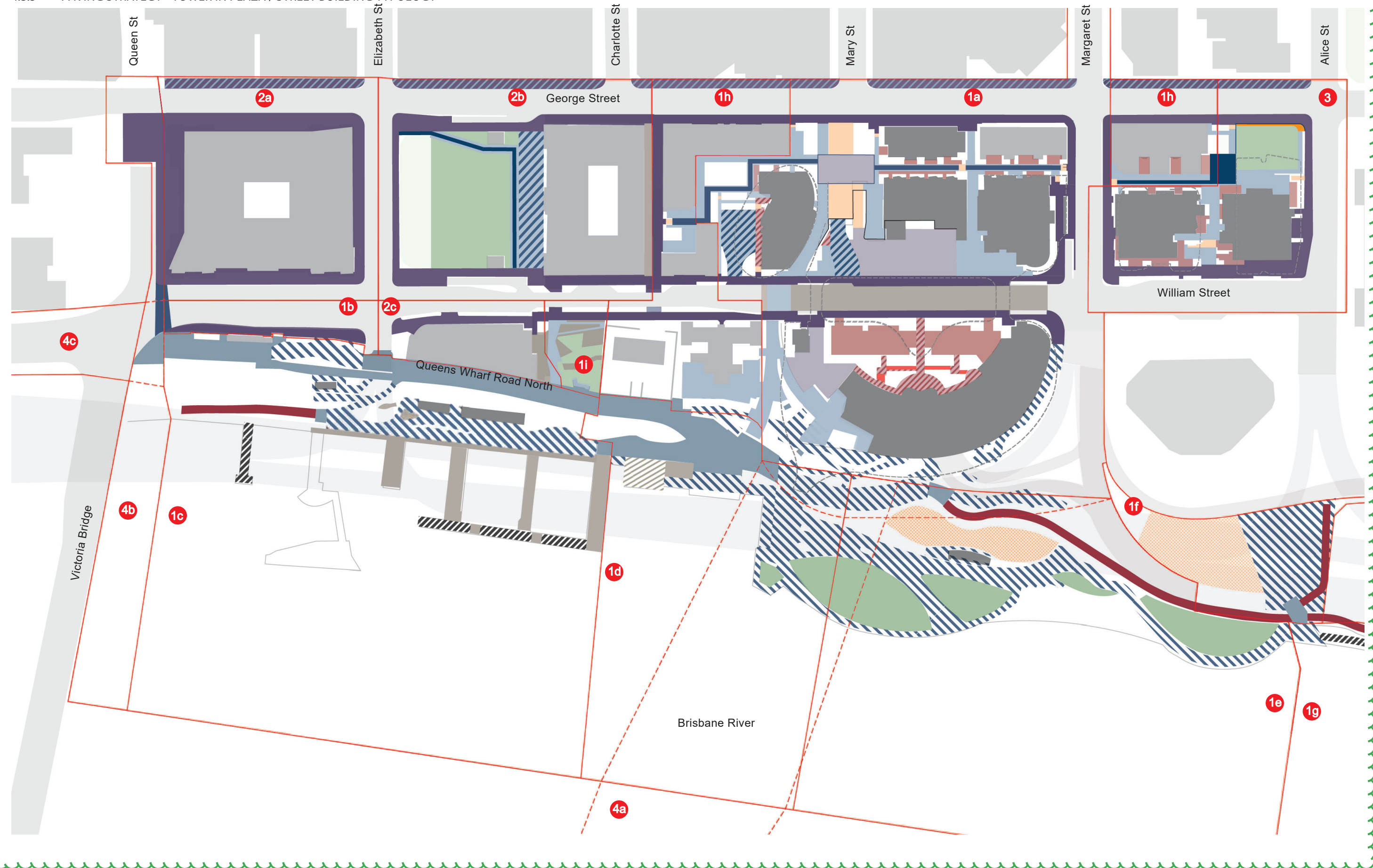
- Primary pedestrian link
- Primary pedestrian link
- Wayfinding Spine
- Wayfinding Spine
- Ridgeline plaza paving
- IRD pedestrian paving
- Heritage interpretation paving
- IRD vehicular paving
- Key pedestrian crossing

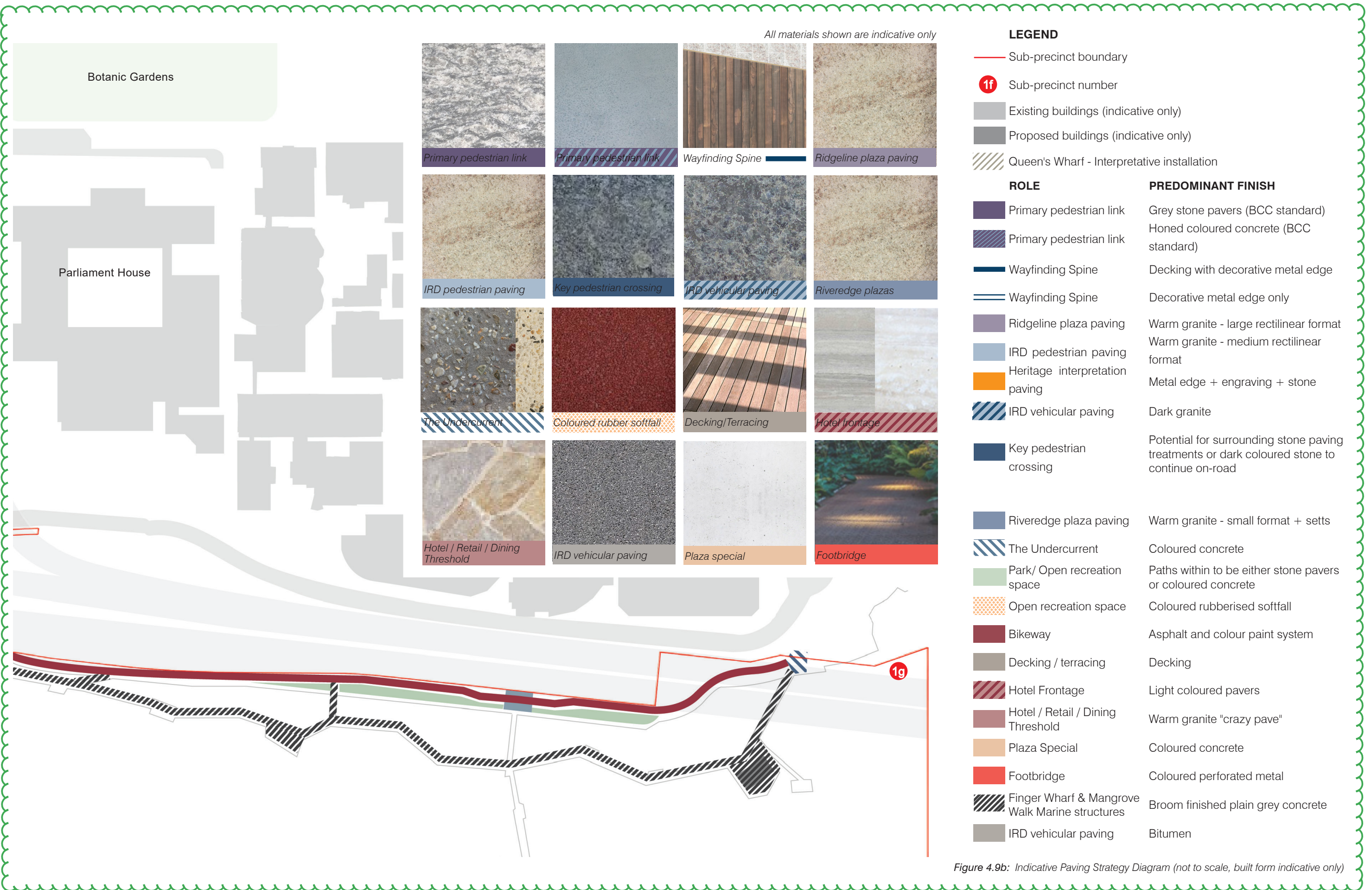
PREDOMINANT FINISH

- Grey stone pavers (BCC standard)
- Honed coloured concrete (BCC standard)
- Decking with decorative metal edge
- Decorative metal edge only
- Warm granite - large rectilinear format
- Warm granite - medium rectilinear format
- Metal edge + engraving + stone
- Dark granite
- Potential for surrounding stone paving treatments or dark coloured stone to continue on-road
- Warm granite - small format + setts
- Coloured concrete
- Paths within to be either stone pavers or coloured concrete
- Coloured rubberised softfall
- Asphalt and colour paint system
- Decking
- Light coloured pavers
- Warm granite "crazy pave"
- Coloured concrete
- Coloured perforated metal
- Broom finished plain grey concrete
- Bitumen

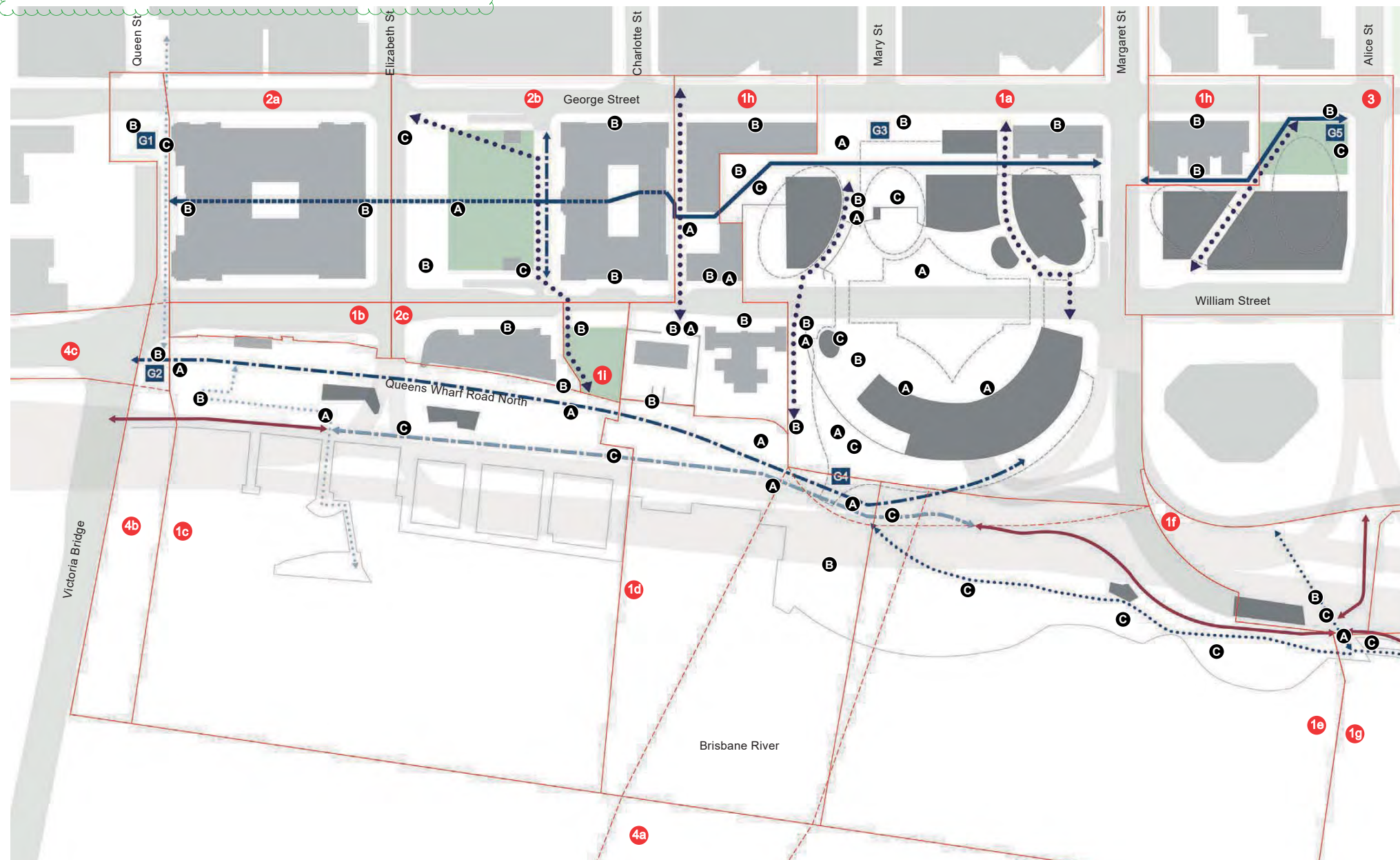
Figure 4.9a: Indicative Paving Strategy Diagram (not to scale, built form indicative only) - Tower and Podium Typology

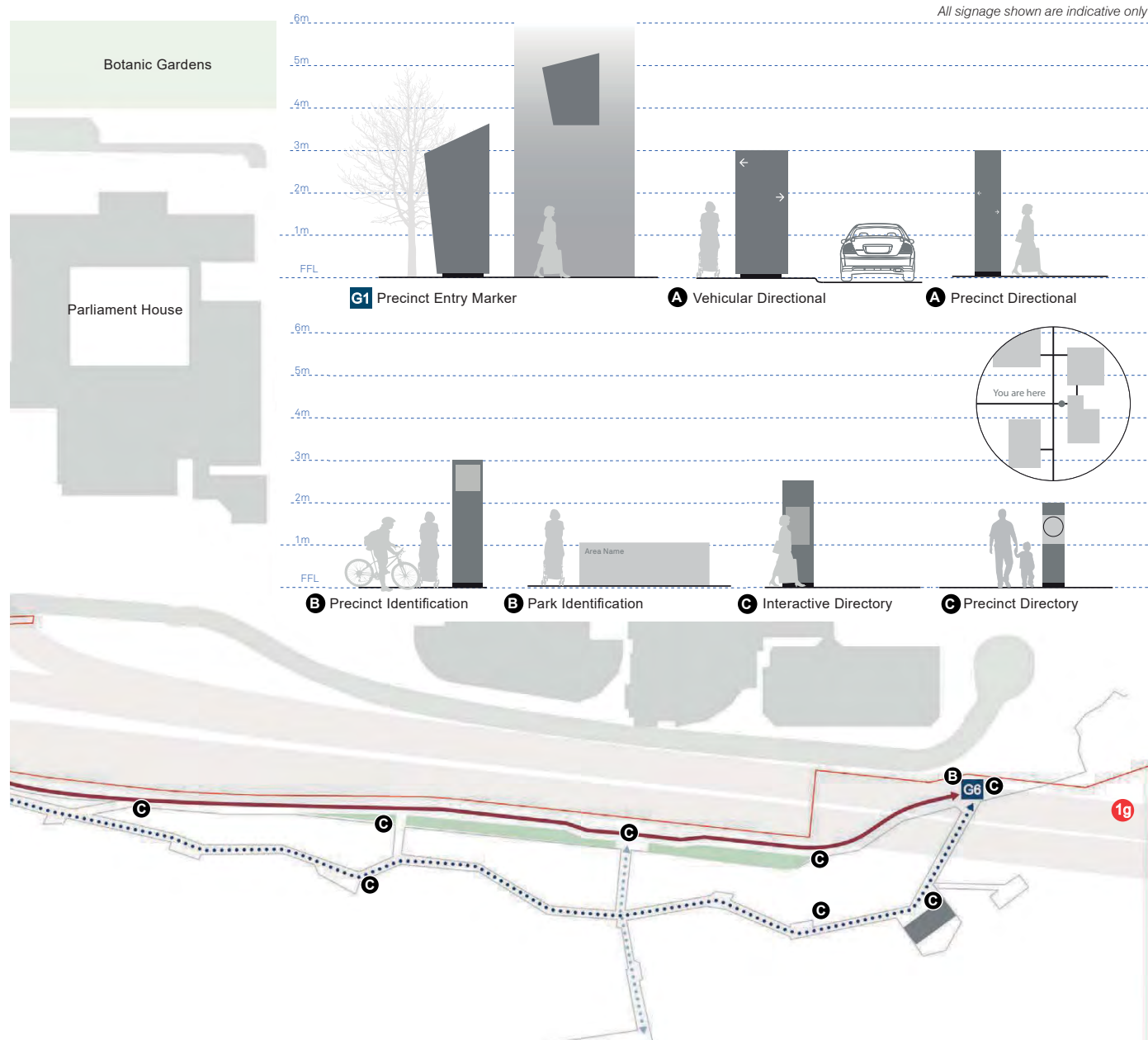
4.3.5 PAVING STRATEGY - TOWER IN PLAZA / STREET BUILDING TYPOLOGY





4.3.6a WAYFINDING STRATEGY - PODIUM AND TOWER TYPOLOGY





LEGEND

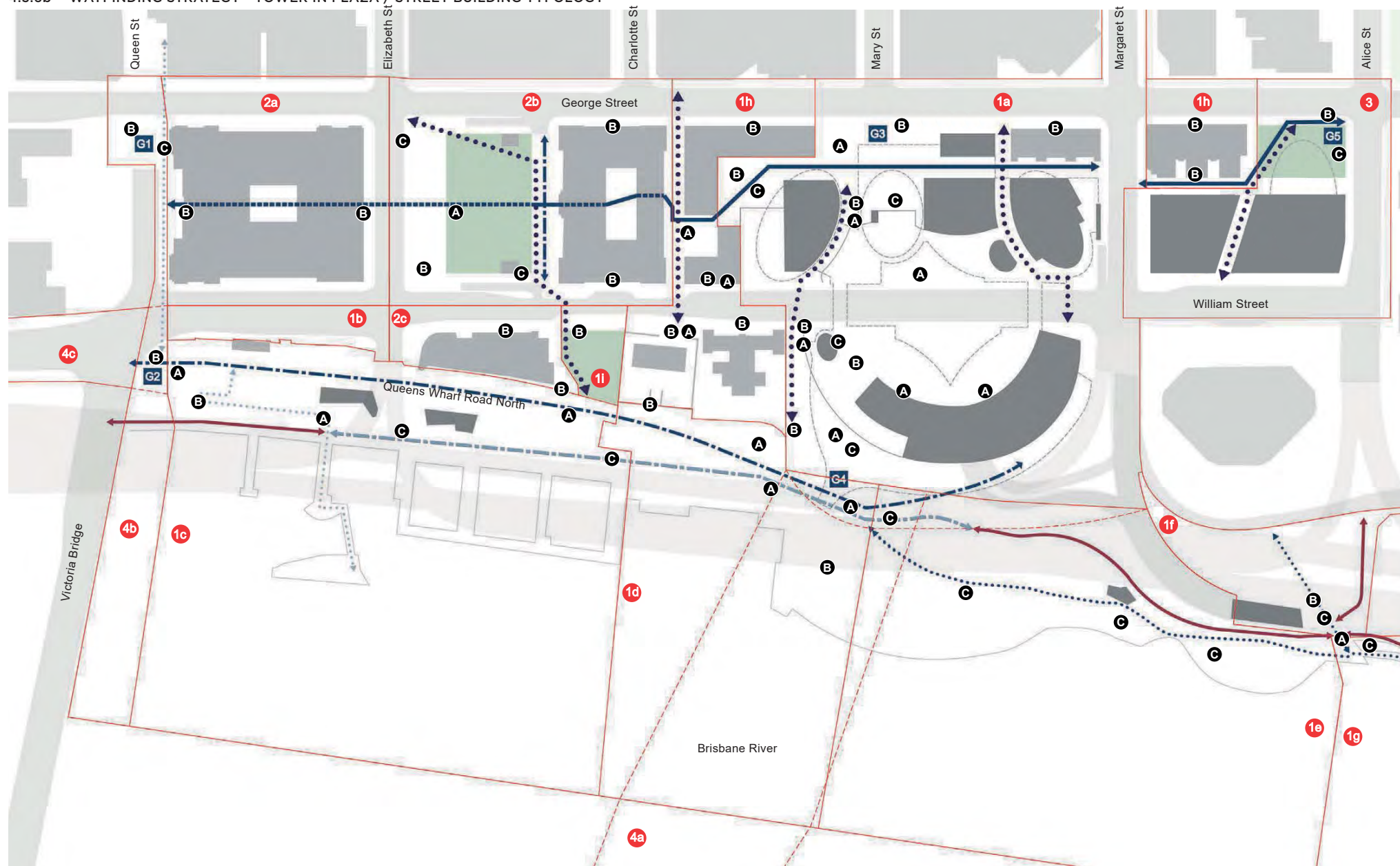
- Sub-precinct boundary
- 1f Sub-precinct number
- Existing buildings (indicative only)
- Proposed buildings (indicative only)
- Wayfinding Spine - The ribbon is a thematic route that links an integrated retail experience through multiple historic buildings across the precinct - Delineated by paving strategy
- • • Cross block links - Delineated by paving strategy
- Pedestrian/cycle shared zone - Delineated by paving strategy and signage
- Pedestrian/cycle (riverfront area only)/limited, controlled vehicle shared zone - Delineated by paving strategy and signage
- Bicentennial Bikeway and bicycle connection - Delineated by paving strategy and directional signage
- • • • • Key pedestrian route - Delineated by signage
- • • • • Key existing pedestrian connection
- Signage elements to be consolidated where co-located**
- G1** Gateway into precinct - Identified by Precinct Entry Marker (locations shown indicative only)
- A** **Directional Signage** - provides directional information to nearby destinations, precinct amenities, and connections to public transport (locations shown indicative only)
- B** **Identification Signage** - identifies the significant precinct entries, key public spaces, buildings and parks (locations shown indicative only)
- C** **Directory Signage** - provides orientation to whole site, or a particular zone of the precinct. Identifies major destinations, amenities, circulation pathways, lift and stairs (locations shown indicative only)

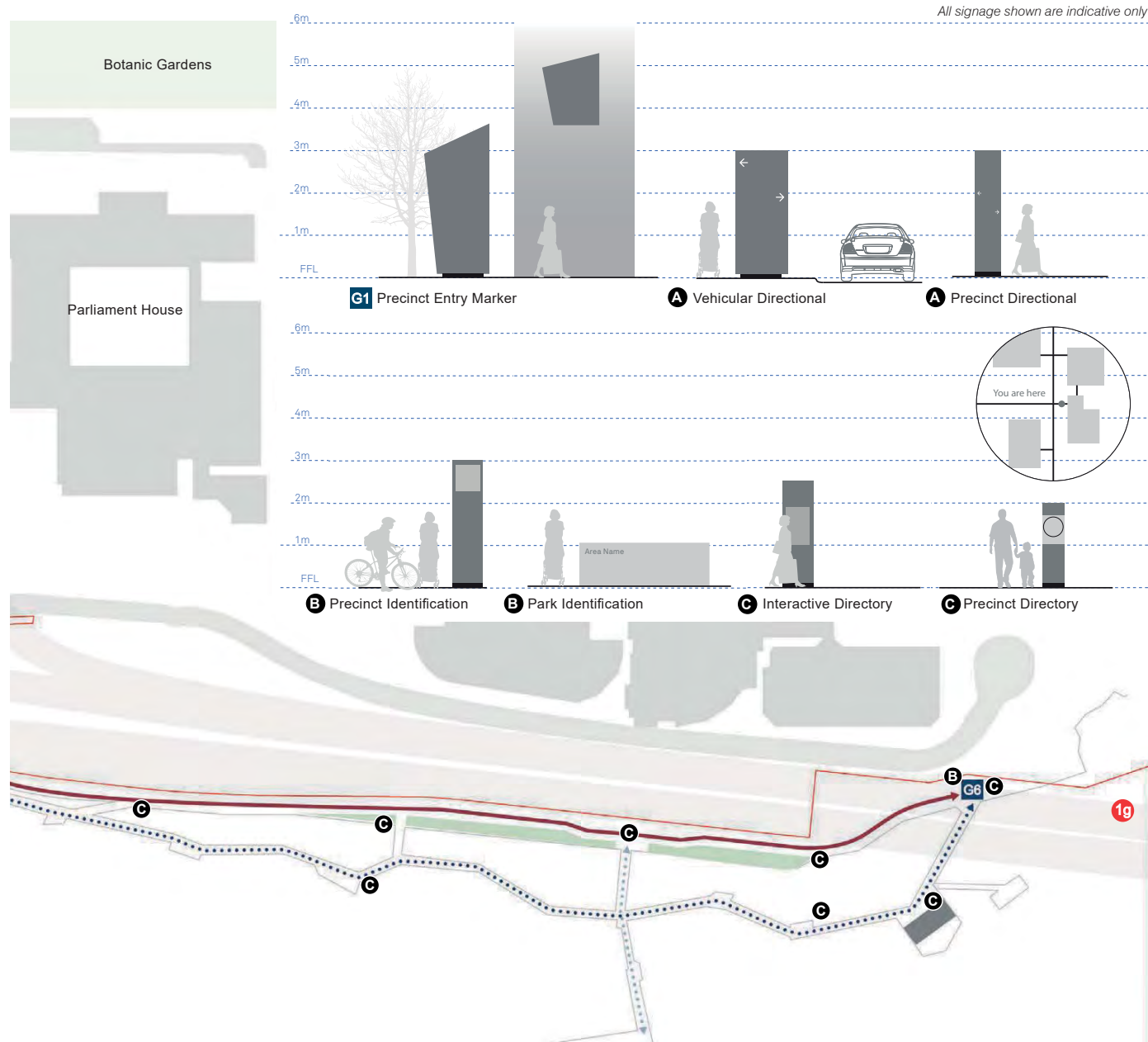
KEY WAYFINDING MASTER PLAN DIRECTIONS

- Celebrate arrival plazas to mark key gateways / entrances to the precinct;
 - Implement the 'ridgeline' wayfinding spine between George and William Streets and the 'undercurrent' wayfinding spine along the river's edge;
 - Use public art and lighting as unifying devices along the wayfinding spines to define key routes and journeys;
 - Subtly mark the edges of the precinct through public realm and minor architectural intervention; and
 - Integrate with the wider city signage and wayfinding program.
- + Celebrate Indigenous and Cultural Heritage of the site

Figure 4.10a: Indicative Wayfinding Strategy Diagram - Podium and Tower Typology

4.3.6b WAYFINDING STRATEGY - TOWER IN PLAZA / STREET BUILDING TYPOLOGY





LEGEND

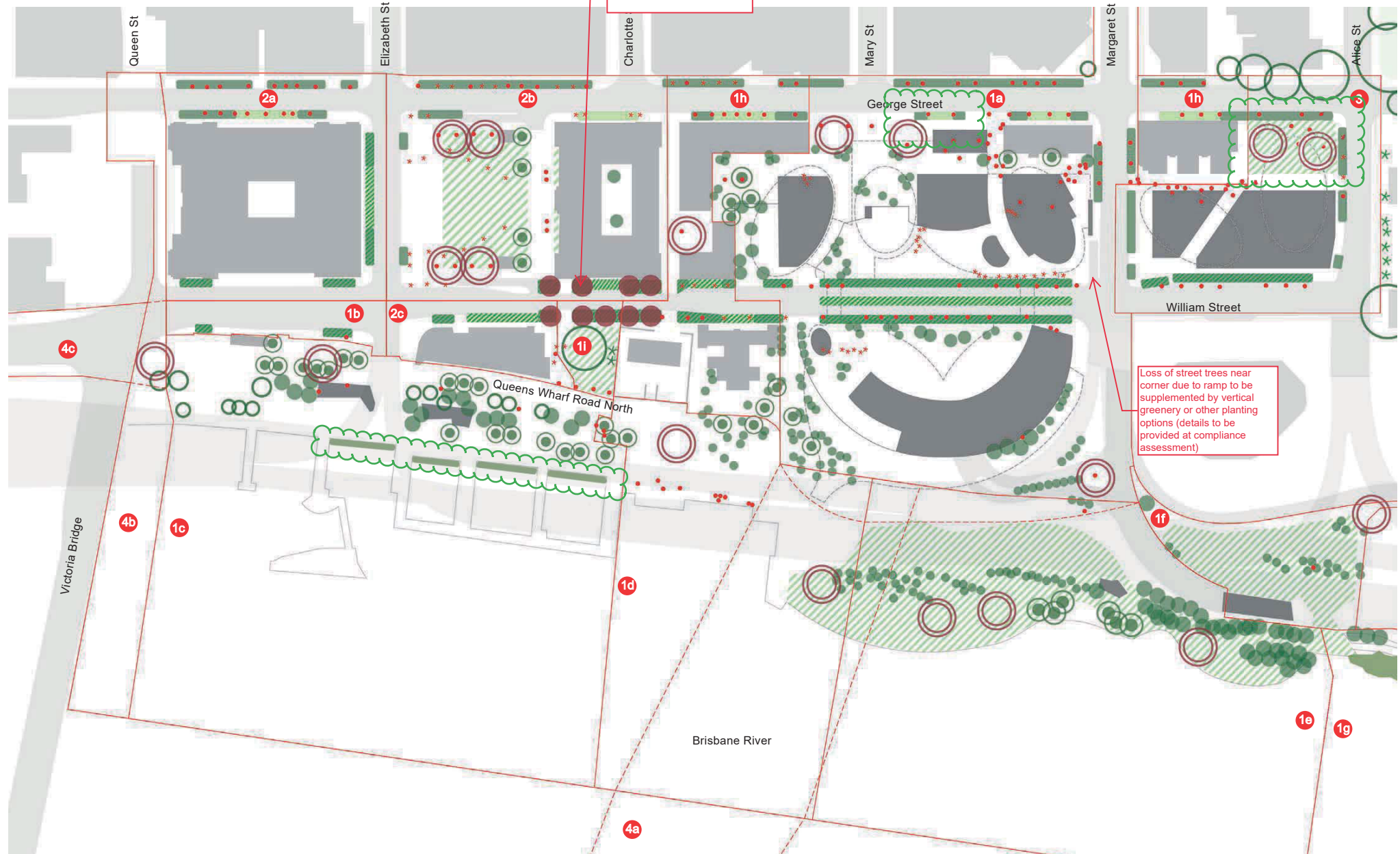
- Sub-precinct boundary
- 1f** Sub-precinct number
- Existing buildings (indicative only)
- Proposed buildings (indicative only)
- Wayfinding Spine** - The ribbon is a thematic route that links an integrated retail experience through multiple historic buildings across the precinct - Delineated by paving strategy
- • • Cross block links - Delineated by paving strategy
- Pedestrian/cycle shared zone - Delineated by paving strategy and signage
- Pedestrian/cycle (riverfront area only)/limited, controlled vehicle shared zone - Delineated by paving strategy and signage
- Bicentennial Bikeway and bicycle connection - Delineated by paving strategy and directional signage
- • • Key pedestrian route - Delineated by signage
- • • Key existing pedestrian connection
- G1** Gateway into precinct - Identified by Precinct Entry Marker (locations shown indicative only)
- A** **Directional Signage** - provides directional information to nearby destinations, precinct amenities, and connections to public transport (locations shown indicative only)
- B** **Identification Signage** - identifies the significant precinct entries, key public spaces, buildings and parks (locations shown indicative only)
- C** **Directory Signage** - provides orientation to whole site, or a particular zone of the precinct. Identifies major destinations, amenities, circulation pathways, lift and stairs (locations shown indicative only)
- NB: Signage elements to be consolidated where co-located

KEY WAYFINDING MASTER PLAN DIRECTIONS

- Celebrate arrival plazas to mark key gateways / entrances to the precinct;
- Implement the 'ridgeline' wayfinding spine between George and William Streets and the 'undercurrent' wayfinding spine along the river's edge;
- Use public art and lighting as unifying devices along the wayfinding spines to define key routes and journeys;
- Subtly mark the edges of the precinct through public realm and minor architectural intervention; and
- Integrate with the wider city signage and wayfinding program and celebrate Indigenous and Cultural Heritage of the site

Figure 4.10b: Indicative Wayfinding Strategy Diagram - Tower in Plaza / Street Building Typology

4.3.7 SITE VEGETATION



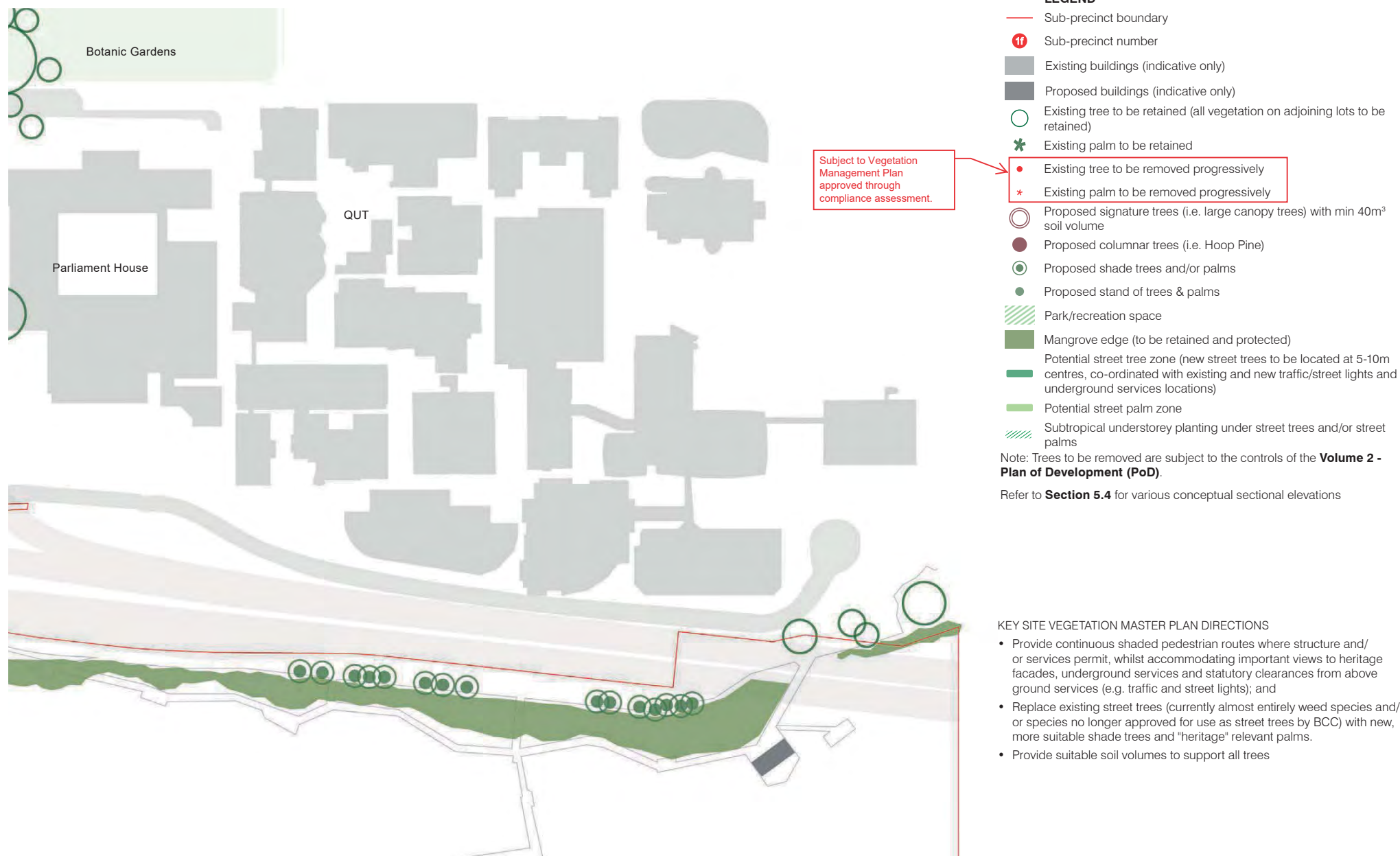
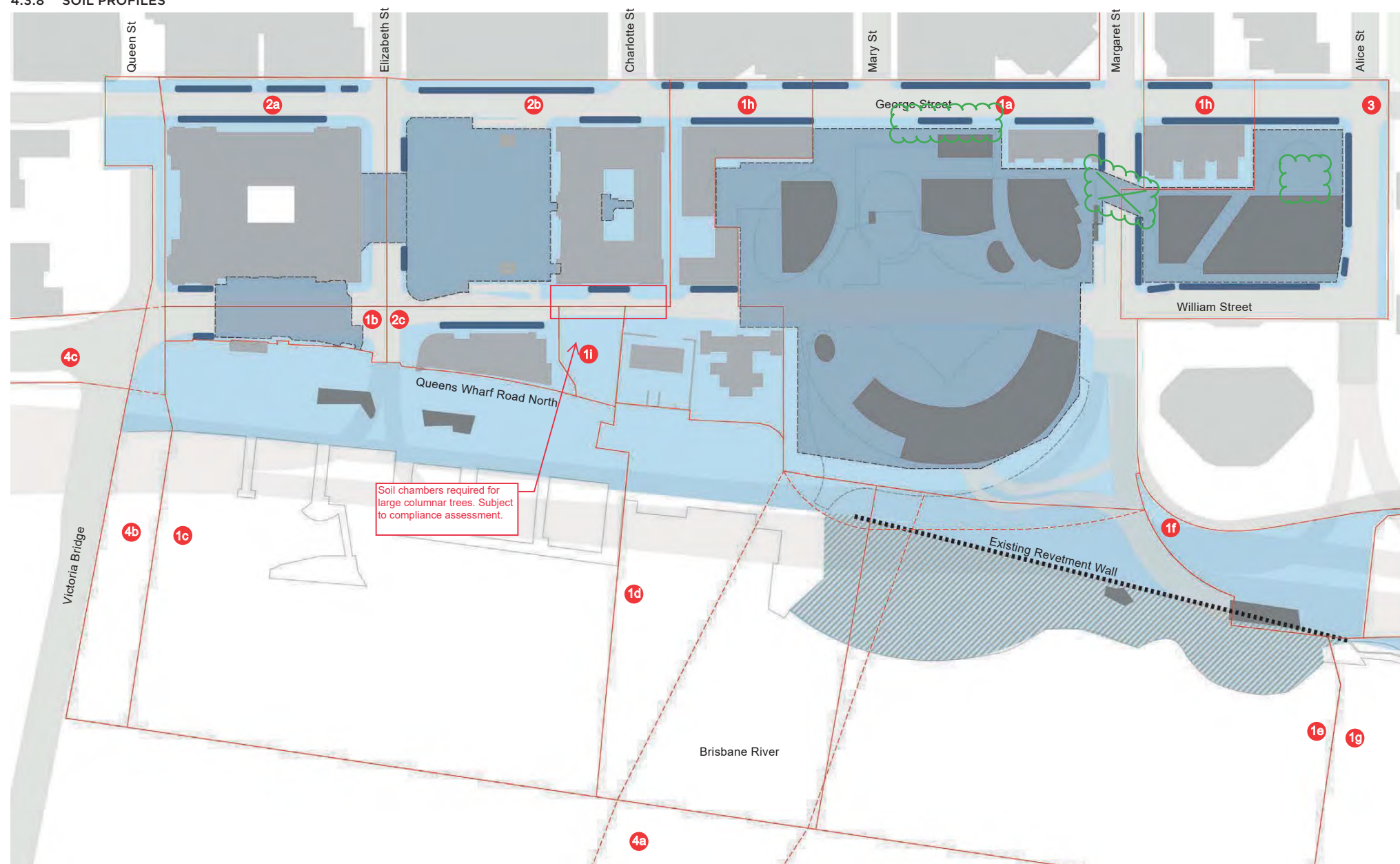
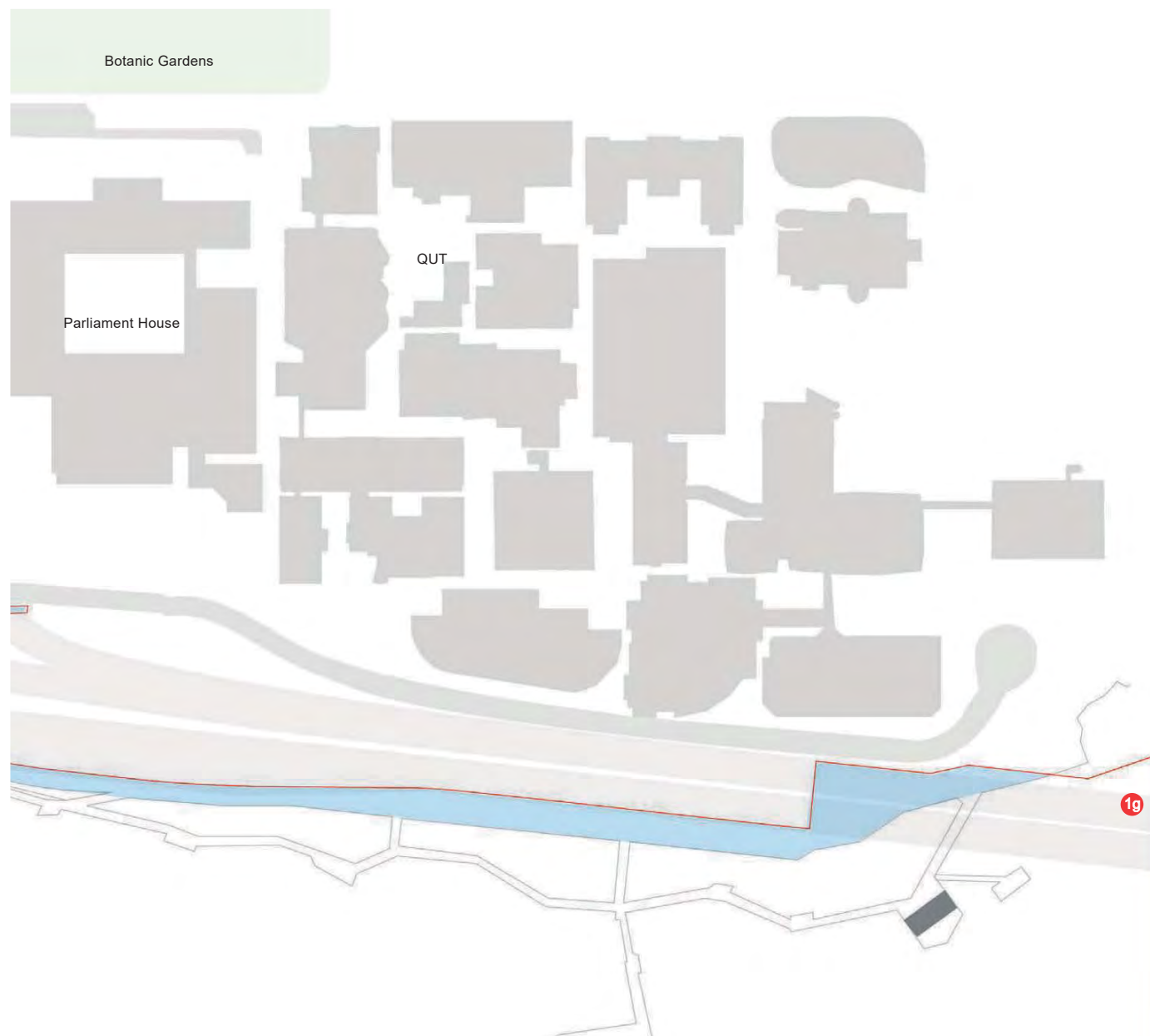


Figure 4.11: Indicative Site Vegetation Plan

4.3.8 SOIL PROFILES





LEGEND

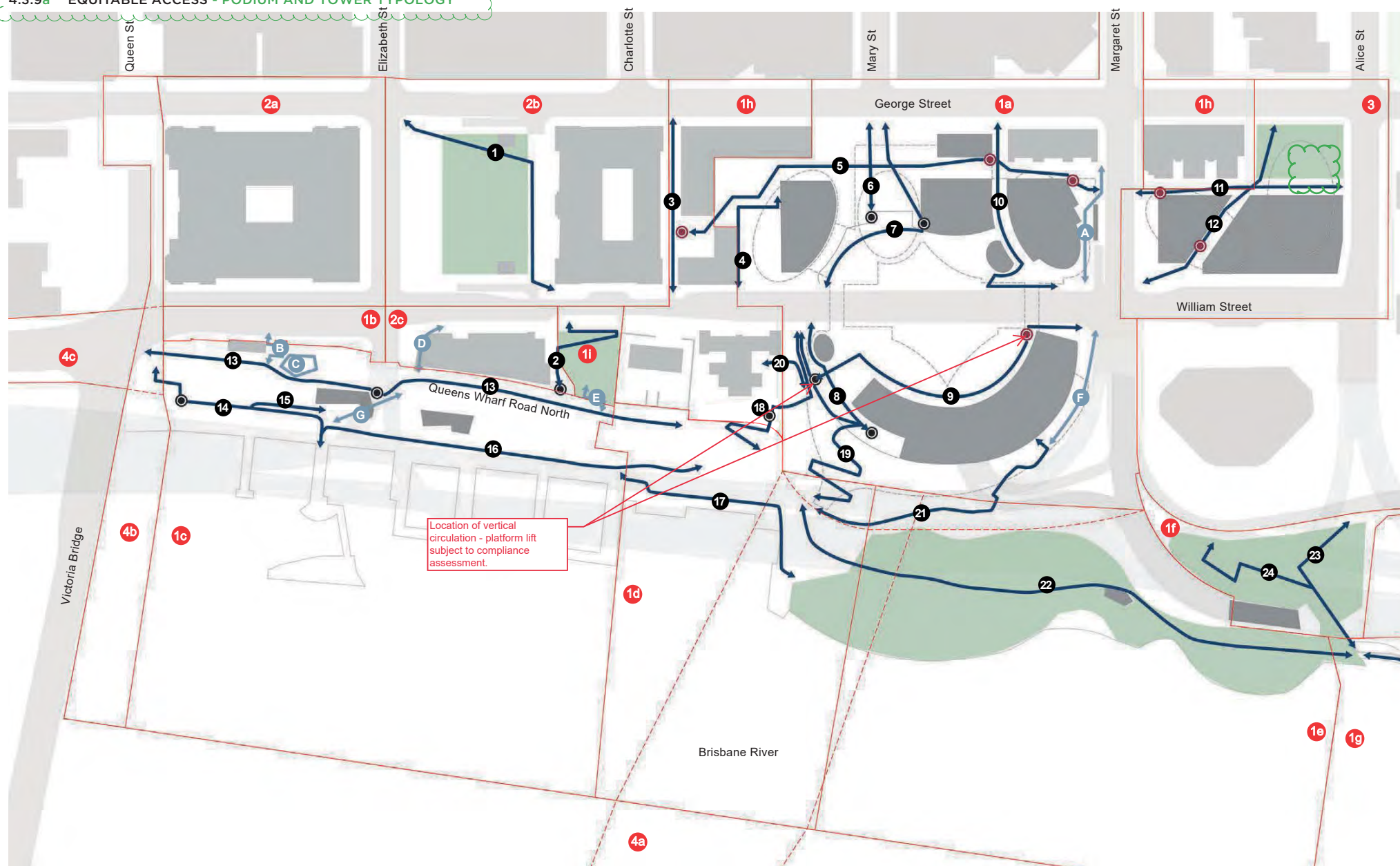
- Sub-precinct boundary
- 1f Sub-precinct number
- Existing buildings (indicative only)
- Proposed buildings (indicative only)
- Indicative extent of car park/ building/ structure under
- Within this extent planting and turf at grade will have a typical planting soil depth of 350mm, and typical turf soil depth of 150mm
- Within this extent planting and turf on-structure (at ground level only) will have a typical planting soil depth of 600-800mm, and typical turf soil depth of 300mm
- Land reclamation
- Indicative soil chambers under pavement (subject to services locations)

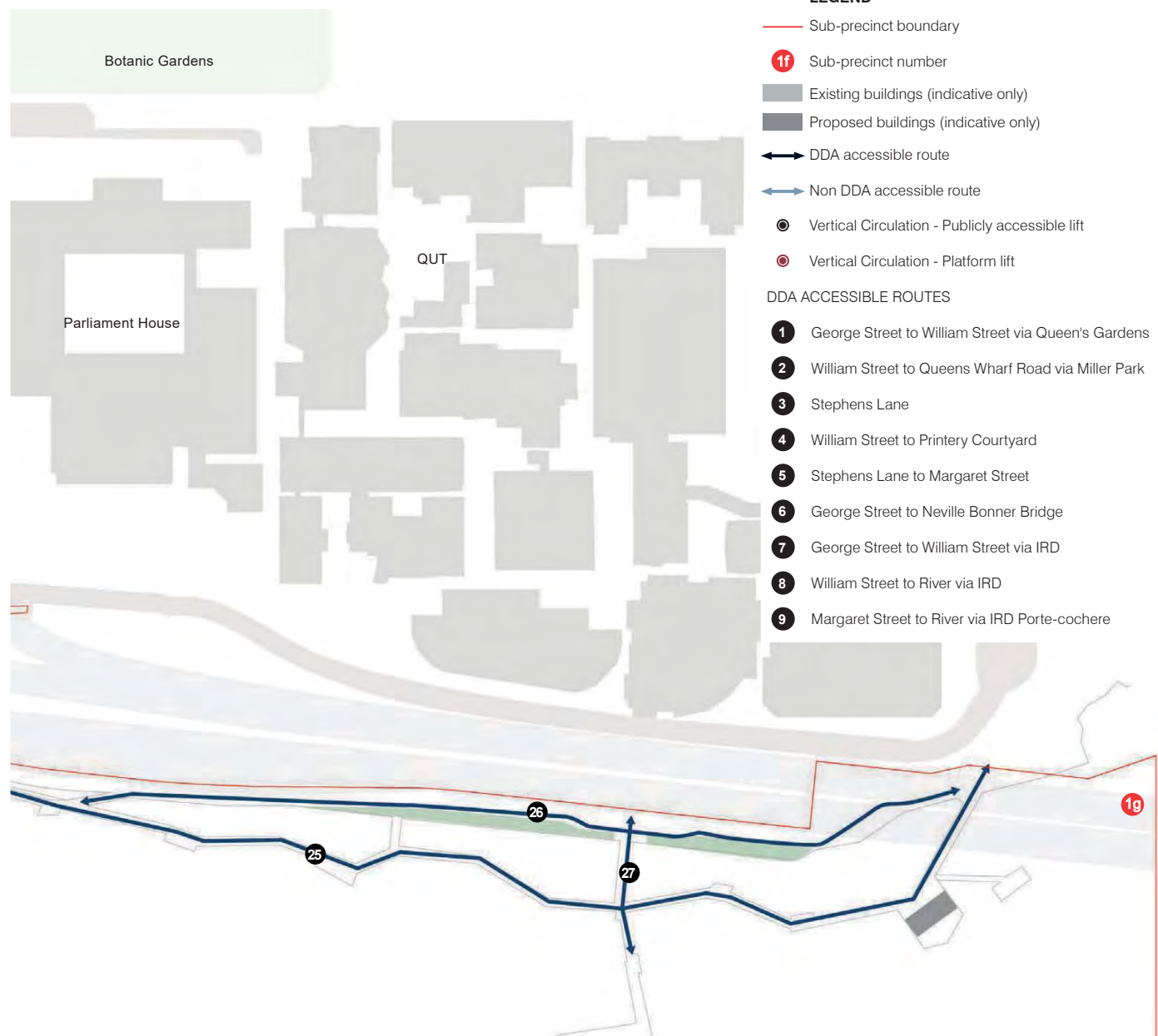
KEY SOIL PROFILE MASTER PLAN DIRECTIONS

- Provide signature trees with a minimum of 40m³ for individual trees. Where multiple trees fall within a consolidated soil volume the volume per tree can be reduced by 50% per additional tree, e.g. 2 trees would have 60m³, 3 trees would have 80m³.
- Soil profiles for signature trees will be typically 1000mm deep and have a minimum planting area width of 4m in any direction.

Figure 4.12: Indicative Soil Profiles Diagram

4.3.9a EQUITABLE ACCESS - PODIUM AND TOWER TYPOLOGY





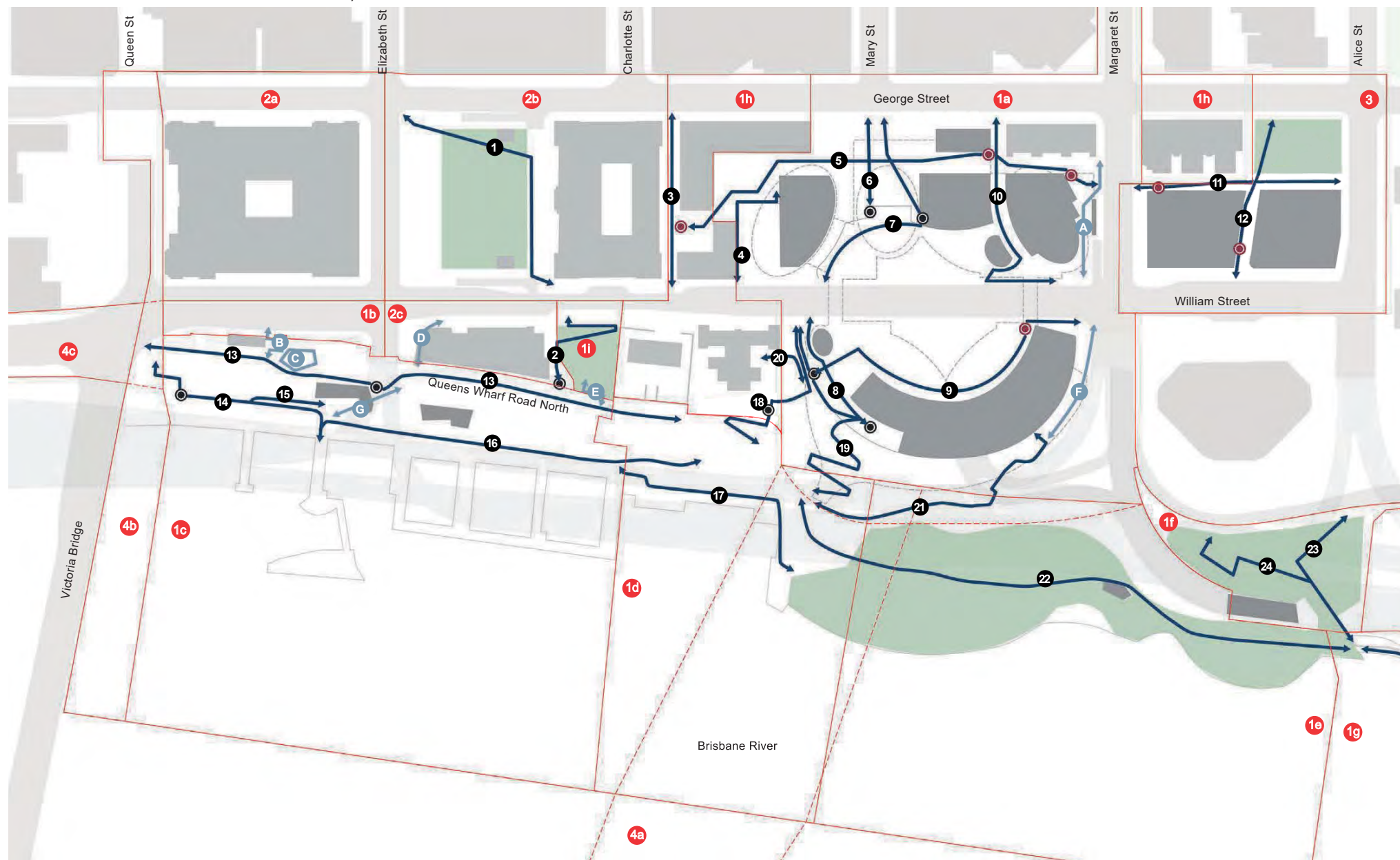
- George Street to William Street via Little Margaret Lane
- Margaret Street to Alice Street via Mansion Lane
- George Street to William Street via Alice Laneway
- Queens Wharf Road
- Queens Wharf Road to City Cat
- City Cat to the Sound Garden and undercroft of Wake Bar
- City Cat to Queens Wharf Plaza via Undercurrent Village
- Undercurrent Village to The Landing via The Cove
- Lift access to DPI Courtyard
- William Street to Queens Wharf Plaza via IRD lift
- William Street to Level 1 DPI via IRD lift
- Queens Wharf Plaza to IRD End of Trip Facilities
- Queens Wharf Plaza to Waterline Park
- Gardens Point Road to The Mangrove Walk
- Access to outdoor Gym Equipment
- The Mangrove Walk from Waterline park to QUT
- Bicentennial Bikeway separated footpath
- Existing link to City Cat

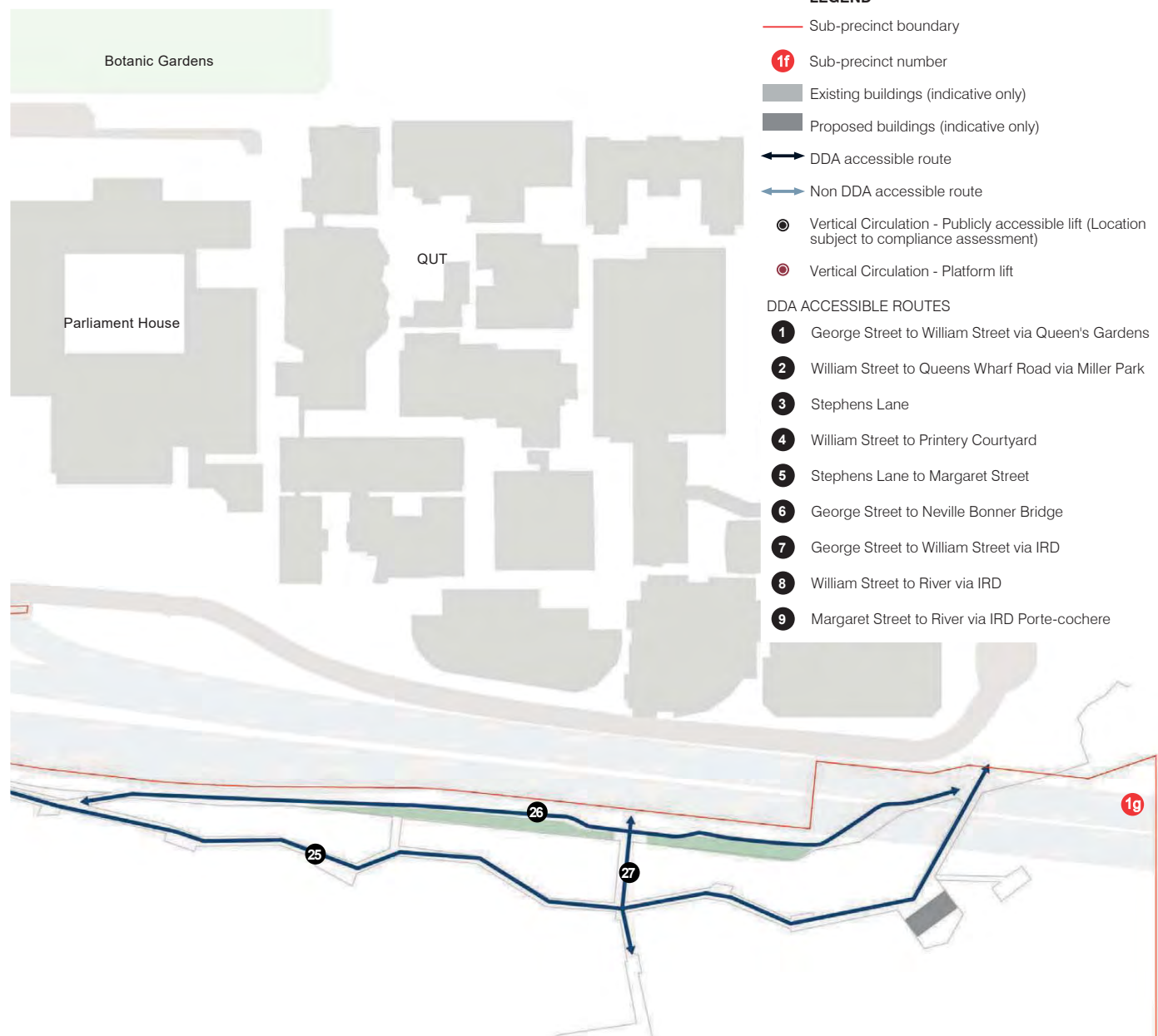
NON DDA ACCESSIBLE ROUTES

- George Street to William Street via Margaret Street (existing) - Accessible route via 10
- Existing heritage stairs between William Street and Queens Wharf Plaza - Accessible route via 13
- Existing Queens Wharf Road at 1:8 gradient - Accessible route via 13
- Existing external Old State Library stairs between William Street to Queens Wharf Road - Accessible route via 13 or 2
- Existing Miller Park stairs - Accessible route via 2
- Margaret Street footpath graded at 1:10 to allow bicycle access. Existing stairs removed. Accessible route via 18, 19 or 23
- New stair from City Cat to Queens Wharf Road via the Sound Garden. Accessible route via 14 or 15

Figure 4.13a: Indicative Equitable Access Diagram - Podium and Tower Typology

4.3.9b EQUITABLE ACCESS - TOWER IN PLAZA / STREET BUILDING TYPOLOGY

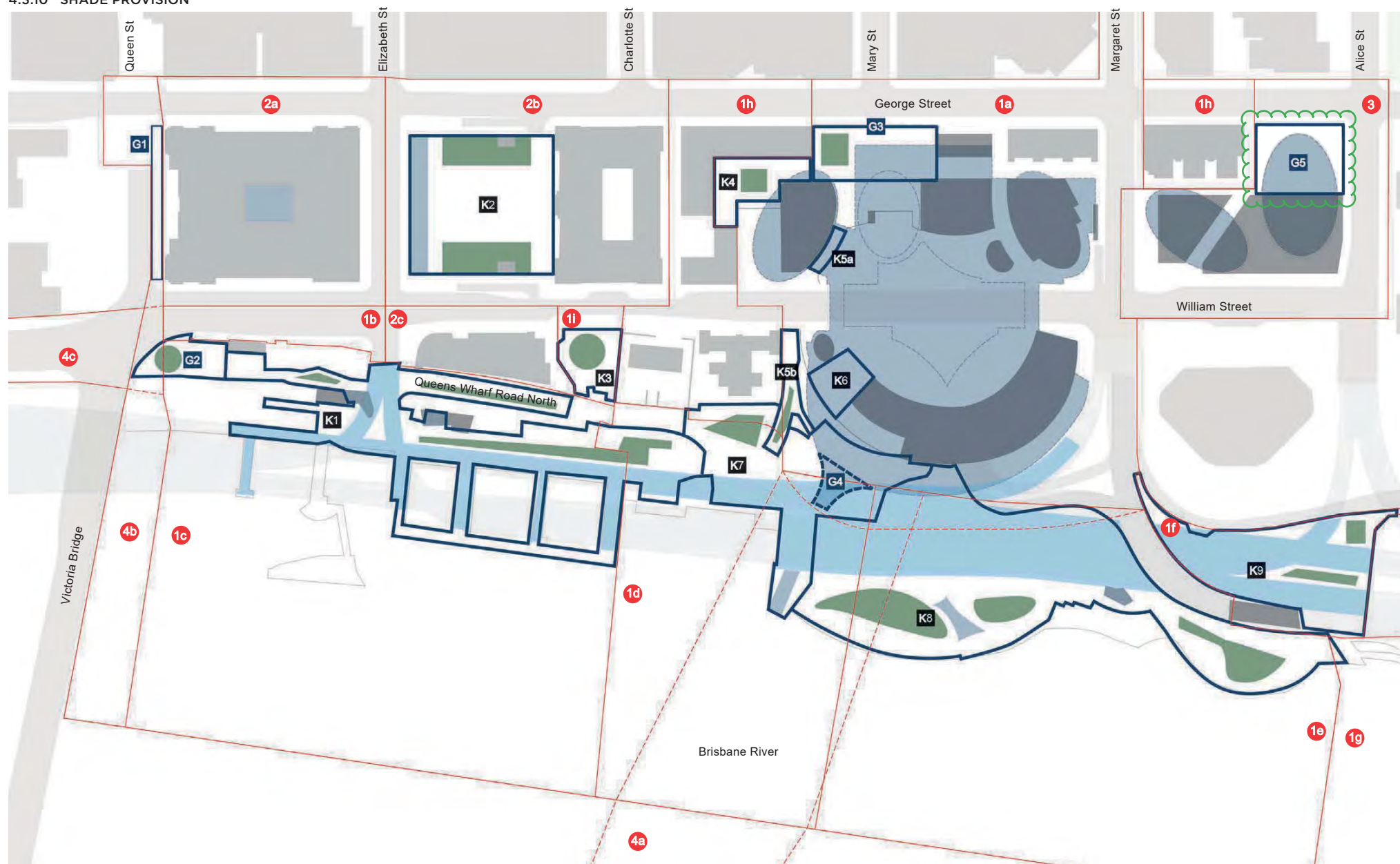


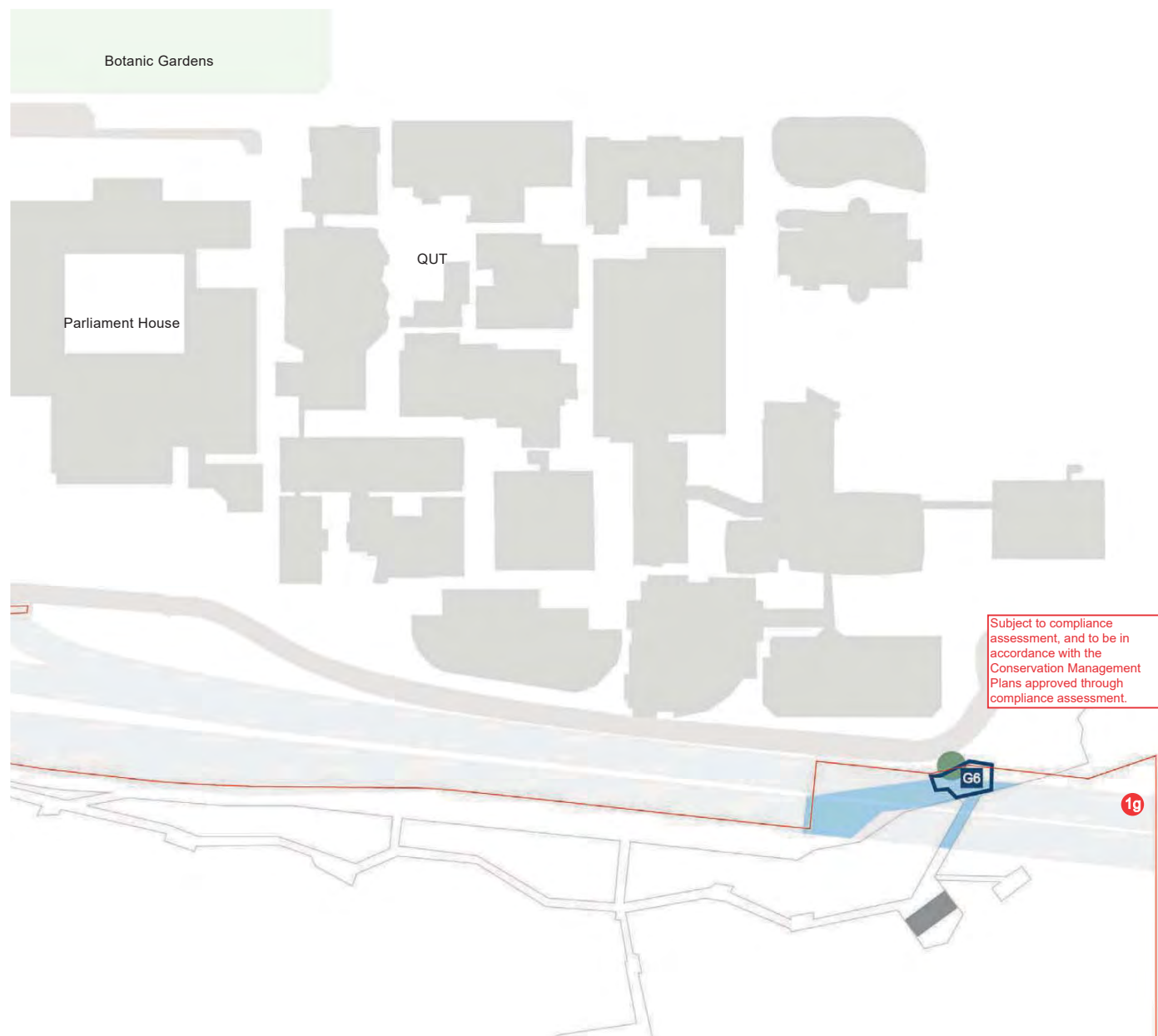


- George Street to William Street via Little Margaret Lane
- Margaret Street to Alice Street via Mansion Lane
- George Street to William Street via Alice Laneway
- Queens Wharf Road
- Queens Wharf Road to City Cat
- City Cat to the Sound Garden and undercroft of Wake Bar
- City Cat to Queens Wharf Plaza via Undercurrent Village
- Undercurrent Village to The Landing via The Cove
- Lift access to DPI Courtyard
- William Street to Queens Wharf Plaza via IRD lift
- William Street to Level 1 DPI via IRD lift
- Queens Wharf Plaza to IRD End of Trip Facilities
- Queens Wharf Plaza to Waterline Park
- Gardens Point Road to The Mangrove Walk
- Access to outdoor Gym Equipment
- The Mangrove Walk from Waterline park to QUT
- Bicentennial Bikeway separated footpath
- Existing link to City Cat

Figure 4.13b: Indicative Equitable Access Diagram - Tower in Plaza / Street Building Typology

4.3.10 SHADE PROVISION





LEGEND

- Sub-precinct boundary
- 1f Sub-precinct number
- Existing buildings (indicative only)
- Proposed buildings (indicative only)
- Gateway/Key Public Space boundary used for percentage target calculations
- Elevated Gateway boundary used for percentage target calculations (situated above the REX and indicative built shade)
- Indicative built shade at 12 noon on the Summer Solstice
- Indicative REX shade over publicly accessible areas only
- Natural shade percentage target at 12 noon on the Summer Solstice (location indicative only)

Built Shade includes indicative REX and Tower 6 shade over

		Natural Shade Target (%)*	Built Shade Target (%)*	Total Shade Target (%)*
GATEWAYS	G1 Treasury Forecourt	0%	0%	0%
	G2 Victoria Plaza	25%	5%	30%
	G3 George Street Plaza	15%	40%	55%
	G4 River View Terrace Bridge Landing	0%	0%	0%
	G5 Bellevue Plaza	0%	65%	65%
	G6 Mangrove Walk South Entry Plaza	25%	50%	75%
KEY PUBLIC SPACES	K1 Queens Wharf Road North & Undercurrent Village (North Quay)	15%	35%	50%
	K2 Queens Gardens	20%	15%	35%
	K3 Miller Park	40%	5%	45%
	K4 Printery Courtyard	15%	5%	20%
	K5a Brisbane Steps (Ridgeline)	0%	100%	100%
	K5b Brisbane Steps (Riverline)	25%	0%	25%
	K6 William Street Plaza	0%	100%	100%
	K7 Queens Wharf Plaza	10%	70%	80%
	K8 The Landing	25%	45%	70%
	K9 Waterline park	10%	70%	80%

*NOTE: Targets to be achieved at 12 noon on the Summer Solstice. Where natural shade occurs under built shade only built shade will be calculated towards total provision. Natural shade targets are to be measured 5 years after planting.

Figure 4.14: Indicative Shade Provision Diagram

05

OVERALL LANDSCAPE CONCEPT PLAN

Render Indicative only - not approved



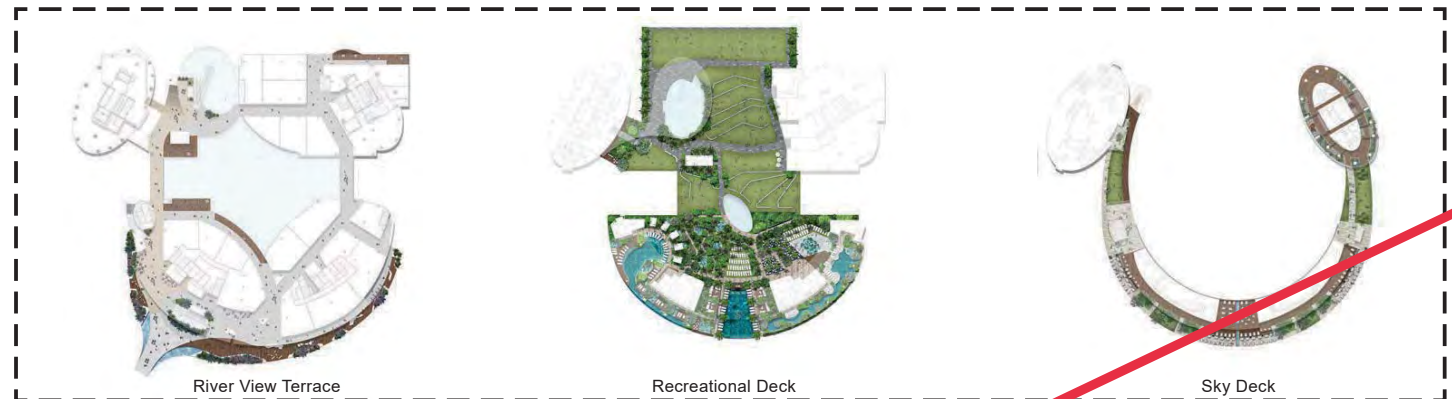


Figure 5.1: The Sky Gardens Concept Plans



Figure 5.2: Overall Landscape Concept Plan

5.1 ELEMENTS: FINISHES, FURNITURE & PLANTING

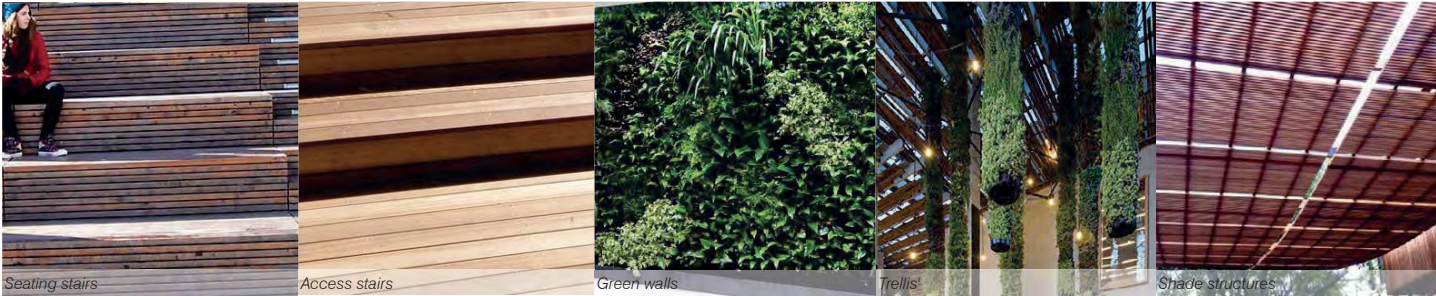
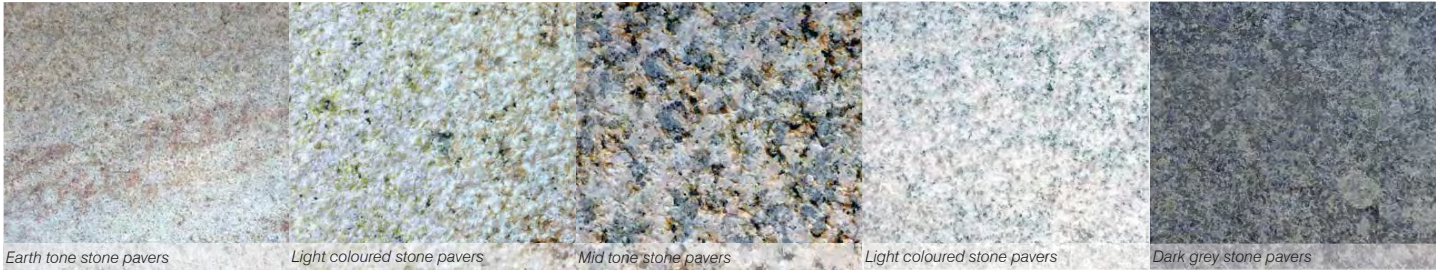
The component parts of the public realm, as much as the spaces themselves, are a key element of the overall experience of Queen's Wharf Brisbane. 'Families' of furniture, pavement, lighting and planting palettes will underpin the cohesiveness, comfort and visual excitement of the streets and spaces. Refer to **Volume 3 - Attachment H - Infrastructure Master Plan** for further description of the public realm elements (e.g.. furniture, lighting, signage integrated artwork etc) within the development.

MATERIALS AND PLANTING SELECTION RATIONALE:
STATEMENT OF SUITABILITY

The material, planting and furniture proposed within the public realm have been selected based on their performance against the following principles:

CRITERIA	PERFORMANCE
Appropriateness	Elements are to be appropriate to the wider development design intents and the heritage and riverfront setting of the site.
Robustness	Elements are to be fit for purpose and able to withstand typical urban conditions or those imposed by flood or other predictable impacts.
Availability	Elements are to be able to be readily supplied and maintained.
Language	Elements are to have components of common language but also provide flexibility for each space to express it's unique characteristics
Compliance	Elements are to meet all required standards
Relevance	Elements are to be relevant to the climate, ecosystems, and design intent of the public realm.

5.1.1 INDICATIVE STREETSCAPE, RIDGELINE, VERANDAH AND CROSS BLOCK LINKS FINISHES AND FURNITURE PALETTE





5.1.2 INDICATIVE UNDERCURRENT FINISHES AND FURNITURE PALETTE



5.1.3 INDICATIVE PAVEMENT FINISHES

	1. THE STREETSCAPES					2. RIDGELINE										3. THE WILLIAM STREET VERANDAH						
	GEORGE STREET FOOTPATHS	ELIZABETH STREET FOOTPATHS	MARGARET STREET FOOTPATHS	ALICE STREET FOOTPATH	WILLIAM STREET FOOTPATHS	TREASURY FORECOURT	QUEEN'S GARDENS	STEPHENS LANE	PUBLIC SERVICE CLUB COURTYARD	PRINTERY COURTYARD	GEORGE STREET PLAZA	THE ATRIUM	HARRIS TERRACE LANEWAY	MANSIONS LANEWAY	BELLEWUE PLAZA	ALICE LANEWAY	MILLER PARK	HOTEL DROP-OFF	BRISBANE STEPS	GRAND FOYER	IRD PORTE-COCHERE	WILLIAM STREET PLAZA
PREDOMINANT PAVEMENT FINISH																						
Broom Finished Grey Concrete Pavement (BCC standard)																						
Broom Finished Coloured Concrete Pavement																						
Exposed Aggregate Grey Concrete Pavement																						
Exposed Aggregate Coloured Concrete Pavement																						
Earth Tone Stone Pavers - Large Format																						
Earth Tone Stone Pavers - Medium Format																	2nd					
Earth Tone Stone Pavers - Small Format																						
Light Coloured Stone Pavers																		2nd		1st	1st	
Dark Coloured Stone Pavers																		1st		2nd	2nd	
Grey Stone Pavers																						
Wet Pour Rubber Softfall																						
Decking/Terracing																	1st					
Bikeway Pavement																						

NOTE: This list of proposed materials is provided to accompany the concept plans and are indicative only and may be subject to change. The precise materials will be determined and endorsed by the Nominated Assessing Authority at the time of compliance assessment.

	4. THE UNDERCURRENT									5. CROSS BLOCK LINKS					
	VICTORIA PLAZA	QUEENS WHARF ROAD NORTH	UNDERCURRENT VILLAGE	QUEEN'S WHARF PLAZA	QUEENS WHARF ROAD SOUTH	THE LANDING	WATERLINE PARK	THE MANGROVE WALK	BICENTENNIAL BIKEWAY	ELIZABETH ST TO QUEENS WHARF ROAD	CHARLOTTE ST TO COMMISSARIAT STORE	MARY ST TO QUEEN'S WHARF PLAZA	GEORGE ST TO WILLIAM ST	ALICE ST TO PUBLIC SERVICE CLUB	BOTANIC GARDENS TO 1 WILLIAM ST
PREDOMINANT PAVEMENT FINISH															
Broom Finished Grey Concrete Pavement (BCC standard)							2nd	1st							
Broom Finished Coloured Concrete Pavement			2nd		2nd	1st									
Exposed Aggregate Grey Concrete Pavement		3rd													
Exposed Aggregate Coloured Concrete Pavement	3rd		1st	3rd	1st	1st	1st	2nd							
Earth Tone Stone Pavers - Large Format	2nd	2nd		2nd											
Earth Tone Stone Pavers - Medium Format															
Earth Tone Stone Pavers - Small Format	1st	1st		1st											
Light Coloured Stone Pavers															
Dark Coloured Stone Pavers															
Grey Stone Pavers															
Wet Pour Rubber Softfall						2nd									
Decking/Terracing															
Bikeway Pavement															

NOTE: This list of proposed materials is provided to accompany the concept plans and are indicative only and may be subject to change. The precise materials will be determined and endorsed by the Nominated Assessing Authority at the time of compliance assessment.

5.1.4 DESIRED STANDARD OF PROVISION

The table below reflects the minimum standard of provision for each gateway and key public space within the development and is to be applied at the time of the submission of the compliance assessment request. The provision of furniture may be less than the minimum specified for a particular gateway or key public space, where the total minimum standard of service is met across all gateways and key public spaces. This table to be read in conjunction with **Volume 3 - Attachment H - Infrastructure Master Plan, Section 7 - Projected Requirements for Infrastructure**. Where conflict in provisions between the Plan of Development, Landscape Concept Report and Infrastructure Master Plan exist, the Plan of Development prevails.

			TOTAL SEATING - SEATING WALLS/EDGES/STEPS (TOTAL LINEAL M)	AS1428.2 COMPLIANT SEATING WALLS (MIN. 10% OF SEATING WALL TOTAL LINEAL M)	STAND ALONE 1428.2 COMPLIANT SEATING BENCHES (INCLUDED IN TOTAL SEATING AMOUNT)	TOILET BLOCKS	DRINKING FOUNTAINS	BOTTLE FILL STATIONS	BIKE PARKING (RACKS)	EXERCISE STATIONS	TABLE TENNIS TABLES	SHADE PROVISION	BINS (DUAL 240L RECYCLE AND GENERAL WASTE)	ARTWORK OPPORTUNITY
GATEWAYS	G1	TREASURY FORECOURT	50	5	3	int	0	0		0	0	Refer to Figure 4.14	1 (ex)	
	G2	VICTORIA PLAZA	8	3	1	0	1	1	1	0	0		1	Y
	G3	GEORGE STREET PLAZA	100	10	3	int	0	0	0	0	0		St	Y
	G4	RIVER VIEW TERRACE BRIDGE LANDING	0	0	2	int	1	1	0	0	0		0	Y
	G5	BELLEVUE PLAZA	15	1.5	2	int	1	0	0	0	0		1	
	G6	MANGROVE WALK SOUTH ENTRY PLAZA	10	3	4	0	0	0	1	0	0		1	Y
KEY PUBLIC SPACES	K1	QUEEN'S GARDENS	120	12	8	0	1	1	0	0	0		2	
	K2	QUEENS WHARF ROAD NORTH & UNDERCURRENT VILLAGE (NORTH QUAY)	150	15	20	1	1	1	1	0	0		2	Y
	K3	MILLER PARK	60	6	4	0	1	0	0	0	0		1	
	K4	PRINTERY COURTYARD	8	0.8	2	int	0	0	0	0	0		0	Y
	K5	BRISBANE STEPS	15	3	2	0	0	0	0	0	0		St	
	K6	WILLIAM STREET PLAZA	10	1	2	int	1	0	0	0	0		1	Y
	K7	QUEENS WHARF PLAZA	200	20	4	0	1	1	1	0	0		2	
	K8	THE LANDING	500	50	14	2	1	1	1	0	0		6	Y
	K9	WATERLINE PARK	150	15	5	0	1	1	1	10	3		1	Y

NOTE: The precise quantities and locations will be determined and endorsed by the Nominated Assessing Authority at the time of compliance assessment. **Figure 5.3: Desired Standard of Provision Table**

5.1.5 TREE RETENTION AND REPLACEMENT

A number of existing trees within the site are required to be removed to facilitate the proposed demolition and associated works, including the relocation of many underground services. Careful consideration was given to the retention of as many trees as practicable, having regard to the nature and extent of works and the opportunity for new, longer lasting planting to occur as part of any future development. As described in the Demolition Management Plan in Volume 2, Attachment A, the extent of the proposed works to underground services, as well as the demolition works, have severely limited the ability to retain trees.

The site contains numerous existing trees both along The Undercurrent and along The Ridgeline. Trees along the Undercurrent area are generally being retained with some localised exceptions. Significant quantities of new tree planting will be included in the new public open space along the river's edge.

The Ridgeline has numerous trees, none of which are naturally occurring or remnant.

George Street contains many street trees, most of which appear to be less than 20-30 years old. A large percentage of these are stunted or in poor health and form. A few specimens are large and healthy while others are large and in poor condition. Many are Leopard Trees that Brisbane City Council no longer support as suitable street trees in the Brisbane CBD.

William Street has significantly fewer street trees than George Street however, like George Street, many are poor specimens and include species no longer supported by BCC.

As a result of the need to relocate many underground services as part of the IRD development many of the William and George Street trees will require removal. The first stage of this services relocation effects William Street between Stephens Lane and Margaret Street, the north side of George Street between Stephens Lane and Margaret Street as well as Margaret Street between George Street and the river. This may form the first of a potentially staged tree removal process. A second stage of tree

removal may involve all street trees on George and William Streets between Stephens Lane and Elizabeth Street. A final stage of removals along all other street frontages may take place several years later. A consistent new street tree planting strategy is to be implemented. Staging will reduce the visual impact of the tree removal process. It is intended to plant new trees all at once towards the end of the project to allow for large trees to be pre-grown and for a consistent effect and quality to be achieved. This will also allow for new large linear underground soil chambers to be installed where currently they do not exist. Longer lasting street trees will be an important outcome of this street tree renewal process.

In order to rejuvenate the waterproof membrane under Queen's Gardens the existing trees will need to be removed and replaced.

The IRD demolition extent and construction will require the removal of all trees within its new footprint as part of the first stage of works.

Miller Park contains a large Poinciana that shall be protected and retained. All other trees in the park are of low significance and can be removed. Many have overcrowded canopies and poor elongated forms. All the vegetation in Miller Park is relatively young and does not have heritage significance.

The Jacaranda at the river end of Margaret Street requires removal to facilitate demolition and associated works. The tree is of fair health, but of poor structure both above and below ground. The tree is surrounded by underground services which are impacting on the root structure and tree health. Transplanting of the tree was investigated as a potential option. Due to the combined tree health and the tree structure, the tree is not a suitable specimen for relocation.

All trees that are proposed to be removed will be replaced as part of any future development in accordance with the relevant provisions of the Development Scheme to achieve a consistent and continuous streetscape along George, William and Alice Streets.

The inclusion of palms as part of the proposed new street planting allows for the procurement and installation of semi-mature specimens (i.e. several metre tall trunk heights) to provide an instant impact along the streets. Columnar street trees of 400 litre size are intended to be installed in order to re-establish the streetscape as quickly as possible after installation and establish 25% shade, of the 2.4m wide unobstructed footpath, after 5 years. Refer **Figure 4.11** for indicative planting locations.

5.1.6 TREE PLANTING

Apart from the street verges a significant portion of the IRD will have car parking under it and thus "deep planting" (i.e. planting over natural ground) is not possible in most areas. Refer to **Figures 4.11** and **4.12**. As tree root systems rarely grow deeply, adequate soil surface areas and volumes will be provided to support long term tree growth in on-structure areas of the site. A minimum planting area width or 4m in any direction will be provided where structure and/or services permit.

Broad consolidated areas of planting soil will be sought rather than numerous smaller soil pockets to optimise "soil sharing" and thus improved tree and plant performance. Suitable soil volumes will be provided to support all trees within the development. Signature trees will be provided with a minimum of 40m³ for individual trees. Where multiple trees fall within a consolidated soil volume the volume per tree will be reduced by 50% per additional tree; e.g. two trees would have 60m³, three trees would have 80m³.

Soil profiles for signature trees will be typically 1000mm deep. Soil depths over 1m are not anticipated generally as depths such as this are typically not accessed by tree root systems and these depths can lead to anaerobic soil conditions that are detrimental to root growth. The vast majority of tree roots grow in the top 400-500 of soil.

With the exception of several small areas shown on **Figure 4.12**, all street tree planting will be traditional at-grade planting. There will be substantial areas of on-structure tree, palm and understorey planting in the upper levels of

the IRD. There will also be areas of on-structure planting at ground level indicatively shown in **Figure 4.11** and **4.12**.

In order to maximise the integration of planting with the architecture of the site there will be areas of planting with building above them such as the main atrium at George Street Plaza and William Street under the IRD.

5.1.7 IRRIGATION

A commercial grade automatic irrigation system will be installed and used in all new on-structure planting and lawn areas as well as new at-grade planting and lawn areas within the property boundaries of the Ridgeline and Verandah. At-grade verge planting may not be irrigated. Due to the need for Ridgeline footpaths to accommodate significant pedestrian movement there is no opportunity to include surface WSUD devices. Stormwater harvesting from the streets will be investigated for its potential to be directed into street tree sub-surface soil chambers to provide passive irrigation.

A commercial grade automatic irrigation system will be installed in all planting and lawn areas within the Foreshore, with the exception of the parkland at the Goodwill Extension area. Soft landscape areas across the foreshore precincts will be irrigated to create a sustainable, high quality subtropical public realm.

Water will be obtained from a variety of sources across the precinct:

- Irrigation of the IRD public realm will be from rainwater or recycled grey water sourced from the IRD, supplemented with potable water as necessary;
- Irrigation of the Foreshore public realm will also be from rainwater or recycled grey water supplemented with potable water as necessary;
- Waterline Park, which will be opened ahead of the rest of the precinct, will be irrigated initially from potable water until recycled water becomes available from the IRD.

Sustainable water usage will be promoted by the use of passive irrigation using stormwater diverted from hardstand areas.

5.1.8 WATER SENSITIVE URBAN DESIGN

Stormwater management for the precinct is outlined in the **Civil Works and Infrastructure Report (PoD Volume 3: Attachment I)**. The report outlines the water quality objectives to be achieved with reference to relevant BCC and State Government planning guidance, and describes a preliminary treatment methodology to demonstrate that the required level of stormwater treatment can be met.

The report outlines a suite of stormwater treatment devices that may make up the treatment train, including:

- Gross pollutant traps;
- Proprietary devices;
- Bio-retention basins;
- Vegetated swales;
- Sand filters; and
- Vegetated buffers.

The report notes that "various combinations of the treatment nodes must be used and multiple solutions are possible". The report does not prescribe the preliminary treatment methodology described, and does not preclude the use of a variety of Water Sensitive Urban Design (WSUD) devices selected for their public realm and/or landscape amenity values. Opportunities to integrated WSUD devices within the public realm may include tree pit bio-retention basins; raised or terraced bio-retention basins ('bio-pods'); porous pavements; green roofs and vertical gardens.

Details of stormwater treatment methodologies will be provided for compliance assessment.

5.1.9 INDICATIVE STREETSCAPE, RIDGELINE, VERANDAH, CROSS BLOCK LINKS AND SKY GARDENS PLANTING PALETTE



Figure 5.4: Indicative Tree/Palm Palette - Streetscape, Ridgeline, Verandah, Cross Block Links & Sky Gardens



Figure 5.5: Indicative Subtropical Shade Tolerant Planting Palette - Streetscape, Ridgeline, Verandah, Cross Block Links & Sky Gardens



Figure 5.6: Indicative Subtropical Shade Tolerant Planting Palette - Streetscape, Ridgeline, Verandah, Cross Block Links & Sky Gardens



Figure 5.7: Indicative Subtropical Sun Tolerant Planting Palette - Streetscape, Ridgeline, Verandah, Cross Block Links & Sky Gardens

5.1.10 INDICATIVE STREETSCAPE, RIDGELINE, VERANDAH, CROSS BLOCK LINKS AND SKY GARDENS PLANTING LIST

1. THE STREETSCAPES						SHRUBS	
BOTANICAL NAME	COMMON NAME						
GEORGE STREET FOOTPATHS							
TREES							
Flindersia australis	Native Teak/ Crow's Ash	Archontophoenix cunninghamiana	Bangalow Palm	Harpullia pendula	Tulipwood	Acalypha wilkesiana "Obovata"	Fijian Firebush
Howea forsteriana	Kentia Palm	Areca vestiaria cv	Clumping Betel Nut Palm	Hibiscus tiliaceus	Sea Hibiscus	Adiantum raddianum	Maiden Hair Fern
ELIZABETH STREET FOOTPATHS							
TREES							
Howea forsteriana	Kentia Palm	Areca triandra	Orange Collar Palm	Howea belmoreana	Curly Palm	Aechmea blanchetiana	Blanchetiana Bromeliad
Waterhousea floribunda	Weeping Lily Pily	Backhousia citriodora	Lemon Scented Myrtle	Howea forsteriana	Kentia Palm	Aechmea gamosepala	Matchstick Plant
MARGARET STREET FOOTPATHS							
TREES							
Harpullia pendula	Tulipwood	Bambusa lako	Timor Black Bamboo	Hymenoporum flavum	Native Frangipanni	Agapanthus africanus	African Lily
ALICE STREET FOOTPATHS							
TREES							
Agathis robusta	Queensland Kauri	Barklyea syringifolia	Gold Blossom Tree	Jacaranda mimosifolia	Jacaranda	Aglaonema cv	Queen of Siam
WILLIAM STREET FOOTPATHS							
TREES & PALMS							
Harpullia pendula	Tulipwood	Beccariophoenix Madagascariensis	Rainforest Coconut Palm	Lagerstroemia indica x	Crepe Myrtle	Aglaonema cv	Thai Hybrids
Howea forsteriana	Kentia Palm	Betula nigra	Tropical Birch Tree	Lepidozamia peroffskyana	Shining Burrawang	Alcantarea cv	Imperial Bromeliad
Araucaria cunninghamii	Hoop Pine	Bismarckia nobilis	Bismarck Palm	Licuala elegans	Fan Palm	Alcantarea imperialis	Green Alcantarea
GROUNDCOVERS							
Doryanthes excelsa	Gymea Lily	Brachychiton acerifolius	Illawarra Flame Tree	Licuala grandis	Ruffled Fan Palm	Alcanthus mollis	Oyster Plant
Heliconia "Golden Torch"	Golden Torch	Brachychiton australis	Broad-leaved Bottle Tree	Licuala ramsayi	Australian Fan Palm	Allamanda neriifolia	Golden Trumpet Bush
Liriope 'Evergreen Giant'	Turf Lily	Brachychiton populneus	Kurrajong	Livistona australis	Cabbage Tree Palm	Alocasia brisbanensis	Conjevoi
Liriope 'Stripy White'	Lily Turf	Brachychiton rupestris	Queensland Bottle Tree	Livistona decora	Weeping Cabbage Tree	Alocasia cv	Caladora
Lomandra longifolia	Mat Rush	Buckinghamia celcissima	Ivory Curl Flower	Macaranga tanarius	Macaranga	Alocasia macrorrhizos	Elephant Ears
Myoporum parvifolium	Creeping boobialla	Calyptrocalyx hollrungii	Vanuatu Palm	Marojejya daranii	Madagascan Palm	Alocasia wentii	Dwarf Elephants Ear
Phormium "Cookianum"	Green Dwarf Flax	Carpoxylon macrospermum	Fishtail Palm	Melia azedarach	White Cedar	Alpinia caerulea	Red Back Native Ginger
Rhoeo discolor	Moses in the Cradle	Caryota mitis	Bush Cassia	Melicope elleryan	Pink Euodia	Alpinia mutica	False Cardamon Ginger
Strelitzia reginae	Bird of paradise	Cassia tomentella	Parlour Palm	Nauclea orientalis	Canary Cheesewood	Alpinia nutans	False Cardamon
Zamia furfuracea	Cardboard Cycad	Chamaedorea elegans	Walking Stick Palm	Olea europaea	Olive Tree	Alpinia purpurata	Red Ginger
2. THE RIDGELINE,							
3. WILLIAM STREET VERANDAH							
5. CROSS BLOCK LINKS							
7. SKY GARDENS							
BOTANICAL NAME	COMMON NAME						
TREES & PALMS							
Abutilon	Chinese Lantern	Chamaedorea cataractarum	Cascade Palm	Pandanus pedunculatus	Coastal Screw Pine	Alpinia zerumbet / speciosa	Variegated Shell Ginger
Acmena hemilampra	Blush Satinash	Chamaedorea tepejilote	Bow Tie Palm.	Peltophorum pterocarpum	Yellow Flame Tree	Alstromeria cv	Snow Flake
Acronychia imperforata	Fraser Island Apple	Chamaedorea klotzschiana	Lemon Scented Gum	Phaleria clerodendron	Native Daphne	Anigozanthos 'Big Red'	Tall Red Kangaroo Paw
Agathis robusta	Queensland Kauri	Corymbia citriodora	Tuckeroo	Phyllostachys nigra	Black Bamboo	Anthurium andraeanum	Flamingo Flower
Aleurites moluccanus	Candlenut Tree	Cupaniopsis anarcardes	Australian Tree Fern	Pinanga kuhlii	Ivory Cane Palm	Anthurium plowmanii	Birds Nest Anthurium
Aloe barbaee	Tree Aloe	Cyathea cooperi	Pacayo Palm	Plerandra elegantissima	False Aralia	Anthurium veitchii	King Anthurium
Araucaria cunninghamii	Hoop Pine	Cyclanthe bipartida	Poinciana	Plumeria obtusa	White Frangipani	Aphalandra squarrosa	Zebra Plant
Archontophoenix alexandrae	Alexandra Palm	Delonix regia	Princess Palm	Podocarpus elatus	Illawarra Pine	Arenga hookeriana	Scallop Leaf Palm
		Dictyosperma album	Sago Palm	Polyathia longifolia	Indian Mast Tree	Aspidistra elatior	Cast Iron Plant
		Diploglottis australis	Native Tamarind	Polyscias elegans	Cellery Wood	Asplenium australiscum	Birds Nest Fern
		Dwarf Sago Palm	Green Cane Palm	Polyscias nodosa	Noahs Bass Wood	Blechnum cartilagineum	Gristle Fern
		Dypsis pembana	Cyclanth Plant	Ptychosperma elegans	Solitaire palm	Blechnum gibbum	Silver Lady Fern
		Dypsis albo farinosa	White Chalk Palm	Ptychosperma macarthurii	Macarthur Palm	Blechnum nudum	Fish Bone Fern
		Elaeocarpus eumundii	Eumundi Ash	Ptychosperma microcarpum	Cluster Palm	Bowenia serrulata	Byfield Fern
		Elaeocarpus grandis	Quandong	Randia fitzalanii	Native Gardenia	Bromelia sp.	Bromeliad (various)
		Eucalyptus microcorys	Tallowood	Ravenala madagascariensis	Travellers Palm	Calathea burle-marxii cv	White Ice
		Eucalyptus tereticornis	Forest Red Gum	Schefflera arboricola	Dwarf Umbrella Tree	Calathea zebrina	Zebra Plant
		Ficus bengalensis	Banyan Fig	Syzygium leuhmanii	Small Leaf Lilypilly	Calathea lutea	Cuban Cigar Plant
		Ficus benjamina	Weeping Fig	Syzygium moorei	Coolamon	Canna 'Tropicanna'	Canna Lily
		Ficus hillii	Hills Weeping Fig	Syzygium tierneyanum	River Cherry	Canna x generalis	Canna Lily
		Ficus longifolia	Narrow leaf Fig	Tabebuia palmeri	Pink Trumpet Tree	Carludovica palmata	Panama Hat Palm
		Ficus lyrata	Fiddle Leaf Fig	Terminalia catappa	Indian Almond	Carrisa grandiflora	Desert Star
		Ficus macrophylla	Moreton Bay Fig	Tristanopsis laurina 'Luscious'	Kanooka Gum	Chamaedorea seifrizii	Bamboo Fern
		Flindersia australis	Native Teak/ Crow's Ash	Veitchia joannis	Fiji Feather Palm	Cheilocostus spp.	Ornamental Gingers
		Flindersia schottiana	Cudgerie / Bumpy Ash	Waterhousea floribunda	Weeping Lily Pily	Codiaeum variegatum	Croton Mammy
		Gordonia axillaris	Gordonia	Xanthorrhoea johnsonii	Grass Tree	Cordyline australis	Grass Palm
		Grevillea robusta	White Oak	Xanthostemon chrysanthus	Grass Penda	Cordyline cv	Cordyline Roosters Tail
		Grevillea baileyana	Silky Oak	Xanthorea glauca	Blue Grass Tree		

Cordyline cv	Lemon Lime	Philodendron gloriosum	Gloriosum	Fittonia albivenis	Assorted colours	CLIMBERS & EPIPHYTES	
Cordyline fruticosa "Rubra"	Red Cordyline	Philodendron 'Rojo Congo'	Philodendron (red)	Hibbertia truncata	Guinea-flower	Aecmea orlandiana	Climbing Bromeliad
Cordyline petiolaris	Broad-Leaved Palm Lily	Philodendron selloum 'Hope'	Hope	Emerocallis fulva	Orange Day-Lily	Bougainvillea glabra	Bougainvillea
Cordyline stricta	Palm Lily	Philodendron 'Xanadu'	Dwarf Philodendron	Hymenocallis littoralis	Spider Lily	Cissus antarctica	Kangaroo vine
Costus phoenix	Burgandy Edge Crinum	Plumbago "Royal Cape"	Plumbago	Hymenocallis speciosa	Broad Leaf Spider Lily	Dichondra argentea	Silver Falls
Crinum asiaticum variegatum	Variegated Crinum	Polyscias balfouriana	Aralia	Hosta lancifolia	Hosta	Dichondra repens	Emerald Falls
Crinum purpurascens	Crinum Lily	Rhapis excelsa	Lady Palm	Liriope 'Evergreen Giant'	Turf Lily	Epipremnum aureum	Devil's Ivy / Pothos
Curcuma australasica	Cape York Lily	Rhapis multifida	Lady Finger Palm	Liriope muscari	Liriope Elmarco	Epipremnum pinnatum	Native Monstera
Curcuma cordata cv	Assorted Ginger Lily	Russelia equisetiformis	Lemmon Falls	Liriope 'Stripy White'	Lily Turf	Ficus pumila	Creeping Fig
Cyathea australis	Rough Tree-fern	Russelia equisetiformis	Red Fire Cracker Plant	Lomandra confertifolia	Lime Tuft	Hedera Canariensis	Trailing Ivy
Cyathea cooperii	Tree Fern	Spathiphyllum "picasso"	Variegated Peace Lily	Lomandra hystrix	Creek Mat Rush	Hoya	Hoya
Cycas revoluta	Sago Palm	Strelitzia juncea	Spoon Leaf BoP	Lomandra longifolia	Mat Rush	Ipomea horsfalliae	Cardinal Creeper
Dieffenbachia cv	Dumb Cane (various)	Strelitzia nicolai	Giant White BoP	Lomandra spicata	Rainforest Mat Rush	Orchid sp	Orchid
Doryanthes excelsa	Gymea Lily	Strelitzia reginae	Bird of Paradise	Maranta sp.	Prayer Plant	Pandorea jasminoides	Bower vine
Doryanthes palmerii	Giant Spear Lily	Syzygium wilsonii subsp. Wilsonii	Powder Puff Lilly Pilly	Microsorium diversifolium	Kangaroo Paw Fern	Pandorea pandorana	Wonga Wonga Vine
Dracaena reflexa variegata	Song of India	Westringia "Wynabbie Gem"	Flowered Westringia	Microsorium musifolium	Crocodylus fern	Platynerium bifurcatum	Elkhorn
Duranta repens	Golden dewdrop	Xanthorrhoea australis	Australian Grass Tree	Microsorium punctatum	Climbing Birds Nest Fern	Platynerium superbum	Staghorn
Evodia hortensis	Gold Nugget	Zamia integrifolia	-	Molineria capitulata	Weevil Lily	Pyrostegia venusta	Orange Trumpet Vine
Fatsia japonica	Japanese Aralia	Zamia loddigessi x Spartea	Zamia loddigessi	Monstera adansonii	Mini Swiss Cheese Plant	Selenicereus anthynyanus	Zig Zag Cactus
Ficus Lyrata	Fiddle leaf fig	Zamia furfuracea	Cardboard Cycad	Myoporum parvifolium	Creeping boobialla	Senecio routeyanus	String of Pearls
Ficus microcarpa	Green Island Fig	Zamia neurophyllida	-	Neogregelia cv	Bromeliad Fire Ball	Strongylodon macrobotrys	Jade Vine
Furcraea foetida "Albo Marginata"	Variegated Furcraea	GROUNDCOVERS		Ophiopogon "Curly Lady"	Mondo Grass	Tecomanthe hillii	-
Furcraea gigantea	Green-aloe	Acacia cognata dwarf 'Limelight'	Limelight	Ophiopogon japonicus "Nana"	Miniature Mondo Grass	Thunbergia mysorensis	Indian Clock Vine
Globba marantina	Native Ginger	Adiantum formosum	Giant Maidenhair	Ophiopogon japonicus "Variegata"	Variegated Mondo Grass	Tillandsia	Old Mans Beard
Heliconia angusta	Red Christmas Heliconia	Adiantum hispidulum	Rough Maidenhair	Ophiopogon planiscapus	Black Mondo Grass	Trachelospermum asiaticum	Japanese Star Jasmine
Heliconia "Golden Torch"	Golden Torch	Alpinia purpurata cv white	Eden White Ginger	Pandanus pygmaeus	Pygmy Pandanus	Trachelospermum jasminoides	Chinese Star Jasmine
Heliconia psittacorum cv	Heliconia Tropics	Aloe cv	Assorted Aloe's	Pennisetum alopecuroides 'Nafray'	Native Foxtail Nafray		
Heliconia rostrata	Parrots Beak	Alternanthera dentata	Little Ruby	Peperomia albo marginata	Variegated Peperomia		
Hedychium coronarium	Luna Moth Ginger	Anthurium sp.	Laceleaf	Philodendron hederaceum	Heart Leaf Philodendron		
Hibiscus heterophyllus	Native Rosella	Aptinia cordifolia	Succulent	Philodendron imbi	New Yorker		
Hibiscus heterophyllus cultivars	Native Hibiscus	Aspidistra elatior	Cast Iron Plant	Philodendron cv Atom	Philodendron Atom		
Ixora chinensis	Chinese Ixora	Asplenium australasicum	Birds Nest Fern	Philodendron cv winterbourn	Xanadu		
Jasminum sambac	Arabian Jasmine	Banksia spinulosa	Birthday Candles	Phormium "Cookianum"	Green Dwarf Flax		
Justicia brandegeana	Shrimp Plant	Bracteantha bracteata	Golden Everlasting	Phyllanthus multiflorus	Mouse tail plant		
Kerriodoxa elegans	White Elephant Palm	Bromeliad Neoregelia cv Caroliae	Bromeliad Carolinae	Plectranthus verticillatus	Swedish Ivy		
Lanonia dasyantha	Paradise Palm	Caladium bicolor	Angel wings	Russelia equisetiformis	Lemon Falls Fire Cracker		
Lepidozamia hopei	Hope's Cycad	Calathea zebrina	Zebra Plant	Rhoeo discolor	Moses in the Cradle		
Macrozamia lucida	Native cycad	Calochlaena dubia	Soft Bracken	Sansevieria trifasciata dwarf	Golden Hahani		
Medenella magnifica	Philippine Orchid	Casuarina glauca	Cousin It	Sedum cv	Sedum Green Rosette		
Molineria capitulata	Palm Grass	Chlorophytum comosum	Ribbon Plant	Senecio serpens	Blue Chalk Sticks		
Monstera deliciosa	Swiss Cheese Plant	Croton 'Zanzibar'	Croton	Sticherus flabellatus var. flabellatus	Shiny Fan Fern		
Murraya paniculata	Orange Jessamine	Curculia capulata	Palm Grass	Tradescantia pallida "Purple Heart"	Purple Setcreasea		
Nephrolepis exaltata	Fish Bone Fern	Dianella caerulea	Flax Lily	Viola banksii	Native Violet		
Pachystachy lutea	Golden Candles	Drynaria rigidula	Basket Fern	Vriesia cv	Bromeliad Jungle Carpet		
Phaius australis	Swamp Orchid	Echeveria "Imbricata"	Blue Rose Echeveria	Zamioculcus zamiifolia	Zanzibar Gem		
Philodendron 'Congo'	Congo	Epipremnum Pothos sp	Pothos (various)				
Philodendron cv	Imperial Gold/Green	Euphorbia hybrid	Diamond Frost				

NOTE: These lists of proposed species are provided to accompany the concept plans and are indicative only and may be subject to change. The precise species will be determined and endorsed by the Nominated Assessing Authority at the time of compliance assessment.

5.1.11 INDICATIVE UNDERCURRENT PLANTING PALETTE



Figure 5.8: Indicative Tree/Palm Palette - Undercurrent



Figure 5.9: Indicative Sun Tolerant Planting Palette - Undercurrent



Figure 5.10: Indicative Subtropical Shade Tolerant Planting Palette - Undercurrent



Lomandra species



Carex halleana



Water Sensitive Urban Design (WSUD)



Gahnia sieberiana



Ficinia nodosa



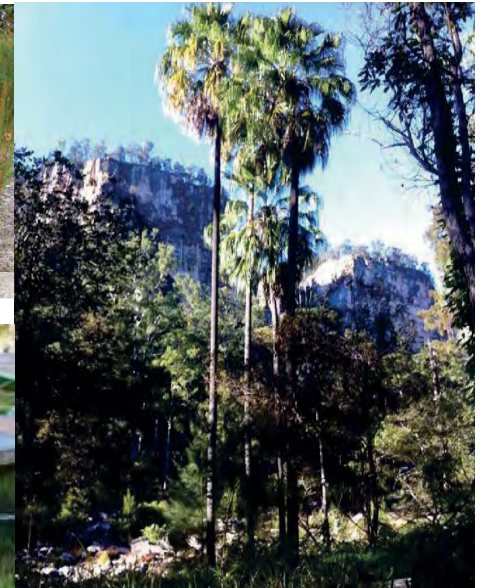
Carex bebbii



Water Sensitive Urban Design (WSUD)



Water Sensitive Urban Design (WSUD)



Livistona decipiens

Figure 5.11: Indicative WSUD Planting Palette - Undercurrent

5.1.12 INDICATIVE UNDERCURRENT PLANTING LIST

4. THE UNDERCURRENT					
BOTANICAL NAME	COMMON NAME				
QUEENS WHARF ROAD NORTH					
TREES					
Aracauria cunninghamii	Hoop Pine	Elaeocarpus obovatus	Hard Quandong	Lomandra longifolia	Mattrush
Brachychiton discolor	Lacebark	Glochidion ferdinandi	Cheese Tree	Microsorium punctatum	Climbing Birds Nest Fern
Brachychiton populneus	Kurrajong	Glochidion sumatranum	Umbrella Cheese Tree	Molineria capitulata	Weevil Lily
Corymbia tessellaris	Moreton Bay Ash	Harpullia pendula	Tulipwood	Myoporum boninense ssp. Australe	Creeping Boobialla
Ficus benjamina	Weeping Fig	Livistona decora	Cabbage Tree Palm	Neomarica northiana	Walking Iris
Ficus platypoda	Rock Fig	Lophostemon confertus	Box Brush	Plectranthus verticillatus	Swedish Ivy
Flindersia brayleana	Queensland Maple	Melaleuca viminalis	Weeping Bottlebrush	Proiphys amboinensis	Cardwell Lily
SPECIMEN SHRUBS		Polyscias murrayi	Pencil Cedar	Proiphys cunninghamii	Brisbane Lily
Doryanthes excelsa	Gynea Lily	Stenocarpus sinuatus	Wheel of Fire Tree	Viola banksii	Native Violet
Doryanthes palmerii	Giant Spear Lily	Tristaniopsis laurina	Water Gum	MANGROVE REGENERATION	
Furcraea foetida 'Albo Marginata'	Varigated Soft Tipped Furcraea	Waterhousia floribunda	Weeping Lilly Pilly	Acrostichum speciosum	Mangrove Fern
Macrozamia lucida	Pineapple Zamia	Xanthostemon chrysanthus	Golden Penda	Aegiceras corniculatum	River Mangrove
Macrozamia moorei	Springsure Zamia	Thaleropia queenslandica	Queensland Golden Myrtle	Avicennia marina subsp. Australasica	Grey Mangrove
Xanthorrhoea glauca	Tall Grass Tree	Lysiphillum hookeri	Native Bauhinia	Crinum pedunculatum	River Lily
Xanthorrhoea johnsonii	Forest Grass Tree	Lagerstroemia archeriana subsp. Archeriana	Native Crepe Myrtle	Excocaria agallocha	Milky Mangrove
Zamia furfuracea	Cardboard Cycad	SPECIMEN SHRUBS		WSUD	
SHRUBS		Cyathea cooperii	Tree Fern	Acrostichum speciosum	Mangrove Fern
Ozothamnus diosmifolius 'cultivars'	Rice Flower	Doryanthes excelsa	Gynea Lily	Alocasia brisbanensis	Cunjevoi
Westringia fruticosa 'cultivars'	Coastal Rosemary	Doryanthes palmerii	Giant Spear Lily	Blechnum cartilagineum	Gristle Fern
GROUNDCOVERS		Furcraea foetida 'Albo Marginata'	Varigated Soft Tipped Furcraea	Calochlaena dubia	False Bracken
Casuarina 'Cousin It'	Prostrate She-Oak	Lepidozamia peroffskyana	Shining Burrawang	Carex appressa	Tall sedge
Chrysocephalum apiculatum	Yellow Buttons	Macrozamia lucida	Pineapple Zamia	Crinum pedunculatum	River Lily
Dianella caerulea	Flax Lily	Macrozamia moorei	Springsure Zamia	Ficinia nodosa	Knobby Club Rush
Liriope 'Evergreen Giant'	Turf Lily	SHRUBS		Gahnia aspera	Saw sedge
Lomandra 'Shara'	Fine Leafed Matt Rush	Alocasia brisbanensis	Cunjevoi	Juncus usitatus	Common Rush
Lomandra longifolia	Mattrush	Alpinia arundelliana	Compact Native Ginger	Lomandra hystrix	Mat Rush
Myoporum boninense ssp. Australe	Creeping Boobialla	Asplenium australasicum	Birds Nest Fern	Molineria capitulata	Weevil Lily
Poa labillardieri	Tussock Grass	Banksia robur	Swamp Banksia	COMMISSARIAT STORE FORECOURT	
Xerochrysum bracteatum 'cultivars'	Paper Daisy	Cordyline spp.	Palm Lily	SHRUBS	
Zoysia tenuifolia	No Mow Grass	Monstera deliciosa	Monstera	Bougainvillea 'Temple Fire'	Bougainvillea
UNDERCURRENT VILLAGE		Philodendron 'Congo'	Philodendron	QUEEN'S WHARF PLAZA	
TREES & PALMS		Philodendron 'Rojo Congo'	Philodendron (red)	TREES & PALMS	
Acmena hemilampra	Broad Leafed Lilly Pilly	Philodendron selloum 'Hope'	Philodendron	Acmena hemilampra	Blush Satinash
Alloxylon flammeum	Tree Waratah	Syzygium wilsonii ssp. Wilsonii	Powderpuff Lilly Pilly	Agathis robusta	Kauri Pine
Aracauria cunninghamii	Hoop Pine	GROUNDCOVERS		Archontophoenix cunninghamiana	Bangalow Palm
Archontophoenix cunninghamiana	Bangalow Palm	Aspidistra elatior	Cast Iron Plant	Ficus macrophylla	Moreton Bay Fig
Auranticarpa rhombifolium	Hollywood	Blechnum cartilagineum	Gristle Fern	Howea fosteriana	Kentia Palm
Clerodendrum floribundum	Lolly Bush	Blechnum gibbum 'Silver Lady'	Dwarf Tree Fern	Livistona decora	Weeping Cabbage Tree
Cupaniopsis newmanii	Long Leafed Tuckeroo	Calochlaena dubia	Soft Bracken	Plumeria obtusa	Evergreen Frangipani
		Carex appressa	Tall Sedge	Ptychosperma macarthurii	Macarthur Palm
		Crinum pedunculatum	River Lily	Syzygium moorei	Coolamon
		Dianella caerulea	Flax Lily	Tristaniopsis laurina	Water Gum
		Drynaria rigidula	Basket Fern		
		Ficinia nodosa	Knobby Club Rush		
		Liriope 'Evergreen Giant'	Turf Lily		
		Lomandra hystrix	Creek Mattrush		

SPECIMEN SHRUBS

Cyathea cooperii	Tree Fern
Doryanthes excelsa	Gynea Lily
Doryanthes palmerii	Giant Spear Lily
Lepidozamia peroffskyana	Shining Burrawang
Licuala grandis	Fan Palm

SHRUBS

Alacantarea varieties	Bromeliads
Alocasia brisbanensis	Cunjevoi
Alpinia spp	Ginger
Asplenium australiscum	Birds Nest Fern
Blechnum gibbum 'Silver Lady'	Dwarf Tree Fern
Cordyline petiolaris	Palm Lily
Cordyline stricta	Palm Lily
Monstera deliciosa	Monstera
Philodendron 'Congo'	Philodendron
Philodendron 'Rojo Congo'	Philodendron (red)
Philodendron selloum 'Hope'	Philodendron
Philodendron 'Xanadu'	Dwarf Philodendron
Raphis excelsa	Raphis Palm
Zamia furfurcea	Cardboard Plant

GROUNDCOVERS

Aspidistra elatior	Cast Iron Plant
Dianella caerulea	Flax Lily
Liriope 'Evergreen Giant'	Turf Lily
Lomandra hystrix	Creek Matrush
Molineria capitulata	Weevil Lily
Plectranthus verticillatus	Swedish Ivy

QUEENS WHARF ROAD SOUTH

TREES & PALMS

Acmena hemilampra	Blush Satinash
Agathis robusta	Kauri Pine
Aracauria cunninghamii	Hoop Pine
Archontophoenix cunninghamiana	Bangalow Palm
Harpullia pendula	Tulipwood
Jacaranda mimosifolia	Jacaranda
Livistona decora	Weeping Cabbage Tree
Syzygium moorei	Coolamon
Waterhousia floribunda	Weeping Lilly Pilly

SPECIMEN SHRUBS

Cyathea cooperii	Tree Fern
Doryanthes excelsa	Gynea Lily
Doryanthes palmerii	Giant Spear Lily
Lepidozamia peroffskyana	Shining Burrawang
Licuala grandis	Fan Palm

SHRUBS

Alocasia brisbanensis	Cunjevoi
Alpinia spp	Ginger
Asplenium australiscum	Birds Nest Fern
Blechnum gibbum 'Silver Lady'	Dwarf Tree Fern
Cordyline petiolaris	Palm Lily
Cordyline stricta	Palm Lily
Monstera deliciosa	Monstera
Philodendron 'Congo'	Philodendron
Philodendron 'Rojo Congo'	Philodendron (red)
Philodendron selloum 'Hope'	Philodendron
Philodendron 'Xanadu'	Dwarf Philodendron
Raphis excelsa	Raphis Palm
Zamia furfurcea	Cardboard Plant

GROUNDCOVERS

Aspidistra elatior	Cast Iron Plant
Dianella caerulea	Flax Lily
Liriope 'Evergreen Giant'	Turf Lily
Lomandra hystrix	Creek Matrush
Molineria capitulata	Weevil Lily
Plectranthus verticillatus	Swedish Ivy

THE LANDING

TREES & PALMS

Alectyron coriaeus	Beach Birds Eye
Allocasuarina littoralis	Black She Oak
Aracauria cunninghamiana	Hoop Pine
Archontophoenix cunninghamiana	Bangalow Palm
Castanospermum australe	Moreton Bay Chestnut
Casuarina cunninghamiana	River She Oak
Corymbia tessellaris	Moreton Bay Ash
Cupaniopsis newmanii	Long Leafed Tuckeroo
Elaeocarpus grandis	Blue Quandong
Eucalyptus crebra	Narrow-leaved Ironbark
Eucalyptus tereticornis	Forest Red Gum
Ficus bengahalensis	Banyan Fig
Ficus microcarpa var. hillii	Hill's Weeping Fig
Ficus obliqua	Small Leafed Fig
Ficus religiosa	Sacred Fig
Ficus virens	White Fig
Glochidion ferdinandi	Cheese Tree
Glochidion sumantranum	Umbrella Cheese Tree
Livistona decora	Weeping Cabbage Tree
Melaleuca leucadendra (Broad Leaf)	Weeping Paperbark
Melaleuca quinquervia	Broad Leafed Paperbark
Melaleuca viminalis	Weeping Bottlebrush
Melaleuca viridiflora (red)	Red Paperbark

Syzygium francisii	Giant Water Gum
Syzygium oleosum	Blue Lilly Pilly
Tristanopsis laurina	Water Gum
Waterhousia floribunda	Weeping Lilly Pilly

SPECIMEN SHRUBS

Angiopteris evecta	Giant Fern
Cyathea cooperii	Tree Fern
Laccospadix australasicus	Walking Stick Palm
Licuala ramsayi	Fan Palm
Linospadix monostachyos	Walking Stick Palm
Lepidozamia peroffskyana	Shining Burrawang
Phaius australis	Swamp Orchid
Zamia furfurcea	Cardboard Plant

SHRUBS

Alocasia brisbanensis	Cunjevoi
Alpinia spp.	Native Gingers
Asplenium australiscum	Birds Nest Fern
Blechnum gibbum 'Silver Lady'	Dwarf Tree Fern
Bowenia serrulata	Byfield Fern
Cheilocostus spp.	Ornamental Gingers
Cordyline petiolaris	Palm Lily
Cordyline stricta	Palm Lily
Curcuma australasica	Cape York Lily
Globba marantina	Native Ginger
Hibiscus heterophyllus	Native Rosella
Hibiscus heterophyllus cultivars	Native Hibiscus
Monstera deliciosa	Monstera
Philodendron 'Congo'	Philodendron
Philodendron 'Rojo Congo'	Philodendron (red)
Philodendron selloum 'Hope'	Philodendron
Philodendron 'Xanadu'	Dwarf Philodendron
Rhaphis excelsa	Rhaphis Palm
Syzygium wilsonii subsp. Wilsonii	Powder Puff Lilly Pilly

GROUNDCOVERS

Acrostichum speciosum	Mangrove Fern
Aspidistra elatior	Cast Iron Plant
Blechnum cartilagineum	Gristle Fern
Calochlaena dubia	Soft Bracken
Carex appressa	Tall Sedge
Chlorophytum comosum	Spider Plant
Christella dentata	Binung Fern
Crinum pedunculatum	River Lily
Cyrtomium falcatum	Japanese Holly Fern
Dianella caerulea	Flax Lily
Drynaria rigidula	Basket Fern
Ficinia nodosa	Knobby Club Rush

Hypolepsis muelleria	Ground Fern
Liriope 'Evergreen Giant'	Turf Lily
Lomandra hystrix	Creek Matrush
Lomandra longifolia	Matrush
Lomandra spicata	Rainforest Matrush
Microsorium punctatum	Climbing Birds Nest Fern
Molineria capitulata	Weevil Lily
Myoporum boninense ssp. Australe	Creeping Boobialla
Neomarica northiana	Walking Iris
Plectranthus verticillatus	Swedish Ivy
Proiphys cunninghamii	Brisbane Lily
Sticherus flabellatus var. flabellatus	Shiny Fan Fern
Viola banksii	Native Violet

CLIMBERS & EPIPHYTES

Epipremnum aureum	Golden Pothos
Epipremnum pinnatum	Native Monstera
Philodendron hederaceum	Heart Leaf Philodendron
Platynerium bifurcatum	Elkhorn
Platynerium superbum	Staghorn

MANGROVE REGENERATION

Acrostichum speciosum	Mangrove Fern
Aegiceras corniculatum	River Mangrove
Avicennia marina subsp. Australasica	Grey Mangrove
Crinum pedunculatum	River Lily
Excocaria agallocha	Milky Mangrove
Bruguiera gymnorhiza	Orange Mangrove

WSUD

Acrostichum speciosum	Mangrove Fern
Alocasia brisbanensis	Cunjevoi
Banksia robur	Swamp Banksia
Blechnum cartilagineum	Gristle Fern
Calochlaena dubia	False Bracken
Carex appressa	Tall sedge
Crinum pedunculatum	River Lily
Ficinia nodosa	Knobby Club Rush
Gahnia aspera	Saw sedge
Hibiscus diversifolius	Swamp Hibiscus
Juncus usitatus	Common Rush
Lomandra hystrix	Mat Rush
Molineria capitulata	Weevil Lily

WATERLINE PARK

TREES & PALMS

Cupaniopsis newmanii	Long Leaf Tuckeroo
Ficus platypoda	Rock Fig
Jacaranda mimosifolia	Jacaranda
Livistona decora	Weeping Cabbage Palm

SHRUBS

Alpinia arundelliana	Compact Native Ginger
Cyathea cooperi	Tree Fern
Doryanthes palmeri	Spear Lily
Furcraea foetida 'Albo marginata'	Variegated Soft Tipped Furcraea
Lepidozamia peroffskyana	Pineapple Zamia
Monstera deliciosa	Monstera
Plectranthus argentatus	Silver spurlflower
Philodendron selloum 'Hope'	Philodendron
Rhapis excelsa	Lady Palm
Schefflera arboricola 'Madame de Smet'	Variegated Dwarf Umbrella
Zamia furfuracea	Cardboard Palm
Zamioculcas zamiifolia	Zanzibar Gem

GROUNDCOVERS

Acrostichum speciosum	Mangrove Fern
Alocasia brisbanensis	Cunjevoi
Asplenium australasicum	Birds Nest Fern
Aspidistra elatior	Cast Iron Plant
Blechnum cartilagineum	Gristle Fern
Blechnum gibbum 'Silver Lady'	Fishbone Fern
Calochlaena dubia	False Bracken
Chlorophytum comosum	Spider Plant
Christella dentata	Binung Fern
Crinum pedunculatum	River Lily
Cyrtomium falcatum	Japanese Holly-Fern
Dianella caerulea	Blue Flax Lily
Liriope Evergreen Giant	Turf Lily
Lomandra spicata	Rainforest Matt Rush
Lomandra hystrix	Mat Rush
Molineria capitulata	Weevil Lily
Myoporum boninense ssp. Australe	Creeping Boobialla
Neomarica northiana	Walking Iris
Pandorea jasminoides	Bower of Beauty
Philodendron Xanadu	Dwarf Philodendron
Plectranthus verticillatus	Swedish Ivy
Viola banksii	Native Violet

WSUD

Acrostichum speciosum	Mangrove Fern
Alocasia brisbanensis	Cunjevoi
Blechnum cartilagineum	Gristle Fern
Calochlaena dubia	False Bracken
Carex appressa	Tall sedge
Crinum pedunculatum	River Lily
Ficinia nodosa	Knobby Club Rush
Gahnia aspera	Saw sedge
Juncus usitatus	Common Rush
Lomandra hystrix	Mat Rush
Molineria capitulata	Weevil Lily

BICENTENNIAL BIKEWAY

TREES

Casuarina glauca	River Oak
Corymbia tessellaris	Moreton Bay Ash
Ficus coronata	Sandpaper Fig

SHRUBS

Myoporum acuminatum	Coastal Boobialla
Philodendron selloum 'Hope'	Philodendron

GROUNDCOVERS

Acrostichum speciosum	Mangrove fern
Carex appressa	Tall sedge
Cissus antarctica	Kangaroo Vine
Crinum pedunculatum	River Lily
Dianella brevipedunculatum	Flax Lily
Ficinia nodosa	Knobby Club Rush
Hymenocallis littoralis	Spider Lily
Liriope Evergreen Giant	Turf Lily
Lomandra hystrix	Mat Rush
Myoporum boninense ssp. Australe	Creeping Boobialla
Pandorea jasminoides	Bower of Beauty

MANGROVE REGENERATION

Acrostichum speciosum	Mangrove fern
Aegiceras corniculatum	River Mangrove
Avicennia marina subsp.	Australasica Grey Mangrove
Baumea juncea	Bare Twigrush
Crinum pedunculatum	River Lily
Excocaria agallocha	Milky Mangrove
Myoporum boninense ssp. Australe	Creeping Boobialla
Sarcocornia quiqueflora	Samphire
Sesuvium portulacastrum	Sea Purslane
Sporobolus virginicus	Saltwater Couch
Tetragonia tetragoniodes	Warrigal greens

NOTE: These lists of proposed species are provided to accompany the concept plans and are indicative only and may be subject to change. The precise species will be determined and endorsed by the Nominated Assessing Authority at the time of compliance assessment.

5.2 STREETSCAPE CONCEPT SECTIONAL ELEVATIONS

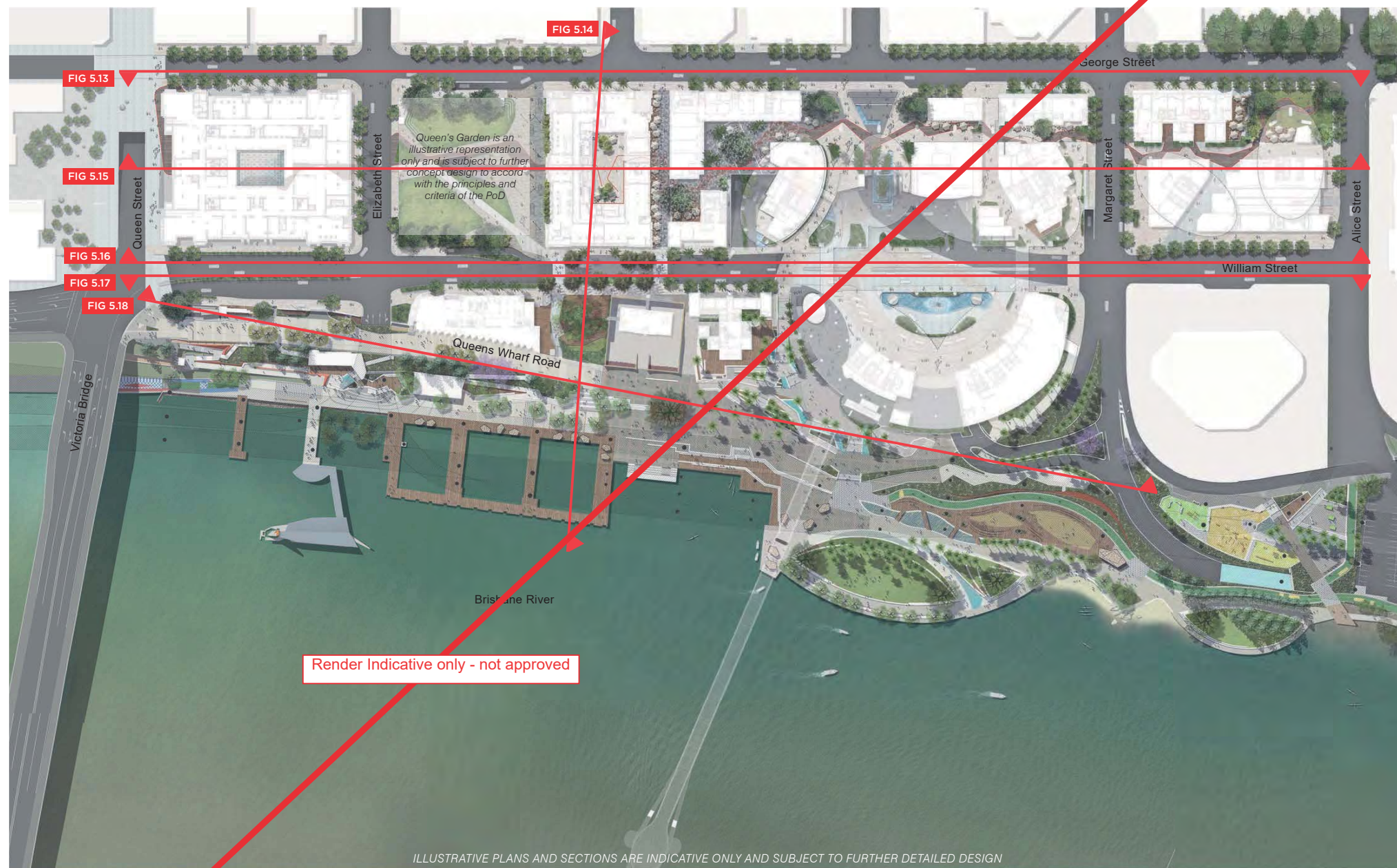




Figure 5.12: Streetscape Elevations and Sections Key Plan (rendered plan behind indicative only)

5.2.1 GEORGE STREET

As a high volume pedestrian conduit connecting the central business district to the Botanic Gardens and QUT campus, the primary design objective for George Street is to provide a streetscape that is visually "clean" and consistent in materiality and tree planting that allows for the optimal movement of pedestrians along its length.

Upright form native shade trees will frame heritage buildings and provide shade to pedestrians along George Street. Where structure and/or services permit, combined underground soil chambers will provide the means for these trees to reach their desired mature size. Palms will flank the centre lines of the heritage building facades, their thin trunks and day one elevated canopies allowing

open views to these significant buildings. Their arching fronds offer some shade while adding to the heritage and subtropical context of the site. In order to support the formal and civic nature of George Street the tree and palm planting will be evenly spaced (5-10m centres, typically 7m), where structure and/or services permit, to form an avenue.

Large shade trees planted in adjacent public spaces will punctuate key points along George Street. These points include Queen's Gardens, George Street Plaza and Bellevue Plaza.

The design of George Street footpath will draw upon the subtropical character of Brisbane by using a combination of native subtropical tree species and heritage aligned

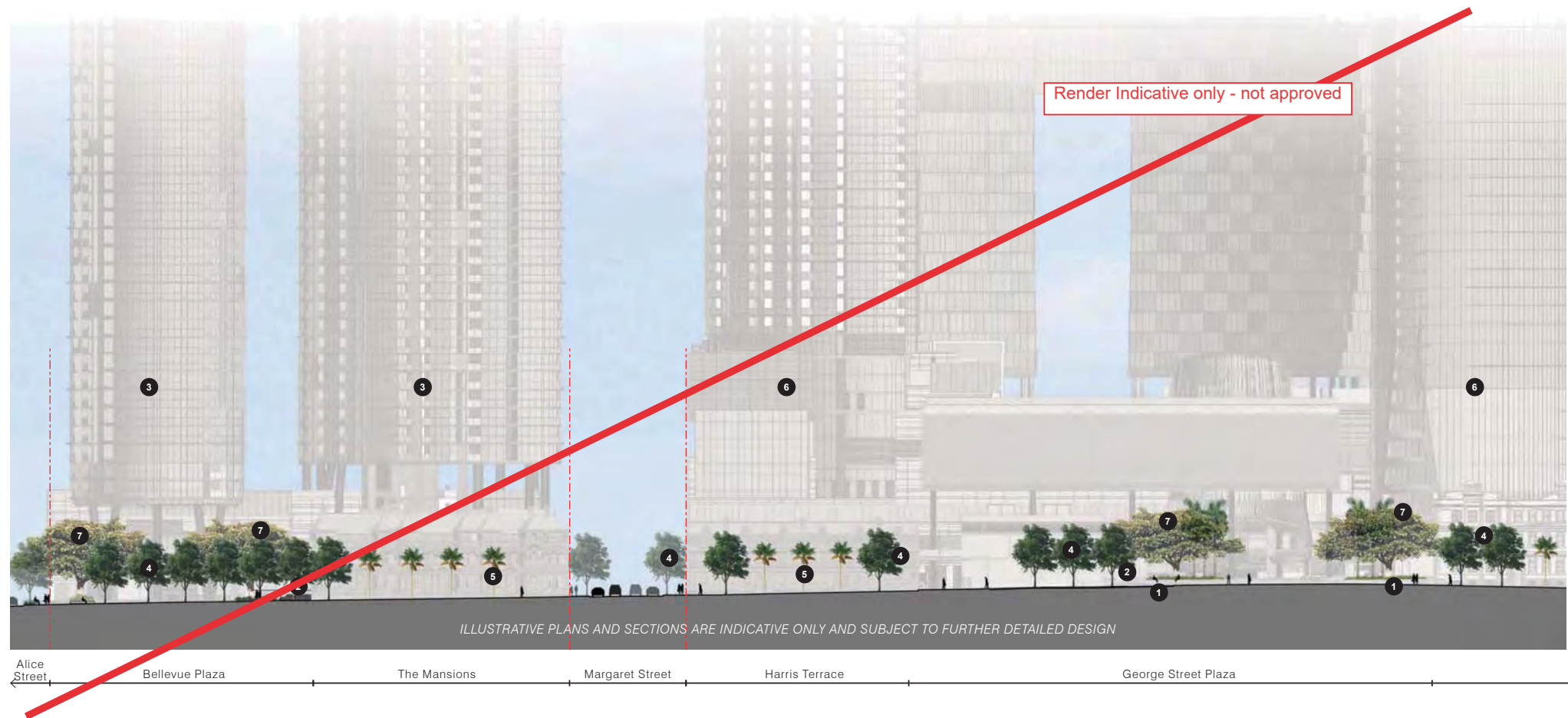
palm species to create a consistent treatment to the streetscape. This sets up a walkable street that is climatically responsive. The trees and palms will be evenly spaced along the street, where structure and/or services permit, to provide rhythm and balance whilst responding to key historic facades and public spaces that are visible from the street.

The overarching intent for the spatial arrangement of the footpath is to consolidate, wherever possible, all above ground infrastructure including signs, light/CCTV poles, parking meters and furniture to a single linear zone along the back of the kerb allowing for maximisation of unobstructed footpath width along the building edge, for smooth pedestrian flow and active street uses. Street

furniture will be visually recessive and incorporate timber surfaces and dark coloured frames. It will be specific to the QWB development to further support its unique identity.

The pavement will be stone generally in accordance with **Figure 4.9**. It will provide a continuation of the character and functionality of the QUT pedestrian spine as it lines the Botanic Gardens. The pavement will continue across all driveways to further reinforce the notion of pedestrian priority along the George Street spine. Refer to **Figure 4.9** for an indicative paving strategy and **Figure 4.8** for minimum footpath widths.

The existing kerb alignment remains unchanged with the exception of a minor alteration to the existing vehicle drop-off-bay near the corner of Mary Street.





LEGEND

- ① Potential low raised planters with integrated stairs and subtropical shrubs
- ② Potential raised deck / outdoor dining
- ③ Indicative residential towers (beyond)
- ④ Street tree planting
- ⑤ Palm planting to maintain views to heritage facades
- ⑥ Indicative Integrated Resort Development (beyond)
- ⑦ Signature tree
- ⑧ Potential suspended art canopy and lighting
- ⑨ Entry to Hotel
- ⑩ Existing location of Queen Victoria statue retained
- ⑪ Former State Library beyond
- ⑫ Existing services stack

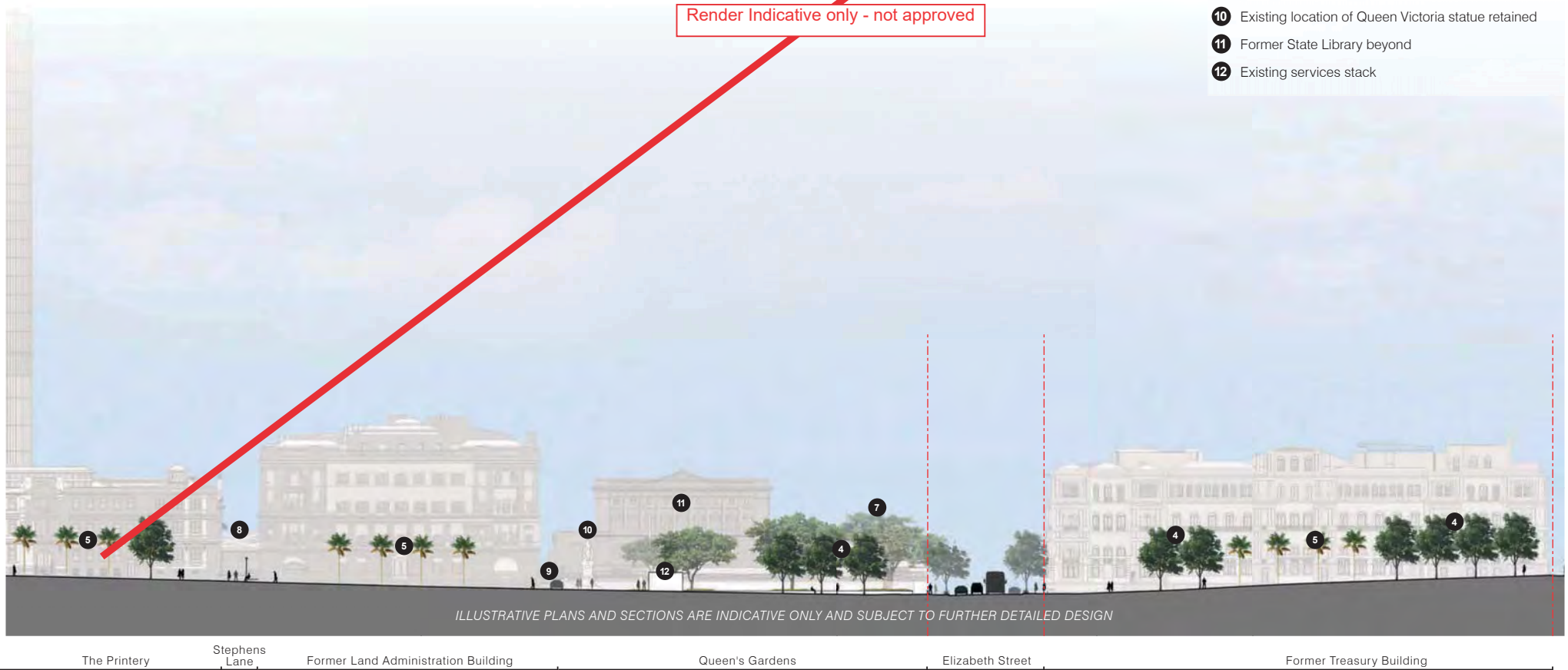


Figure 5.13: George Street - South Sectional Elevation (Not to scale)

5.2.2 GEORGE STREET TO THE UNDERCURRENT

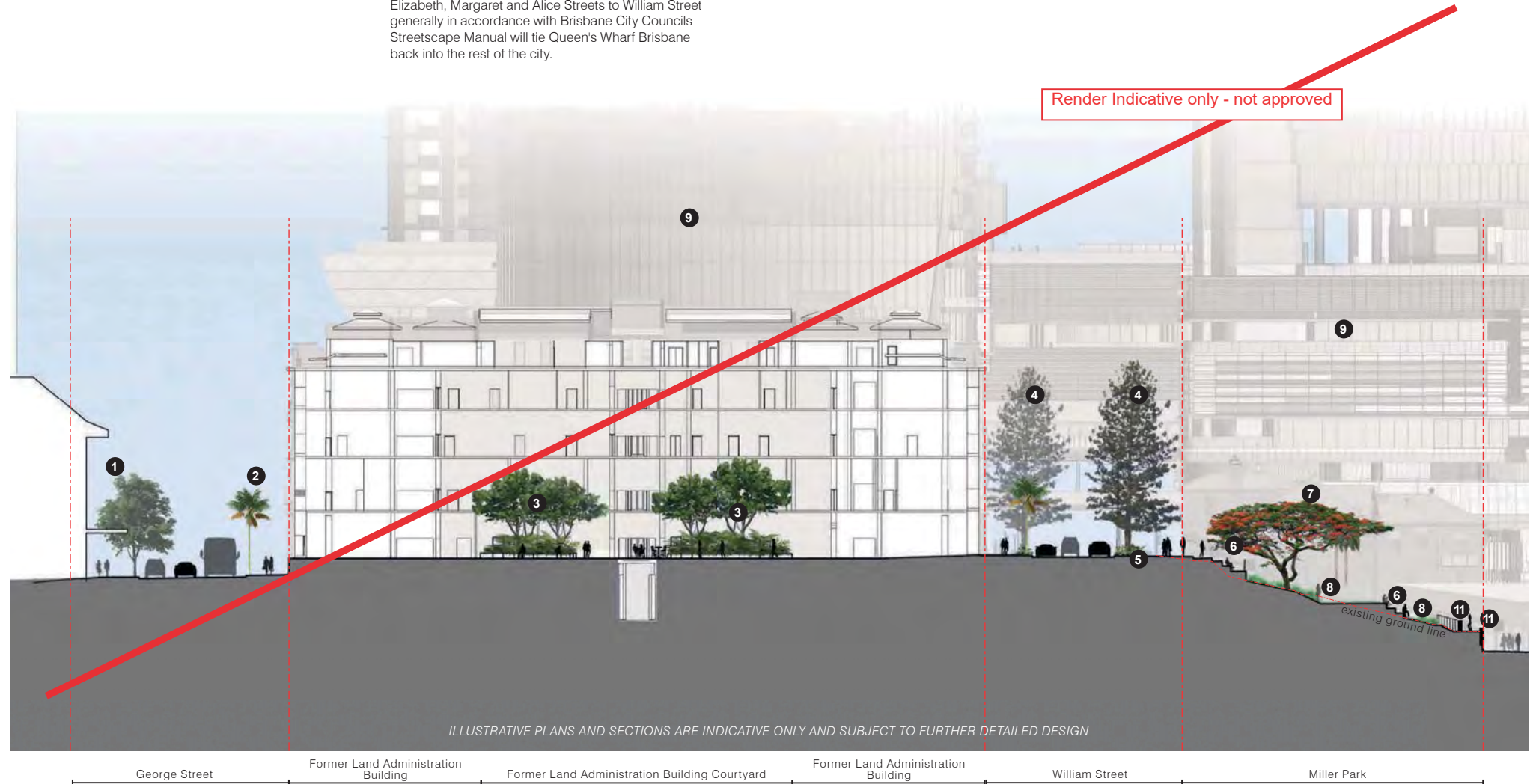
The section below clearly illustrates the topography of the site and the important ridge location of the IRD and the former Land Administration Building between William and George Street. The section also shows the potential for large native trees to add to the subtropical character of William street.

5.2.3 CITY GRID STREETS

Elizabeth, Margaret and Alice Streets all either transect or terminate at the edges of the redevelopment area. These provide opportunities to intricately and completely tie the development into the balance of the city centre. Key outcomes include:

- Extending existing city grid streets into the site through improvements to the streetscape environment of Elizabeth, Margaret and Alice Streets to William Street generally in accordance with Brisbane City Councils Streetscape Manual will tie Queen's Wharf Brisbane back into the rest of the city.

- Provide additional pedestrian connections as a series of fine grain cross block links from George Street to The Undercurrent.





Key plan

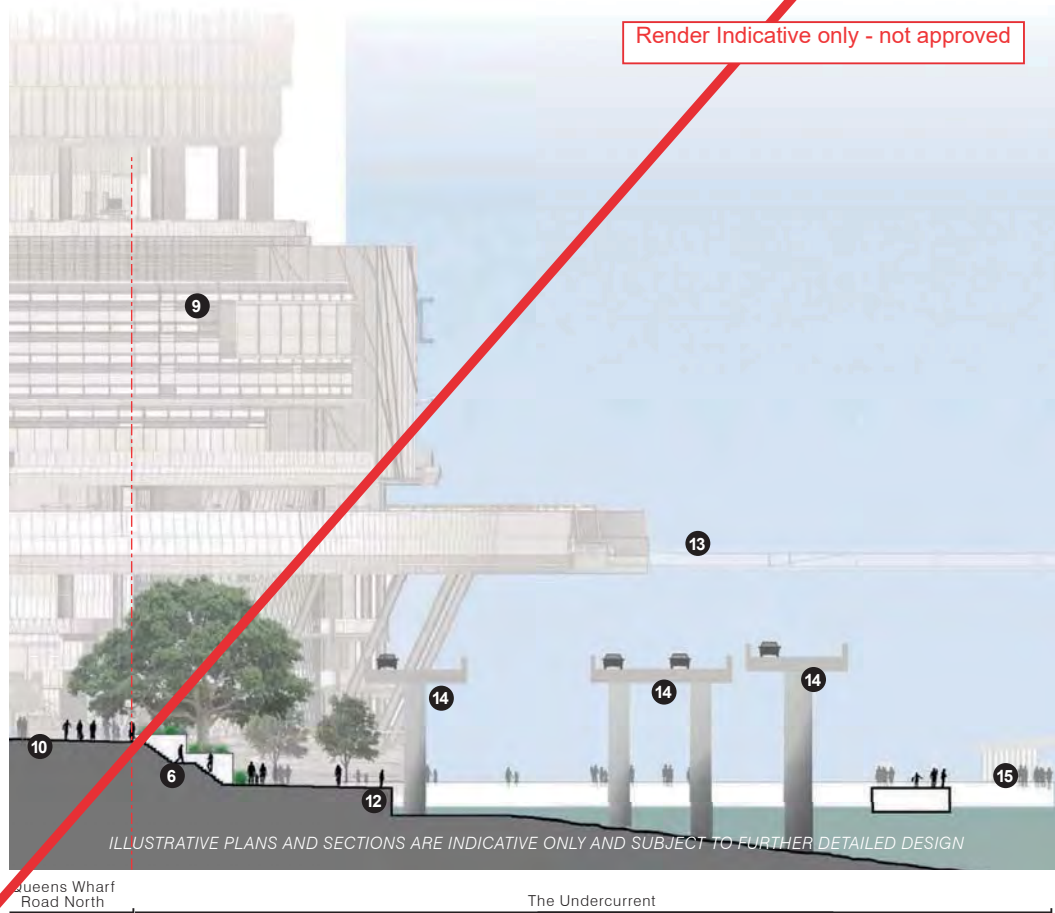


Figure 5.14: Sectional Elevation from George Street to the River (Not to scale)

LEGEND

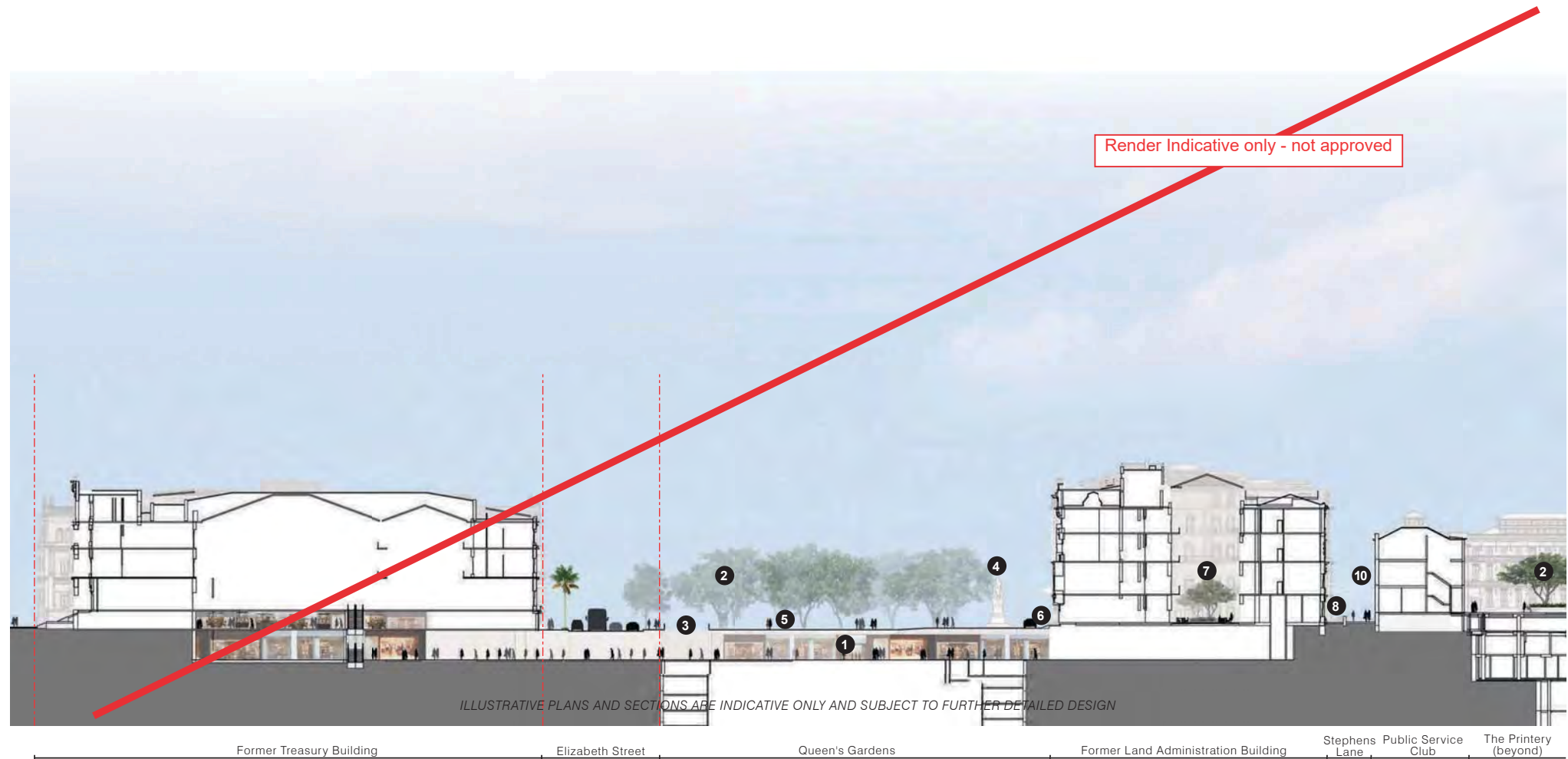
- 1 Uniform street tree planting
- 2 Palm planting to maintain views to heritage facades
- 3 Seating planters and outdoor dining
- 4 Signature trees (potentially Hoop Pines)
- 5 Subtropical street planting
- 6 Tiered seating
- 7 Existing mature Poinciana retained
- 8 Turfed terrace and planting
- 9 Indicative Integrated Resort Development (beyond)
- 10 Queens Wharf Road North
- 11 Existing heritage walls
- 12 Bicentennial Bikeway
- 13 Indicative bridge connection to South Bank (above)
- 14 Riverside Expressway (above)
- 15 The Landing (beyond)

5.2.4 THE RIDGELINE

As the fine-grained public realm and immersive heritage experience of the site, the Ridgeline will provide a new, continuous spine connecting the Queen Street Mall to the Botanic Gardens through the heart of the Queen's Wharf development. This meandering journey provides an immersive wayfinding experience that transitions through the heritage and botanic elements of the site, bringing the landscape character of the gardens into the heart of the site.

The "Ribbon" is an iconic spine and wayfinding device that unifies the heritage and botanical themes of the development, providing visitors with an exciting and engaging wayfinding device connecting Reddacliff Place to the City Botanic Gardens. The "Ribbon" takes users on a journey through a series of urban spaces, revealing unseen experiences of Brisbane's heritage. It begins in front of the former Treasury Building, marking a key entry into the development before leading into the building and through its retail core emerging in the beautiful Queen's Gardens. From here it leads to Stephens Lane, through the Printery

Courtyards to the George Street Plaza at the entry to the IRD. Linking across the entry it takes pedestrians along a linear laneway route past the Harris Terrace building, across Margaret Street to the rear of The Mansions. Bellevue Plaza and the Botanic Gardens see the end of this meandering and highly active pedestrian spine that will be a defining wayfinding feature of the development.





Key plan

LEGEND

- 1 Indicative retail below Queen's Gardens
- 2 Large signature trees
- 3 Indicative void to lower retail level
- 4 Queen Victoria statue to remain in existing location
- 5 Large turfed area
- 6 Drop-off area to the former Land Administration Building
- 7 Raised planter with trees
- 8 Outdoor dining
- 9 Indicative atrium with subtropical planting
- 10 Cross block link through to William Street

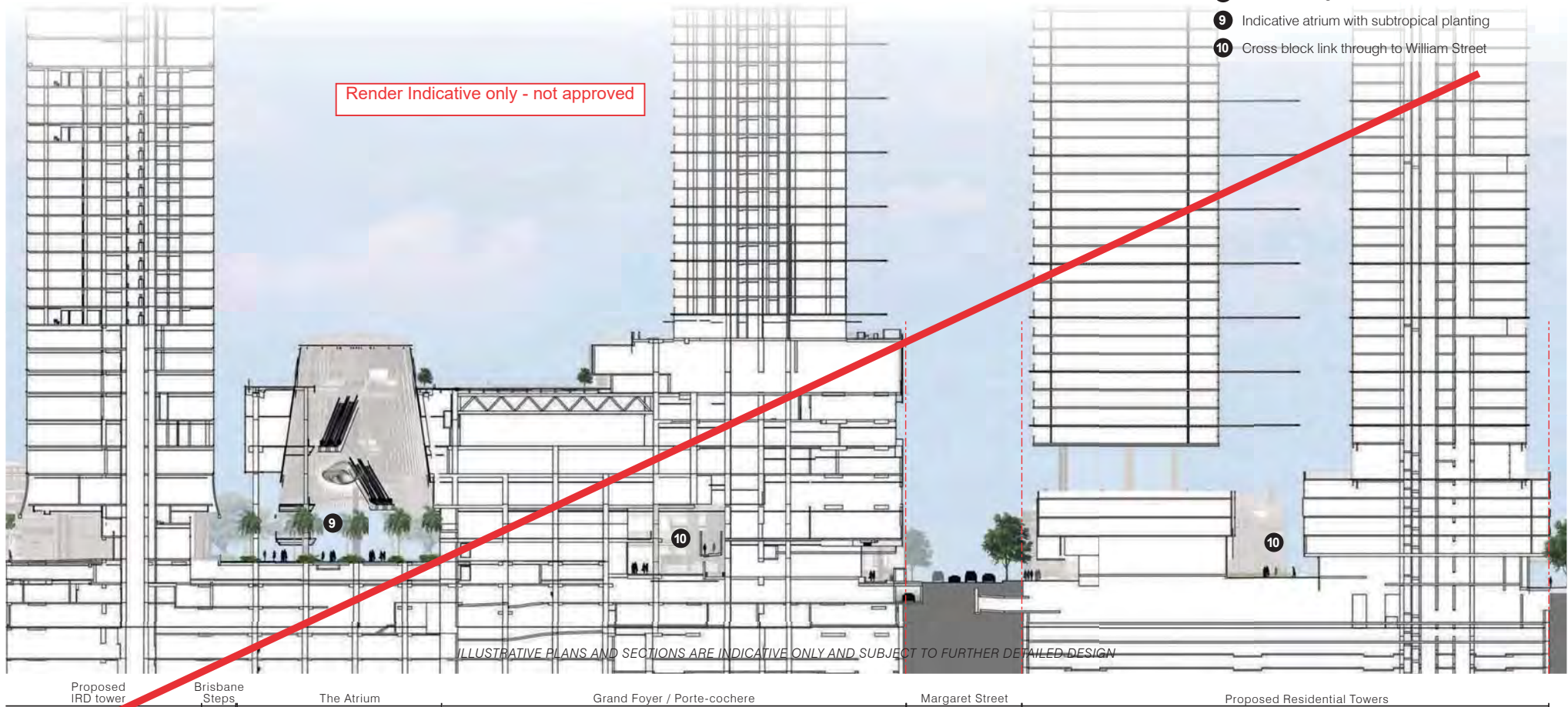


Figure 5.15: Ridgeline Sectional Elevation from the former Treasury Building to Alice Street (Not to scale)

5.2.5 WILLIAM STREET

William Street is the 'Verandah' of the site and its role is to maximise opportunities for visual and physical connection across it to the river's edge. In contrast to George Street, William Street is a deconstructed streetscape that varies in character and utilises diversity of scale to create fine grain street interventions. These devices complement existing heritage frontages and feature large open grand spaces that interact with the new development.

As with George Street, upright form native shade trees will frame heritage buildings and provide shade to pedestrians along William Street (25% shade, of the 2.4m unobstructed footpath, within 5 years is targeted). Where structure and/or services permit, combined underground soil chambers

will provide the means for these trees to reach their desired mature size. Palms will flank the centre lines of the heritage building facades, their thin trunks and day one elevated canopies allowing open views to these significant buildings. Their arching fronds offer some shade while adding to the heritage and subtropical context of the site. In order to support the symmetrical heritage facades the palm planting will be evenly spaced (typically 7m) where structure and/or services permit. In other areas trees could be less regular in their spacing.

Large shade trees planted adjacent to Queen's Gardens and Miller Park will punctuate key points along William Street.

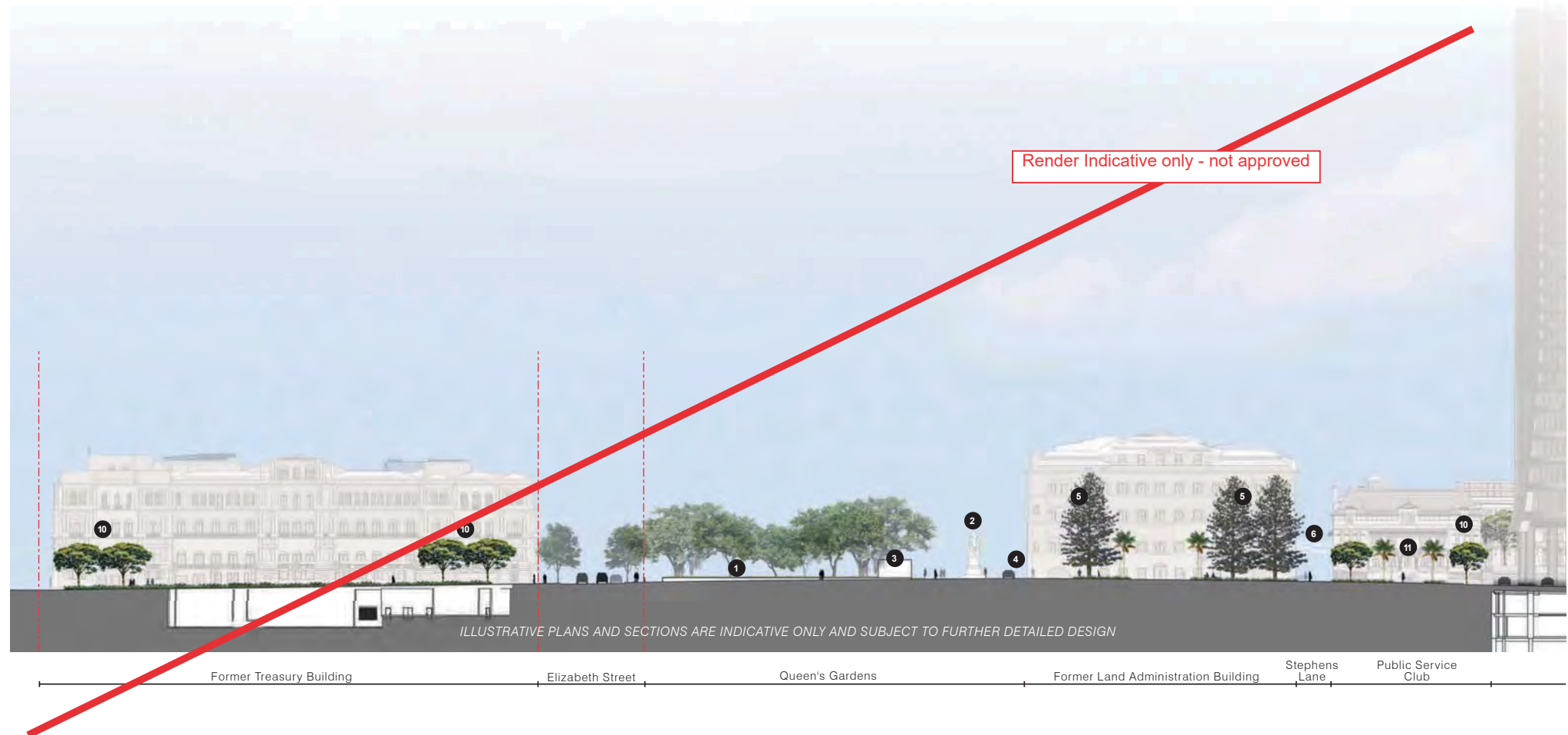
The IRD is proposed to be located either side of William Street near the Margaret Street intersection. A large 12m height volume will be generated by the building over (excluding pedestrian bridges). A narrow central median strip will divide the road through this part of the site to manage vehicle turning movements in accordance with the traffic study.

William street footpath is a finer grain subtropical street that responds to its exposed location by providing a shaded avenue of intimate and comfortable spaces that encourage on-street activity.

William Street is currently a relatively low volume pedestrian corridor (in comparison to George Street) along its length. It is however significant in terms of its pedestrian cross

connections and thus these will be supported with the inclusion of several paved pedestrian crossing points highlighting the hierarchy of pedestrian movement over vehicle movement in key locations. These key locations include at the corner of Queen Street, at Queen's Gardens / Miller Park, Stephens Lane and Brisbane Steps.

A key opportunity stemming from the lower pedestrian flows along William Streets length (in comparison to George Street pedestrian flows) is to incorporate numerous areas of subtropical shrubs and ground covers to improve the pedestrian experience of the street and provide a buffer to the adjacent traffic flows. Adjacent to the former Land Administration Building, William Street is proposed to be narrowed to 2 lanes in total with new large planting areas able to support significant trees such as Hoop Pines





Key plan

LEGEND

- 1 Large turfed area
- 2 Existing location of Queen Victoria statue retained
- 3 Existing services stack
- 4 Entry to the former Land Administration Building
- 5 Signature trees (potentially Hoop Pines)
- 6 Potential suspended art canopy and lighting
- 7 Indicative Integrated Resort Development (beyond)
- 8 Indicative Residential tower (beyond)
- 9 Indicative William Street build over
- 10 Street tree planting
- 11 Palm planting to maintain views to heritage facades

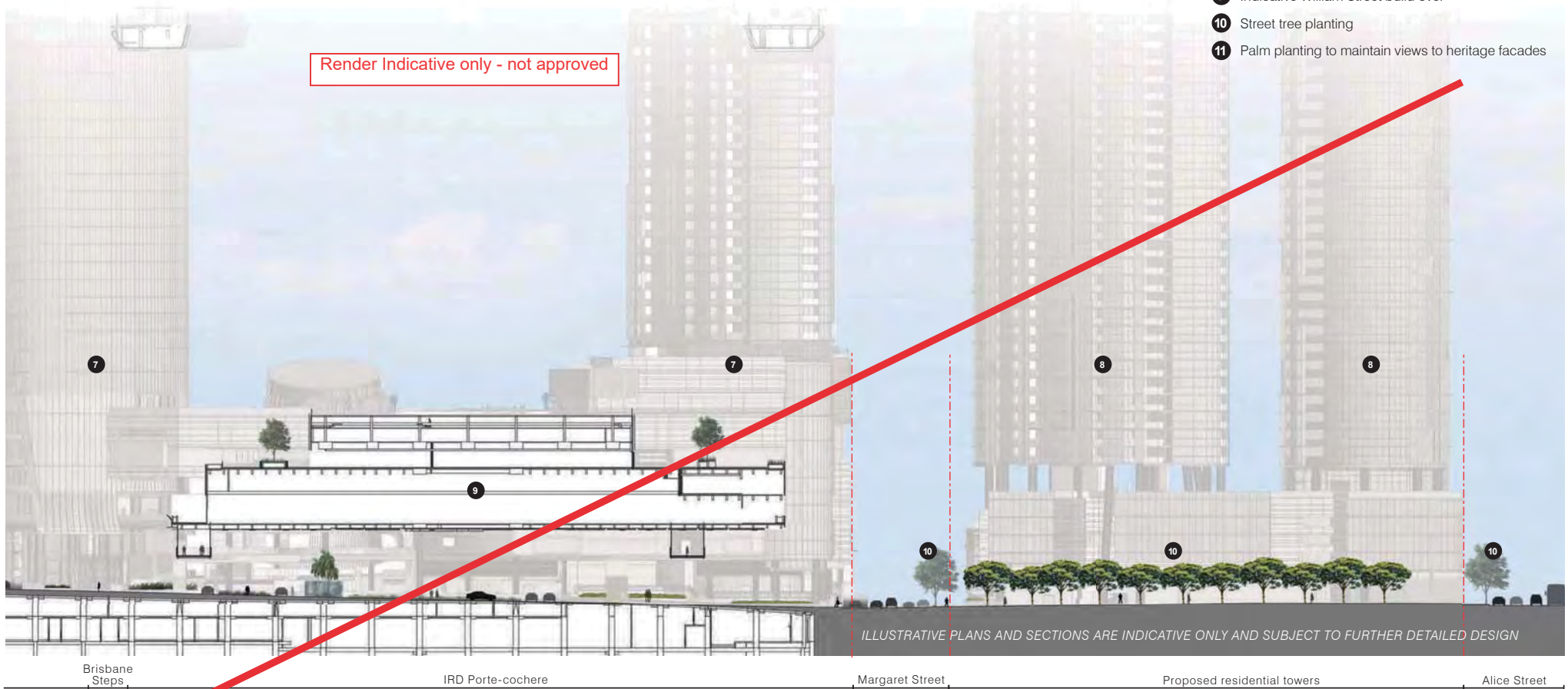


Figure 5.16: William Street North Sectional Elevation (Not to scale)

Although most pedestrian movement is across William Street, from The Ridgeline to The Undercurrent, a continuous footpath is provided along the full length of the street, within the verge, to facilitate movement along the street. Refer to **Figure 4.8** for minimum footpath widths.

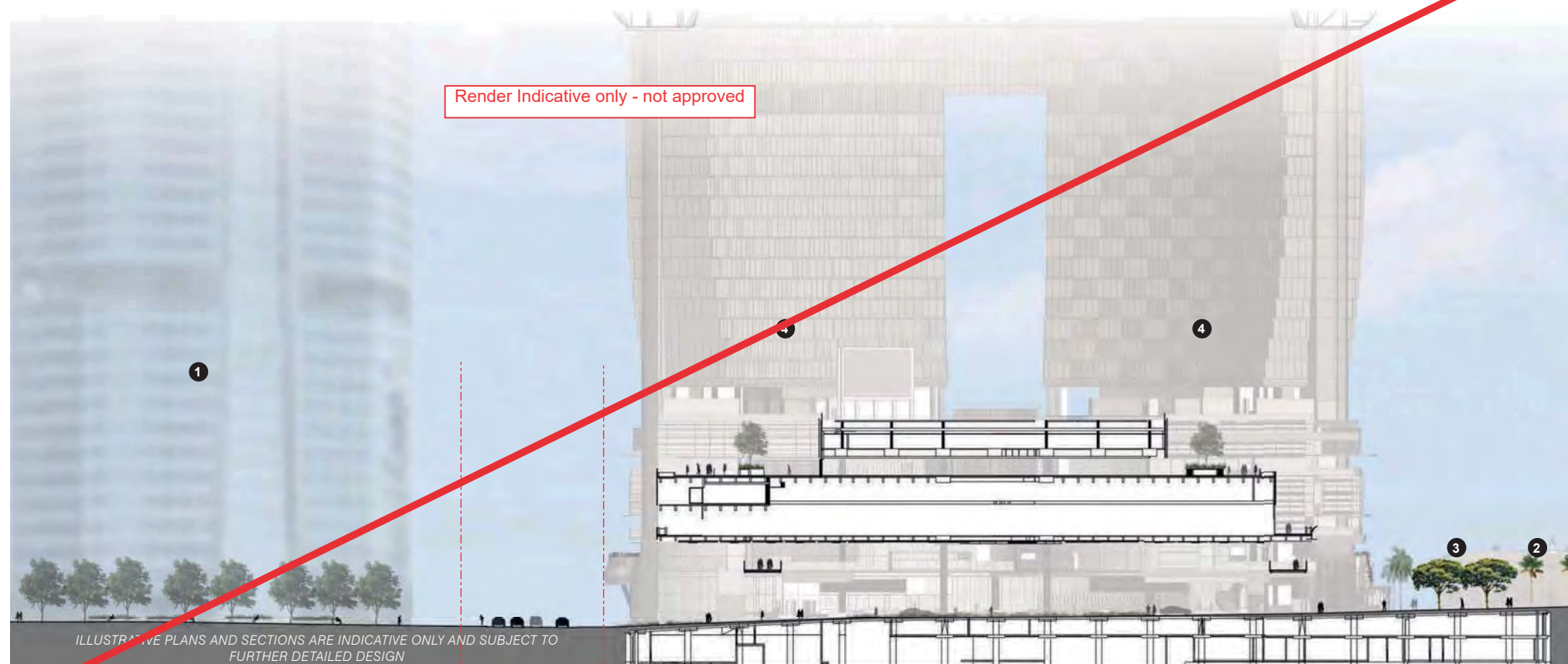
The overarching intent for the spatial arrangement of the footpath is to consolidate, wherever possible, all above ground infrastructure including signs, light/CCTV poles, parking meters and furniture to a single linear zone along the back of the kerb within pockets of understorey planting allowing for maximisation of unobstructed footpath width. Street furniture will be visually recessive and incorporate timber surfaces and dark coloured frames. It will be specific to the QWB development to further support its unique identity. Furniture, other than essential signage, will

The pavement will be stone generally in accordance with **Figure 4.9**. It will provide a continuation of the character established through the extensive use of stone at 1 William Street. The pavement should continue across vehicle crossovers to establish pedestrian priority.

The William Street carriageway under the IRD has the potential to be feature paved to help communicate it's role as a slow vehicle movement area reflecting the high

The key design features are:

- Multi-layered subtropical tree and shrub plantings;
- Large trees (potentially Hoop Pine) plantings;
- Intimate subtropical understorey planting pods;
- Miller Park tiered landscape and access verandah; and
- Seating set within understorey planting.





Key plan

LEGEND

- ① 1 William Street tower (beyond)
- ② Palm planting to maintain views to heritage facades
- ③ Street tree planting
- ④ Indicative Integrated Resort Development (beyond)
- ⑤ Signature trees (potentially Hoop Pines)
- ⑥ Potential signature tree at Elizabeth street entry

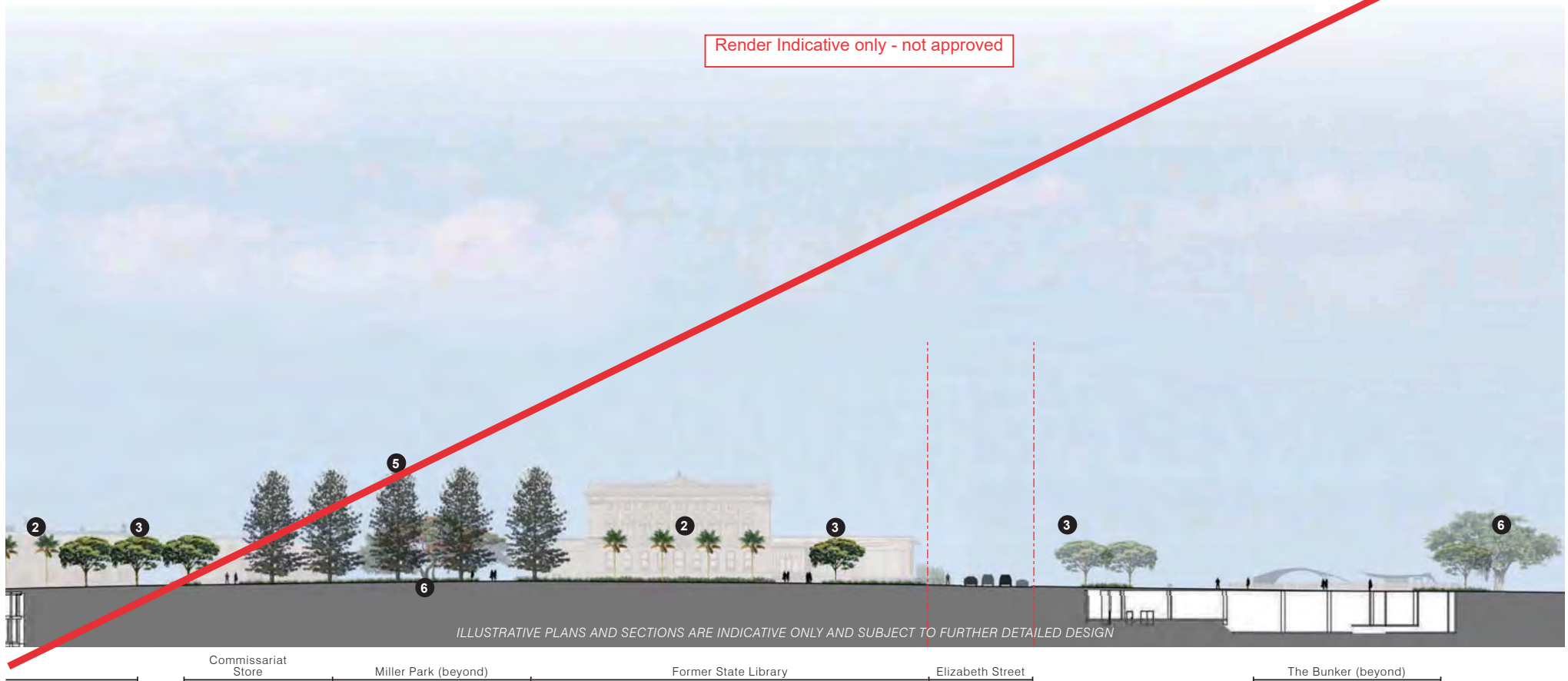
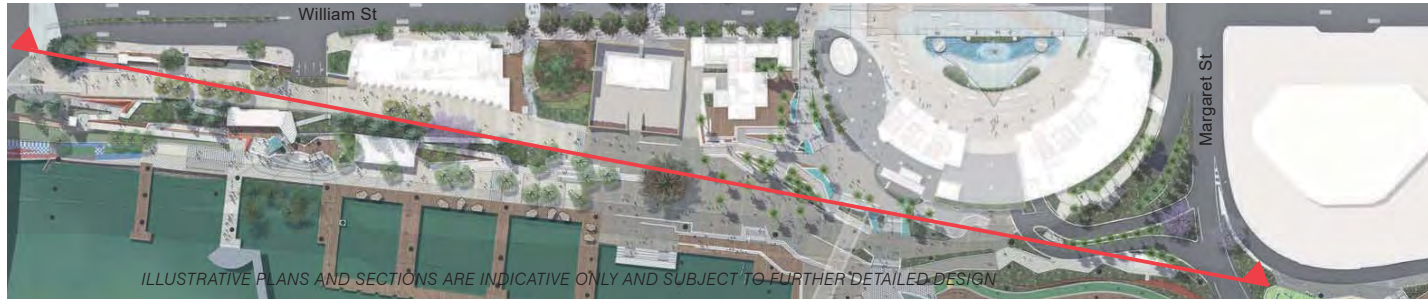
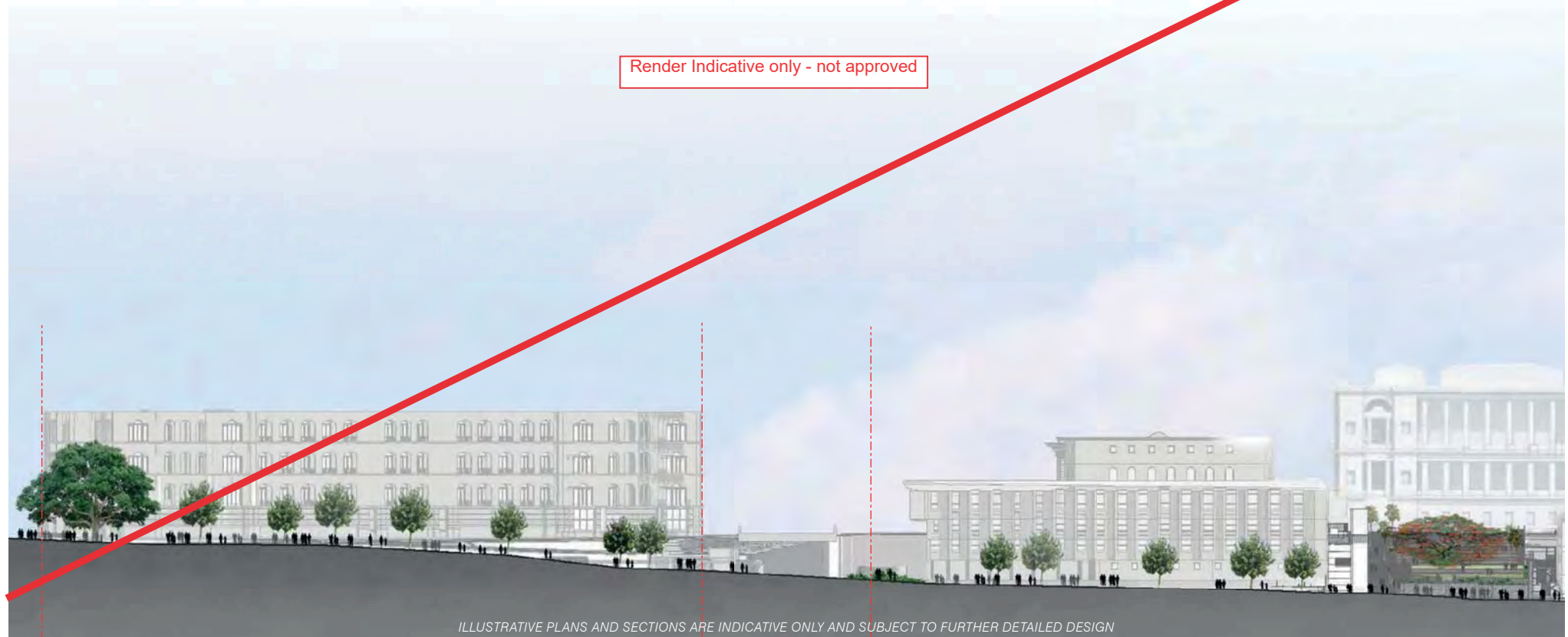


Figure 5.17: William Street South Sectional Elevation (Not to scale)



Key plan



Victoria Plaza Queens Wharf Road North Elizabeth Street Former State Library Miller Park

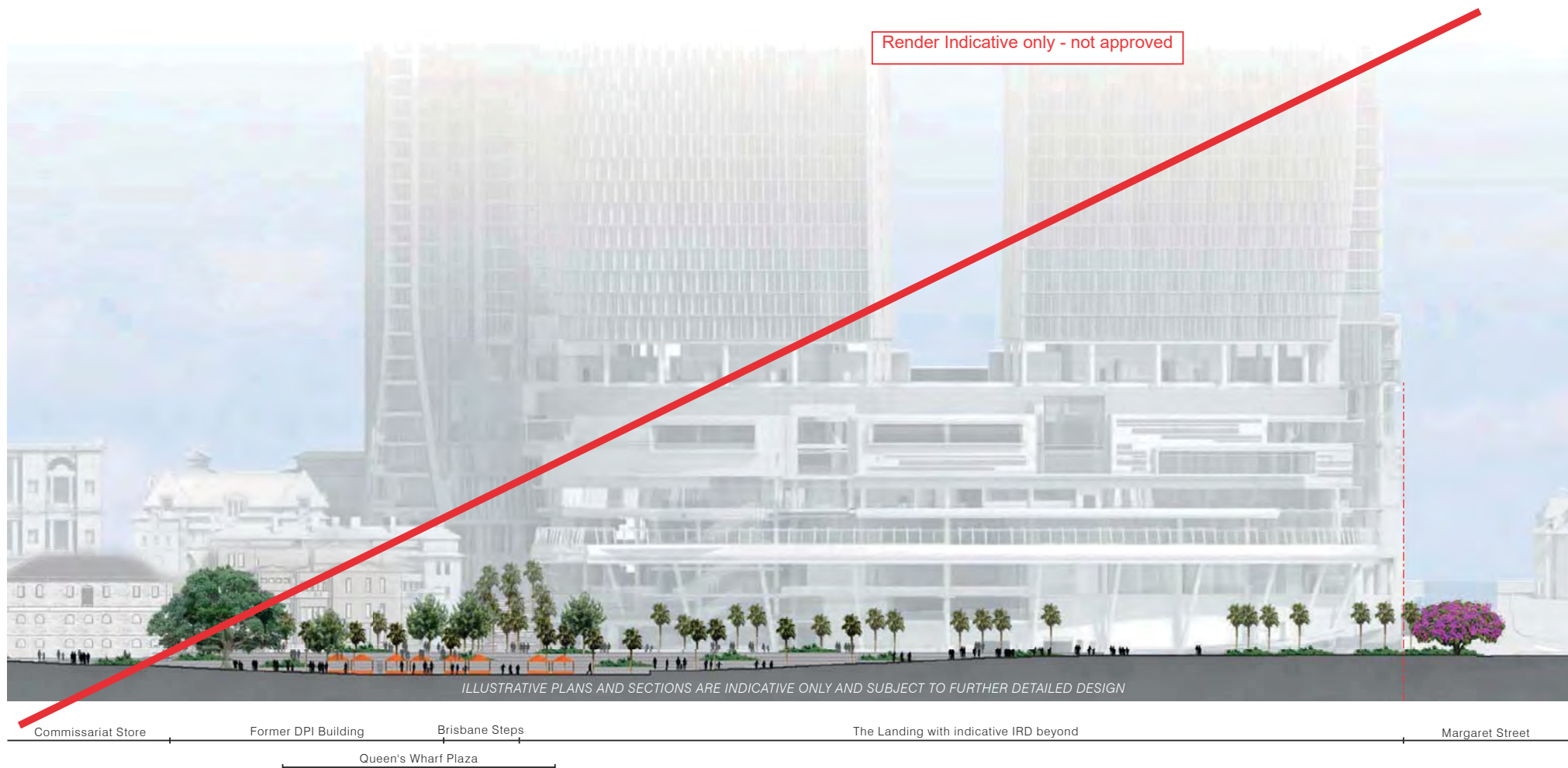


Figure 5.18: Queens Wharf Road North Sectional Elevation (Not to scale)

5.3 STREETSCAPE TYPOLOGIES

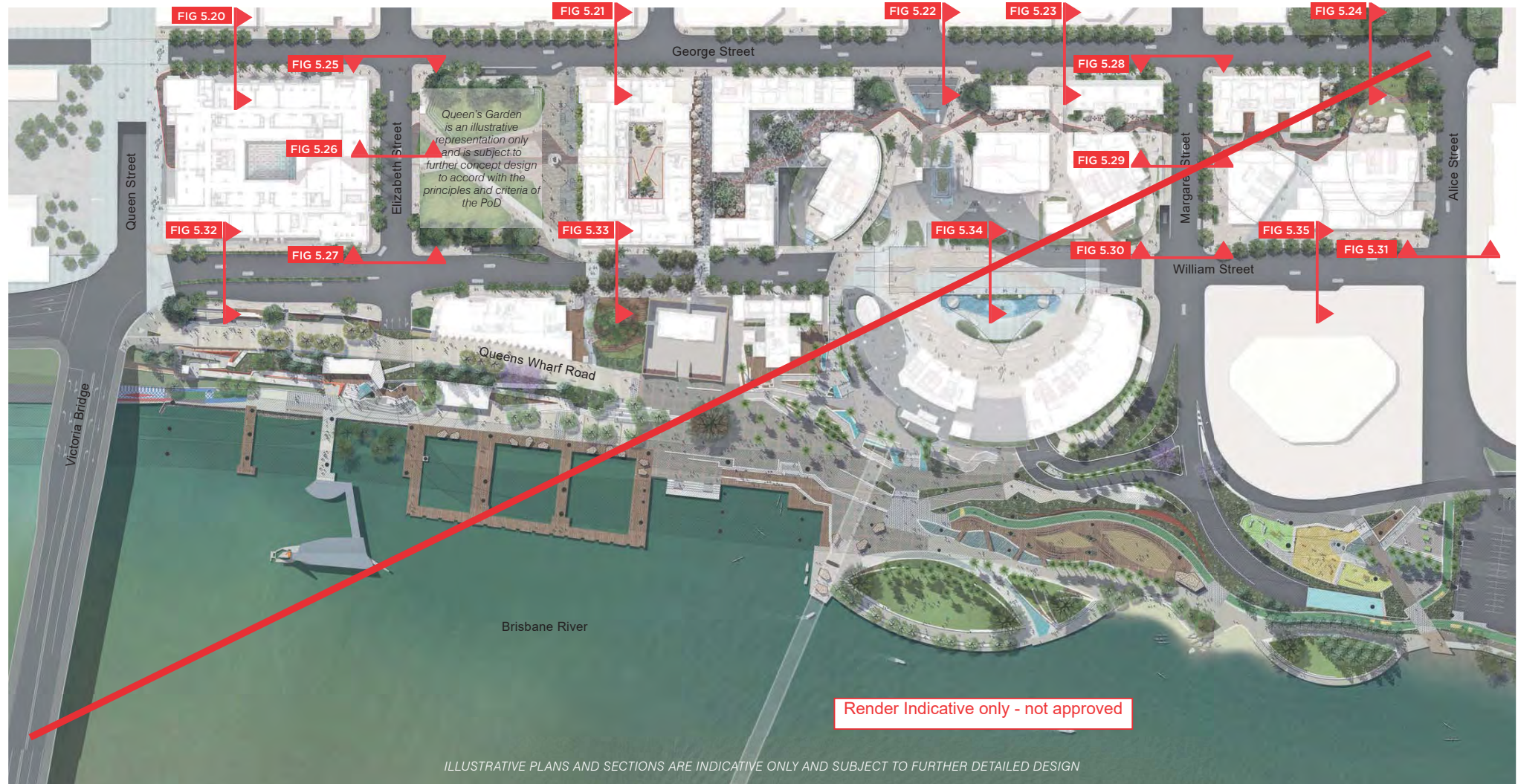
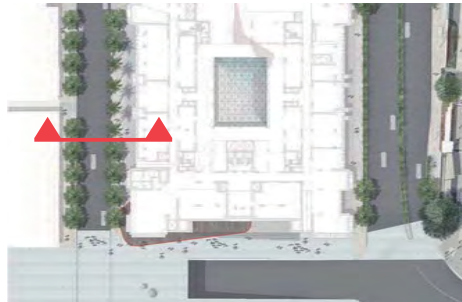


Figure 5.19: Streetscape Sections Key Plan (rendered plan behind indicative only)



Key plan

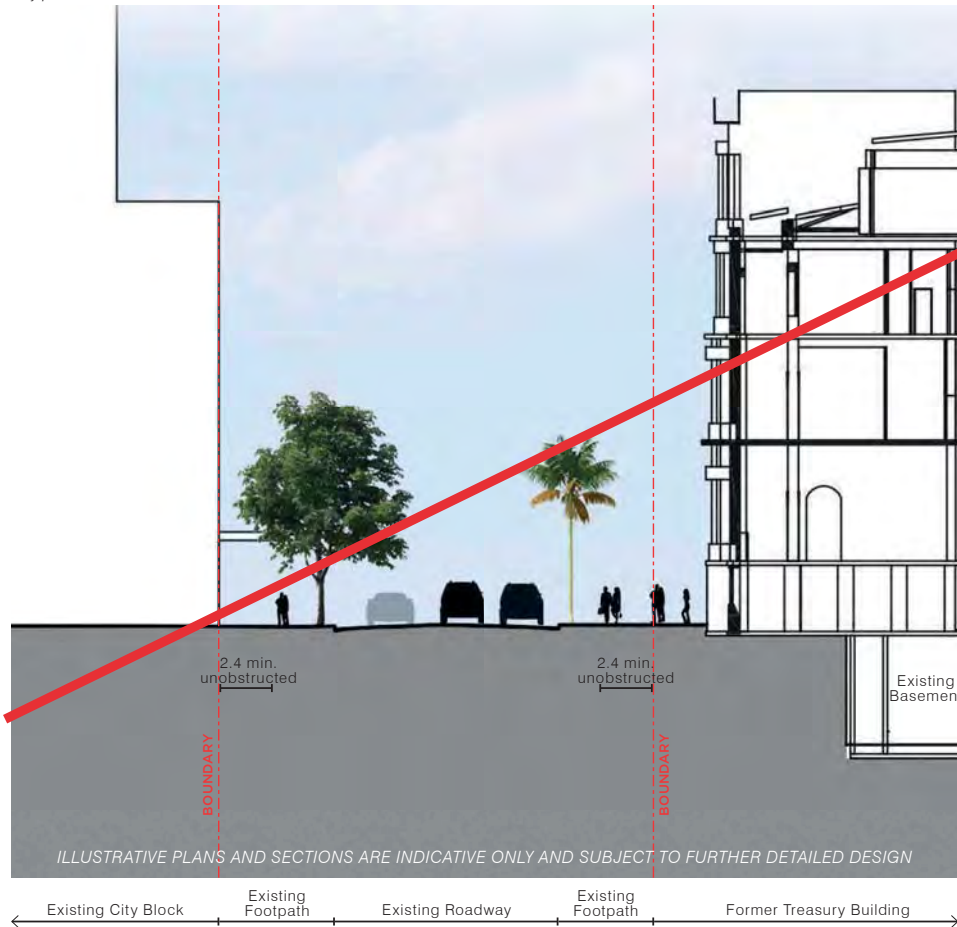
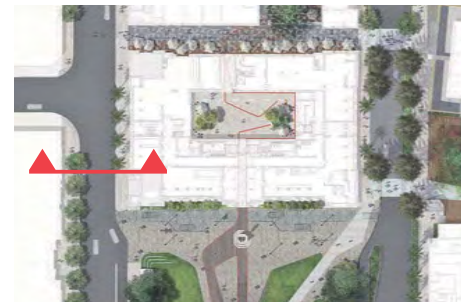


Figure 5.20: George Street section at the former Treasury Building



Key plan

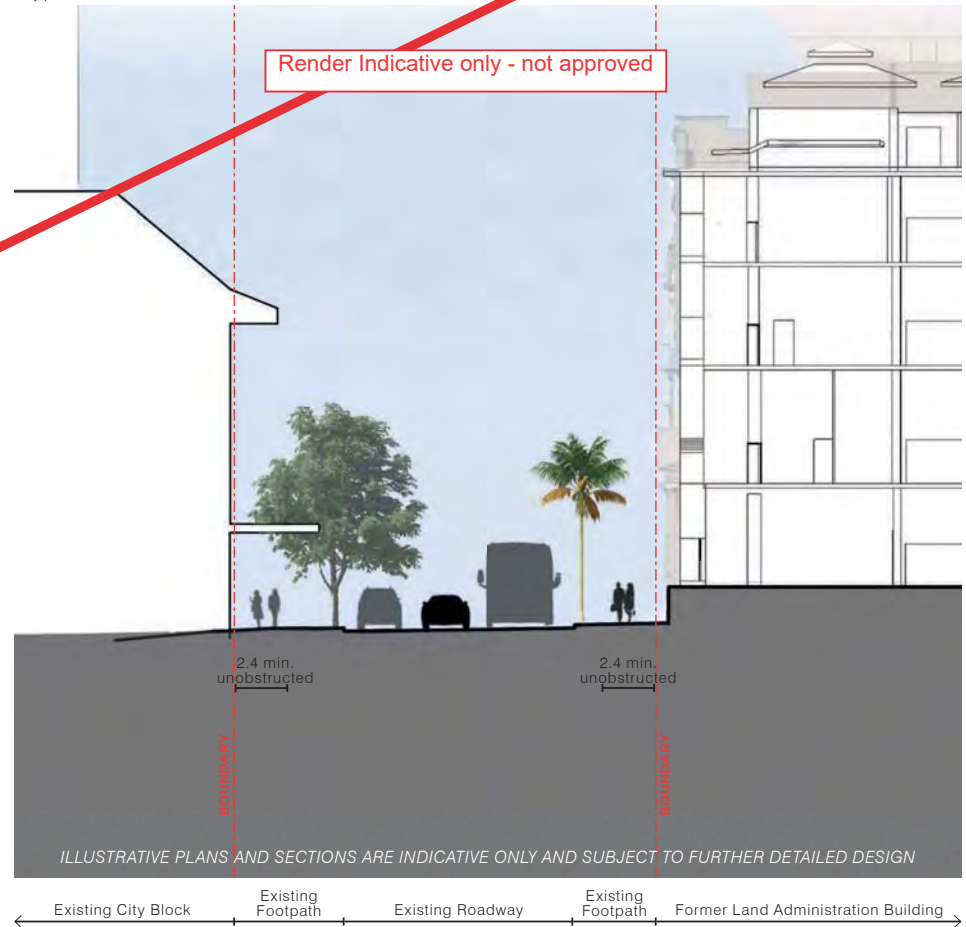


Figure 5.21: George Street section at the former Land Administration Building



Key plan



Key plan

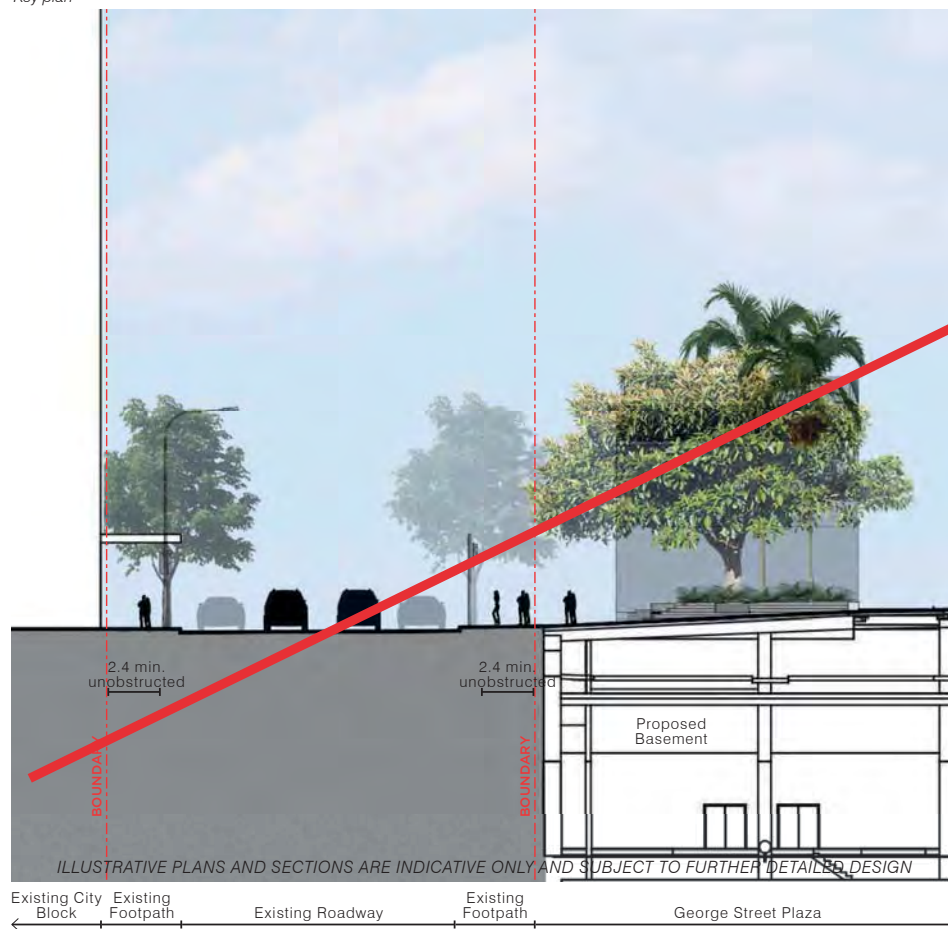


Figure 5.22: George Street sectional elevation at the George Street Plaza

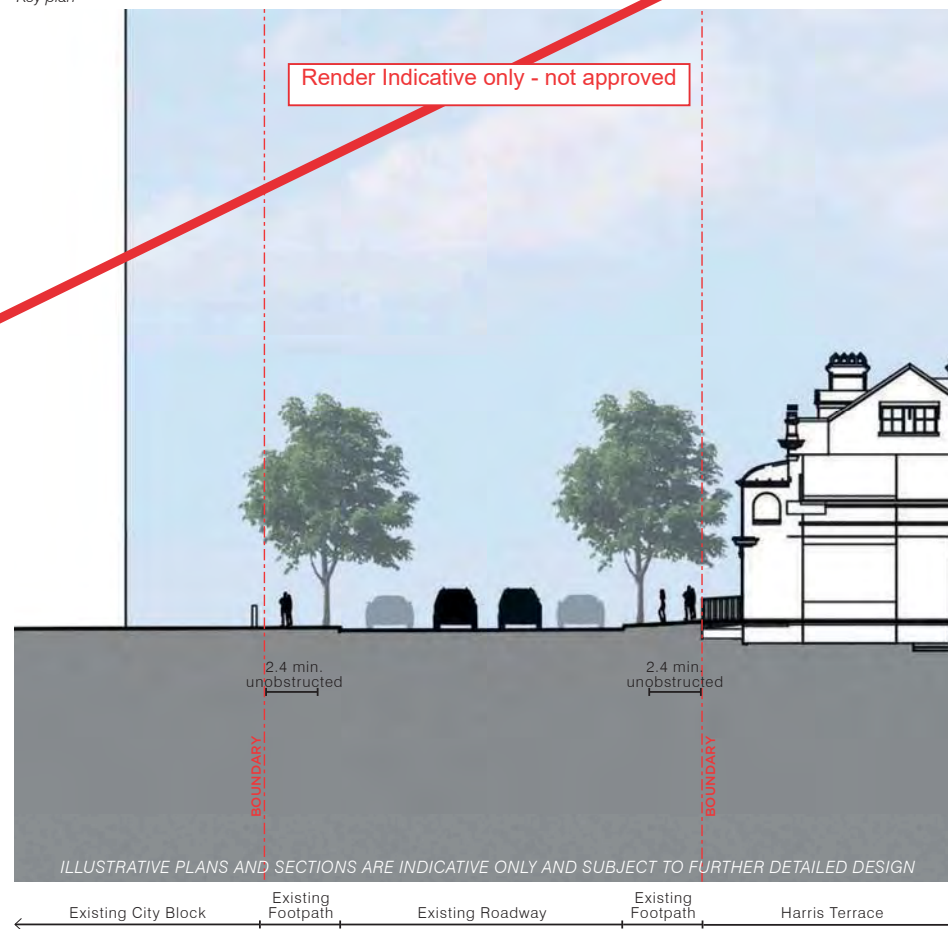


Figure 5.23: George Street section at the Harris Terrace



Key plan

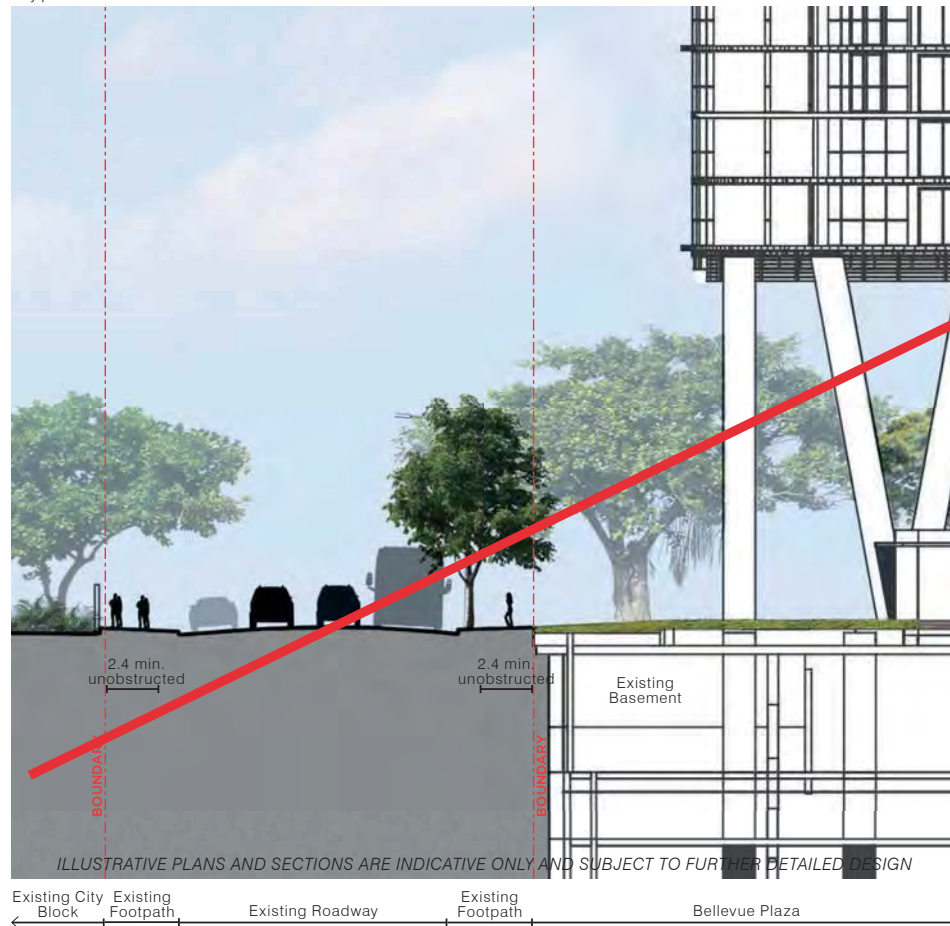
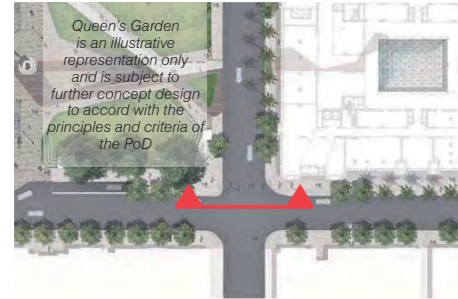


Figure 5.24: George Street section at Bellevue Plaza



Key plan

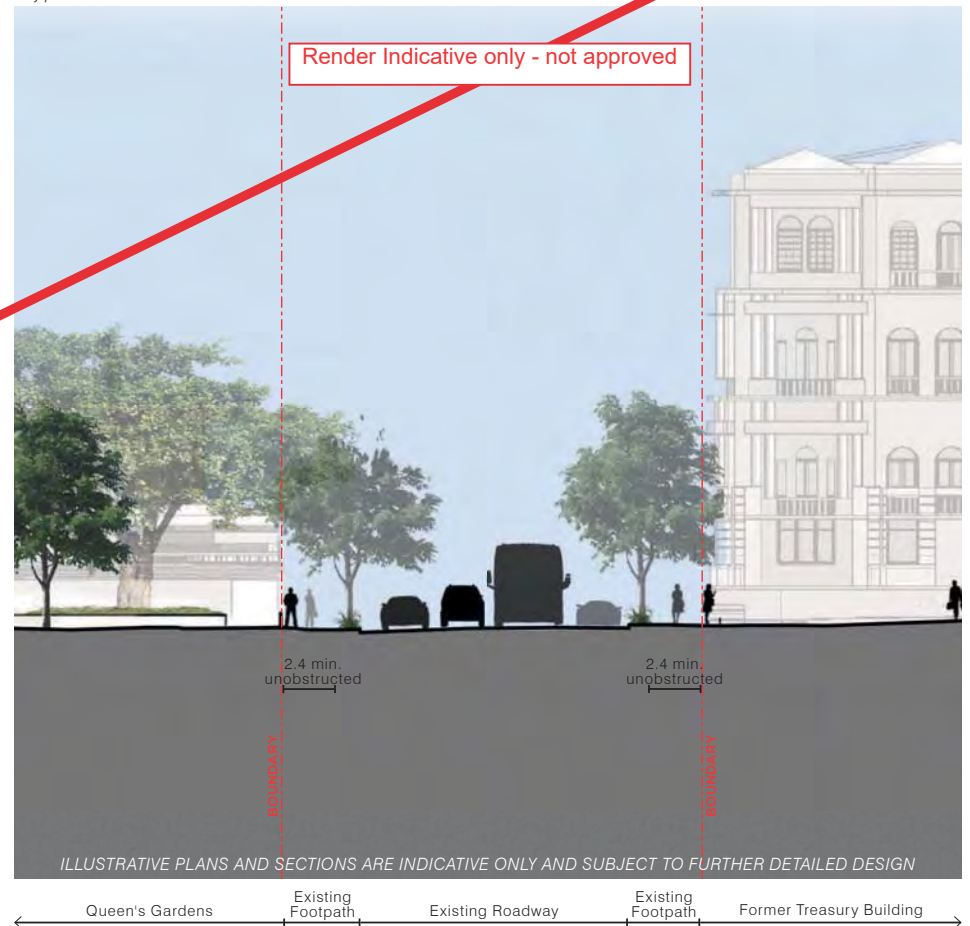


Figure 5.25: Elizabeth Street sectional elevation at North of Queen's Gardens and former Treasury Building



Key plan



Key plan

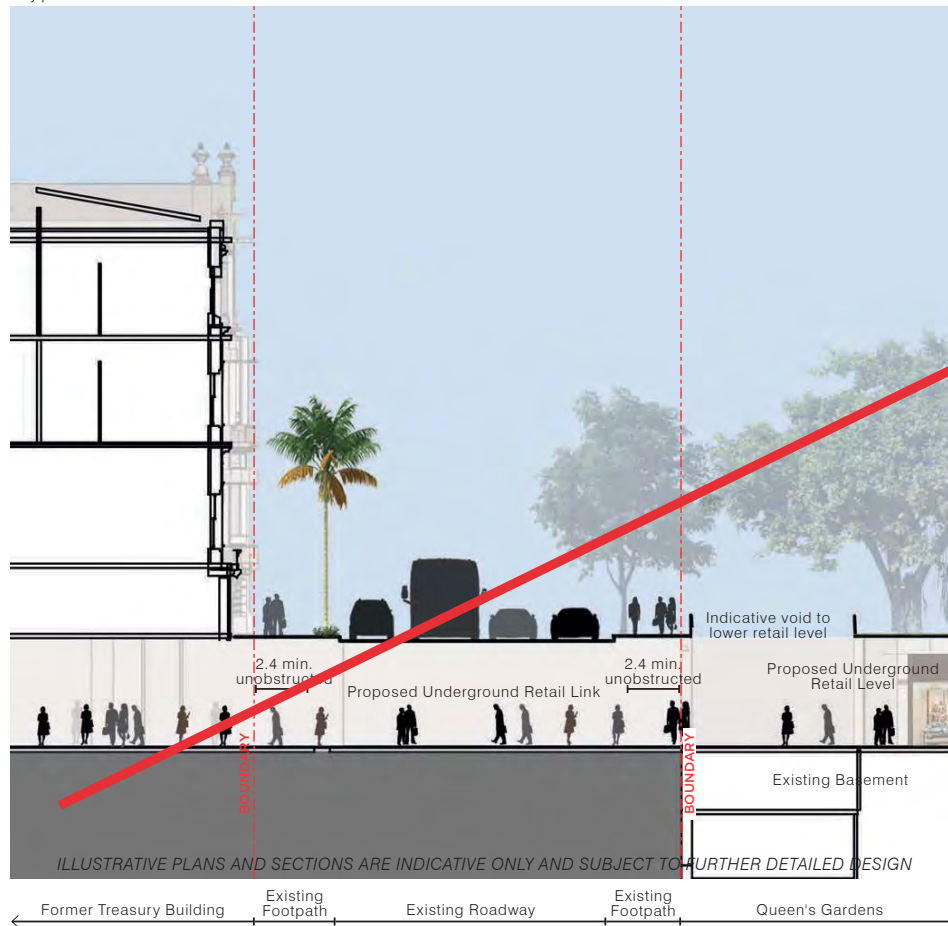


Figure 5.26: Elizabeth Street sectional elevation at Centre of Queen's Gardens and former Treasury Building

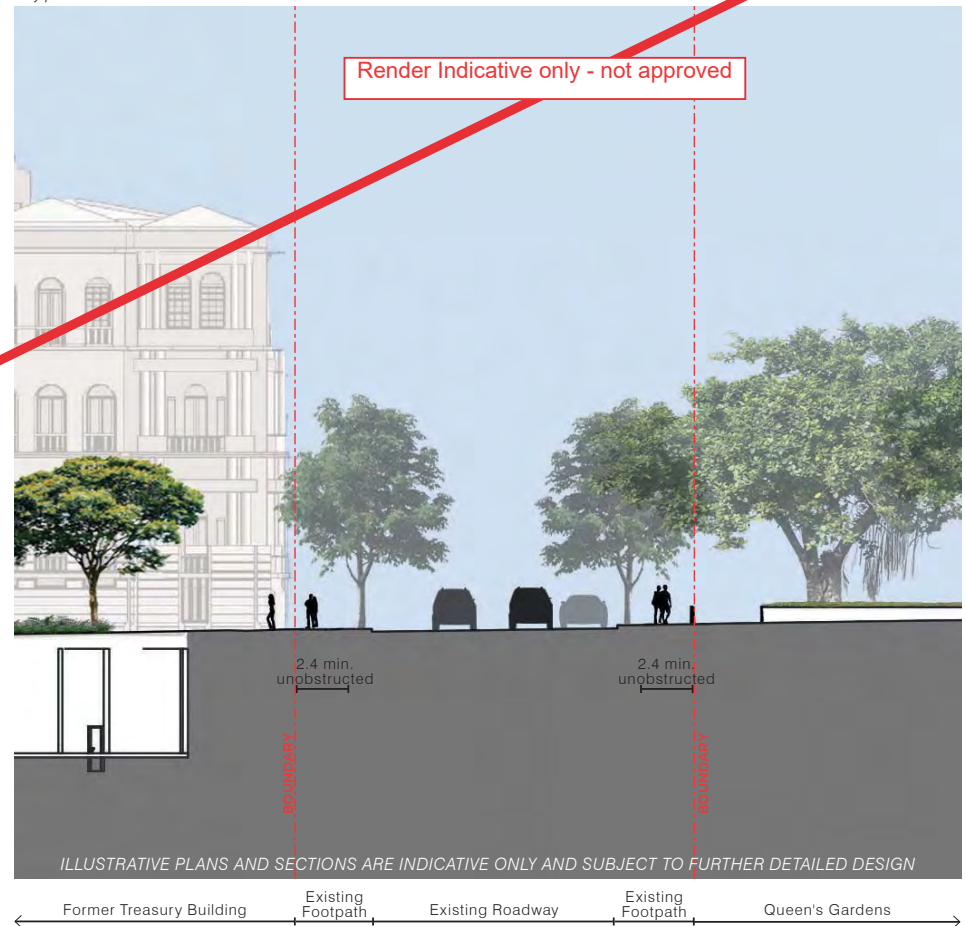


Figure 5.27: Elizabeth Street sectional elevation at South of Queen's Gardens and former Treasury Building



Key plan

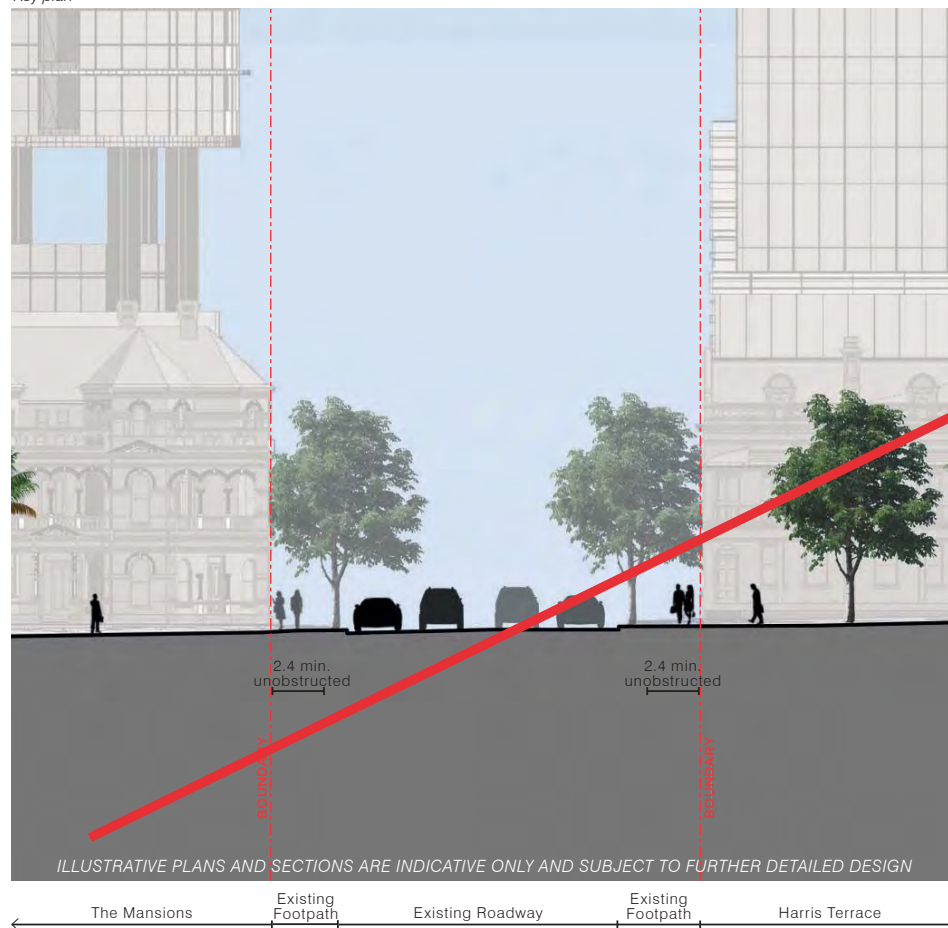


Figure 5.28: Margaret Street sectional elevation at The Mansions and Harris terrace



Key plan

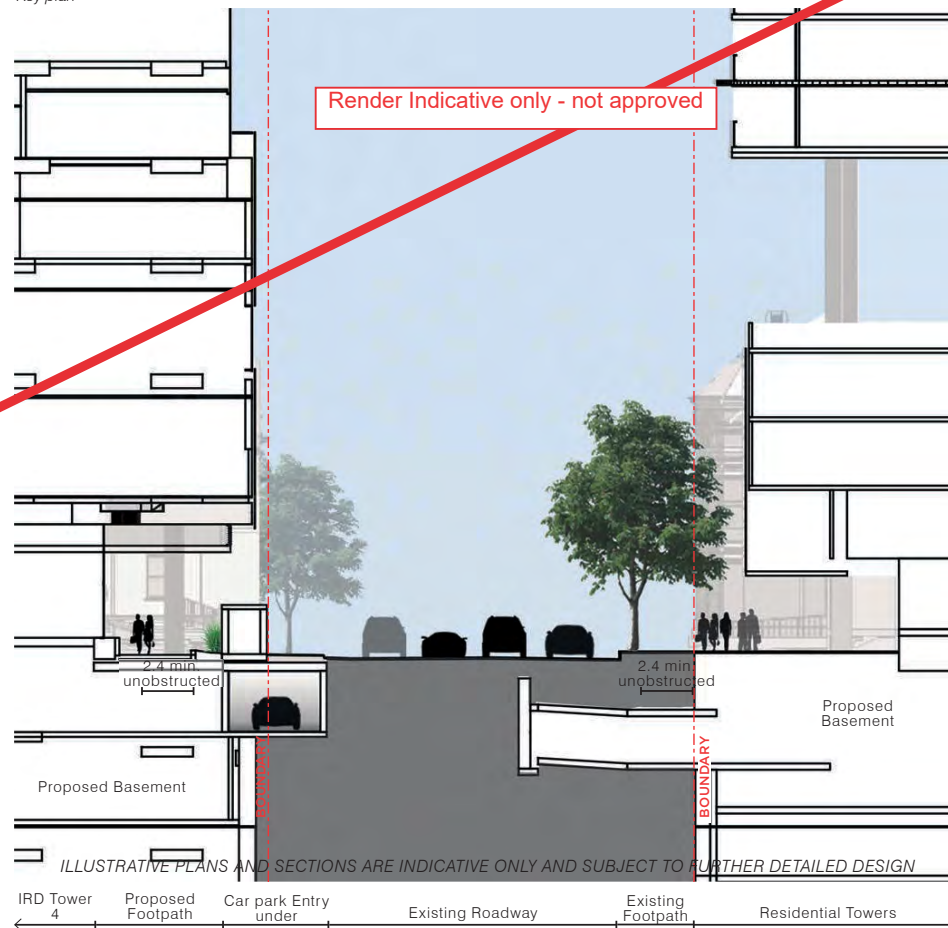


Figure 5.29: Margaret Street sectional elevation at The IRD and Residential Towers



Key plan

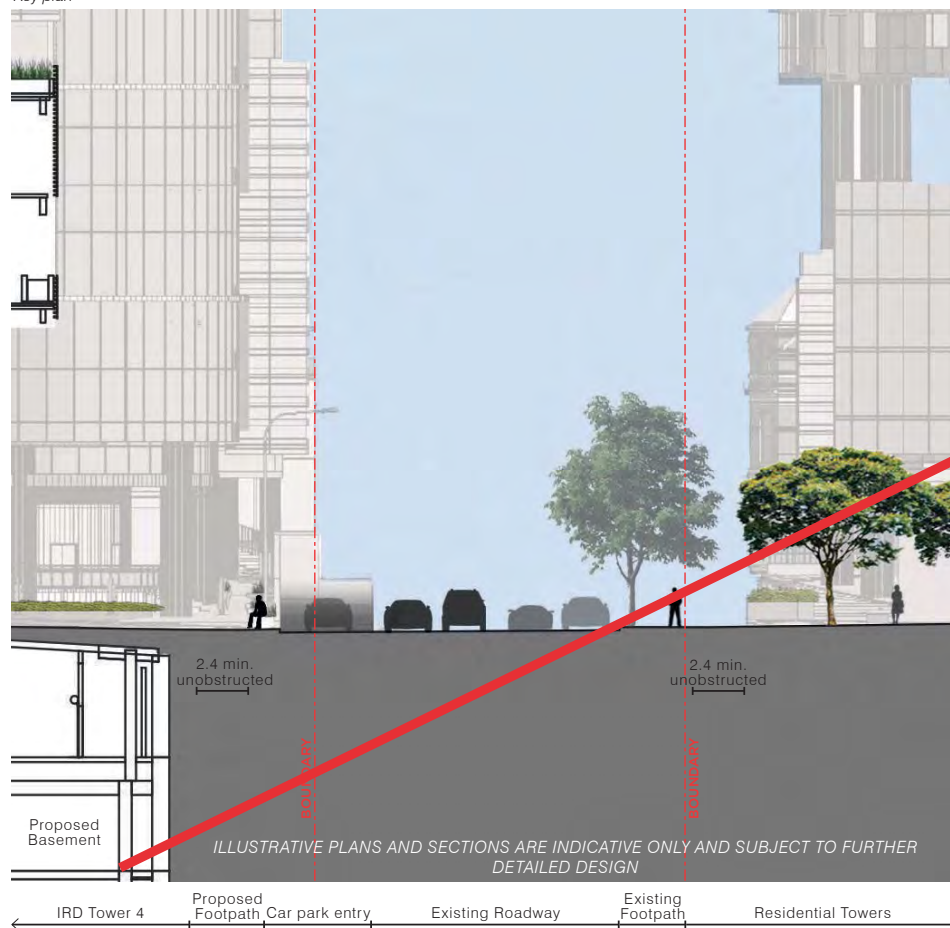


Figure 5.30: Margaret Street sectional elevation at William Street intersection looking North



Key plan

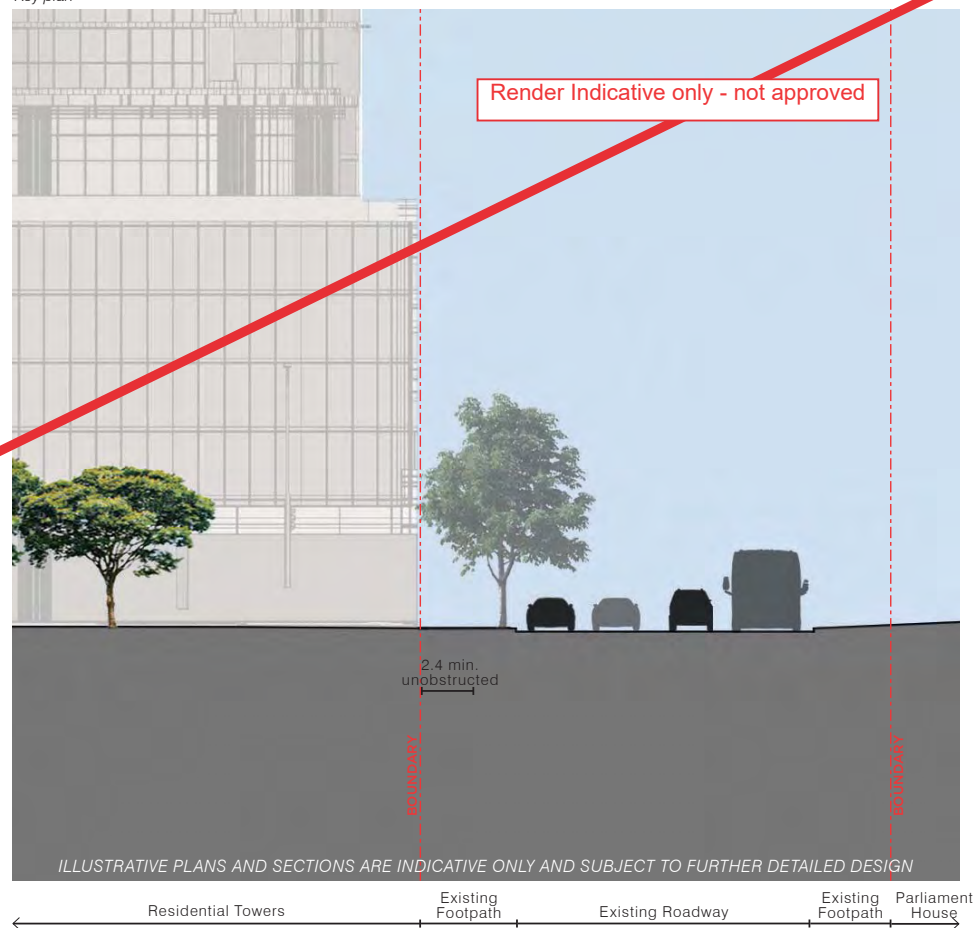


Figure 5.31: Alice Street sectional elevation at the Residential Towers



Key plan

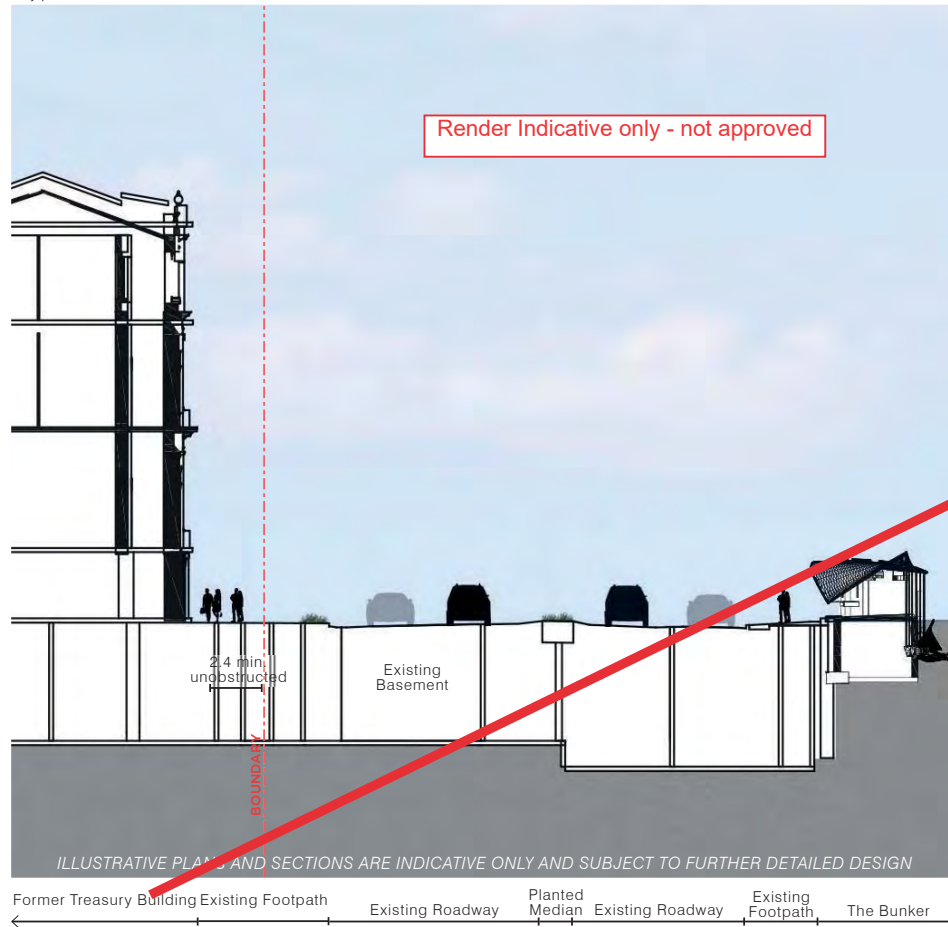
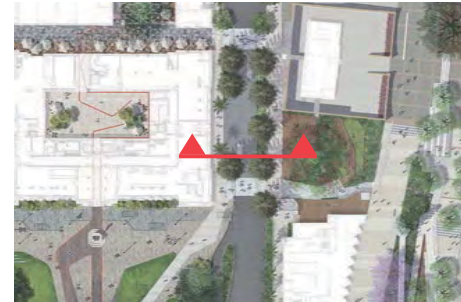


Figure 5.32: William Street section at the former Treasury Building



Key plan

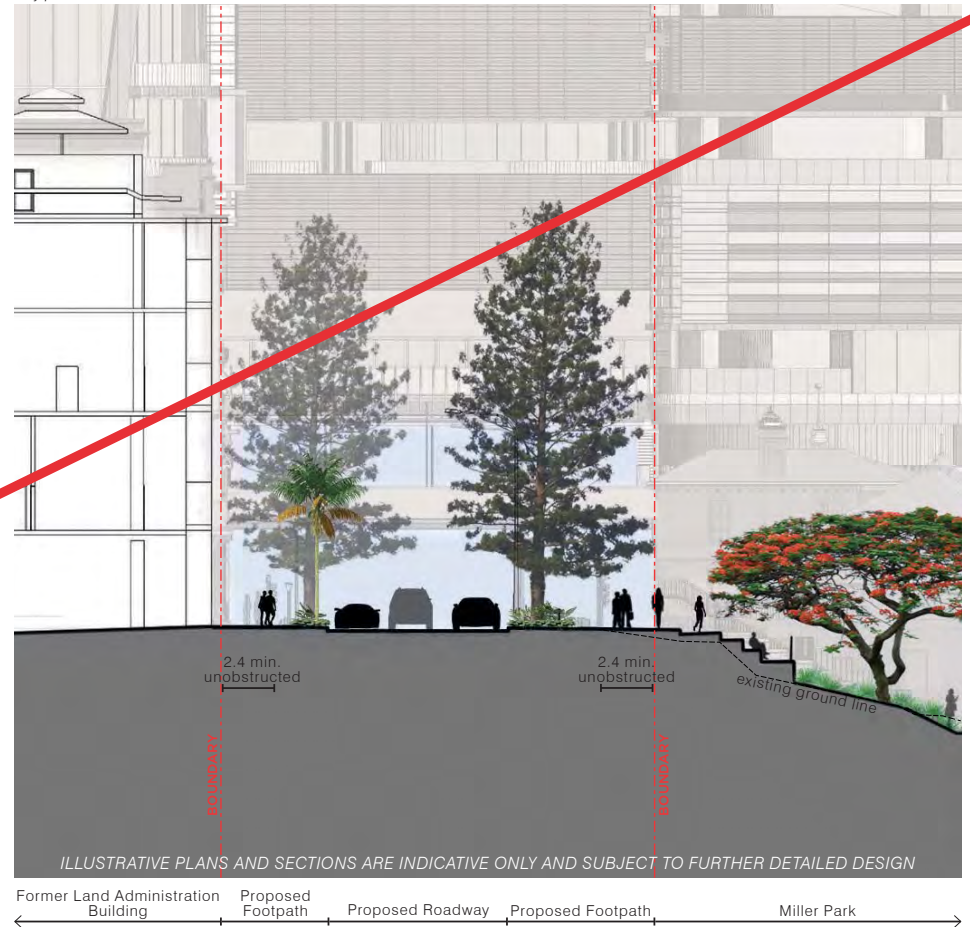


Figure 5.33: William Street sectional elevation at the former Land Administration Building and Miller Park



Key plan

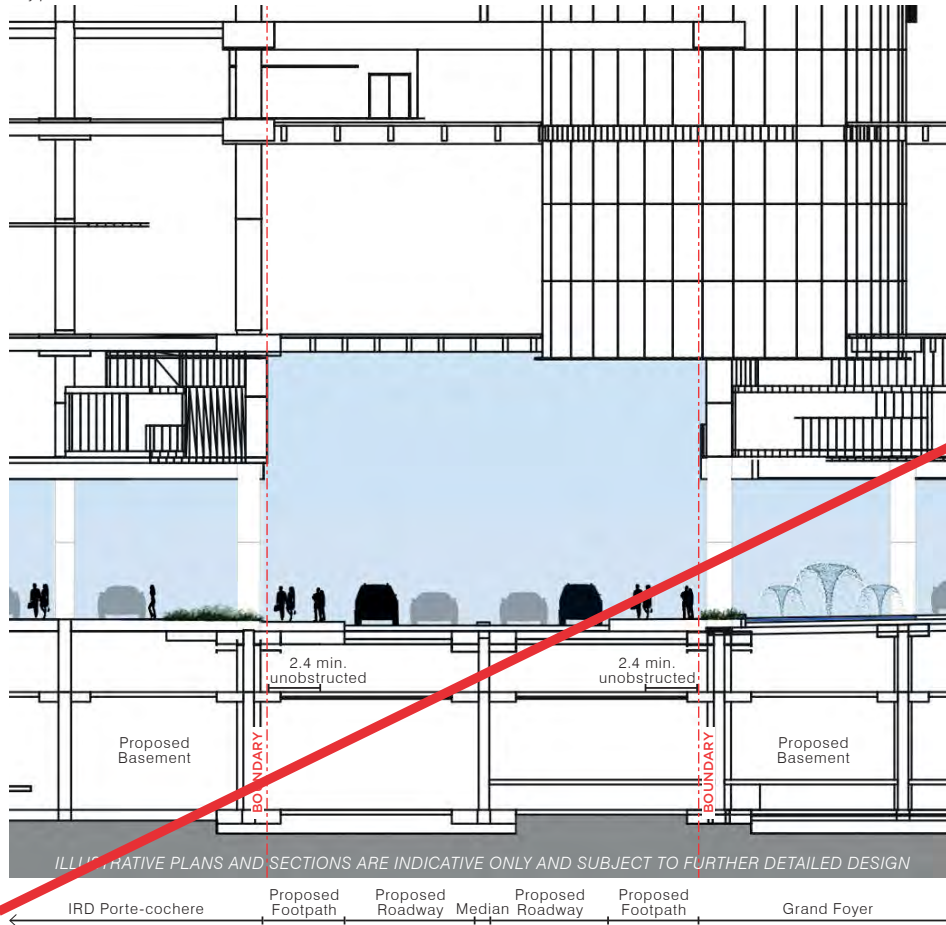
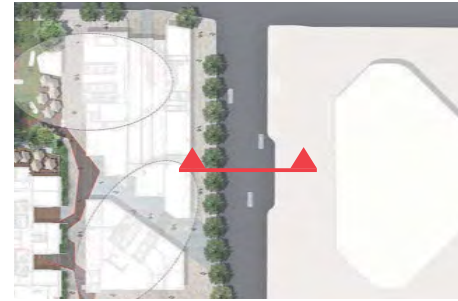


Figure 5.34: William Street section at the IRD porte-cochere



Key plan

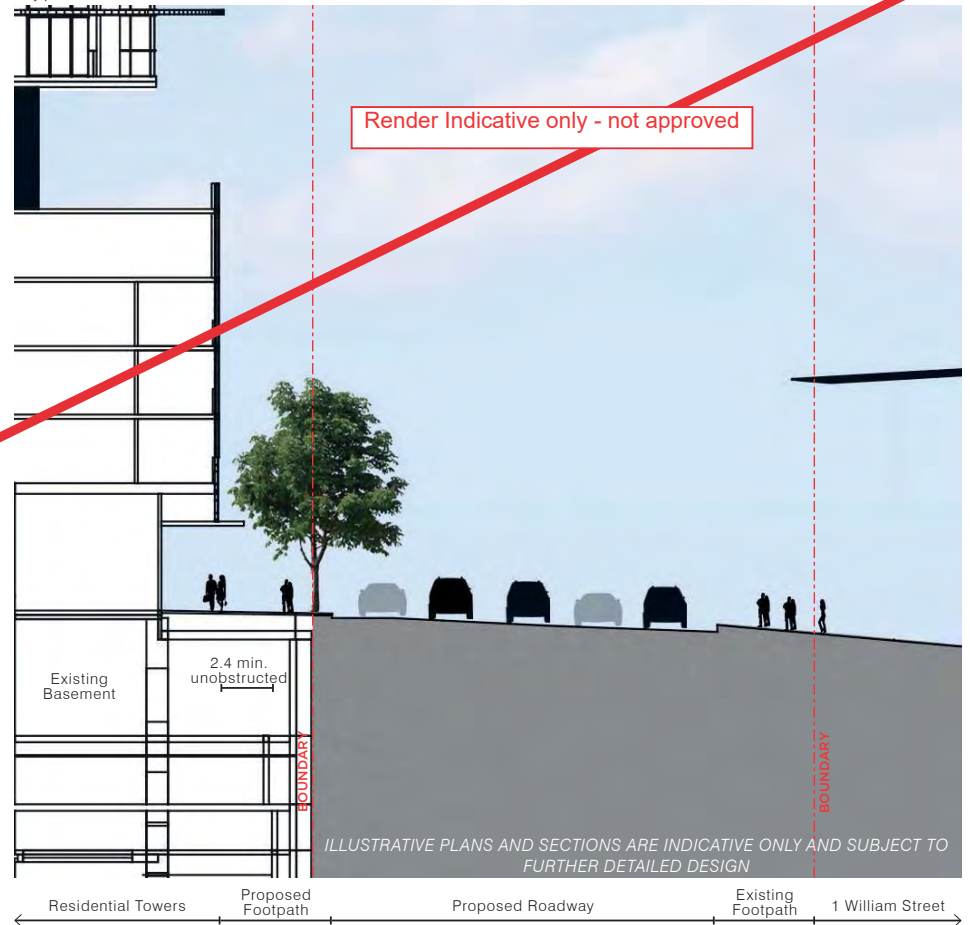
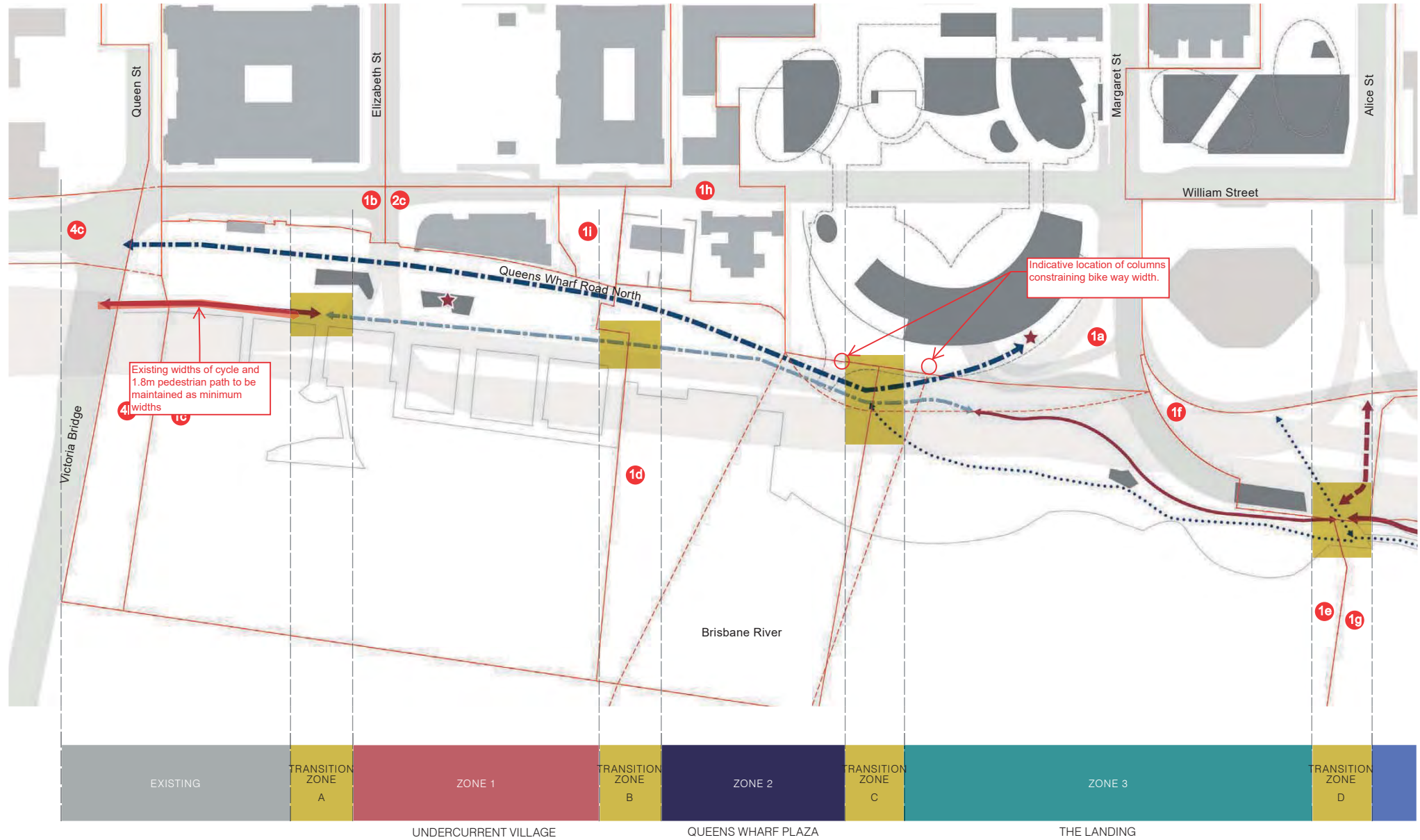


Figure 5.35: William Street section at the Residential Towers

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5.4 BICENTENNIAL BIKEWAY



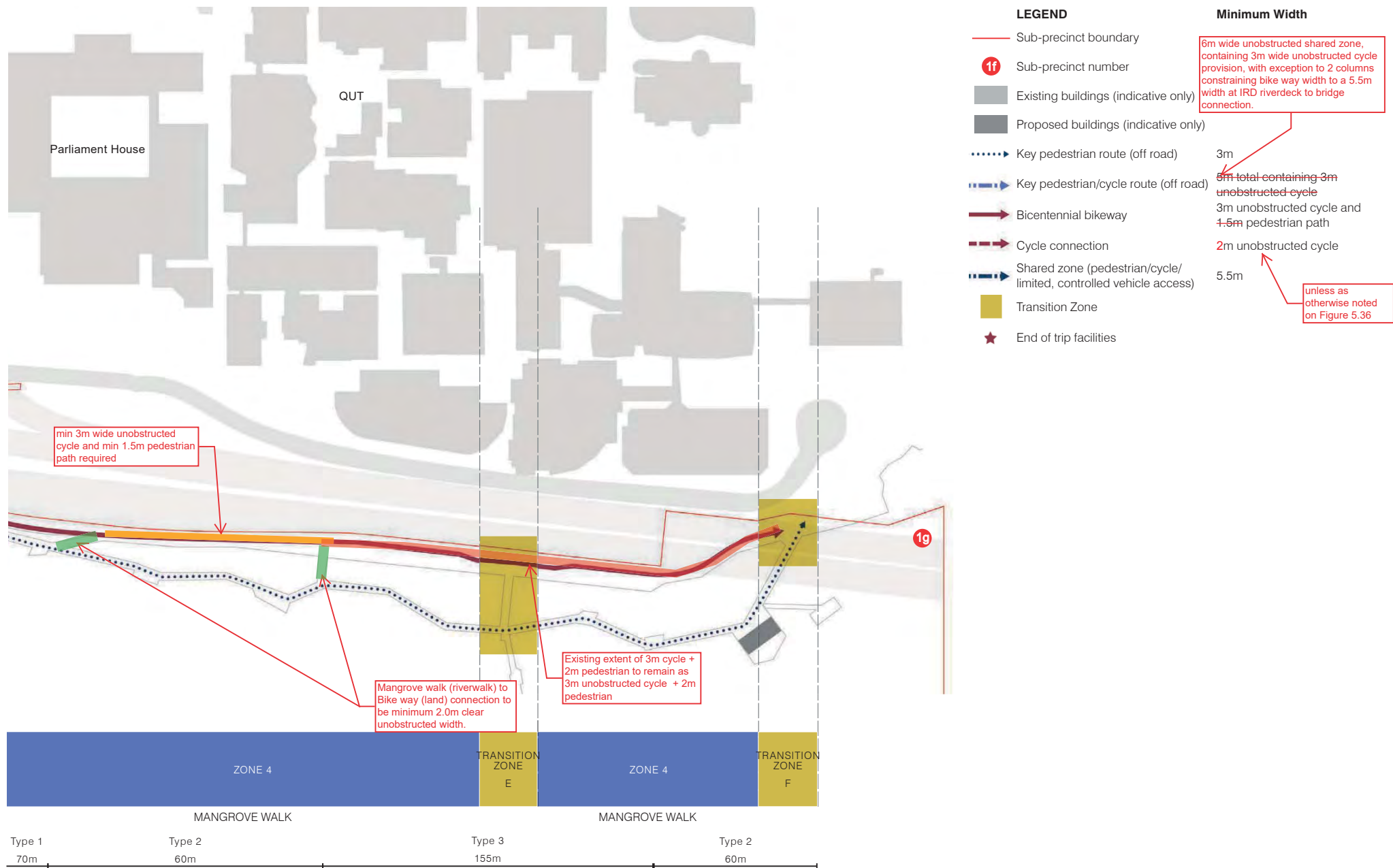


Figure 5.36: Bicentennial Bikeway - Primary Connections

NORTH QUAY - EXISTING

Approx. 85m Length

Existing dedicated cycle way (line marked)

Existing pedestrian pathway

Width varies



Figure 5.37: North Quay Existing Bikeway Conditions

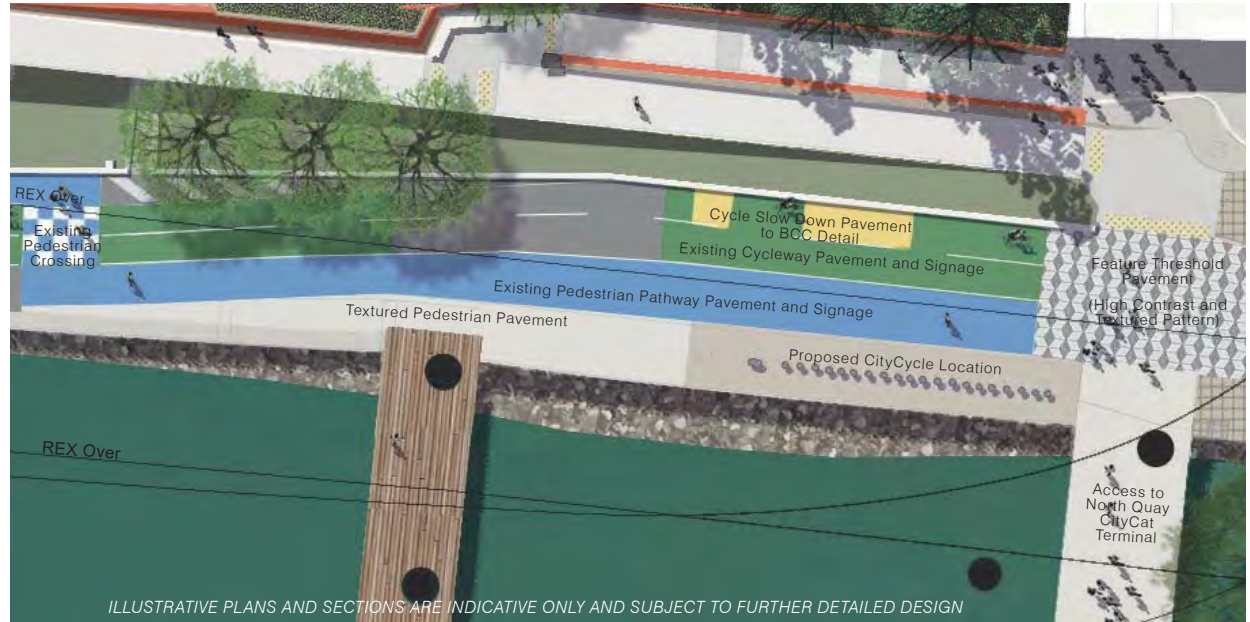


Figure 5.38: North Quay Existing Bikeway Plan (Not to scale)

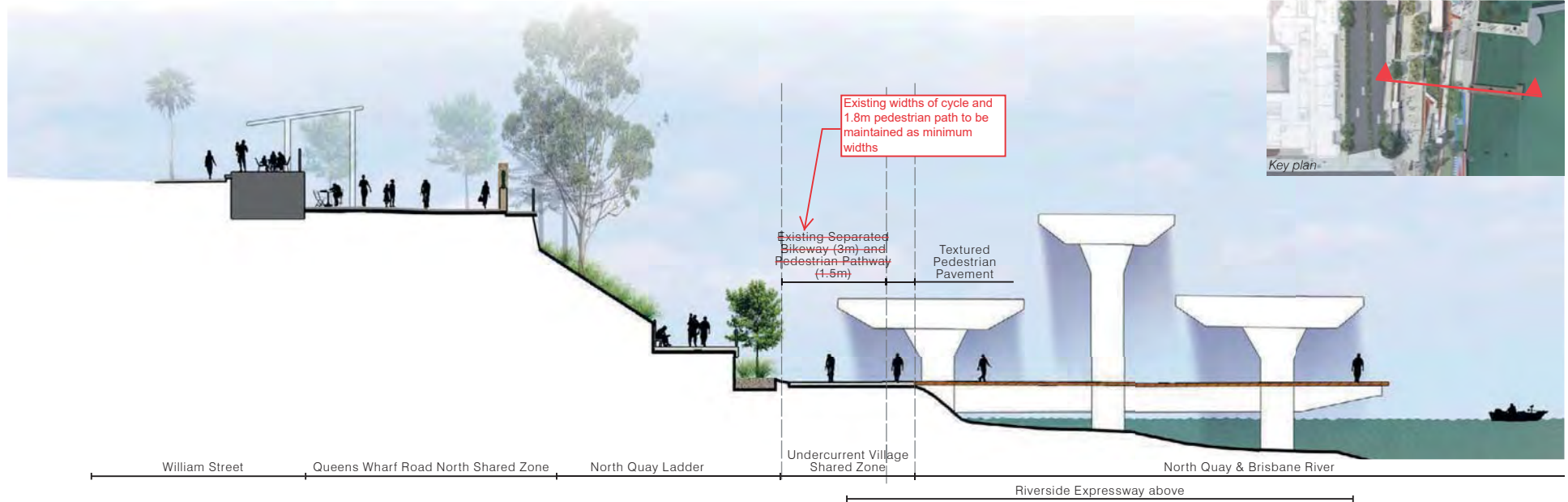


Figure 5.39: Existing Bikeway Typical Sectional Elevation (Not to scale)

ZONE 1 - UNDERCURRENT VILLAGE

Approx. 170m Length

Shared Zone width varies: 10m Max - 5m Min

Reduced design speed within shared zones

6m minimum

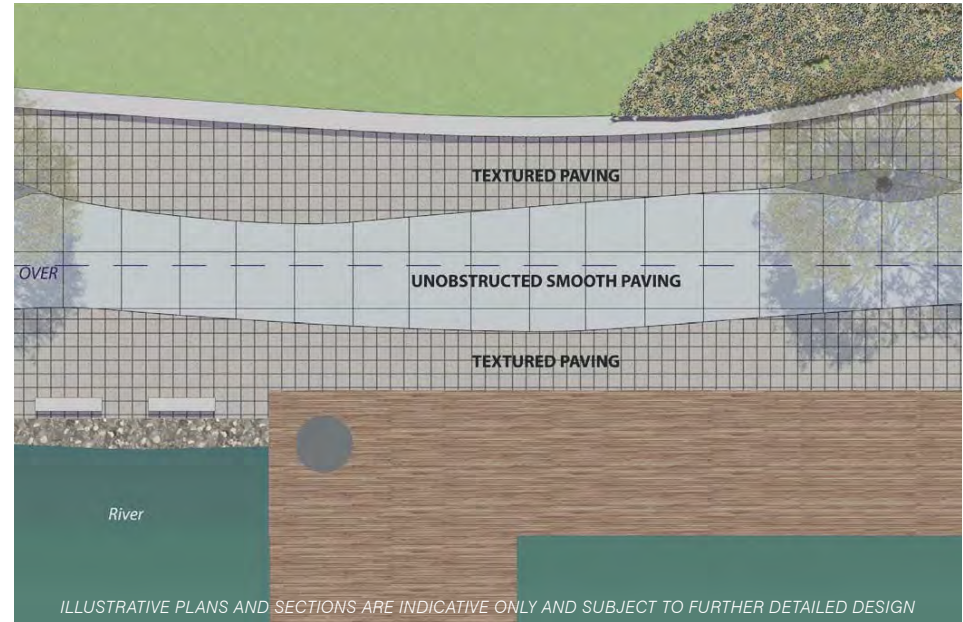
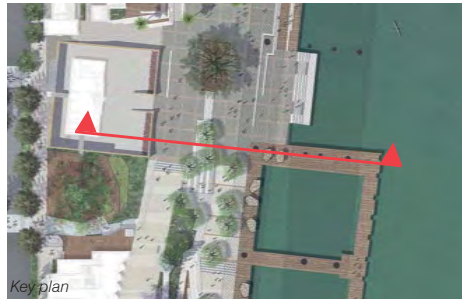


Figure 5.40: Undercurrent Village Typical Plan (Not to scale)

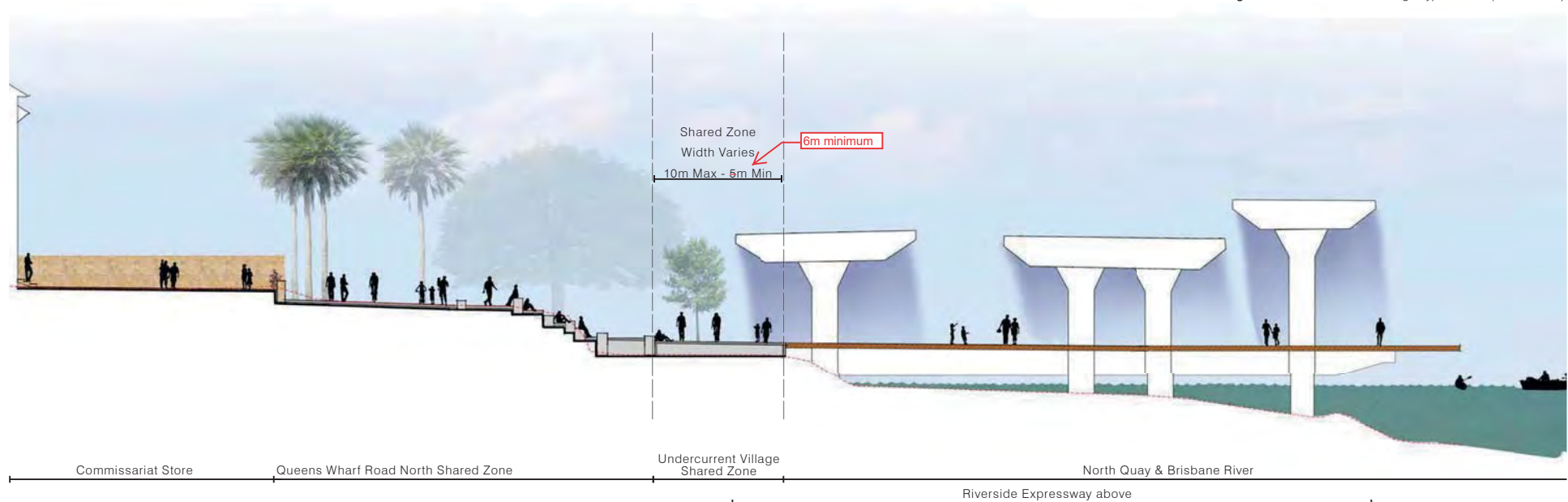


Figure 5.41: Undercurrent Village Typical Sectional Elevation (Not to scale)

ZONE 2 - QUEEN'S WHARF PLAZA

Approx. 100m length

Shared zone. Width varies 25m Max - 5.5m Min

Reduced design speed within shared zones

Secondary pedestrian route 1.5m wide on river edge (grade separated)

(Refer Austroads - Guide to Road Design: Part 6A max width of 4m for a shared recreation path)



Require 6m wide unobstructed shared zone, containing 3m wide unobstructed cycle provision, with exception to 2 columns constraining bike way width to a 5.5m width at IRD bridge to skydeck connection.



Figure 5.42: Queen's Wharf Plaza Typical Pavement Treatment

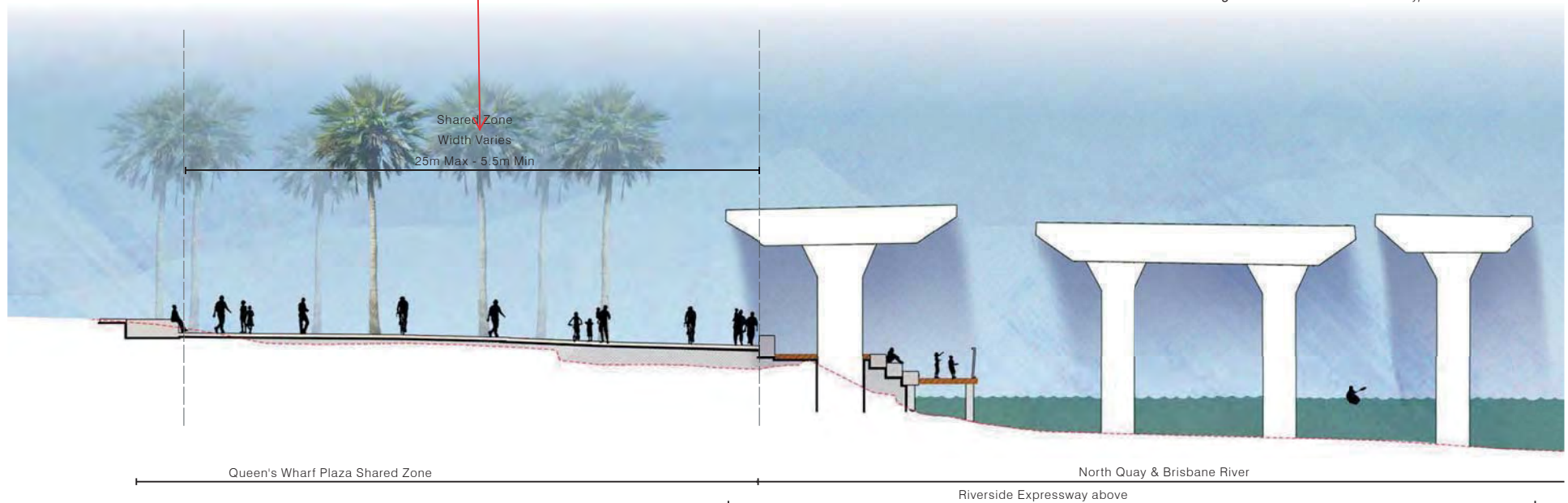


Figure 5.43: Queen's Wharf Plaza Typical Sectional Elevation (Not to scale)

ZONE 3 - THE LANDING

Approx. 230m Length

Dedicated Bicycle path (3m wide)

Primary Pedestrian Pathway (Width Varies 8 Max - 3 Min)

Physically separated bicycle path and pedestrian pathway

As per Austroads - Guide to Road Design: Part 6A, Table 7.3 and 6.1



Figure 5.44: The Landing Typical Pavement Treatment

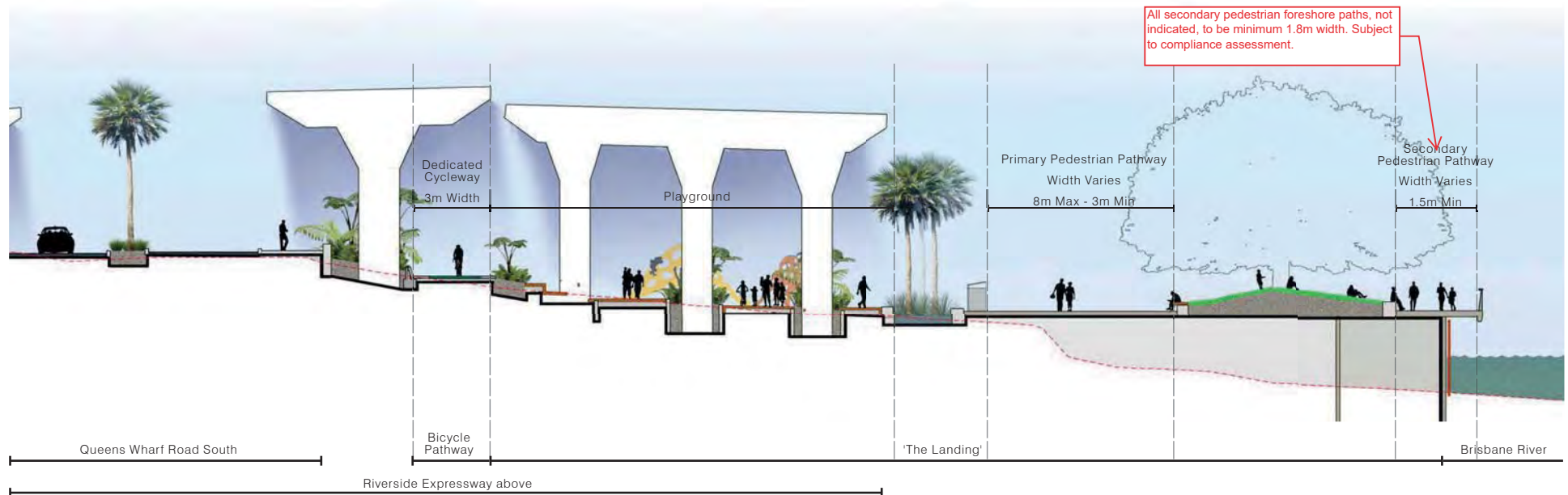


Figure 5.45: The Landing Typical Sectional Elevation (Not to scale)

ZONE 4 - GOODWILL EXTENSION - TYPE 1

Approx. 70m Length

Physically separated dedicated bicycle path (3m wide) and primary pedestrian pathway - "Mangrove Walk" (3m wide)

Overall width 6m

As per Austroads - Guide to Road Design: Part 6A, Table 7.3 and 6.1



Figure 5.46: Goodwill Extension Type 1 Typical Pavement Treatment

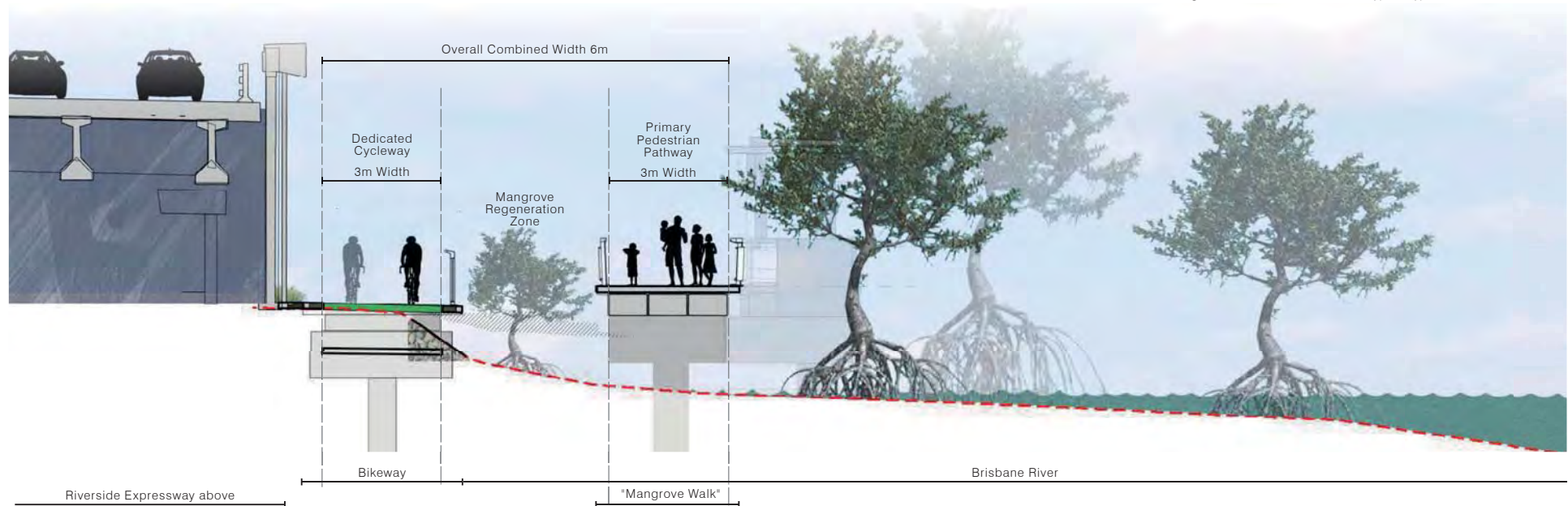


Figure 5.47: Goodwill Extension Type 1 Sectional Elevation (Not to scale)

ZONE 4 - GOODWILL EXTENSION - TYPE 2

Approx. 105m Length

Primary pedestrian pathway (3m min width "Mangrove Walk")

Dedicated Bicycle path (3m wide) and secondary pedestrian pathway (1.5m wide - line marked separation).

As per Austroads - Guide to Road Design: Part 6A, Table 7.5

Notes

Overall combined width for pedestrians of 4.5m



Cycleway and pedestrian path widths to be in accordance with Figure 5.36



Figure 5.48: Goodwill Extension Type 2 Typical Pavement Treatment

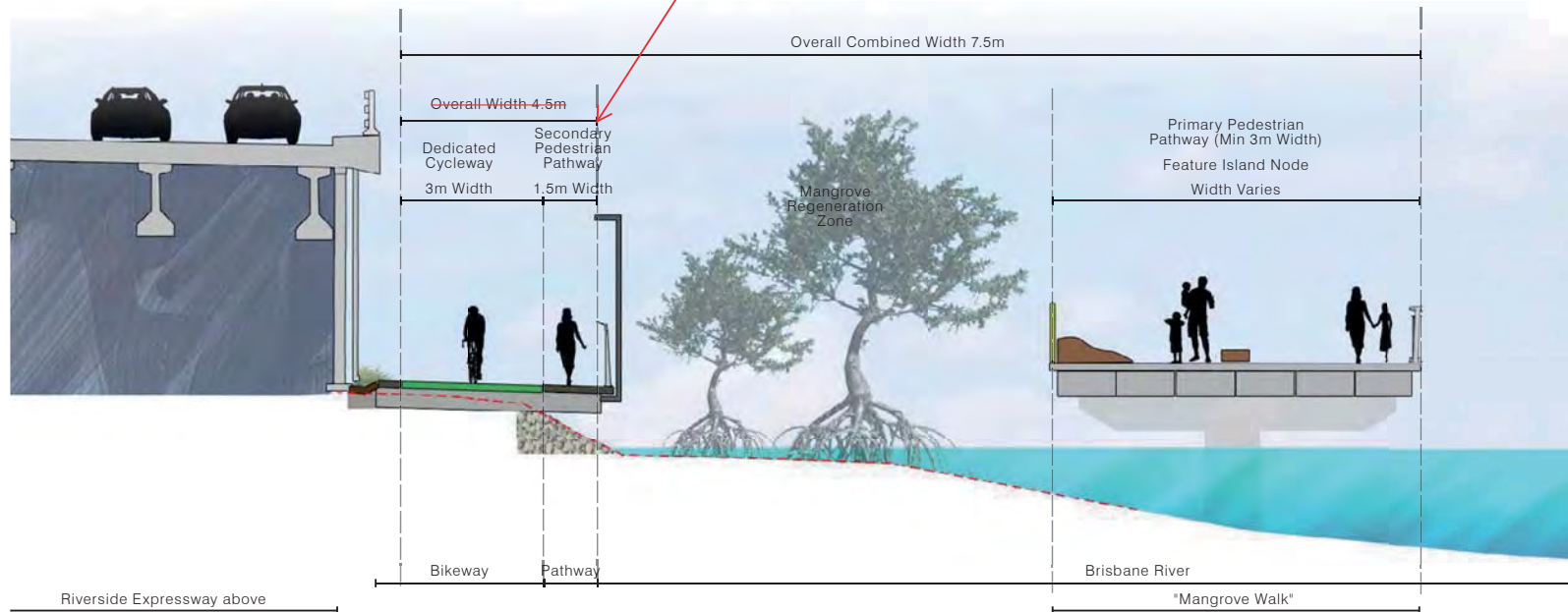


Figure 5.49: Goodwill Extension Type 2 Sectional Elevation (Not to scale)

ZONE 4 - GOODWILL EXTENSION - TYPE 3

Approx. 210m Length

Primary pedestrian pathway (3m min width "Mangrove Walk")

Dedicated Bicycle path (3m wide) and secondary pedestrian pathway (1.5m wide - line marked separation)

As per Austroads - Guide to Road Design: Part 6A, Table 7.5

Notes

Overall combined width for pedestrians of 4.5m

Pedestrian pathway is secondary due to parallel primary (3m wide) dedicated pedestrian pathway (boardwalk)

Turf and trees between Bicentennial Bikeway and river edge for passive recreation opportunities



Cycleway and pedestrian path widths to be in accordance with Figure 5.36

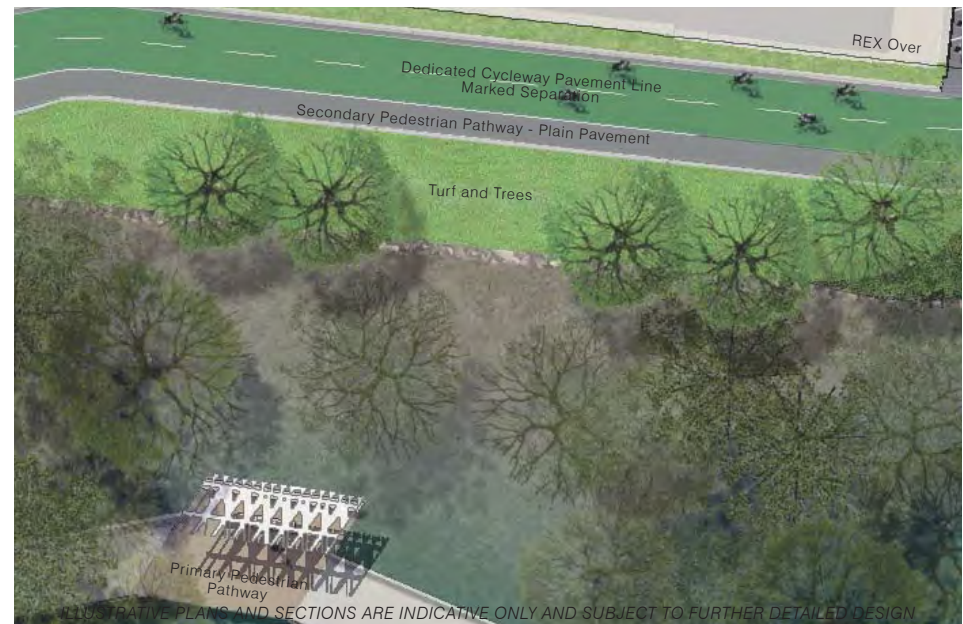


Figure 5.50: Goodwill Extension Type 3 Typical Pavement Treatment

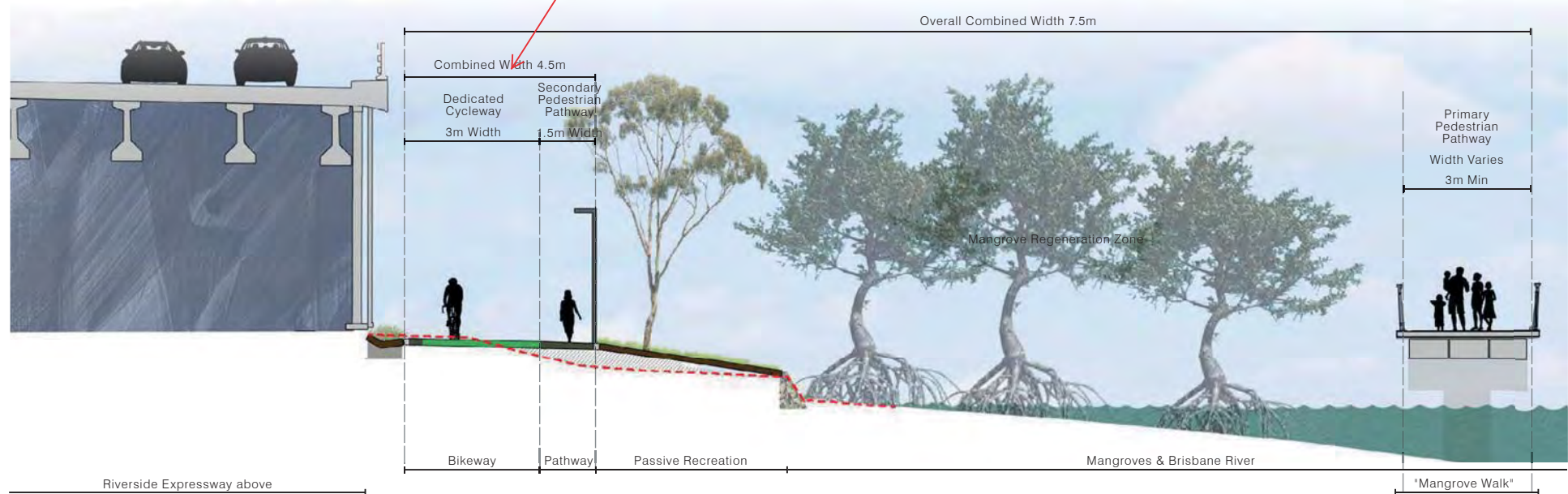


Figure 5.51: Goodwill Extension Type 3 Sectional Elevation (Not to scale)

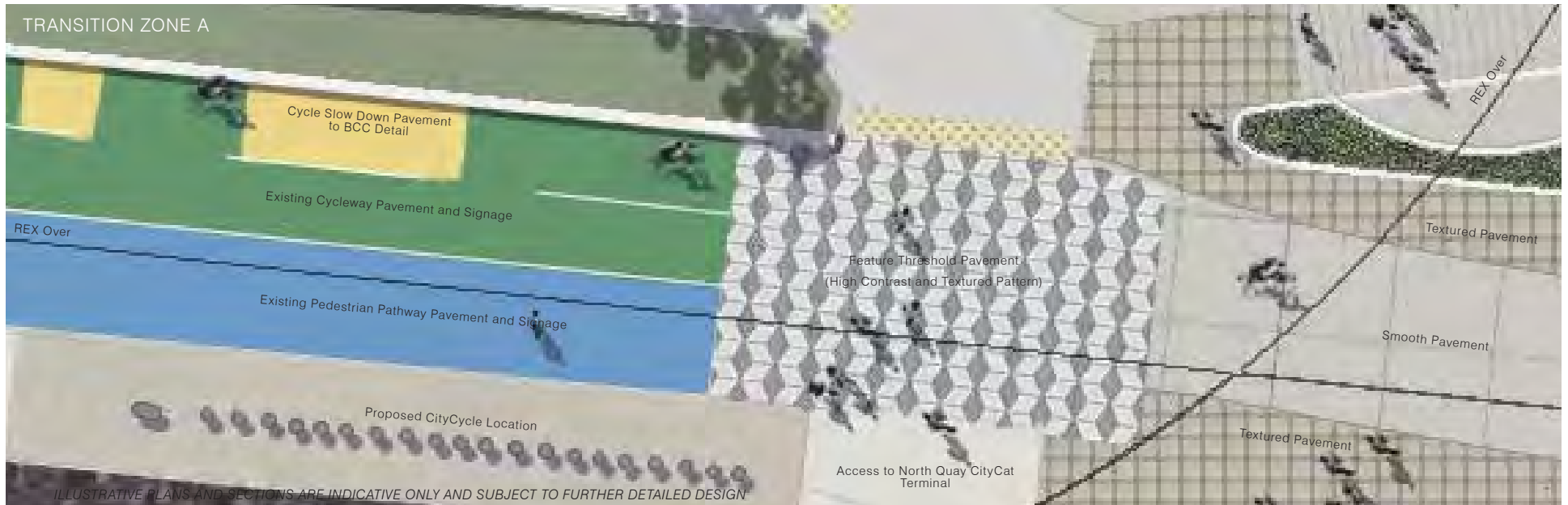


Figure 5.52: Transition Zone A Typical Pavement Treatment



Figure 5.53: Existing Transition Zone A Conditions

TRANSITION ZONE B



Figure 5.54: Transition Zone B Typical Pavement Treatment

TRANSITION ZONE C



Figure 5.55: Transition Zone C Typical Pavement Treatment

TRANSITION ZONE D

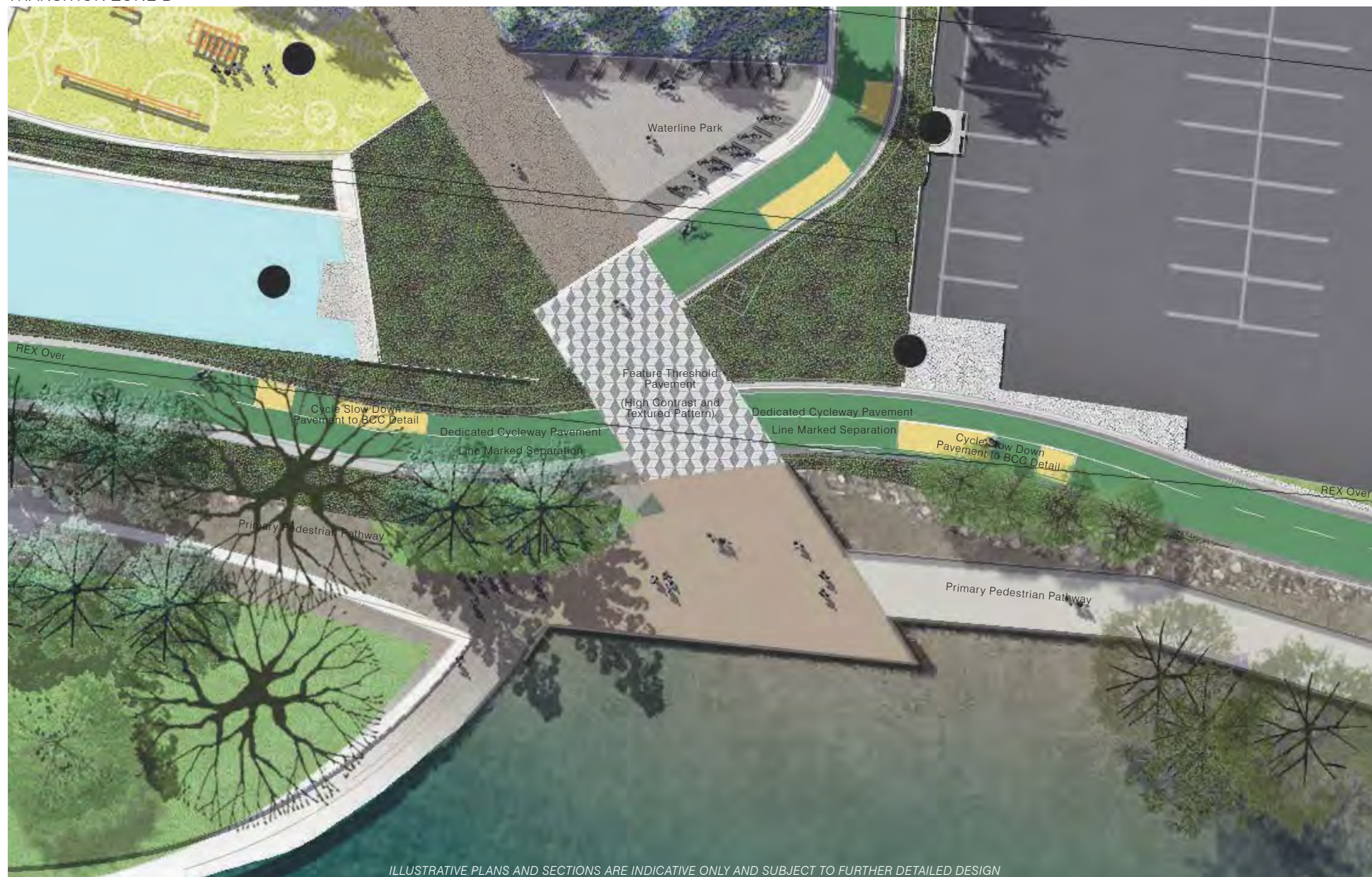


Figure 5.56: Transition Zone D Typical Pavement Treatment

TRANSITION ZONE E



Figure 5.57: Transition Zone E Typical Pavement Treatment



Figure 5.58: Existing Transition Zone E Conditions

TRANSITION ZONE F



Figure 5.59: Transition Zone F Typical Pavement Treatment

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SUB-PRECINCT LANDSCAPE CONCEPTS

6.1 OVERALL POD SUB- PRECINCTS

6.1.1 INTRODUCTION

As outlined in **Section 2.2** the Queen's Wharf Brisbane development is broken into separate precincts and sub-precincts which are used to describe the various components of the site.

The precincts and sub-precincts are as follows:

1. Integrated Resort Development (IRD) Precinct:

- a. Resort Sub-Precinct;
- b. North-West Sub-Precinct;
- c. North Quay Sub-Precinct;
- d. Queen's Wharf Plaza Sub-Precinct;
- e. The Landing Sub-Precinct;
- f. Waterline Park Sub-Precinct
- g. Goodwill Extension Sub-Precinct;
- h. IRD Heritage Sub-Precinct;
- i. Miller Park Sub-Precinct.

2. Treasury Hotel and Casino Repurposing Precinct:

- a. Former Treasury Building Sub-Precinct;
- b. Former Land Administration Building Sub-Precinct;
- c. Former State Library Sub-Precinct.

3. Residential Precinct

4. PDA Associated Development Precinct:

- a. Bridge Sub-Precinct;
- b. Queen Street Interface Sub-Precinct;
- c. Turbot Street Sewer Upgrade Sub-Precinct.

Each sub-precinct typically has a separate landscape intent and/or function. Their extents are shown opposite.

The following pages communicate the broad potential landscape design intent for each sub-precinct together with illustrative concepts. Please note that vehicle access points are not precisely shown and may be varied generally in accordance with the **Volume 2 - Plan of Development (PoD)**.

Note that CPTED principles will be adopted throughout all precincts to ensure public safety. Clear sight lines, facilitated by minimal "mid-storey" planting, and the elimination of potential entrapment areas will be further supported by a site wide CCTV system.



Figure 6.1: PoD Sub-Precincts



SUB-PRECINCT 1A - THE RESORT

6.2 1A - THE RESORT; GROUND LEVEL

The resort contains the heart of the new development with the majority of its new buildings. These new buildings are surrounded by and covered in substantial areas of new public realm that link to the remainder of the city and other parts of the Queen's Wharf Brisbane development.

Key deliverables are defined below and located on the sub-precinct intent diagram **Figure 6.2**. All deliverables are to be provided generally in accordance with the approved Figures in **Section 4** of this report.

6.2.1 PRINTERY COURTYARD

INTENT

The Printery Courtyard remains a space that accommodates both pedestrian access as well as outdoor food and beverage functions. It will accommodate the "Ribbon" wayfinding device through it, linking it to the broader pedestrian spine of the project.

CONNECTIONS

The following key connections should be made and reinforced through the Printery Courtyard:

- Take the 'Ribbon' through the Public Service Club Courtyard and into the Printery Courtyard to join into the George Street Plaza;



Green walls help soften architectural forms

- Provide clear access from the surrounding buildings into the courtyard generally in accordance with **Figure 4.8**;
- Provide visual connection to the former DPI building generally in accordance with **Figure 4.6** and heritage setbacks;
- Provide access to William Street.

FUNCTIONALITY

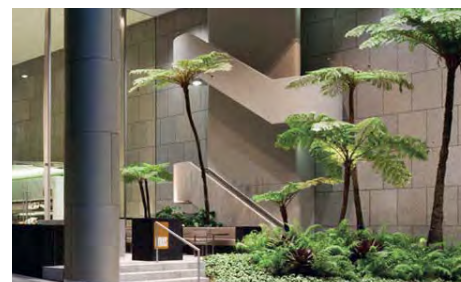
Functions should include:

- Outdoor dining / retail areas along the Printery Building frontage;
- Capability to hold public events and private functions;
- Open sight lines to be provided generally in accordance with **Figure 4.6** and lighting improved for optimal CPTED outcomes; and
- Shaded seating areas generally in accordance with **Figure 4.14** and **5.1.4 Desired Standard of Provision**.

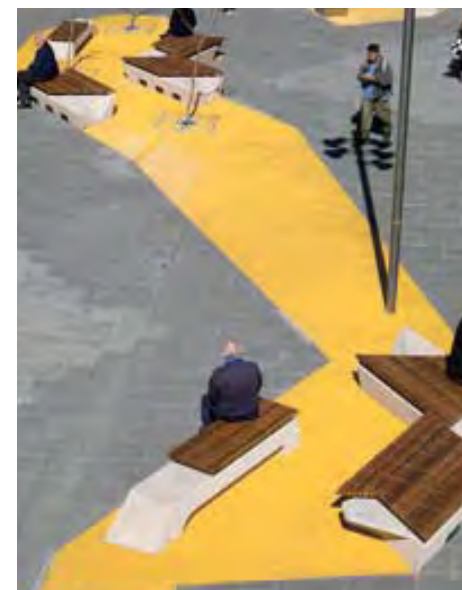
LANDSCAPE AND SUSTAINABILITY

Incorporate the following landscape and sustainability initiatives:

- Install new trees to provide shade generally in accordance with **Figure 4.11** and **4.14**;
- Install subtropical planting; and
- All resort stormwater is addressed by the centralised IRD stormwater treatment system.



Install lush subtropical planting and trees for shade



'Ribbon' pavement treatment with integrated lighting can form key wayfinding device



Minimise number of columns in plazas

6.2.2 GEORGE STREET PLAZA

INTENT

The main George Street arrival is an open public plaza. The landscape intent is to provide a vibrant civic space at the entrance of the proposed resort development precinct, while maintaining important movement connections and sight lines to the broader city street network. This area includes the stair, escalator and lift connections through the IRD. The landscape intent is to provide an airy space with lush subtropical planting as a key element.

The George Street Plaza and adjacent streetscape should incorporate the following:

- Maintain the current road carriageway and verge widths except at modified vehicle drop-off area;
- A vehicle drop-off area retained near Harris Terrace, modified to allow pedestrian footpath movements to be unobstructed;
- Trees to frame the plaza and offer shade, whilst maintaining sight lines to and from the important public pedestrian through paths, generally in accordance with **Figure 4.6, 4.11 and 4.14**; and
- Footpath pavement should be robust and distinctive generally in accordance with **Figure 4.9**.

- to incorporate Gateway design element; precinct marker, public art in accordance with figure 4.5 and approved Infrastructure Master Plan.



Active urban laneways

CONNECTIONS

The following key pedestrian connections should be made and reinforced in this area:

- Access to stairs and escalators to the upper podium bridge connection across to South Bank;
- Access to the Brisbane Steps leading to / from William Street / IRD porte-cochere and down to the river;
- Access to Printery Courtyard / Public Service Club Courtyard and Stephens Lane;
- Access to the front and rear of Harris Terrace;
- Disabled access between the footpaths of George Street and William Street via lifts generally in accordance with **Figure 4.13**; and
- DDA compliant access provided from the George Street footpath to the proposed Atrium generally in accordance with **Figure 4.13**.

FUNCTIONALITY

Functions in the George Street Plaza should include:

- Signature tree in the area beside the Printery Building to frame and visually soften the arrival plaza generally in accordance with **Figure 4.11**;
- Trees, low understorey planting and furniture located to maintain and enhance sightlines to the proposed Atrium, Brisbane Steps and upper podium access;



Provide outdoor dining spaces

- Outdoor dining and or retail area;
- Materials and furniture reflecting the character of the IRD precinct as well as the broader George Street streetscape generally in accordance with **Figure 4.9**;
- Minimal number of columns in the plaza, generally in accordance with **Figure 4.8**; **approved PoD**
- Open sight lines maintained, generally in accordance with **Figure 4.6**, and lighting improved for optimal CPTED outcomes; **and approved PoD**
- Tree shaded seating areas; and
- Ramps to be used as well as stairs, generally in accordance with **Figure 4.13**, for optimal pedestrian transparency through the plaza.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following landscape and sustainability initiatives:

- Install large canopy trees either side of the entry on the George Street frontage generally in accordance with **Figure 4.11**;
- Install trees along the street where sight lines allow generally in accordance with **Figure 4.11**;
- Install lush subtropical understorey planting which reflect the atmosphere of the IRD; and
- Address all resort stormwater using the centralised IRD stormwater treatment system.



Maintain views to heritage facades



Unique subtropical planting palette

6.2.3 HARRIS TERRACE

INTENT

Harris Terrace has both a street frontage to George Street as well as a public laneway at the rear, providing access between George Street Plaza and Margaret Street. At the back of Harris Terrace is a semi-public open space which can be used for outdoor dining or retail opportunities. The landscape intent is to provide access into the front of the building as well as the rear courtyard, while ensuring views to the surrounding areas are provided.

The George Street streetscape in front of Harris Terrace should incorporate the following:

- Maintain the current road carriageway and verge width;
- Palms frame the centreline of the heritage facade and maximize views to and from it from George Street generally in accordance with **Figure 4.11**;
- Street trees frame the frontage and offer shade to the footpath users generally in accordance with **Figure 4.11**; and
- Footpath pavement should be robust and distinctive, generally in accordance with **Figure 4.9**.

The Margaret Street streetscape adjacent to Harris Terrace should incorporate the following:

- Maintain the current road carriageway and verge width;
- Street trees to offer shade to the footpath users, generally in accordance with **Figure 4.11**; and
- Footpath pavement should be robust and distinctive, generally in accordance with **Figure 4.9**.

CONNECTIONS

The following key connections should be made and reinforced in this area:

- Access between the George Street Plaza and Margaret Street including disabled access, generally in accordance with **Figure 4.13**; and
- Lifts are to be provided to allow disabled access into the upper level of Harris Terrace.

FUNCTIONALITY

Functions in the Harris Terrace Laneway at the rear of the buildings could include:

- Outdoor dining / retail areas along the back of the Harris Terrace building;
- Open sight lines to be maintained, generally in accordance with **Figure 4.6**, and lighting improved for optimal CPTED outcomes; **and approved PoD**

- Long steep ramps should be avoided in favour of steps and lifts due to the large level changes, generally in accordance with **Figure 4.13**; and
- Take the 'Ribbon' through the laneway where structure and/or services permit.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following principles:

- Install subtropical planting along retaining walls where structure and/or services permit; and
- Address all resort stormwater using the centralised IRD stormwater treatment system.

6.2.4 TOWER 1 HOTEL DROP-OFF

INTENT

This drop-off marks the main entrance to Tower 1 of the IRD. The landscape intent is to provide a lush atmosphere while providing a functional drop-off zone for vehicles.

CONNECTIONS

The following key connections should be made and reinforced in this area:

- Access into the new development; and
- Access to and from William Street.

FUNCTIONALITY

Functions for the drop-off should include:

- Entrance area / vehicular drop-off for hotel guests;
- Entrance feature where structure and/or services permit (e.g. water, planting, art);
- Incorporate building columns in landscape where structure and/or services permit; and
- Open sight lines to be maintained, generally in accordance with **Figure 4.6**, and suitable lighting included for optimal CPTED outcomes.

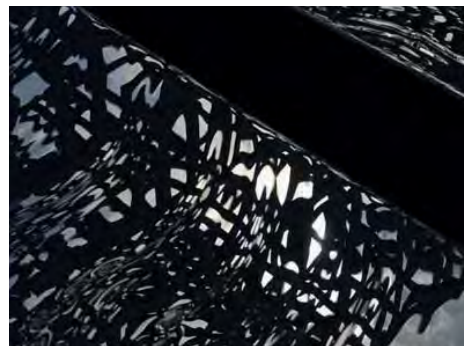
LANDSCAPE AND SUSTAINABILITY

Incorporate the following landscape and sustainability initiatives:

- Install subtropical planting which reflects the high quality of the 6 Star hotel; and
- Address all resort stormwater using the centralised IRD stormwater treatment system.



Subtropical planting along retaining walls



A vertical screen can conceal vehicle entry points



Incorporate building columns in landscape where structure and/or services permit



Outdoor dining / retail areas along the back of Harris Terrace Building

6.2.5 GRAND FOYER & IRD PORTE-COCHERE

INTENT

This large covered area is a multi-functional access space and provides the major vehicular entry to the IRD. The landscape intent is to provide a dynamic space that provides pedestrian connections to key parts of the IRD as well as vehicle access to the basement car park and drop-off / valet areas. Public access is maintained along William Street.

The William Street streetscape adjacent to the Grand Foyer, the porte-cochere, drop-offs and tower four incorporates the following:

- Median to manage unwanted vehicle turning manoeuvres;
- Maintains pedestrian footpath widths of 2.4 unobstructed path on both sides of William Street, generally in accordance with **Figure 4.8**;
- Pedestrian priority for pedestrians walking along William Street;
- Potential for on-road feature paving across William Street generally in accordance with **Figure 4.9**, linking

the Brisbane Steps to help highlight pedestrian activity in this area;

- Understorey planting in the verge to support the proposed subtropical streetscape character of William Street;
- Footpath pavement should be robust and distinctive, generally in accordance with **Figure 4.9**;
- Disabled access is to be provided along public footpaths generally in accordance with **Figure 4.13**; and
- A water feature to potentially capture the light penetrating the large skylight above, reflecting it onto the ceiling of the porte-cochere.

CONNECTIONS

The following key connections should be made and reinforced in this area:

- Access along both sides of William Street and into various IRD buildings as well as the Brisbane Steps, generally in accordance with **Figure 4.8**; and
- Public Access to the upper podium bridge and to George Street Plaza via stairs, escalators and lifts.

FUNCTIONALITY

Functions for the Grand Foyer and IRD porte-cochere should include:

- Entrance area / vehicle drop-off area for IRD patrons;
- Entrance feature (i.e. water, planting, art);
- Incorporate structural columns in landscape where structure and/or services permit;
- Open sight lines to be maintained, generally in accordance with **Figure 4.6**, for optimal CPTED outcomes; and
- Lighting will play a key part in this area of the IRD.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following landscape and sustainability initiatives:

- Install subtropical planting which tolerates lower natural light conditions;
- Irrigation to be provided for all new planting areas located under the IRD; and
- Address all resort stormwater using the centralised IRD stormwater treatment system.



Potential for flush feature paved road surface to help highlight pedestrian priority



Install subtropical planting which tolerates lower natural light



Potential water and lighting feature at IRD porte-cochere



Night time activation is a key benefit of this new development

6.2.6 THE BRISBANE STEPS

INTENT

The Brisbane Steps are a key cross block link connecting the ridgeline (George Street and William Street), the IRD and the greater CBD to the river and the primary public gathering space at Queen's Wharf Plaza. The Brisbane Steps should provide a strongly activated connection up and down its route, as well across, between the retail, food and beverage opportunities in the adjoining IRD and the former DPI building. The landscape intent is to create a high level of amenity through the interpretation of a typical natural Queensland gorge, utilising palms to provide shade and frame views, and cascading water features to cool, and mask noise.

CONNECTIONS

The following key connections should be made and reinforced through The Brisbane Steps:

- Provide a safe, legible and comfortable journey from Queen's Wharf Plaza to William Street and George Street Plaza, with opportunities to pause, view events, or access retail or food and beverage opportunities, generally in accordance with **Figure 4.5, 4.6, 4.8 and 4.13**;
- Provide safe and compliant egress between George Street Plaza, William Street and Queen's Wharf Plaza;



Mature feature gateway tree e.g. *Ficus* species to be used

- Provide strong cross block links between the IRD and the former DPI Building generally in accordance with **Figure 4.5**; and
- The detailing of the space will visually connect to the circulation routes within the IRD, aiding legibility and wayfinding on the journey between Queen's Wharf Plaza and the pedestrian bridge connection, generally in accordance with **Figure 4.6**.

FUNCTIONALITY

Functions included in the Brisbane Steps should include:

- Opportunities for access to retail and food and beverage outlets along the route;
- Seamless integration with the broader urban setting of Queen's Wharf Plaza and George Street Plaza; and
- Clear sight lines to be provided generally in accordance with **Figure 4.6** and lighting improved for optimal CPTED outcomes.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following principles:

- Palms, typical of natural Queensland gorges, will be used to create a strong identity;
- Palm planting will be supplemented with selected subtropical trees; and
- Green walls will be incorporated to soften building facades.



Species selection to reflect Queensland gorge identity

6.2.7 QUEENS WHARF ROAD SOUTH

INTENT

Queens Wharf Road South is the river address for the IRD for pedestrians as well as vehicular traffic to the basement parking and loading dock. The key design driver in this area is the safe and legible ingress and egress through this zone and connections to the broader city network via Margaret Street.

CONNECTIONS

The following key connections should be made and reinforced in this area:

- Safe and legible vehicular movements to and from the IRD basement car park;
- Safe and legible vehicular movements to and from the IRD loading dock and coach parking area;
- Accessibility for emergency vehicles to and from Queen's Wharf Plaza;
- Crossing areas for pedestrians and cyclists across the IRD traffic routes to and from the Margaret Street footpath;
- Pedestrian connectivity to the broader city network via Margaret Street generally in accordance with **Figure 4.5 and 4.8**; and
- Secure access for IRD staff.



Utilise cascading water features at the Brisbane Steps to cool, and mask noise.

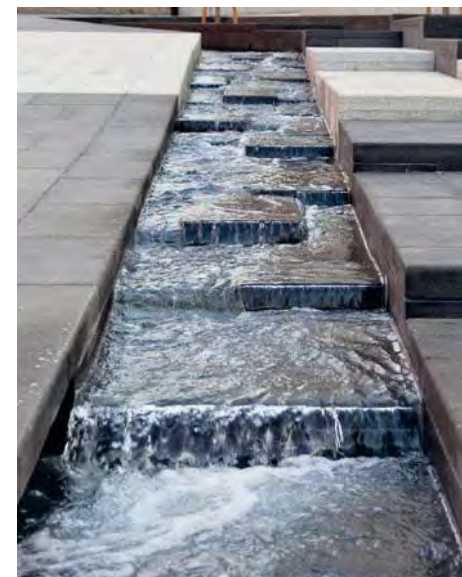
FUNCTIONALITY

Functions for Queens Wharf Road South should include:

- 24hr vehicular access and egress to and from the basement for cars, trucks and coaches generally in accordance with **Figure 4.5 and 4.8**; and
- 24hr pedestrian and cyclist access, including IRD staff access generally in accordance with **Figure 4.5, 4.8 and 4.13**.

LANDSCAPE AND SUSTAINABILITY

The interface between Queen's Wharf Plaza and the IRD vehicle entry will be buffered by subtropical trees and foliage plants where structure and/or services permit, open to the natural sunlight and rainfall.



Utilise cascading water features at the Brisbane Steps to cool, and mask noise.

LEGEND

- G3** Gateway into precinct - Identified by Precinct Entry Marker
- 1** The Ribbon (key wayfinding device)
- 2** Visual connection to the former DPI building from the Printery Courtyard
- 3** Outdoor dining/retail areas along the Printery Building frontage
- 4** George Street Plaza
- 5** Vehicle drop-off area on George Street to be removed to allow pedestrian footpath movements to be unobstructed
- 6** Signature tree to the area beside the Printery Building to frame and visually soften the arrival plaza
- 7** Outdoor dining and or retail area provided at George Street Plaza
- 8** Harris Terrace
- 9** Lifts are to be provided to allow disabled access to the upper level of Harris Terrace
- 10** Tower 1 Hotel Drop-off
- 11** Grand Foyer
- 12** IRD Porte-cochere
- 13** Public Access to the upper podium bridge and to George Street Plaza via stairs, escalators and lifts.
- 14** The Brisbane Steps
- 15** Queens Wharf Road South
- 16** 24hr vehicular access and egress to and from the basement for cars, trucks and coaches; and
- 17** 24hr pedestrian and cyclist access, including IRD staff access.

Refer 4.3.1 Public Realm Connectivity Diagram, Figure 4.5 for detailed legend items

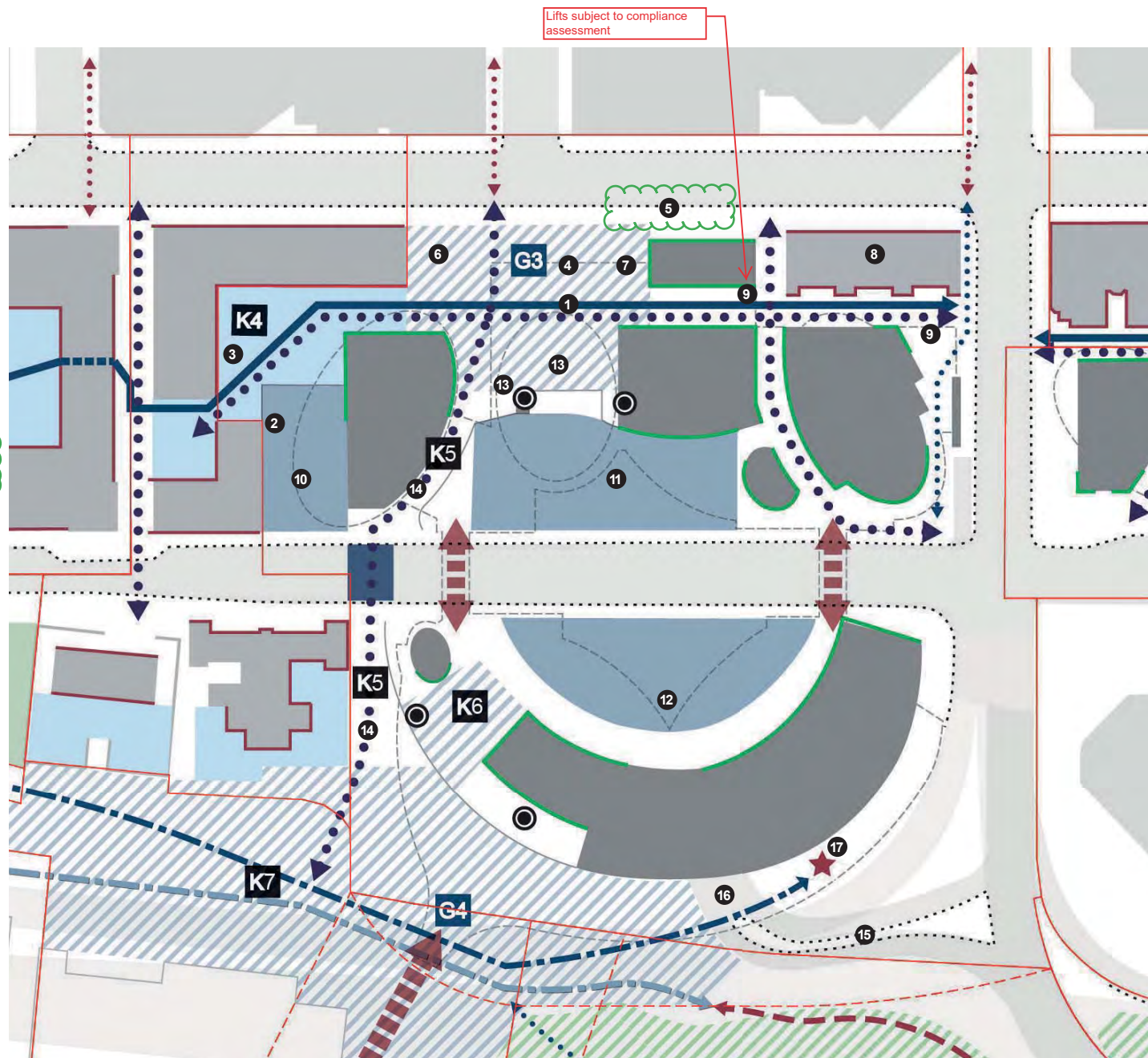
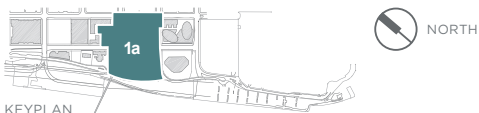


Figure 6.2: Sub-Precinct 1a Resort - Ground Level Intent Diagram

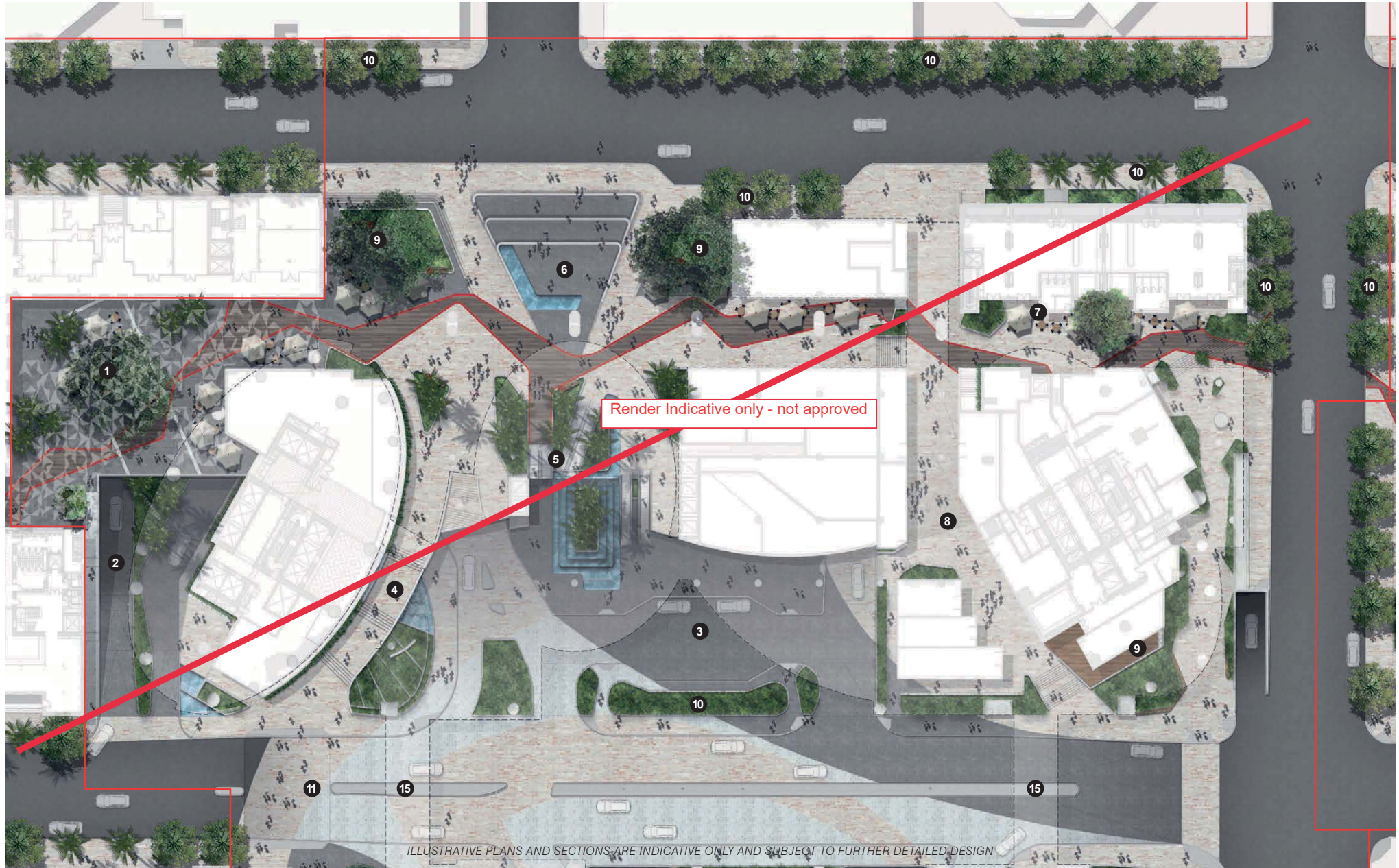
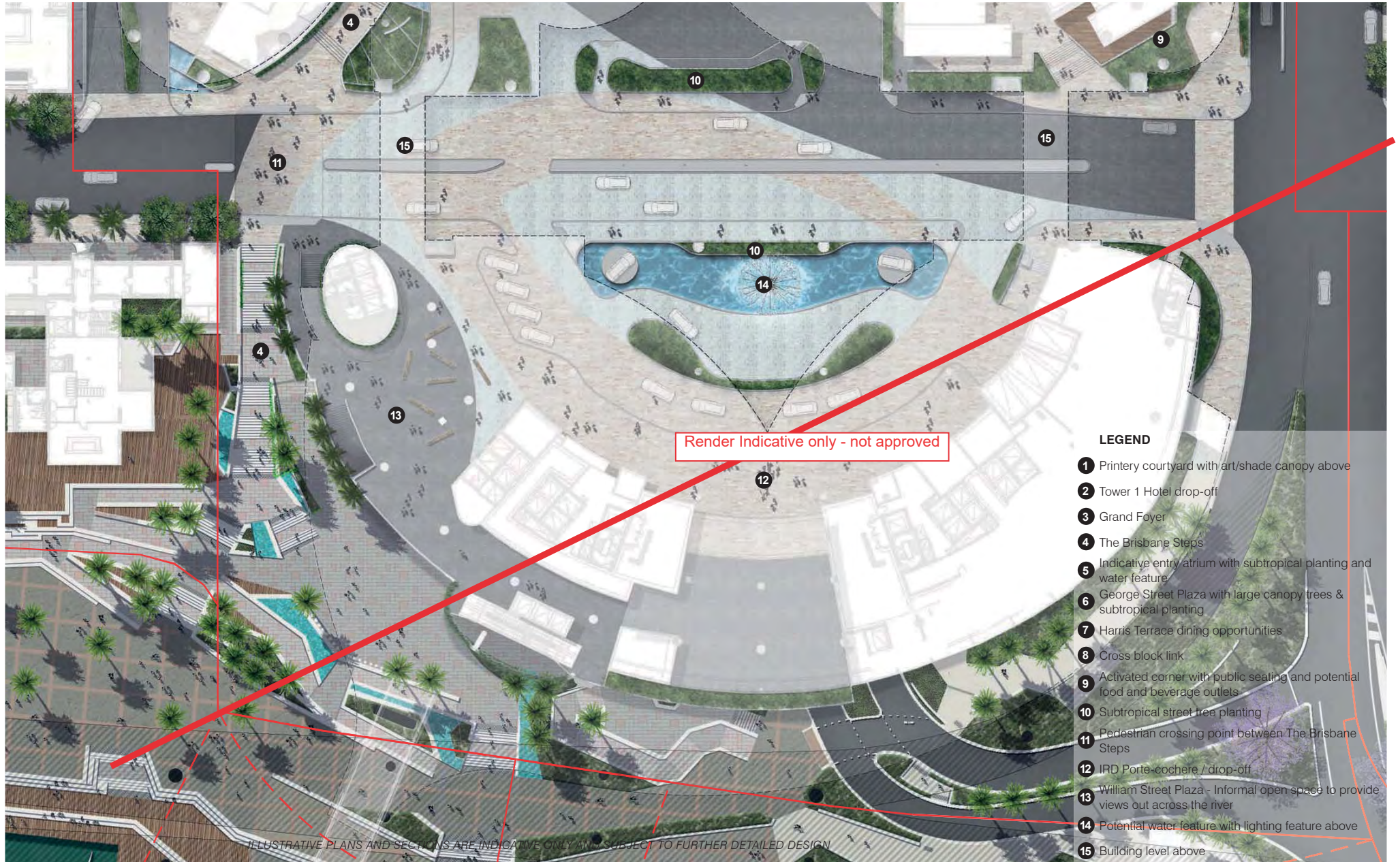


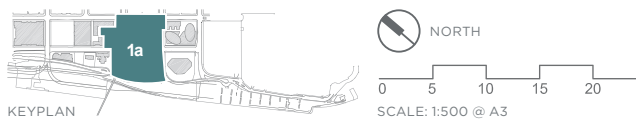
Figure 6.3: Sub-Precinct 1a Resort - Ground Level 1 of 2



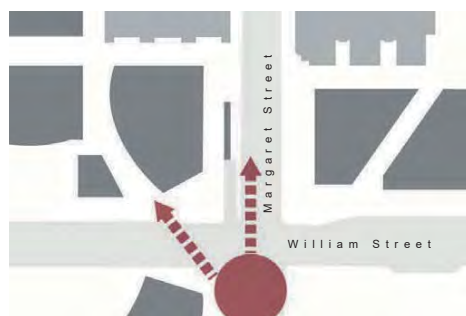
LEGEND

- 1 Printery courtyard with art/shade canopy above
- 2 Tower 1 Hotel drop-off
- 3 Grand Foyer
- 4 The Brisbane Steps
- 5 Indicative entry atrium with subtropical planting and water feature
- 6 George Street Plaza with large canopy trees & subtropical planting
- 7 Harris Terrace dining opportunities
- 8 Cross block link
- 9 Activated corner with public seating and potential food and beverage outlets
- 10 Subtropical street tree planting
- 11 Pedestrian crossing point between The Brisbane Steps
- 12 IRD Porte-cochere / drop-off
- 13 William Street Plaza - Informal open space to provide views out across the river
- 14 Potential water feature with lighting feature above
- 15 Building level above

Figure 6.4: Sub-Precinct 1a Resort - Ground Level 2 of 2

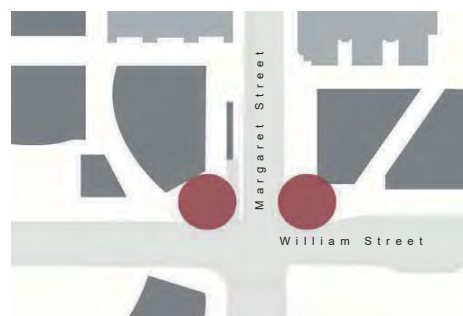


6.2.8 KEY OVERARCHING PUBLIC REALM PRINCIPLES FOR WILLIAM STREET AND MARGARET STREET INTERSECTION



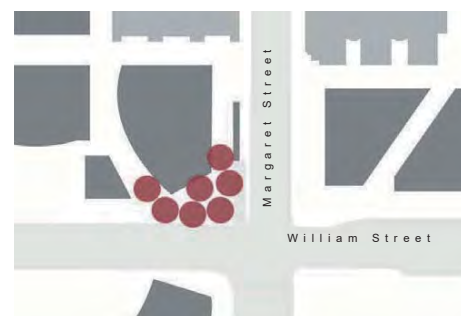
FIRST IMPRESSIONS

Creating an impressive first impression of the IRD, Portecochere and Margaret Street gateway into the CBD



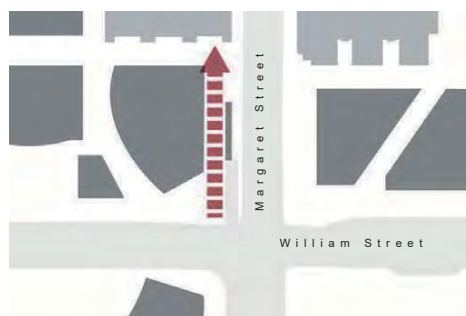
BALANCING THE INTERSECTION

Setting up opposing corners with a common language to create a balanced intersection gateway



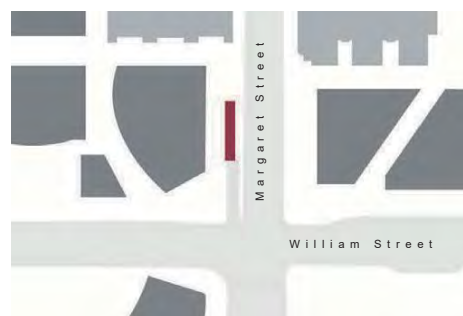
A PLACE TO CONGREGATE

Giving pedestrians enough space to congregate and activate the public realm



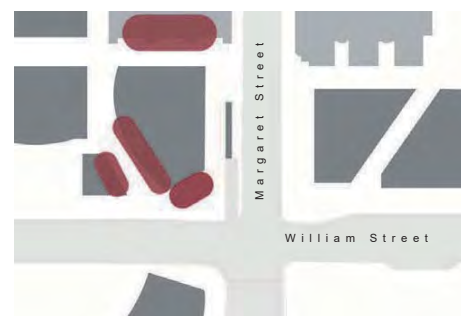
MAINTAINING EXISTING GRADES

Maintain access and add value to the experience



MECHANICAL EQUIPMENT

Locating and/or concealing mechanical infrastructure in surrounding built form or public realm elements



RETAIL ACTIVATION

Providing retail business with enough flexible, usable space for sustainable retail activation

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6.3 1A - THE RESORT; UPPER LEVELS

6.3.1 RIVER VIEW TERRACE

INTENT

The River View Terrace is proposed to be located on podium. It is a publicly accessible space which provides direct links to and from South Bank via a new pedestrian bridge. The landscape intent is to incorporate food and beverage zones as well as retail areas while framing the entrance to the IRD and maintaining a wide accessible pathway towards lifts, stairs and elevators for direct public access to George Street, William Street and other levels of the IRD.

CONNECTIONS

The following key connections should be made and reinforced in this area:

- Public access to and from William Street, George Street and Queen's Wharf Plaza via stairs, escalators and lifts generally in accordance with **Figure 4.4**;
- Disabled public access to and from William Street and George Street via lifts;
- Public access via pedestrian bridge to South Bank generally in accordance with **Figure 4.4**; and
- Public access to the IRD building including upper levels.



Maintain wide accessible pathways

FUNCTIONALITY

Functions for River View Terrace could include:

- Outdoor dining/retail areas generally in accordance with **Figure 4.4**;
- Pedestrian connection to and from the South Bank Bridge and the IRD access points generally in accordance with **Figure 4.4**;
- Planting areas to provide separation while ensuring passive surveillance principles are followed;
- Open sight lines to be maintained for optimal CPTED outcomes; and
- Incorporate columns and structural supports in landscape where structure and/or services permit.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following landscape and sustainability initiatives:

- Elements of planting could take their cues from the South Bank area for optimal visual continuity;
- Vertical planting can provide a soft and engaging layer to be included in areas of high impact;
- On-structure planting will help to create an elevated subtropical resort setting;
- Shade trees may be included in key locations; and
- All resort stormwater is addressed by the centralised IRD stormwater treatment system.



Incorporate high end retail outlets



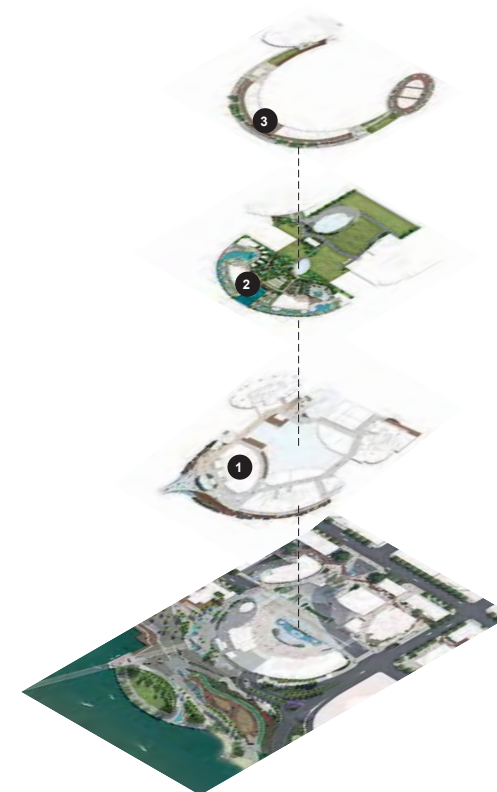
Elements of planting could take cues from South Bank



Incorporate food and beverage zones



Maintain views to South Bank and wider CBD



LEGEND

- 1 River View Terrace
- 2 Recreational Deck
- 3 Sky Deck

ILLUSTRATIVE PLANS AND SECTIONS
ARE INDICATIVE ONLY AND SUBJECT
TO FURTHER DETAILED DESIGN

Figure 6.5: Sub-Precinct 1a Resort - Upper Levels



Refer Figure 4.4 The Sky Gardens: Indicative Public Realm Character for detailed legend items

LEGEND

- ① Feature harbour
- ② Pedestrian bridge connection to South Bank
- ③ Seating
- ④ Raised planters with seating edge

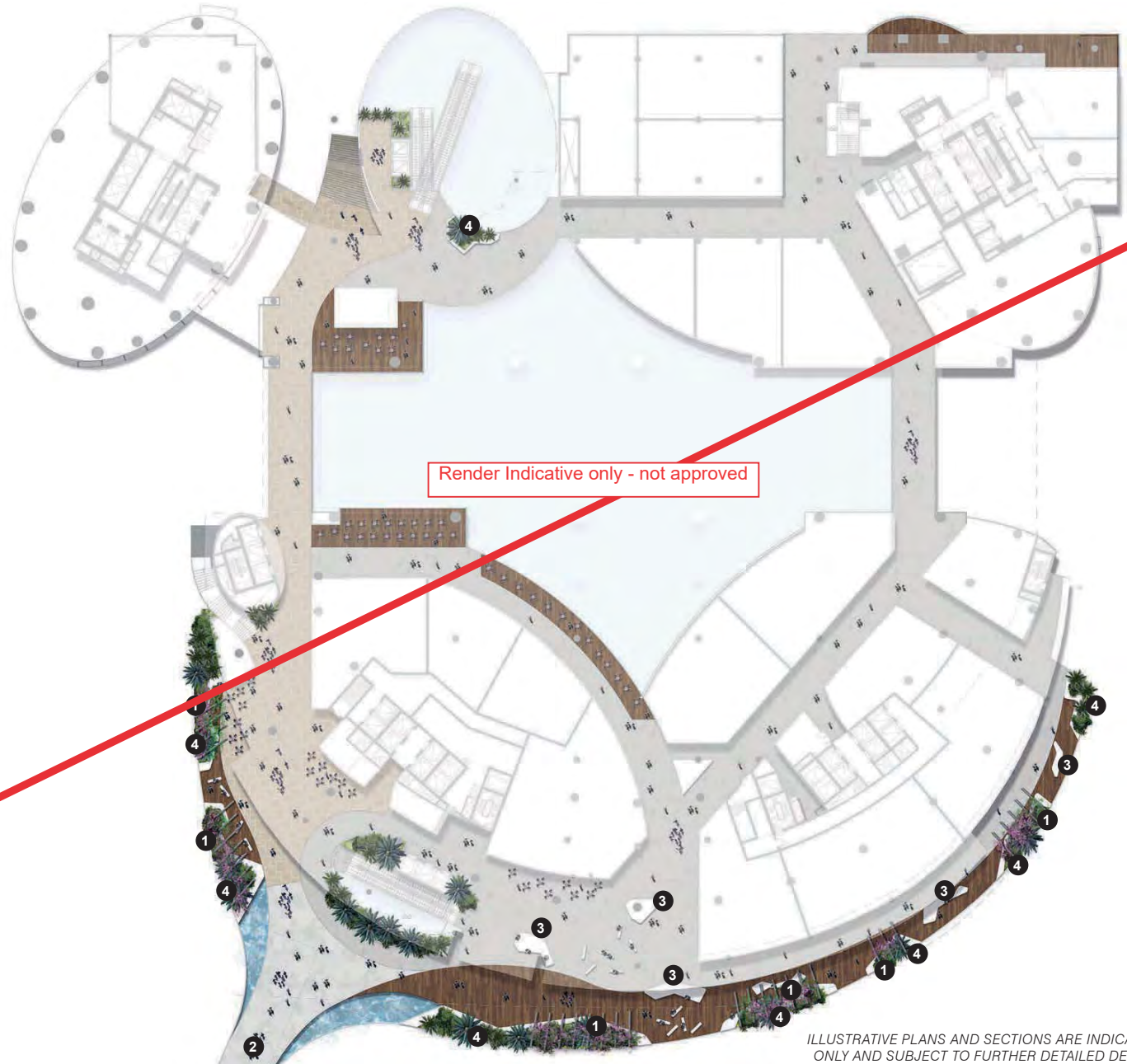


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KEYPLAN



ILLUSTRATIVE PLANS AND SECTIONS ARE INDICATIVE ONLY AND SUBJECT TO FURTHER DETAILED DESIGN
Figure 6.6: Sub-Precinct 1a Resort - River View Terrace

6.3.2 RECREATIONAL DECK

INTENT

The Recreational Deck contains both publicly accessible and semi-private passive recreation areas. The landscape intent is to combine various recreational uses set in a lush subtropical landscape.

CONNECTIONS

The following key connections should be made and reinforced in this area:

- Access to adjacent towers and the levels below; and
- Access to and through the pool and bar areas.

FUNCTIONALITY

Functions for the Recreational Deck should include:

- Large flat multi-functional green terrace area generally in accordance with **Figure 4.4**;
- Pool areas for hotel patrons;
- Garden patios for recreation and relaxation;
- Outdoor dining, bar and retail areas;
- Pedestrian connections to key points around the deck generally in accordance with **Figure 4.4**;
- Incorporate numerous different functional zones into landscape;

- Access and privacy could be managed through the use of tenant / guest only accessible gates, low walls and planting;
- Planting areas provide separation while ensuring surveillance principles are followed;
- Open sight lines to be maintained for optimal CPTED outcomes and pool safety; and
- Potentially maximise flat areas for simple user movement.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following landscape and sustainability initiatives:

- Install trees or palms which provide shade and character to the Recreation Deck;
- Install subtropical understorey planting;
- Planting can support privacy between functionally different areas; and
- All resort stormwater is addressed by the centralised IRD stormwater treatment system.



Install trees or palms which provide shade and character



Incorporate numerous different functional zones into landscape



Pool areas for hotel patrons



Planting areas provide separation while ensuring surveillance principles are followed



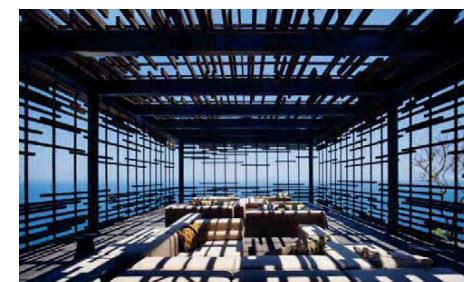
Garden patios for recreation and relaxation



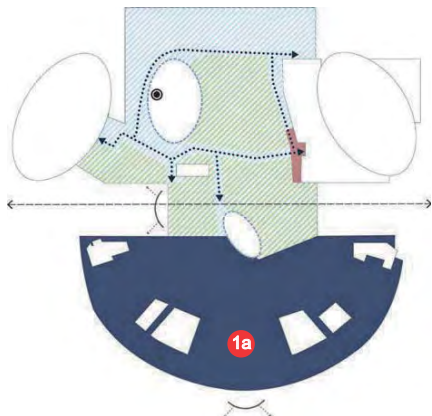
Semi-private passive recreation areas



Passive recreation areas set in subtropical landscape



Outdoor dining, bar and retail areas



Refer Figure 4.4 The Sky Gardens: Indicative Public Realm Character for detailed legend items

LEGEND

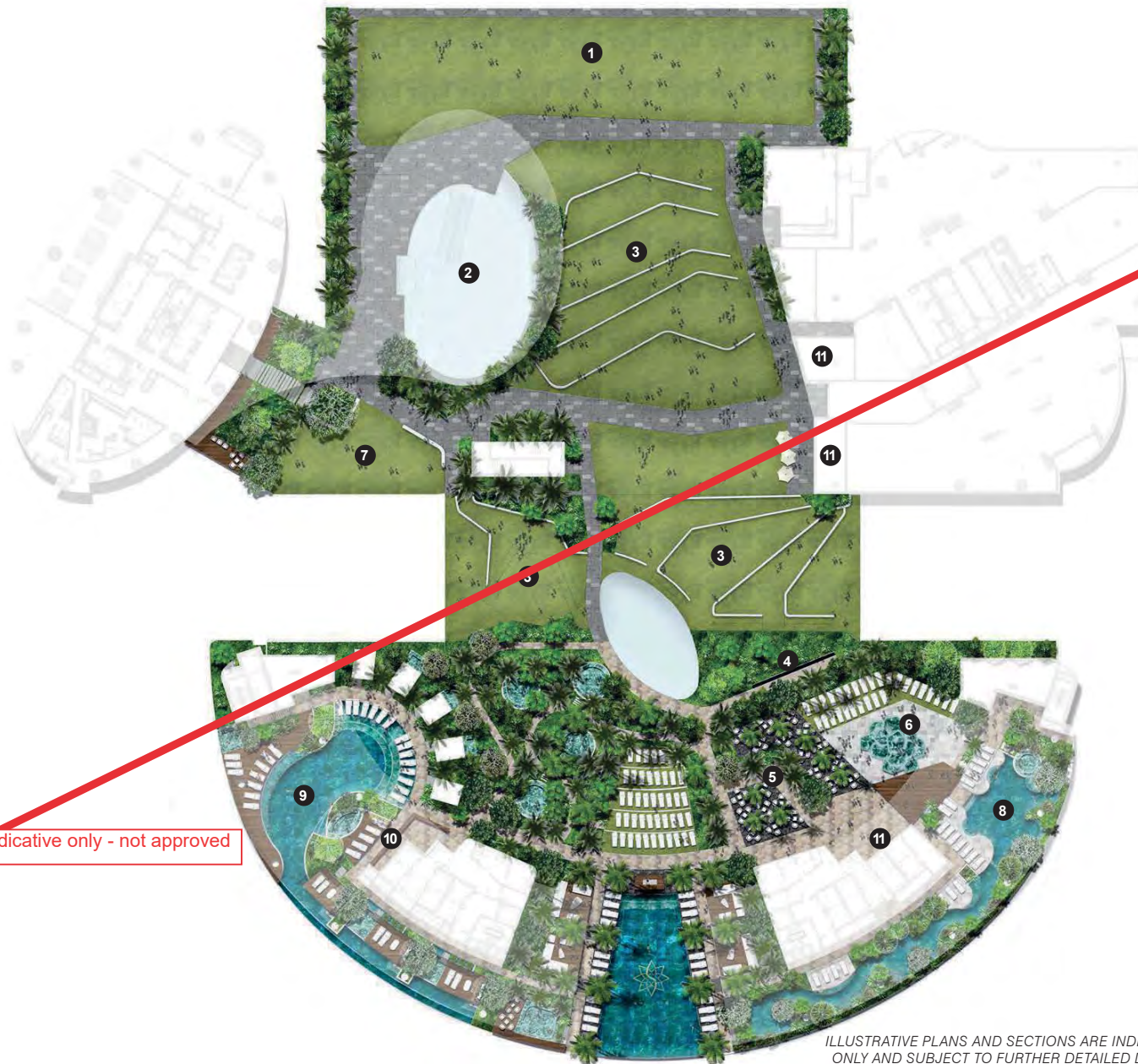
- 1 Events lawn with potential for marquees
- 2 The Atrium
- 3 Terraced Lawn
- 4 Outdoor cinema
- 5 Dining
- 6 Kids water play
- 7 Yoga lawn
- 8 5 Star pool
- 9 6 Star pool
- 10 Resort bar
- 11 Serveries/ Food and beverage outlets



SCALE: 1:600 @ A3



Render Indicative only - not approved



ILLUSTRATIVE PLANS AND SECTIONS ARE INDICATIVE ONLY AND SUBJECT TO FURTHER DETAILED DESIGN
Figure 6.7: Sub-Precinct 1a Resort - Recreational Deck

6.3.3 THE SKY DECK

INTENT

The Sky Deck is a publicly accessible and semi private deck in certain areas. The landscape intent is to frame the various commercial uses while embracing the magnificent views of Brisbane City and beyond.

CONNECTIONS

The following key connections should be made and reinforced in this area:

- Access to IRD towers via lifts.

FUNCTIONALITY

Functions for the Sky Deck should include:

- Outdoor dining / retail / commercial areas to be framed with robust planting generally in accordance with **Figure 4.4**;
- Provide protection from wind and sun; and
- Open sight lines to be maintained for optimal CPTED outcomes.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following initiatives:

- Install robust feature trees;
- Install robust subtropical understorey planting; and
- All resort stormwater is addressed by the centralised IRD stormwater treatment system.



Potential for various commercial uses



Outdoor dining areas



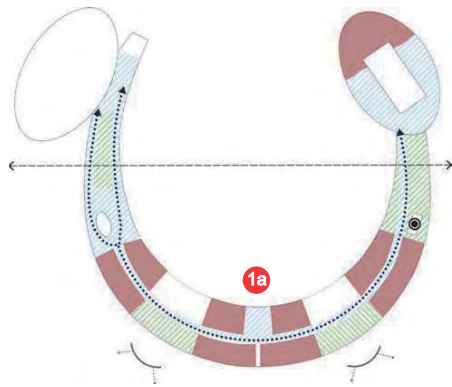
Public viewing areas



Embrace the magnificent views of Brisbane City and beyond



Great vantage point for festival events

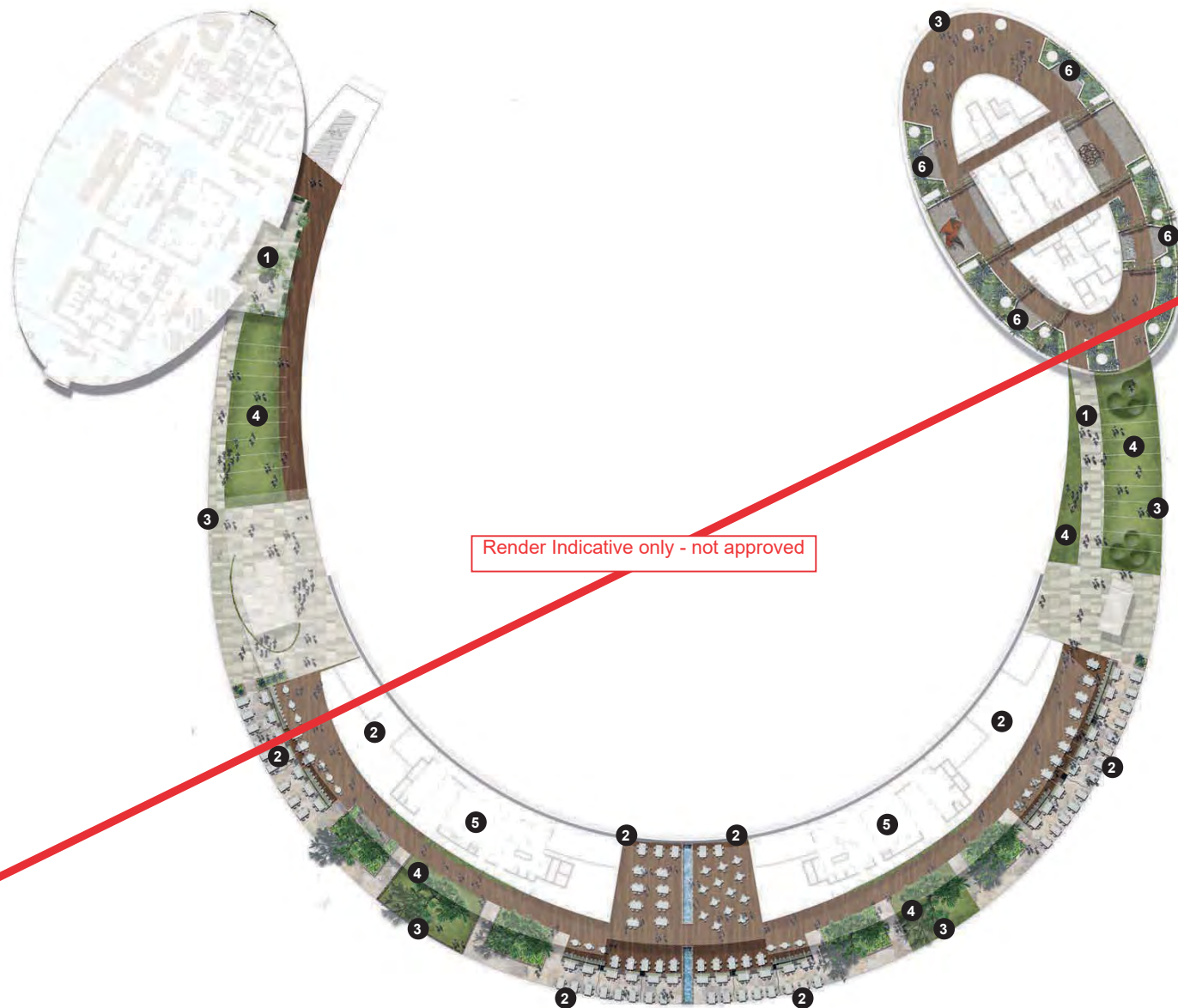
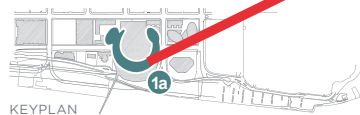


Refer Figure 4.4 The Sky Gardens: Indicative Public Realm Character for detailed legend items

- LEGEND**
- 1 Entrance bridge
 - 2 Dining areas
 - 3 Public viewing area
 - 4 Green space
 - 5 Food and beverage outlets
 - 6 Seating



SCALE: 1:600 @ A3



Render Indicative only - not approved

ILLUSTRATIVE PLANS AND SECTIONS ARE INDICATIVE ONLY AND SUBJECT TO FURTHER DETAILED DESIGN
Figure 6.8: Sub-Precinct 1a Resort - The Sky Deck

SUB-PRECINCT 1B - NORTH-WEST PRECINCT

6.4 1B - NORTH-WEST PRECINCT

Sub-precinct 1B covers a small area of the western end of William Street. Much of this area has an existing loading dock under it thus there is significant technical investigation to be done to determine if the desired planting is achievable in this sub-precinct.

Key deliverables are defined below and located on the sub-precinct intent diagram **Figure 6.9**. All deliverables are to be provided generally in accordance with the approved Figures in **Section 4** of this report.

INTENT

Views to and from the former Treasury Building from William Street and the river are to be retained, in accordance with **Figure 4.6**, while also looking to add to the proposed subtropical character of William Street with the inclusion of street trees and palms, where structure and/or services permit, to frame the view.

STREET FRONTAGE

The William Street streetscape adjacent to the former Treasury Building should incorporate the following:

- Potential for flush on-road feature paving at the pedestrian crossing from the Treasury forecourt to Queens Wharf Road North, to highlight pedestrian priority;
- Street trees frame the facade of the former Treasury Building and offer shade to the footpath users at the intersections, generally in accordance with **Figure 4.11** (extent achievable is pending technical study of the loading dock under);
- Understorey planting in the verge to support the proposed subtropical streetscape character of William Street; and
- Footpath pavement should be robust and distinctive, generally in accordance with **Figure 4.9**.

CONNECTIONS

The following key connections should be made and reinforced in this area :

- Highlight pedestrian access between Queen Street Mall, William Street and the river, by continuing the pavement finish of Queen Street Mall / Brisbane Square across William Street to the new 'Victoria Plaza' at the top of Queens Wharf Road North generally in accordance with **Figure 4.9**.

FUNCTIONALITY

Functions included in the William Street north area should include:

- Maintain access towards the river and Queens Wharf Road North;
- Provide seating area for waiting bus passengers; and
- Enhance the pedestrian entrance to the river front area at the top of Queens Wharf Road North.

HERITAGE VALUES

Heritage values and elements of the existing verge and surrounds to be retained and protected include:

- Existing stone wall and railing, and stairs towards the river.

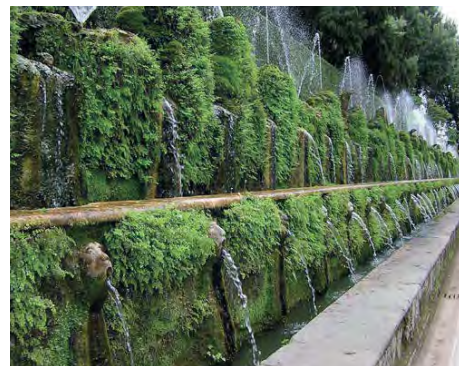
LANDSCAPE AND SUSTAINABILITY

Incorporate the following landscape and sustainability initiatives:

- Install new understorey planting in the William Street verge and potential planted median strip generally in accordance with **Figure 4.11**.



Potential on-road paving to highlight pedestrian priority



Planting to support subtropical streetscape character



Views to and from the former Treasury Building from William Street and the river are to be retained

LEGEND

- G2** Gateway into precinct - Identified by Precinct Entry Marker
- 1** Victoria Plaza
- 2** Queens Wharf Road North
- 3** Subtropical streetscape
- 4** Potential for on-road feature pavement at the pedestrian crossing from the Treasury forecourt to Queens Wharf Road North
- 5** Views to and from the former Treasury Building from William Street and the river are to be retained
- 6** Seating area for waiting bus passengers

Refer 4.3.1 Public Realm Connectivity Diagram, Figure 4.5 for detailed legend items

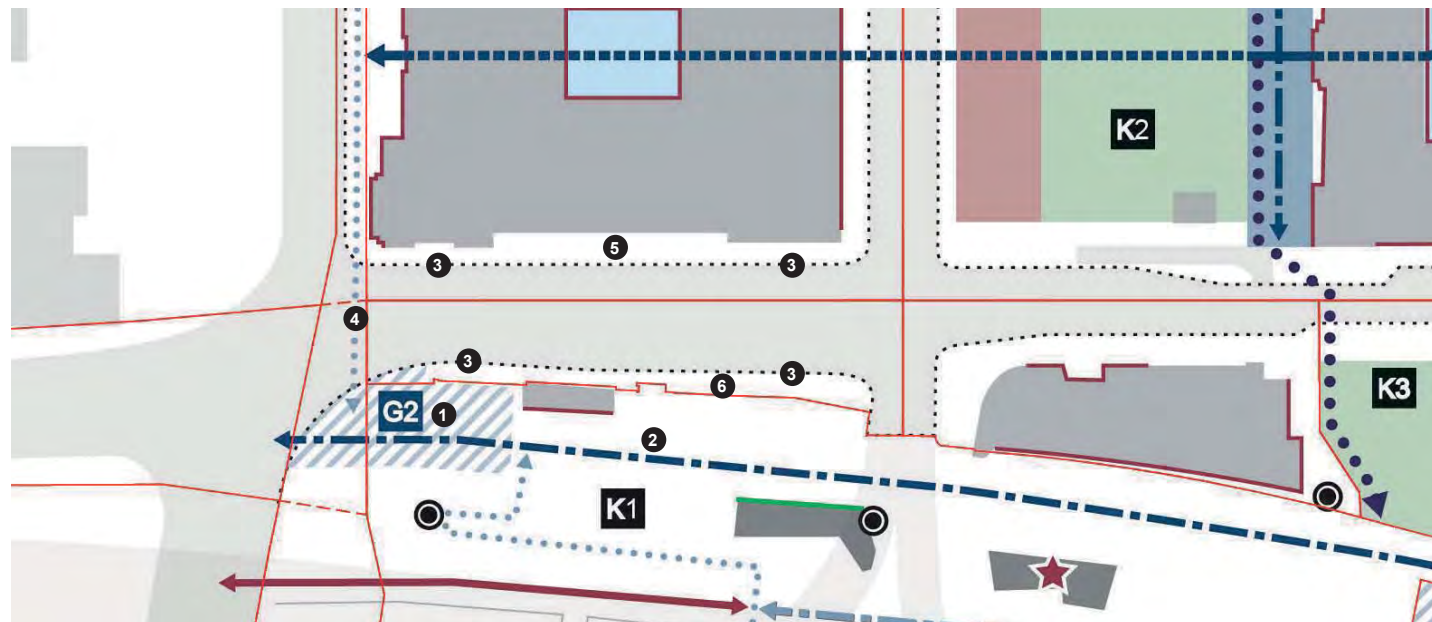


Figure 6.9: Sub-Precinct 1k North-West Precinct Intent Diagram

LEGEND

- 1** Victoria Plaza
- 2** Queens Wharf Road North
- 3** Subtropical streetscape
- 4** Potential on-road feature pavement crossing

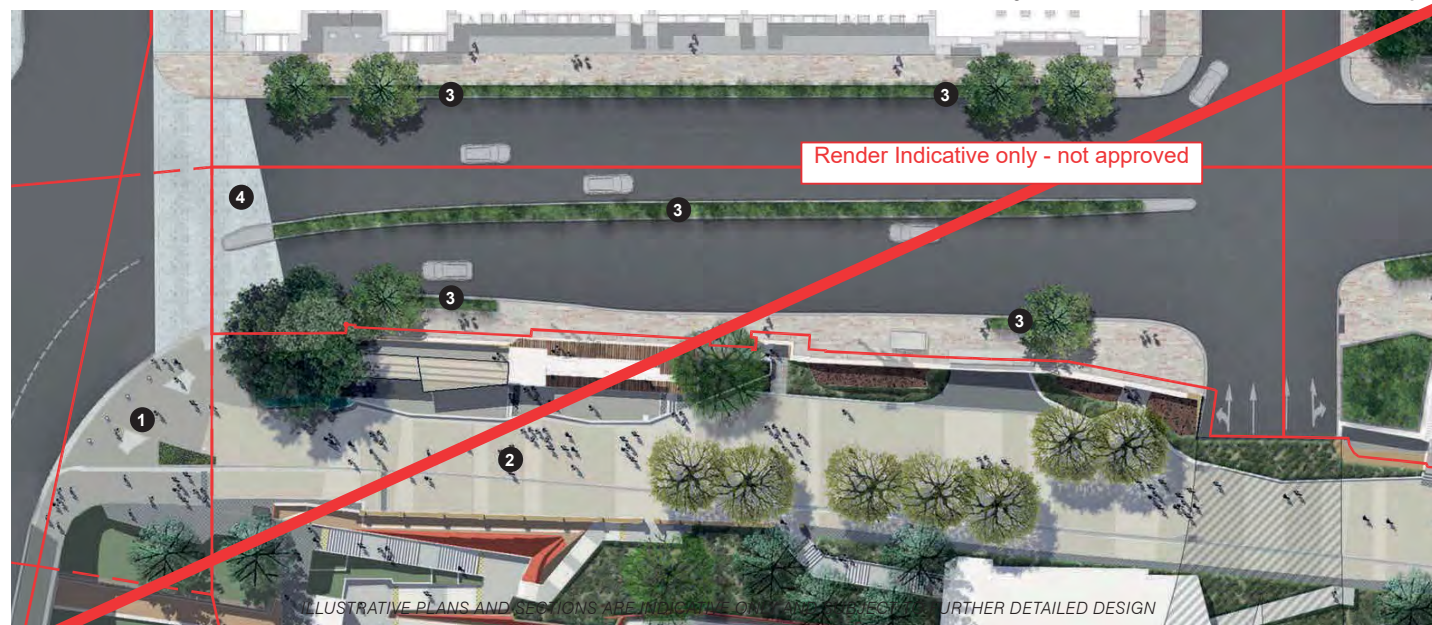
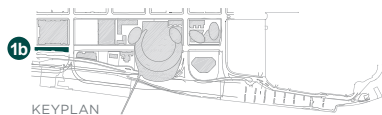
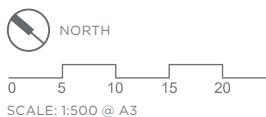


Figure 6.10: Sub-Precinct 1k North-West Precinct

SUB-PRECINCT 1C - NORTH QUAY

6.5 1C - NORTH QUAY

The North Quay is an important entry to the Queen's Wharf Brisbane development site. It welcomes visitors from multiple destinations and modes of transport. The Undercurrent Village reclaims an underutilised area of the Brisbane CBD riveredge as an vibrant waterfront entertainment precinct, connecting visitors to the river and reflecting the history and culture of the place. Brisbane's first road, Queens Wharf Road, under appreciated and under utilised for so long, will become a vibrant entry to Queen's Wharf Brisbane.

Key deliverables are defined below and located on the sub-precinct intent diagram **Figure 6.13**. All deliverables are to be provided generally in accordance with the approved Figures in **Section 4** of this report.

NORTH QUAY

INTENT

The key design driver in this area is the improved public accessibility to the rivers edge and the recognition of the heritage significance of the maritime function of this area. The existing finger wharves will be upgraded, extended and made accessible to pedestrians. The integration and activation of the recently constructed CityCat terminal by Brisbane City Council is paramount. Improved accessibility (DDA compliance) for North Quay CityCat users and tourists between the river and the adjoining Undercurrent

Village will be provided. Revitalisation of the planting to the steep slopes between Queens Wharf Road and the Bicentennial Bikeway will increase the amenity of this zone with theming and species selection drawing inspiration from pre-settlement vegetation communities.

RIVER ACTIVATION

North Quay will be a key point of arrival and departure for commuters and tourists alike, and should include the following:

- Pedestrian only river walkway;
- Space for 'pop up' retail e.g. books, newspapers, drinks, confectionery; and
- Existing concrete finger piers upgraded and linked by river walkway.

CONNECTIONS

To overcome the significant level change from Queens Wharf Road North to the rivers edge, the following measures are proposed:

- Stairs and ramps to the river level integrated with the 'North Quay Ladder' corten feature retaining walls;
- Potential CityCycle station (by BCC);
- Land-side wharf connections to river craft are improved through wharf upgrades. Rivercraft amenities are to be designed operated in accordance with the Brisbane River Code of Conduct, TMR 2015 and

- A new urban promenade is established at river level, integrating the Bicentennial Bikeway as well as emergency vehicle access. Pavement treatments (colour, finish) will indicate changes in zones.

FUNCTIONALITY

The functionality of North Quay should include:

- Minimisation of conflict between pedestrians and cyclists through safe zones and visual cues, designed to be generally in accordance with **Section 5.6**;
- Enhanced visitor arrival and departure via improved tourist operator/river cruise facilities on the upgraded finger wharves;
- Space for 'pop up' retail e.g. books, newspapers, drinks, confectionery on river level;
- Shade and weather protection generally in accordance with **Section 5.1.4 Desired Standards of Service**; and
- Enhancing the areas under the REX.

HERITAGE VALUES

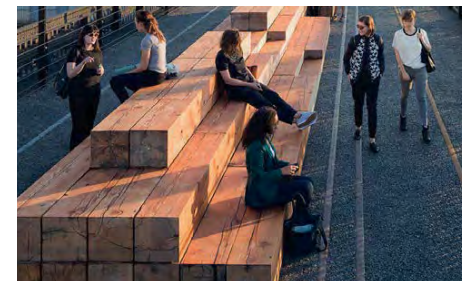
The significance of this place in a maritime sense as part of Brisbane's main established point of arrival and departure will be re embodied through the construction of new wharves. Opportunities to express the connections people have made and the events that have occurred in



Stair and ramp access will provide accessible paths of travel



Potential for interactive urban sculpture



Incorporate seating and viewing terraces

this place will be explored through materiality, artwork and/or signage.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following initiatives:

- Install subtropical riparian shade trees and understorey planting to improve amenity along the REX generally in accordance with **Figure 4.11** and **Section 5.1**;
- Existing mangroves will be retained where structure and/or services permit, and revegetation with mangrove and riparian species introduced to areas suitable for replanting;
- Water Sensitive Urban Design (WSUD) solutions to collect and treat run off from local catchments before it enters the Brisbane River; and
- Planting areas will be irrigated with recycled water or harvested stormwater.

6.5.1 UNDERCURRENT VILLAGE

INTENT

The Undercurrent Village is proposed as a riverfront entertainment attraction that matches international riverfront destinations. It will be uniquely Brisbane in character, integrating the transportation needs of pedestrian and cyclists along the urban promenade.

It will provide a waterfront interface for the city centre that integrates subtropical heritage into the built environment and creates an activity area that is more than just a circulation path. It will generate a destination for locals that claims ownership of the waterfront and it will provide a multitude of discovery experiences and opportunities for pop-up retail.

RIVER ACTIVATION

Undercurrent Village will provide visitors with a variety of hard and soft spaces to sit and watch the activity of the Bicentennial Bikeway and the wharves of North Quay, including:

- A food and beverage outlet;
- Lawn seating terrace;
- 'The Sound Garden' performance stage; and
- Velo Café - incorporating café and bike storage.

CONNECTIONS

Careful consideration will need to be given to the integration and delineation of cyclist, pedestrian and commuter pathways throughout the Undercurrent Village. The design shall be generally in accordance with **Section 5.4**.

Pavement treatments (colour, finish and texture) will be used to indicate changes in speed zones, and subtly define pedestrian and cyclist routes. For instance, highly textured materials will be used to deter cyclist movement adjacent to pop ups and at the entrances to F&B outlets. Similarly the river edge will be paved with materials that define it as a pedestrian priority corridor. Smoother materials from the same pavement palette will be used where no restrictions on cycle usage are required, however landscape elements such as street trees, furniture and artwork may be used to deter high speeds.



Figure 6.11: Typical Section Undercurrent Village

In all instances long sightlines will be maintained. Textured or contrasting pavements will be used to denote points of pedestrian conflict such as the CityCat crossing point, and as cues to slow speed on approaching Queens Wharf Plaza.

Stair and ramp access will provide accessible paths of travel between Queens Wharf Road North, the rivers edge and intermediate levels. A new urban promenade will be established at river level, including integration of the Bicentennial Bikeway as well as emergency vehicle access.

FUNCTIONALITY

The programmable nature of the spaces within the Undercurrent Village will allow for a wide range of activities and events to be staged.

- The Sound Garden - a performance stage area with interactive urban sculpture, water feature, seating and viewing terraces that also acts to mask freeway noise;
- Space for pop-up retail - defined to work with the shared zone and the Sound Garden and The Wake Bar Café located on Queens Wharf Road North;
- Lawn Terrace - turf ed breakout space adjacent performance stage and overlooking the Bicentennial Bikeway and river;
- New finishes proposed to selected REX components; and

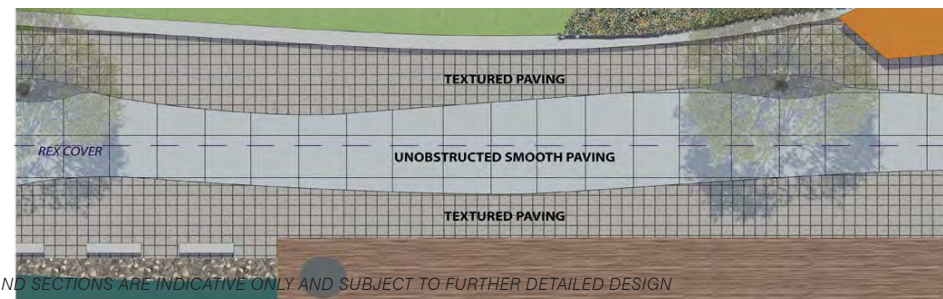


Figure 6.12: Typical Plan Undercurrent Village

- REX sound attenuation and masking in specific areas of congregation through possible decorative screens and structure/art elements if required.

HERITAGE VALUES

The challenges of the steep bank topography are indelibly etched in the history of this area and will be formally recognized through:

- The retention of the abutment and footings from the original Victoria Bridge which was destroyed in the 1893 flood. They are located immediately to the south of the present day bridge; and
- Potential for the construction of "The Wake Bar" on the original site of the Brisbane Morgue which was lost due to a massive landslide.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following initiatives:

- New stands of signature trees e.g. Hoops Pines with associated feature understorey planting will evoke a sense of the forested banks of the river prior to European settlement;
- Water Sensitive Urban Design (WSUD) solutions to collect and treat run off from local catchments before it enters the Brisbane River; and
- Planting areas will be irrigated with recycled water or harvested stormwater.

6.5.2 QUEENS WHARF ROAD NORTH

INTENT

As a tribute to the role of Queens Wharf Road as Brisbane's first thoroughfare it will be closed to vehicular traffic, (excluding emergency, maintenance and service vehicles) Queens Wharf Road North will become a grand pedestrian boulevard linking the main pedestrian spine of the city (Queen Street Mall) to the Brisbane River, Queen's Wharf Plaza and the IRD. Featuring new pavement and shade tree planting, the boulevard will be activated by bars and restaurants operating out of the former State Library as well as the numerous connections to the venues and performance areas of the Undercurrent Village. Queens Wharf Road North will also become pivotal as a significant Heritage Trail through the Birthplace of Brisbane. The Pavement design should celebrate and identify the original geometry of Queens Wharf Road as Brisbane's first street.

STREET FRONTAGE

Overlooking the intersection of William Street and Victoria Plaza, the Queens Wharf Road North streetscape should incorporate the following:

- Queens Wharf Road North pedestrianized with restricted service vehicle access (controlled using removable bollards);
- New café/bars – The Bomb Shelter between William Street and Queens Wharf Road North; The Wake Bar, on the site of Brisbane's first morgue; and the former State Library ground level café activating the streetscape down hill of the Elizabeth Street off ramp;
- Seating terraces to Queens Wharf Road North;
- A large shade tree to create a gateway at precinct entry generally in accordance with **Figure 4.11**;
- Street tree planting within the pedestrianized zone of Queens Wharf Road North generally in accordance with **Figure 4.11**; and
- Open and inviting connections to existing heritage fabric

CONNECTIONS

As a key thoroughfare through the northern precinct, the following connections will be reinforced along Queens Wharf Road North:

- Pedestrian and cyclist access from William Street and Victoria Plaza;
- Vehicle access into the former Treasury Building service entry retained;
- DDA accessible paths to Undercurrent Village and the rivers edge;
- Vehicle access limited to emergency, maintenance and IRD and F&B delivery vehicles. Pavement treatments will be used to define vehicle corridors, and to reinforce the pedestrian priority. A maximum vehicle corridor of 4.0m will be delineated with localised widenings to accommodate vehicle turning swept paths.

FUNCTIONALITY

Queens Wharf Road North functionality should include:

- Strong visual links to Queen's Wharf Plaza and Heritage buildings;
- The conversion of the road /traffic zone into a strongly legible pedestrian/cyclist shared zone between William St and Queen's Wharf Plaza (DDA compliant). The shared zone shall be designed and managed as a low speed environment that mitigates conflict points and provides a safe environment for all users. The shared



Install a consistent suite of high quality street furniture

zone will be a flush pavement with delineation of the original geometry of the Queens Wharf Road alignment. Street trees, lighting and furniture to be located as per BCC City Streets with reference to the defined street alignment ;

- The streetscape will include a consistent suite of high quality hardscape materials, bins, bollards, seats, drinking fountains and lighting in accordance with **Section 5.1.4 Desired Standards of Service**;
- Incorporation of artwork/sculpture at key moments, particularly entrance overlooking William Street and Victoria Plaza;
- Seating terraces and rest spaces overlooking the road, as well as the river beyond;
- The Bomb Shelter Bar – activating the corner of William Street and Victoria Plaza; and
- The Wake Bar and former State Library ground level café - providing streetscape activation along the length of Queens Wharf Road North.

HERITAGE VALUES

Queens Wharf Road was Brisbane's first road access from the rivers edge to the settlement above. Key heritage features will include:

- An open and inviting ground plane interface with the significant heritage buildings that line the new shared



A new urban promenade should be established at river level

zone i.e. the former State Library, Commissariat Store and the former DPI building;

- Retention and enhancement of existing stone walling and wrought iron fencing;
- Adaptive reuse of the World War II air raid shelter for commercial use e.g. 'The Bomb Shelter Bar' to help activate the corner of William Street and Victoria Plaza;
- The display or reference to archaeological artefacts that may be unearthed; and
- Integration of proposed Heritage Trail and wayfinding in consultation with BCC and Museum of Brisbane.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following initiatives:

- Large feature gateway trees to the top of Queen's Wharf Road North and also at the junction of the river promenade with Queen's Wharf Road North e.g. Ficus species;
- New shade tree planting to Queen's Wharf Road North e.g. Moreton Bay Ash generally in accordance with **Figure 4.11**;
- Water Sensitive Urban Design (WSUD) solutions to collect and treat run off from local catchments before it enters the Brisbane River; and
- Planting areas will be irrigated with recycled water or harvested stormwater.



Provide space for 'pop up' retail e.g. books, drinks, confectionery

LEGEND

- G2** Gateway into precinct - Identified by Precinct Entry Marker
- 1** Revitalised planting
- 2** Pedestrian only river walkway
- 3** Upgraded finger wharves linking to river walkway
- 4** Stairs, ramps and feature retaining walls integrated with 'North Quay Ladder'
- 5** Potential City Cycle station
- 6** Wharf upgrades to provide connections to river craft
- 7** Shared zone integrating Bikeway and Emergency vehicle access
- 8** The Wake Bar - food and beverage outlet
- 9** Lawn seating terrace
- 10** 'The Sound Garden' performance stage
- 11** 'Velo cafe' - end of trip facilities, food and beverage outlet
- 12** Stair and ramp access
- 13** Iconic wayfinding sculpture
- 14** Removable vehicle bollards
- 15** 'The Bomb Shelter' - food and beverage outlet
- 16** 'The Wake Bar' - food and beverage outlet
- 17** State Library cafe - food and beverage outlet
- 18** Seating terraces / rest spaces
- 19** Large gateway shade tree
- 20** Conservation of stone walling / wrought iron fence
- 21** Shared zone celebrating alignment of Queens Wharf Road as Brisbane first road
- Potential space for 'Pop up' retail e.g. book, newspaper, drink and food

Refer 4.3.1 Public Realm Connectivity Diagram, Figure 4.5 for detailed legend items

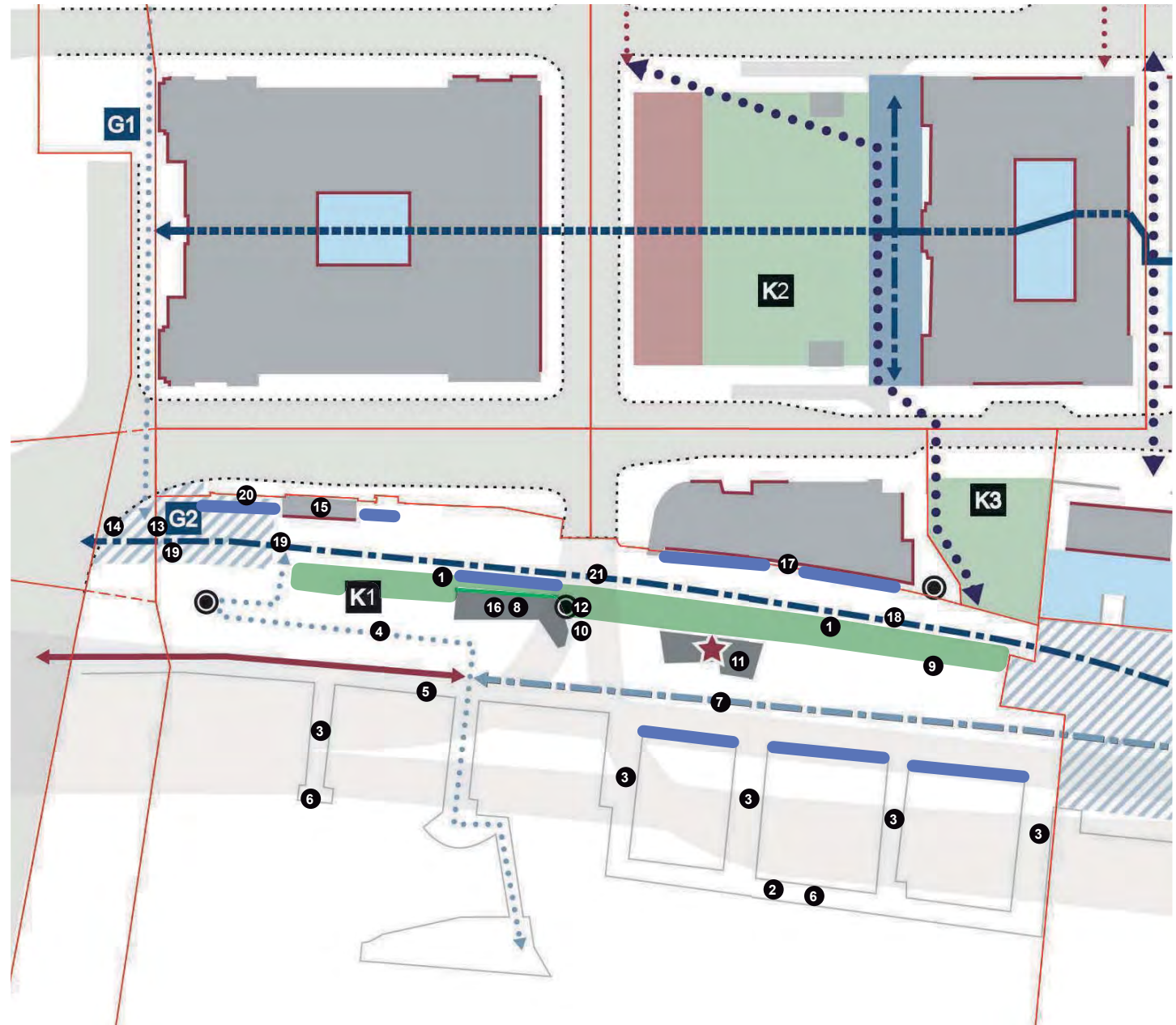
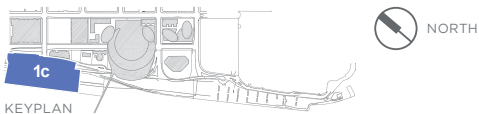


Figure 6.13: Sub-Precinct 1c North Quay Intent Diagram

LEGEND**NORTH QUAY**

- ① Improved accessibility to the river edge for the public
- ② Recognition of the heritage significance of maritime function
- ③ Prioritisation of safety and legibility for pedestrians and cyclists

UNDERCURRENT VILLAGE

- ④ Enhance wayfinding and access to public transport
- ⑤ Activated new rivers edge urban promenade
- ⑥ Diversity of spaces and experiences for tourists, recreation and commuter users
- ⑦ Responsiveness to topography and heritage factors
- ⑧ Distinctiveness of local character and identity

QUEENS WHARF ROAD NORTH

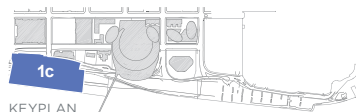
- ⑨ Improved visual and physical connectivity between CBD and River
- ⑩ Activated edges of existing heritage buildings
- ⑪ Locally responsive subtropical heritage pedestrian boulevard



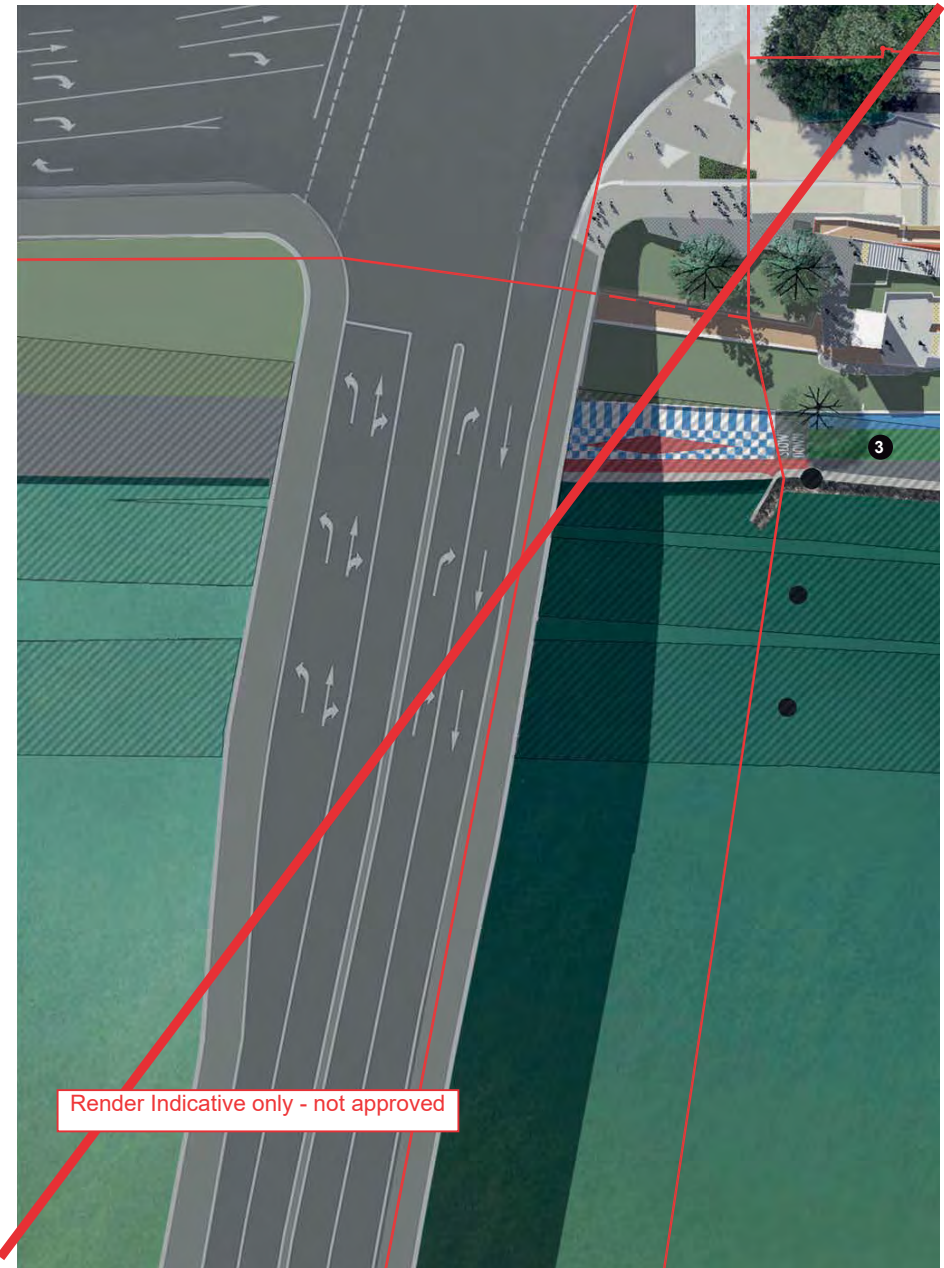
NORTH

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KEYPLAN



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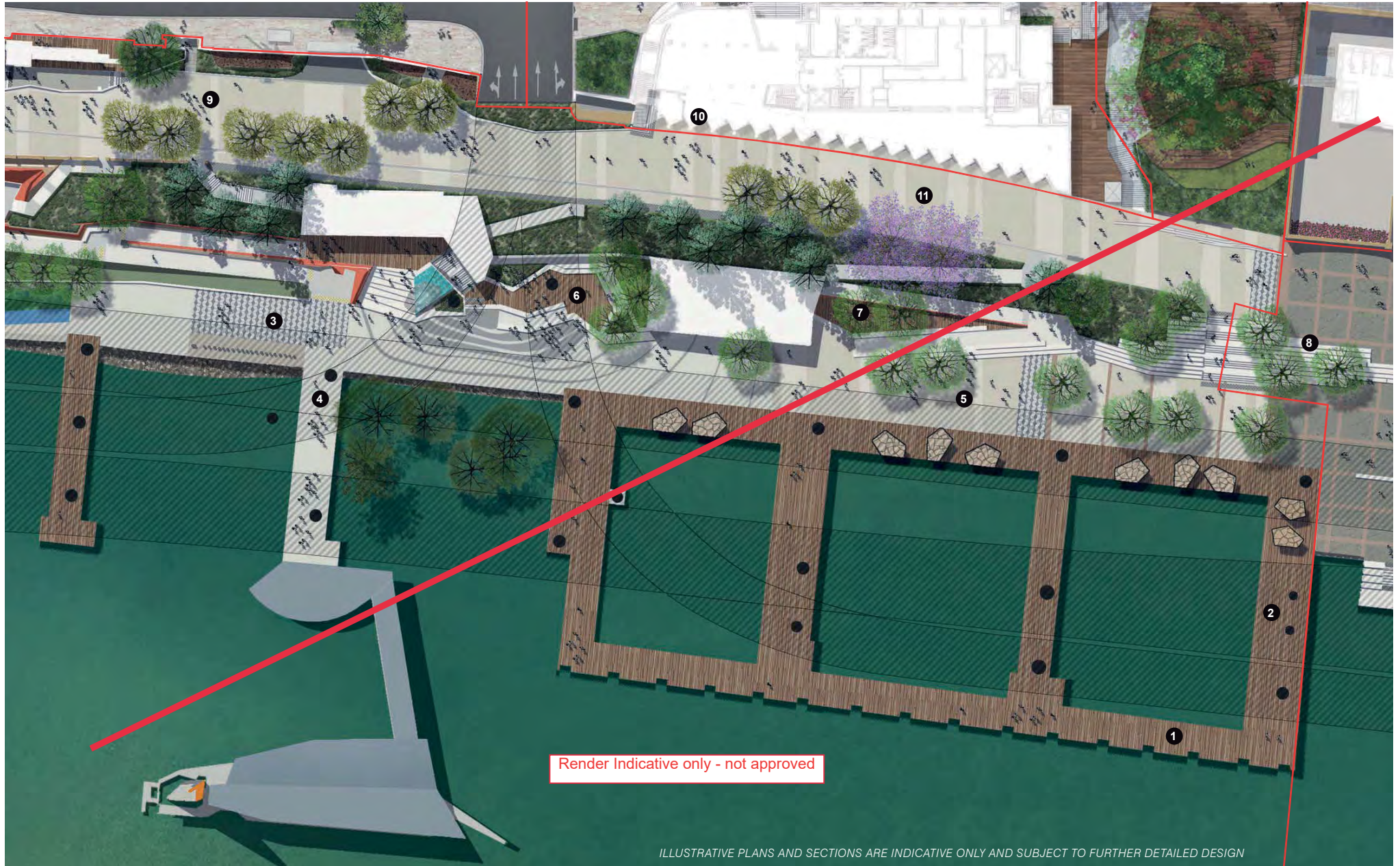


Figure 6.14: Sub-Precinct 1c North Quay

SUB-PRECINCT 1D - QUEEN'S WHARF PLAZA

6.6 1D - QUEEN'S WHARF PLAZA

Queens Wharf Plaza will be the public realm heart of the Queen's Wharf Brisbane development. It will be an vibrant public space that creates a setting for some of Brisbane's most significant heritage buildings, as well as a hub for entertainment and community life. As the location of the original Queen's Wharf that gives its name to the development, the Cove presents an opportunity to connect visitors with two of the most engaging features of the Queen's Wharf Brisbane development - the River edge and the unique history of the place as 'The Birthplace of Brisbane'.

Key deliverables are defined below and located on the sub-precinct intent diagram **Figure 6.15**. All deliverables are to be provided generally in accordance with the approved Figures in **Section 4** of this report.

6.6.1 QUEEN'S WHARF PLAZA

INTENT

Queen's Wharf Plaza will be a fully programmable primary public plaza that will be the heart of the Queen's Wharf Brisbane development. It will provide multiple opportunities for events and pedestrian circulation to the River, increasing the "porosity" of the link while negotiating the large level difference between the river and William



Provide space for pop up markets/festival stalls

Street. The limitation of vehicular traffic on Queens Wharf Road North will dramatically improve the accessibility and legibility to this plaza from Queen Street to the River.

RIVER ACTIVATION

The Plaza directly fronts the water, and will allow for interaction with the River in the following ways:

- Terraced seating – river amphitheatre;
- The Cove – retracted shore line with river access opportunities; and
- Space for pop up markets/festival stalls.

CONNECTIONS

- Integration of the pedestrian footbridge pier with clear ground plane movement zones;
- The riverside promenade at the adjoining Cove; and
- The new plaza will include the safe and efficient integration of the Bicentennial Bikeway as well as emergency/service vehicle access. The new plaza will become a major destination in its own right - a place to alight and enjoy the journey. The entire plaza will be a highly legible shared use zone, reinforced through pavement treatments, with no markings indicating dedicated bike paths.

FUNCTIONALITY

At the core of the IRD precinct the plaza will:



The new plaza is to become a major destination

The Plaza should have a minimum size of 400m² of unobstructed open space for events, provide opportunities for the flexible use of the space by the community and/or programmed activities in both large scale marque and market style arrangements and a minimum dimension of 20m in any plan direction unless otherwise agreed to in writing by the MEDQ.

- Be capable of hosting large scale outdoor performances/festivals/markets/events;
- Connect with the Commissariat Store forecourt – potential pop up space with wifi;
- Incorporate edge activation from the IRD concourse and the adaptively reused former Immigration and the former DPI building with restaurant, bars and outdoor terraces;
- Visually and physically connect to the River, the IRD and the adjacent new green space "The Landing"; and
- New finishes to selected REX components are proposed.

HERITAGE VALUES

The plaza will reinforce and celebrate the significance of the "Birthplace of Brisbane" in 1824 as a penal settlement through art work and hardscape materiality. Local distinctiveness will be achieved through the use of local stone such as Brisbane tuff and sandstone and local aggregates.

The authenticity of the plaza as a significant and meaningful place in Brisbane will be ensured through references in art and the landscape to relevant and appropriate historic aspects such as the original shoreline, vegetation, sequential land uses, maritime history and the movement of people and commodities.



Be capable of hosting large scale outdoor performances, festivals, markets and events

LANDSCAPE AND SUSTAINABILITY

Incorporate the following landscape and sustainability initiatives:

- Mature feature gateway tree to Queens Wharf Plaza e.g. Ficus species generally in accordance with **Figure 4.11**;
- New shade tree planting to Queens Wharf Plaza e.g. Livistona Palms and Kauri Pine;
- It is proposed the Brisbane Steps reflect the character of typical Queensland gorge landscapes, with Cabbage Tree Palms, verdant understorey planting, and cascading water features commencing at George Street and following the cross block link to William Street and down to the river. The 'gorge' planting e.g. Livistona Palms, will fan out at the base of the Brisbane Steps and adorn the surrounding seating terraces of the plaza;
- Water Sensitive Urban Design (WSUD) solutions to collect and treat run off from local catchments before it enters the Brisbane River; and
- Planting areas will be irrigated with recycled water or harvested stormwater.

6.6.2 THE COVE

INTENT

The historic value of the location of the first European point of arrival and departure in Brisbane will be recognised and given increased prominence through the construction of a



New constructed edge structures are intended to evoke the history of the working operation of wharves in this area

new, high quality urban waterfront around The Cove. The pavement of Queen's Wharf Plaza will "erode" down to water level as a series of terraces and steps, offering new experiential opportunities.

The Queen's Wharf Plaza wraps towards the river under the REX in the form of two wharf-like structures on both sides, forming an indented river edge which is referred to as "The Cove".

The new constructed edge structures are intended to evoke the history of the working operation of wharves in this area, enabling new berthing and mooring of private boats. The opportunity to establish a water taxi service in this area may also be facilitated.

RIVER ACTIVATION

The design seeks to engage visitors with the 'perceptual nearness' of the river in this key location. The new edge is a subtle retraction of the existing river edge back toward the city, echoing the old shoreline. Interventions will include:

- Potential water taxi landing;
- Platform terrace – direct river access/seating/viewing opportunities; and
- Queen's Wharf – short stay berthing for private boats.



Mature feature gateway tree e.g. Ficus species to be used

CONNECTIONS

The Cove should facilitate both marine and land based movements, including:

- Visitors accessing the IRD from moored vessels or water taxis; and
- Pedestrian and cyclist access to North Quay river boardwalk, Queen's Wharf Plaza, Bicentennial Bikeway and the open space of the Landing to the south.

FUNCTIONALITY

The Cove provides a range of river edge treatments, including:

- Platform terrace – river access/seating/viewing opportunities;
- Space for pop up markets/seafood bars;
- Existing concrete finger pier upgraded; and
- New finishes to selected REX components are proposed.

HERITAGE VALUES

- Original shoreline of the river echoed in proposed pavement treatments and the form and alignment of the seating terraces surrounding The Cove; and
- The lower terrace fronting the Cove will provide an abstraction of the original Queen's Wharf structure in this vicinity which was removed when the REX was built.



Transition down to water level using a series of terraces and steps, offering new experiential opportunities.

LANDSCAPE AND SUSTAINABILITY

As a hardscape area with the REX overhead, no areas of significant planting are proposed for the Cove. Operation of the wharves for private vessels and water taxis, combined with low light levels, precludes the regeneration of mangroves in many areas. Where existing Mangroves occur integration of mangrove planting within the design will be considered where structure and/or services permit.



Visually and physically connect to the River, the IRD and the adjacent new green space "The Landing"



Platform terraces provide direct river access/seating/viewing opportunities



The plaza will reinforce and celebrate the significance of the "Birthplace of Brisbane"

LEGEND

- 1 Programmable plaza / event space
- 2 Terraced seating - river amphitheatre
- 3 River access opportunity
- 4 Riverside promenade
- 5 Large gateway shade free
- 6 Direct river access / seating, viewing opportunity
- 7 Water taxi landing opportunity
- 8 Heritage interpretation of original Queens Wharf
- Potential space for 'Pop up' retail e.g. book, newspaper, drink and food

Refer 4.3.1 Public Realm Connectivity Diagram, Figure 4.5 for detailed legend items

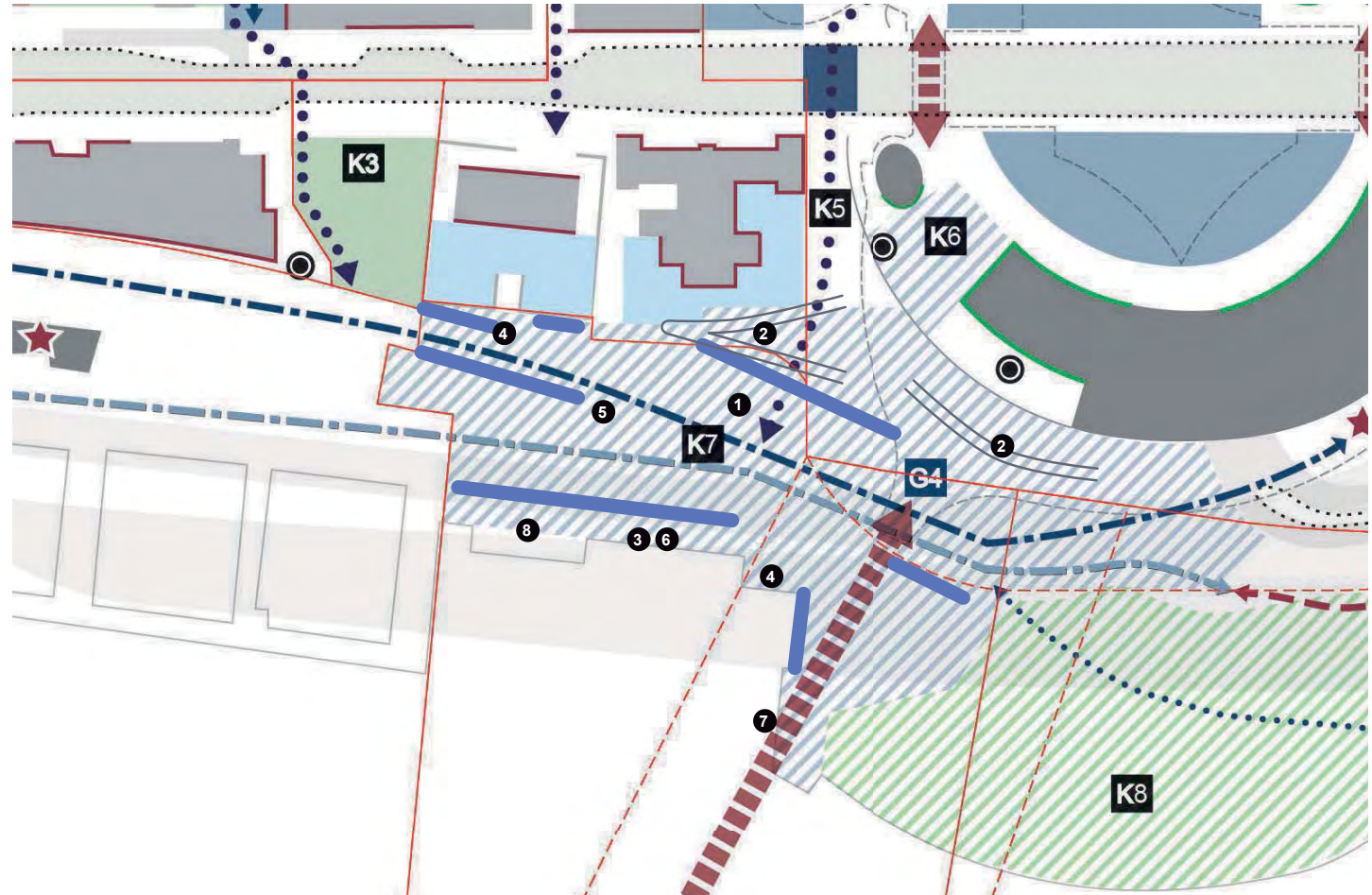


Figure 6.15: Sub-Precinct 1d Queen's Wharf Plaza Intent Diagram

LEGEND

QUEEN'S WHARF PLAZA

- 1 Fully programmable primary public plaza capable of supporting a diversity of entertainment, recreational and cultural events
- 2 Strong visual and physical interaction with the River
- 3 Activate edges and building frontages that maximise the benefits of our subtropical climate and landscape
- 4 Recognition of the heritage significance of "The Birthplace of Brisbane"
- 5 Local distinctiveness through materiality commensurate to the built form
- 6 Integrate public art and creative expression
- 7 Diversity of spaces and experiences for tourists, recreation and commuter users
- 8 Responsiveness to topography and heritage factors

THE COVE

- 9 Diversity of river edge typologies that promote engagement with the river
- 10 Recognition and expression of the unique historic value of Queen's Wharf
- 11 Prioritisation of safety and legibility for pedestrians and cyclists.
- 12 Riverfront retail concourse

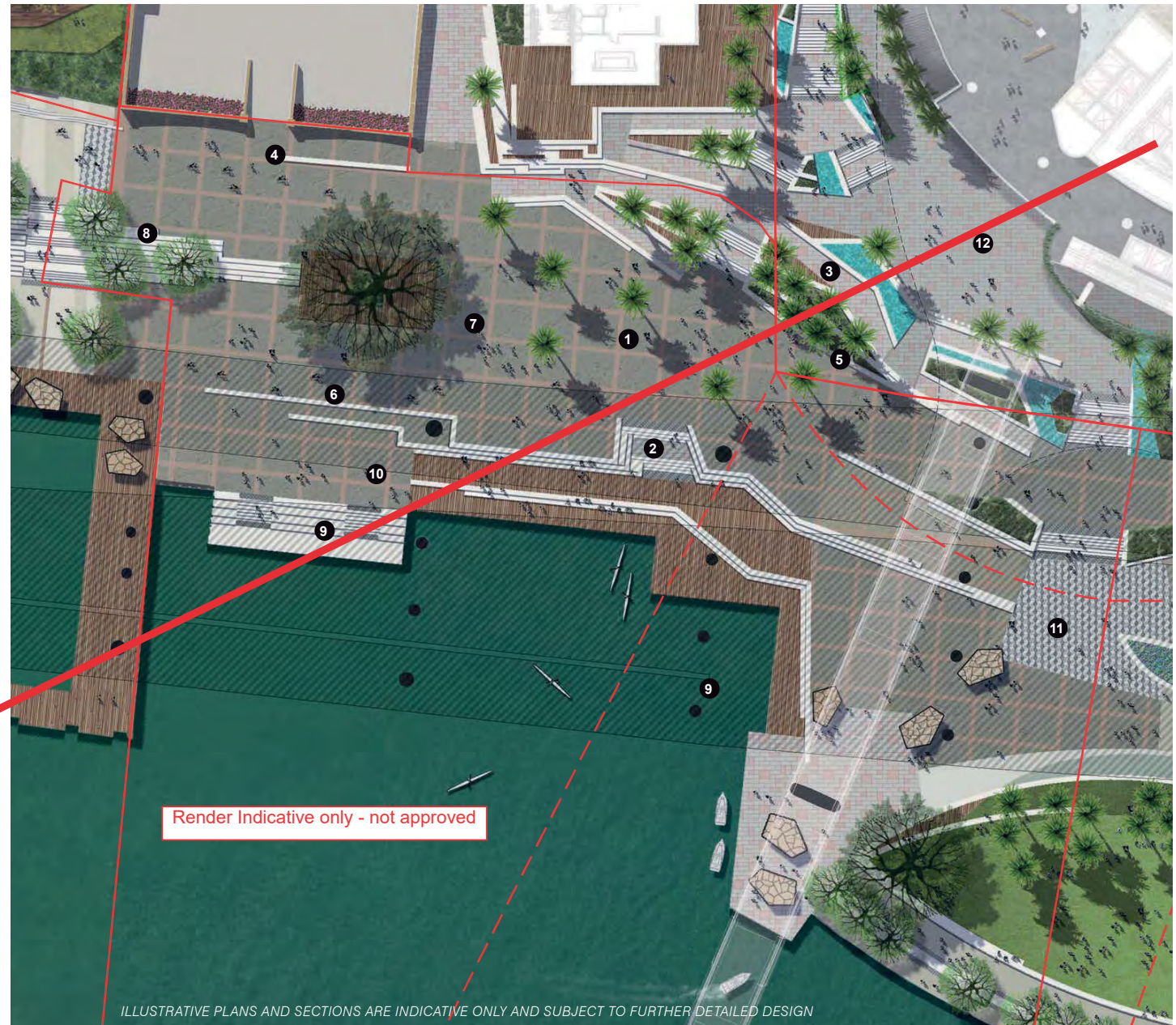
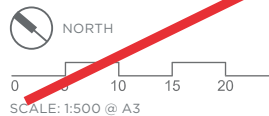


Figure 6.16: Sub-Precinct 1d Queen's Wharf Plaza

SUB-PRECINCT 1E - THE LANDING

6.7 1E - THE LANDING

The Landing represents an opportunity for Brisbane to see the 'life on the other side of the REX'. It allows visitors to engage with the river and view the river as a central stage for activation and landmark events.

Key deliverables are defined below and located on the sub-precinct intent diagram **Figure 6.17**. All deliverables are to be provided generally in accordance with the approved Figures in **Section 4** of this report.

6.7.1 THE LANDING

INTENT

The Landing is a key event space proposed to integrate the IRD, the city and the river. Located directly in front of the core development, it extends out into the river beyond the REX. A new foreshore with high quality open space will be provided.

RIVER ACTIVATION

River edge treatment typology will vary to encourage river activation and engagement, and will include:

- Open flat event space for informal active recreation and land or river staged events;
- River terraces – terraced and grass mound seating opportunities;

- Safe vantage points and focal nodes;
- River vistas both upstream and downstream;
- A diversity of River edge treatments including walkway / promenade typologies as well as passive spaces with increased perceptual nearness of water; and
- Opportunities for water access e.g. river beach – for access by canoes and other non-motorized craft.

CONNECTIONS

New visual and physical connections to and along the River are enabled in this sub-precinct. Clear delineation of cyclist and pedestrian zones is paramount and are established through devices such as:

- Grade separation and pavement treatments (colour/finish);
- The Bicentennial Bikeway will be a dedicated 3m wide veloway through the landward side of The Landing;
- Safe and legible pedestrian access will be provided along the river edge;
- The interface with the IRD and Queen's Wharf Plaza will have clear lines of sight, be fully accessible and highly accentuated through artwork, pavement treatments and subtropical planting; and
- Strong visual connections to South Bank and the River.

FUNCTIONALITY

It is envisaged that The Landing is fully programmable for entertainment including performance displays and festivals oriented with the river, such as:

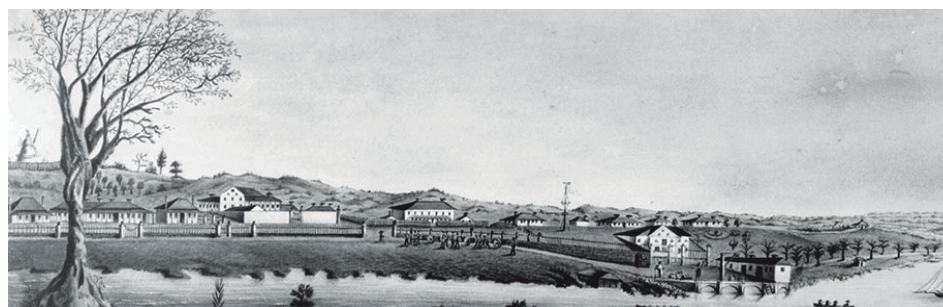
- River Fire;
- Exhibition/market/festival space;
- Pop up bar/café opportunities;
- River Terraces;
- Public amenities /toilet facilities;
- Tree shaded seating areas; and
- New finishes to selective REX components are proposed along with Art work.

Interpretive elements will be embedded into the landscape of The Landing, and may include:

- Public art markers/placemaking opportunities;
- Intertidal artwork – e.g. referencing maritime history;
- A contemporary outdoor gallery exhibiting events such as "Sculpture by the River";
- Urban Glade destination artwork at key transition locations through and under the REX;

The Landing should include dedicated spaces for active recreation, such as:

- Opportunities for water play;



The historic value of the location of the first European habitation of Brisbane will be recognised and given prominence



Programmable for exhibition/market/festival space

- Adventure playground, including climbing walls and areas for Parkour; and
- The Bicentennial Bikeway dedicated to cyclists only will re-commence within the Landing to provide a continuous link through to QUT.

HERITAGE VALUES

Opportunities to celebrate the relationship of indigenous people to the Brisbane River (Mairwah) will be explored in this sub-precinct through art and the new landscape.

The historic value of the location of the first European habitation of Brisbane will also be recognised and given prominence with scope for references to the former uses of the site such as the original Commandants garden, Pettigrew's sawmill and other early landholders.

LANDSCAPE AND SUSTAINABILITY

The size of The Landing and the variety of open spaces and microclimates will allow for the implementation of a range landscape and sustainability initiatives:

- The continuation of the 'Gorge' planting theme of Livistona Palms that extend from the Brisbane Steps to the river side of the REX;
- Horizontal and vertical expression of Queensland riparian vegetation communities to improve amenity in permanently shaded areas under the REX;

- Water Sensitive Urban Design (WSUD) solutions to collect and treat run off from local catchments before it enters the Brisbane River;
- 'Rain Gardens' comprising shade tolerant subtropical understorey planting under the REX;
- Large subtropical feature trees e.g. Ficus species and Hoop Pines to riverfront areas;
- Planting areas will be irrigated with recycled water or harvested stormwater. Planting in permanently shaded areas will be irrigated; and
- Revegetation of mangrove and riparian species as amenity planting associated with the new 'river beach'.

6.7.2 RIVERFRONT RETAIL CONCOURSE

The base of the Integrated Resort Development is fully activated at the lower riverfront level. Vehicular access has been deliberately limited to as close as possible to the Margaret Street off-ramp, enabling the pedestrianisation of the building surrounds and plaza levels through to the river.

The lower ground levels are set above the Q 100 and a series of terraces then lead down to the waterfront level.

A fully accessible platform or concourse will be established at the ground floor level, which is accessible from the river via ramps and steps and from the city via lifts and escalators inside the IRD.

The Brisbane Steps, which are not within this sub-precinct, are proposed as the main cross block pedestrian link to the river. It is proposed the Brisbane Steps mimic typical natural Queensland gorges, with cabbage tree palms and water features cascading from George Street to the river. This feature merges with the broader urban setting of Queen's Wharf Plaza and offers a unique outlook and setting for retail tenancies.

The riverfront concourse is climatically ideal for alfresco dining, facing towards the north for winter light and warmth and benefiting from prevailing south-easterly winds.

It is envisaged that this area will be highly activated as it links across to the adaptively re-used Immigration Building, where a range of food and beverage offerings will be available.



Robust and programmable new rivers edge green space



River terraces – terraced and grass mound seating opportunities



Opportunities for water play



Public art markers/placemaking opportunities



New finishes to selective REX components proposed



Tree shaded seating areas

LEGEND

- 1 Open flat event space for informal active recreation and land or river staged events
- 2 River terraces - seating / viewing opportunities
- 3 River edge walkway
- 4 Opportunities for water access e.g. river beach - for access by canoes and other non-motorized craft
- 5 Dedicated Bicentennial bikeway
- 6 Public amenities / toilet facilities
- 7 Opportunity for outdoor gallery / event space
- 8 Water play
- 9 Playground
- 10 Outdoor dining providing equitable access to William Street via the IRD
- Potential space for 'Pop up' retail e.g. book, newspaper, drink and food

Refer 4.3.1 Public Realm Connectivity Diagram, Figure 4.5 for detailed legend items

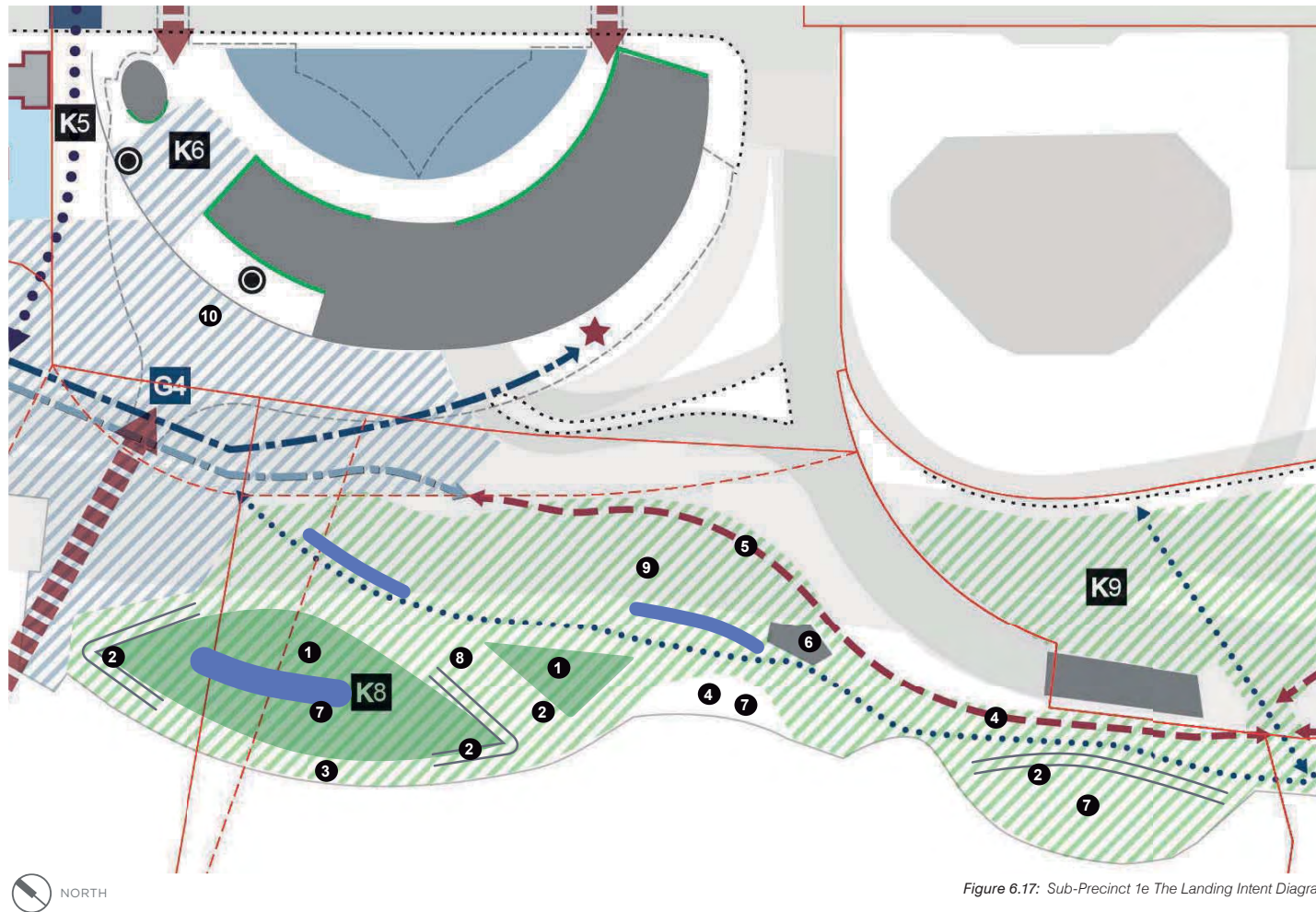
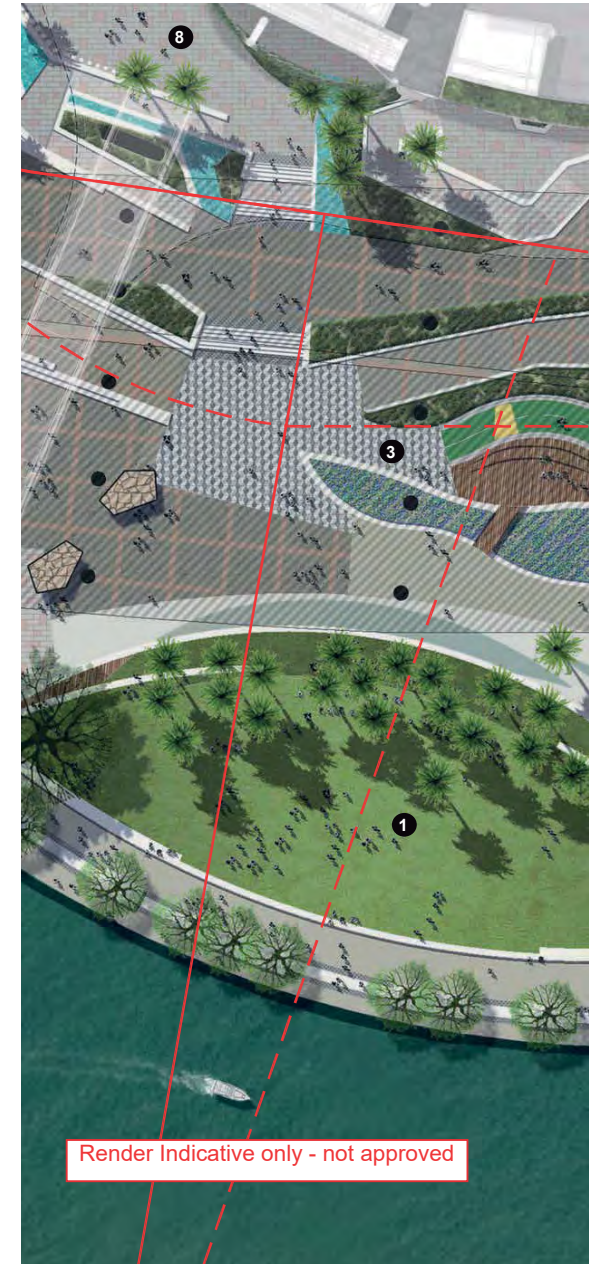
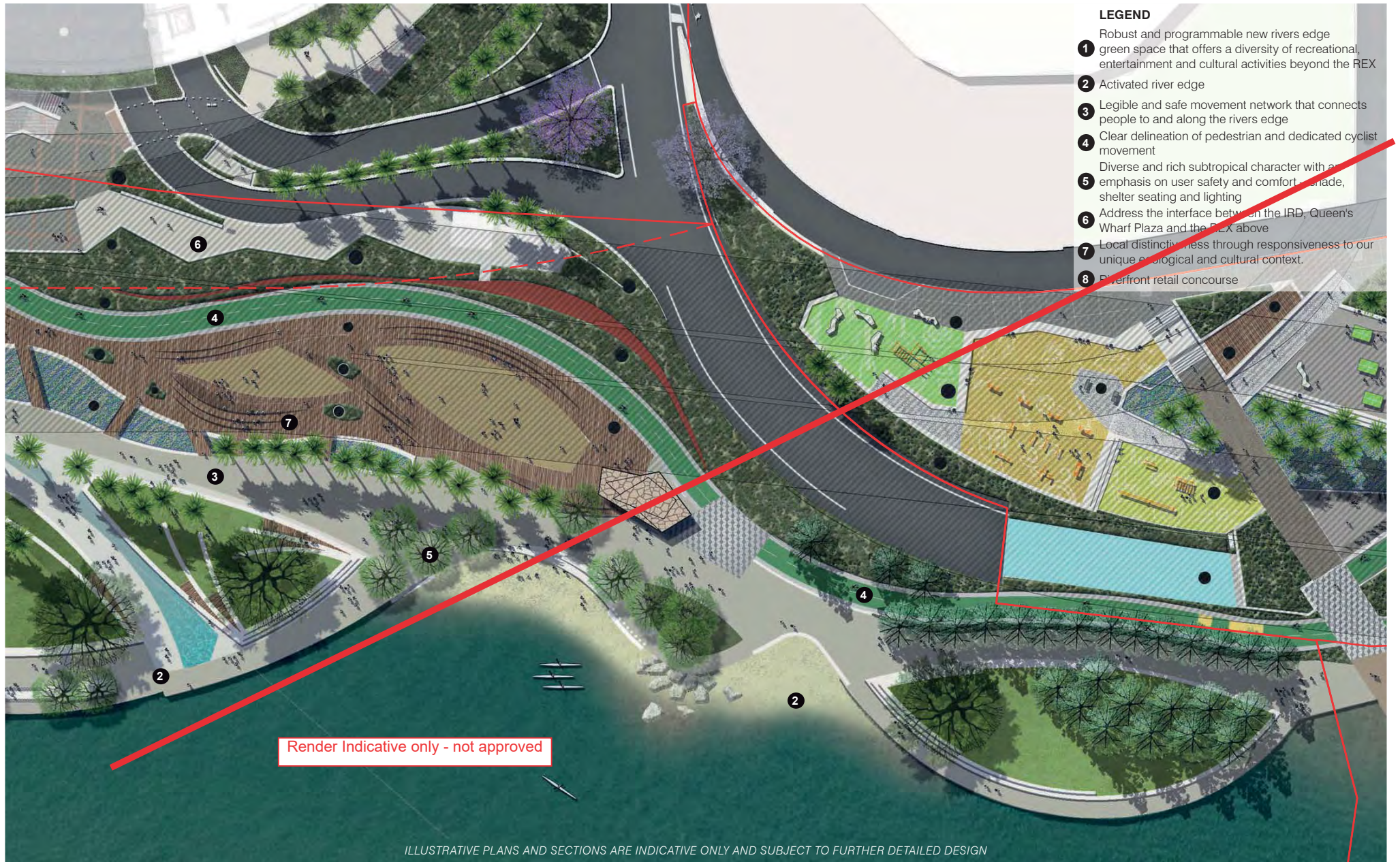


Figure 6.17: Sub-Precinct 1e The Landing Intent Diagram



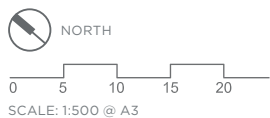


LEGEND

- 1 Robust and programmable new rivers edge green space that offers a diversity of recreational, entertainment and cultural activities beyond the REX
- 2 Activated river edge
- 3 Legible and safe movement network that connects people to and along the rivers edge
- 4 Clear delineation of pedestrian and dedicated cyclist movement
- 5 Diverse and rich subtropical character with an emphasis on user safety and comfort, shade, shelter seating and lighting
- 6 Address the interface between the IRD, Queen's Wharf Plaza and the REX above
- 7 Local distinctiveness through responsiveness to our unique ecological and cultural context.
- 8 Riverfront retail concourse

Render Indicative only - not approved

ILLUSTRATIVE PLANS AND SECTIONS ARE INDICATIVE ONLY AND SUBJECT TO FURTHER DETAILED DESIGN



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Figure 6.18: Sub-Precinct 1e The Landing

SUB-PRECINCT 1F - WATERLINE PARK

6.8 1F - WATERLINE PARK

Waterline Park provides valuable recreational and open space that breaches the barrier created by the REX to connect the CBD with the rivers edge.

Key deliverables are defined below and located on the sub-precinct intent diagram **Figure 6.19**. All deliverables are to be provided generally in accordance with the approved Figures in **Section 4** of this report.

INTENT

Waterline Park functions as a key recreation hub between 1 William Street and the new foreshore. The park is also a key node for pedestrian and cyclist movement along The Undercurrent, with the William Street pedestrian walkway and bikeway, the Mangrove Walk and the Bicentennial Bikeway all converging in the park.

RIVER ACTIVATION

Waterline Park engages with the rivers edge both visually and physically through the extension of the William Street walkway beyond the REX to provide the foreshore pedestrian link from the Mangrove Walk to The Landing and River promenade.

CONNECTIONS

Sited at the convergence of the Bicentennial Bikeway and Mangrove Walk, Waterline Park is embedded within the city's pedestrian and cyclist network.

- Separate cyclist and pedestrian paths are provided along the rivers edge. Crossing points are established through pavement treatments (colour/finish);
- The Bicentennial Bikeway will be a dedicated 3m wide veloway through Waterline Park generally in accordance with **Figure 4.8**;
- The extension of the William Street walkway beyond the REX provides the foreshore pedestrian link from the Mangrove Walk to The Landing river promenade; and
- A dedicated lane for cyclists will link through the space from the city to the Bicentennial Bikeway via Alice Street generally in accordance with **Figure 4.8**

FUNCTIONALITY

Waterline Park performs a range of functions, including:

- Multiple active recreation opportunities: Outdoor Gym equipment; Table tennis tables;

- 'Lightboxes'- Public art and lighting elements forming a gateway into Waterline Park from the river and providing a screen to the low height zones under the REX structure; and
- Pedestrian and cyclist connections to William and Alice Streets.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following landscape and sustainability initiatives:

- A grove of Livistona palms aligned with the gap in the REX where they are open to natural sunlight and rainfall;
- A large (ex ground) feature tree at Gardens Point Road, e.g. Ficus species;
- 'Urban Jungle' - dense tropical understorey foliage plants;
- Rain garden featuring water-sensitive urban design (WSUD) planting; and
- WSUD stormwater capture and treatment for the IRD prior to discharge into the River.



Waterline Park functions as a key recreation hub



Multiple active recreation and public art opportunities

LEGEND

- ① Dedicated Bicentennial Bikeway
- ② Separated pedestrian connection
- ③ Separated bikeway connection to Garden Point Road
- ④ Active recreation opportunities
- ⑤ Lightbox lighting opportunities to low head height zone under the REX
- ⑥ Grove of canopy palms within rain garden treating stormwater from the IRD
- ⑦ Large garden tree
- ⑧ Bike parking

Refer 4.3.1 Public Realm Connectivity Diagram, Figure 4.5 for detailed legend items

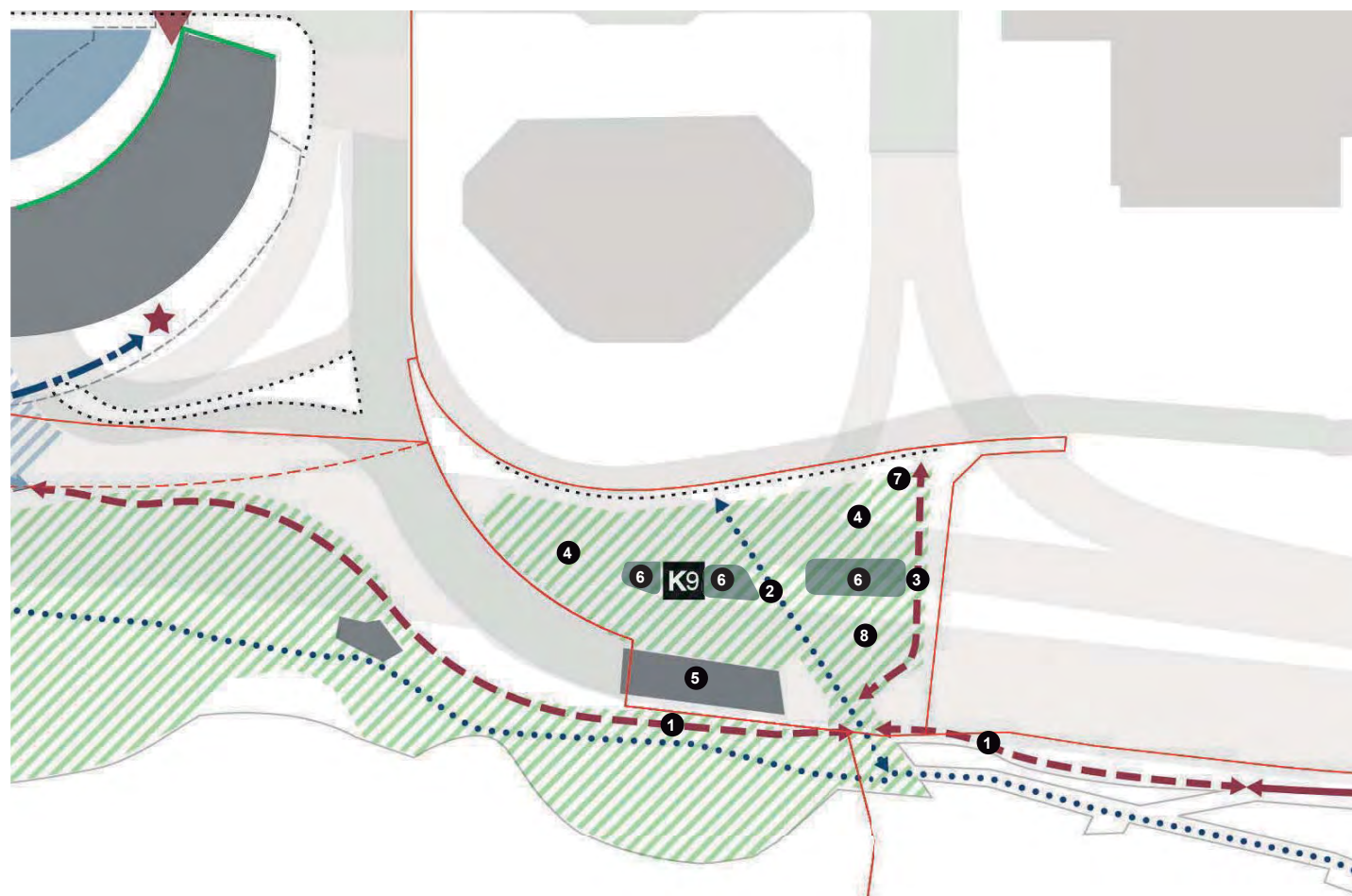


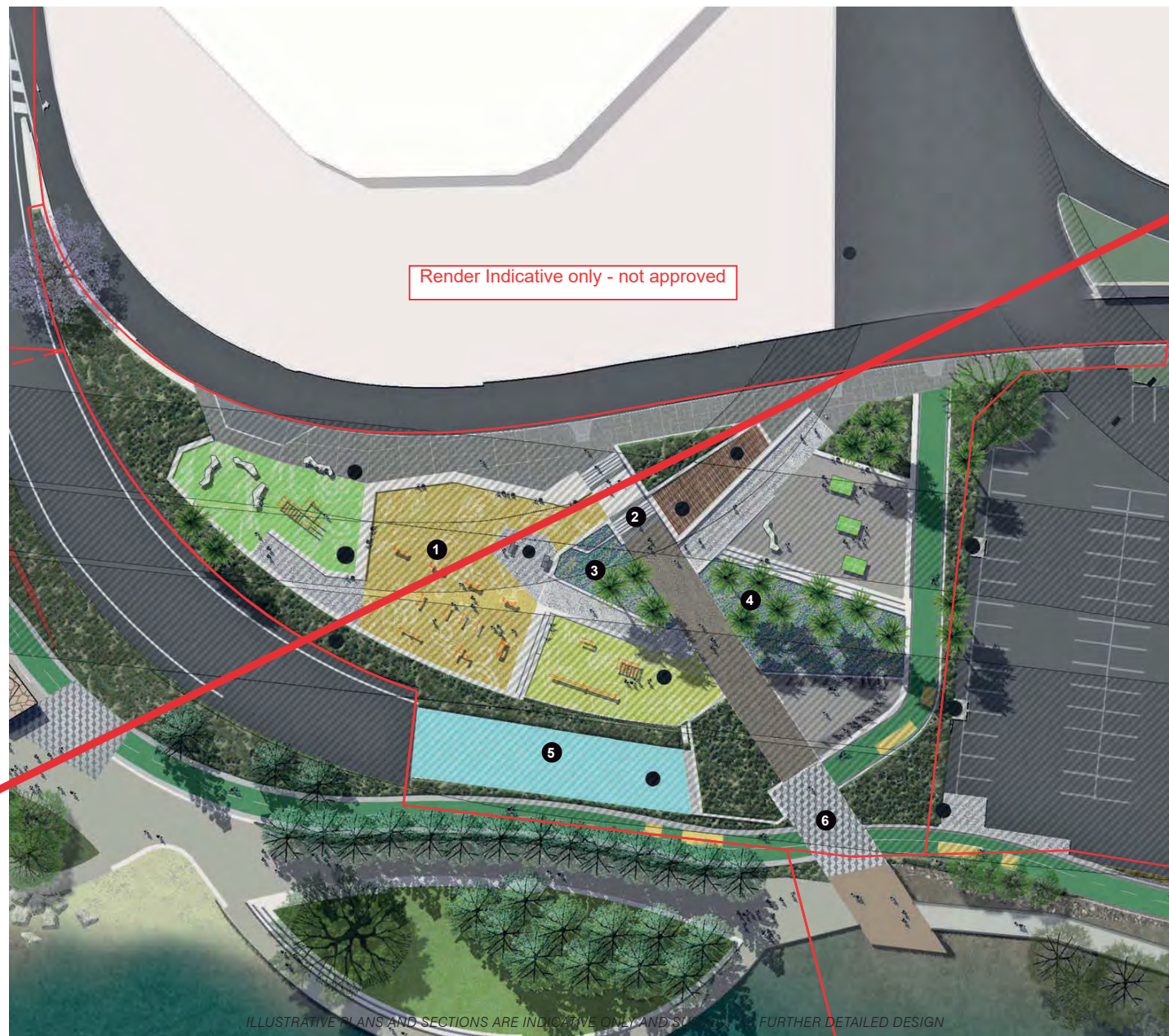
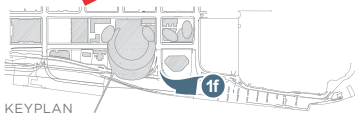
Figure 6.19: Sub-Precinct 1f Waterline Park Intent Diagram

LEGEND

- 1 Key 24/7 recreation hub capable of supporting a diversity of activities in a robust and programmable setting
- 2 Enhance wayfinding and access between River and City
- 3 Subtropical identity characterised by local plant species
- 4 Protection of the River environment through WSUD
- 5 Incorporation of public art and creative expression appropriate to the location near Queensland Parliament and QUT
- 6 Prioritisation of safety and legibility for users.



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SCALE: 1:500 @ A3



ILLUSTRATIVE PLANS AND SECTIONS ARE INDICATIVE ONLY AND SUBJECT TO FURTHER DETAILED DESIGN

Figure 6.20: Sub-Precinct 1f Waterline Park

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SUB-PRECINCT 1G - GOODWILL EXTENSION

6.9 1G - GOODWILL EXTENSION

The Mangrove Walk allows visitors to engage with the river buffered from the REX and focusing on the special natural qualities of the place. The Bicentennial Bikeway is key active transport artery within the Brisbane CBD. Everyday it serves a large number of recreational and commuter cyclists.

Key deliverables are defined below and located on the sub-precinct intent diagram **Figure 6.21**. All deliverables are to be provided generally in accordance with the approved Figures in **Section 4** of this report.

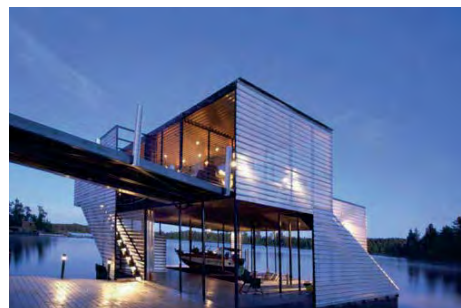
6.9.1 MANGROVE WALK

INTENT

Diversity and variation in river edge typology is offered through a dedicated pedestrian walkway proposed through the mangroves. This exploratory trail offers educational and interpretive signage, exploiting the natural richness and unique qualities of the Brisbane River.

RIVER ACTIVATION

- A series of landings and lookouts of various sizes, configurations and character punctuate the journey with seating and gathering opportunities to enjoy the view and the river;



Opportunity for boathouse food & beverage outlet

- A new launching facility for small non-motorised craft such as kayaks and canoes; and
- Options for operation such as a QUT River Club or similar are subject to further investigation.

CONNECTIONS

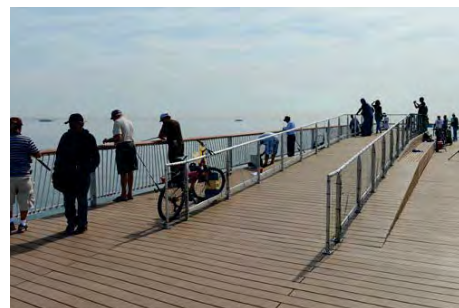
Clear delineation of cyclist and pedestrian movement will continue through the proposed Goodwill Bridge extension area where cyclists are land based and pedestrians are offered the more passive scenic route on the waters edge.

- The Mangrove Walk has connections back to the shoreline pedestrian path at four points, including the QUT CityCat terminal to provide higher quality CPTED and additional circulation options for programmed events; and
- Access to QUT CityCat terminal maintained.

FUNCTIONALITY

The Mangrove Walk will function as :

- Dedicated pedestrian only walkway including interpretive environmental educational signage;
- Lookouts and shelters spaced along the boardwalk provide rest stops and opportunities to take in the views. Minimum shelter sizes will be generally in accordance with **Section 5.1.4 Desired Standards of Service**. Access to the Mangrove Walk will be managed during



The Mangrove Walk allows visitors to engage with the river



LEGEND

- G6** Gateway into precinct - Identified by Precinct Entry Marker
- 1** Lookouts or shelter providing / viewing opportunities
- 2** Launch opportunity for non-motorised craft
- 3** Walkway connection to the river edge
- 4** Existing City Cat access maintained
- 5** Iconic wayfinding sculpture
- 6** Revegetation of Mangrove / intertidal zone
- 7** Boathouse food & beverage outlet
- 8** Dedicated Bicentennial Bikeway
- 9** Extension to the QUT motorcycle parking
- Separated pedestrian pathway

Refer 4.3.1 Public Realm Connectivity Diagram, Figure 4.5 for detailed legend items



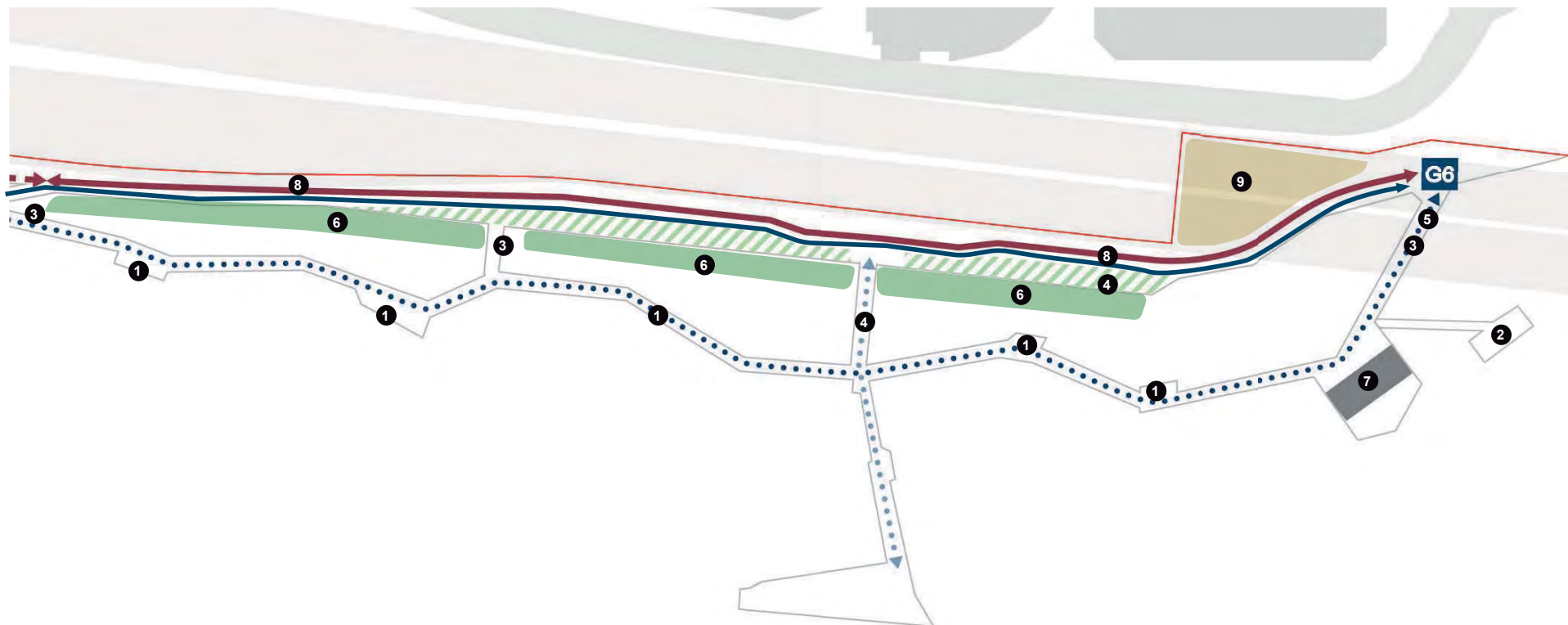


Figure 6.21: Sub-Precinct 1g Goodwill Extension Intent Diagram

high visitor events such as Riverfire to ensure public safety;

- CityCat terminal access from QUT will be retained and access improved for pedestrians; and
- Iconic sculpture / wayfinding device at the entrance to the walkway will highlight entrance to the Mangrove Walk as a precinct gateway and a dedicated pedestrian facility.

LANDSCAPE AND SUSTAINABILITY

Located on the edge of the intertidal zone, the planting focus will be on Mangrove retention and regeneration.

6.9.2 BICENTENNIAL BIKEWAY

INTENT

The existing bikeway running parallel to the REX will be upgraded for the improved safety of cyclists and pedestrians including widening to 3m as well as the introduction of a common language of signage and pavement treatments at critical intersection points. The designation of the bikeway for cyclists only will reduce conflict with pedestrians. Safety is further improved by the removal of poor sight lines created by existing pinch points and corners.



Prioritisation of safety and legibility for cyclists and pedestrians

LEGEND

BICENTENNIAL BIKEWAY

- 1 Regional connectivity
- 2 Prioritisation of safety and legibility for cyclists and pedestrians
- 3 Diversity of river edge experiences
- 4 Protection and enhancement of river environmental values

MANGROVE WALKWAY

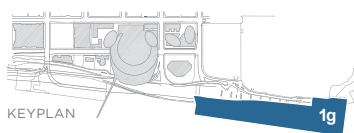
- 5 Prioritisation of safety and legibility for pedestrians
- 6 Diversity of river edge experiences
- 7 Protection and enhancement of river environmental values
- 8 Robustness and responsiveness to climate and flood
- 9 Signify and promote river views and vistas.



NORTH

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KEYPLAN

1g

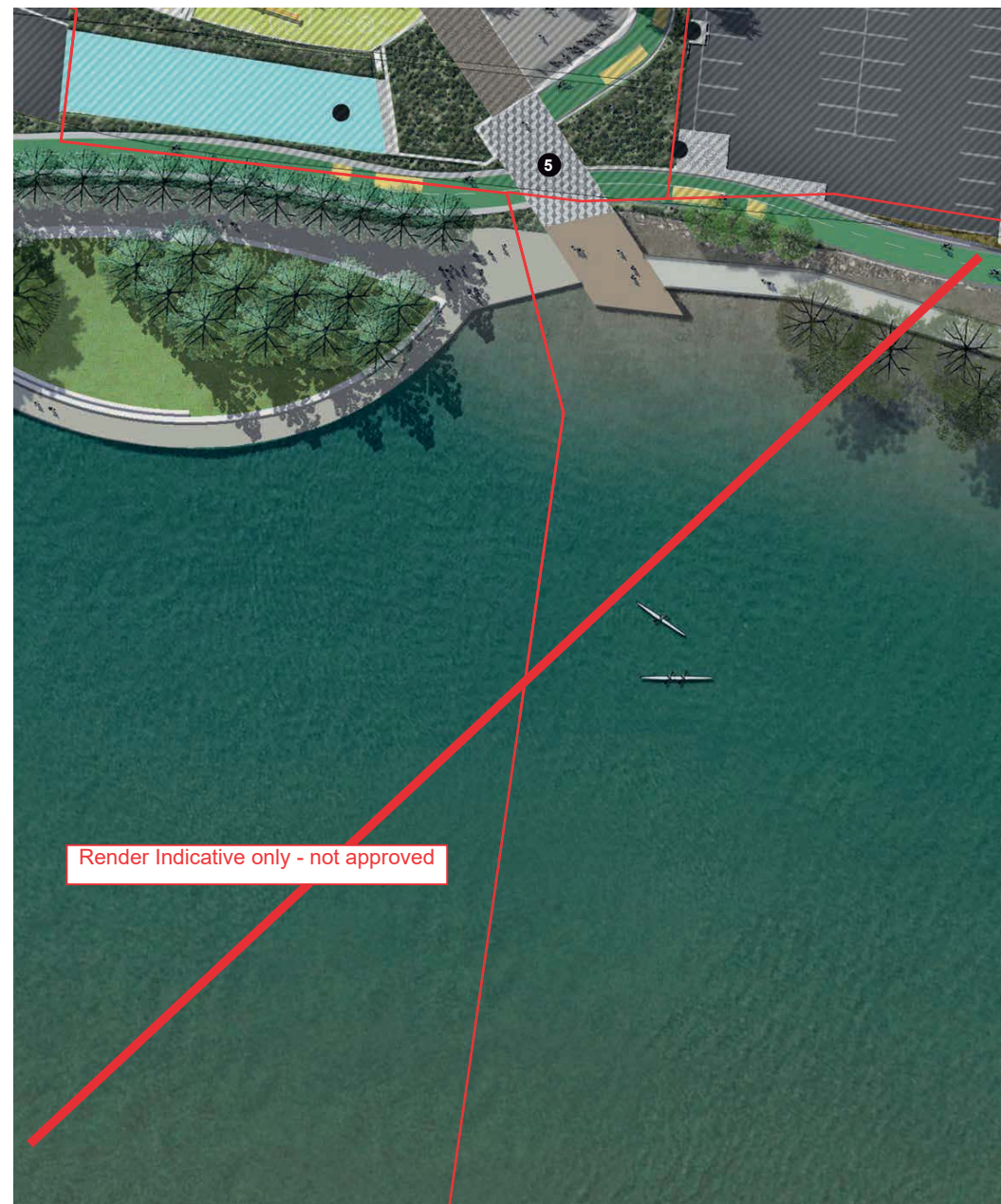




Figure 6.22: Sub-Precinct 1g Goodwill Extension 1 of 2

RIVER ACTIVATION

Running parallel to the river edge and shaded by the mangroves growing in the intertidal zone, the proximity of the bikeway to the water allows users to engage directly with the river.

Opportunities for cyclists to dismount and rest by the river's edge are provided.

CONNECTIONS

The bikeway functions as a key link in the city's cyclist and pedestrian path network, and this will be retained and enhanced.

- Connection to the QUT CityCat terminal will be retained; and
- Safety of cyclists and pedestrians at the QUT end will be improved through the removal of the tight dogleg turn at the Captain Cook Bridge abutment. The bikeway in this location will be replaced with an over water path.



A new launching facility for small non-motorised craft such as kayaks and canoes

FUNCTIONALITY

The bikeway will be 3m wide with appropriate clearances from the edge of the path to any structures/hazards. Running directly parallel to the Bikeway is a 2.0 metre width pedestrian refuge path that allows for an alternative access for pedestrians who need to exit the Mangrove walkway at the intermediate connections along its length.

The existing bikeway pavement at the Captain Cook Bridge abutment bypassed by the new bikeway alignment will be re-purposed as an extension to the QUT Motorcycle parking.

LANDSCAPE AND SUSTAINABILITY

Where the width of the corridor allows new planting will be installed to the river edge of the bikeway, with local species selected based on suitability to the marine edge location.



Landings punctuate the journey with seating and gathering opportunities

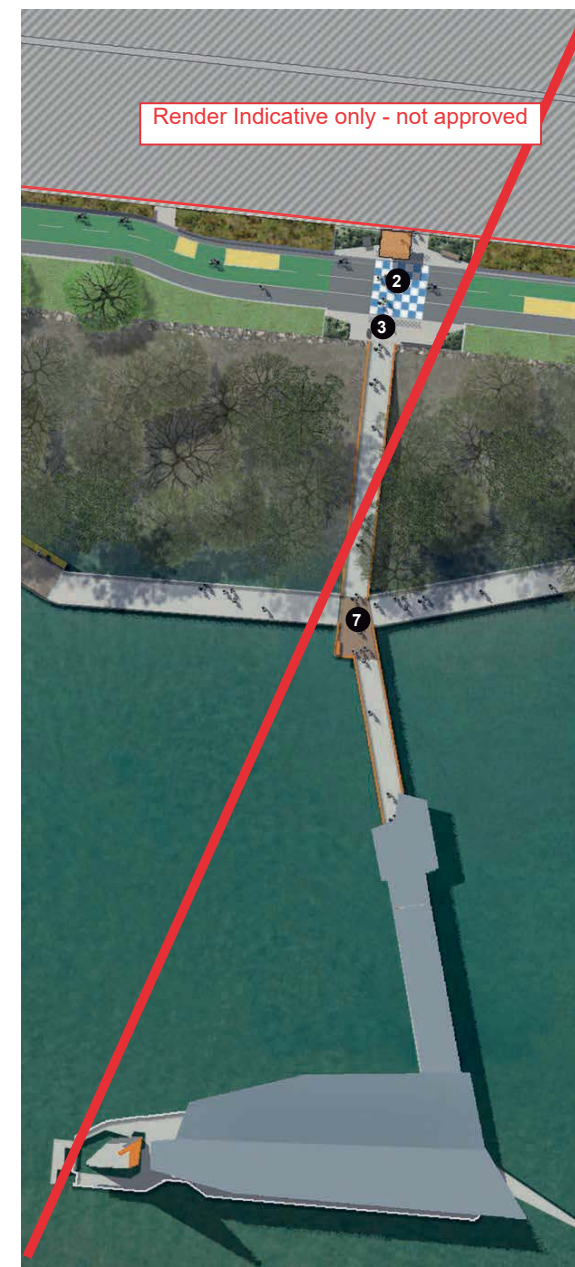
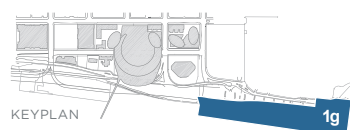
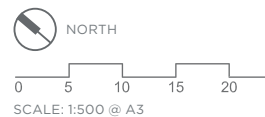
Unless as otherwise noted on Figure 5.36

BICENTENNIAL BIKEWAY

- 1 Regional connectivity
- 2 Prioritisation of safety and legibility for cyclists and pedestrians
- 3 Enhanced wayfinding and access to public transport
- 4 Diversity of river edge experiences
- 5 Protection and enhancement of river environmental values

MANGROVE WALKWAY

- 6 Prioritisation of safety and legibility for pedestrians
- 7 Enhanced wayfinding and access to public transport
- 8 Diversity of river edge experiences
- 9 Protection and enhancement of river environmental values
- 10 Robustness and responsiveness to climate and flood
- 11 Signify and promote river views and vistas.



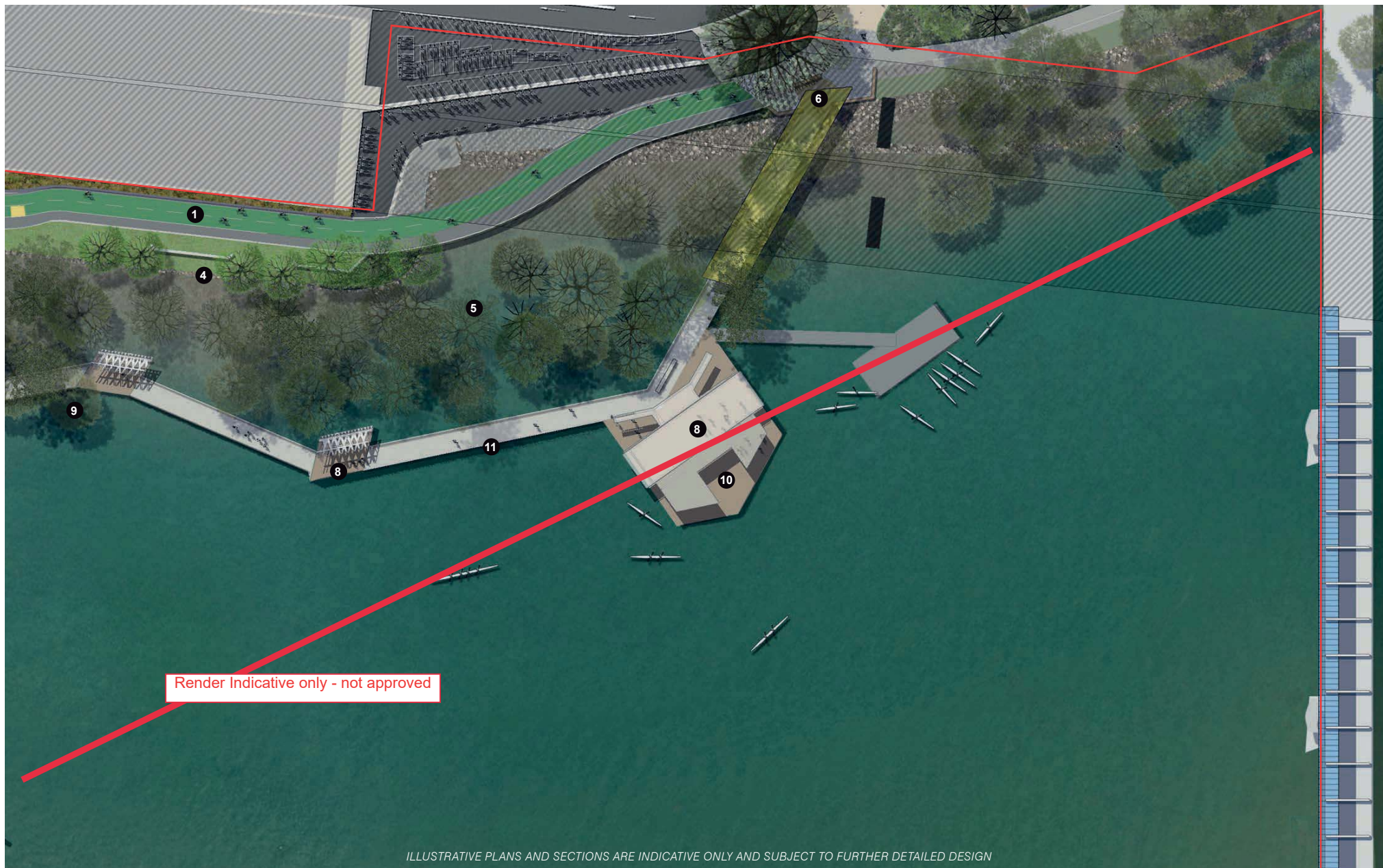


Figure 6.23: Sub-Precinct 1g Goodwill Extension 2 of 2

SUB-PRECINCT 1H - IRD HERITAGE

6.10 1H - IRD HERITAGE

The IRD heritage sub-precinct contains The Printery Building, Public Service Club and courtyard, Stephens Lane, the former DPI Building the Commissariat Store and forecourt and The Mansions. These form the most significant sub-precinct of heritage buildings in Queensland and are the most defining feature of the public realm. They frame most of the key spaces within the Queen's Wharf Brisbane development.

Key deliverables are defined below and located on the sub-precinct intent diagram **Figure 6.24**. All deliverables are to be provided generally in accordance with the approved Figures in **Section 4** of this report.

6.10.1 STEPHENS LANE

INTENT

Stephens Lane is a publicly accessible laneway connecting George Street to William Street. The landscape intent is to maintain and enhance the existing connection whilst retaining opportunity for outdoor food and beverage related activities.

CONNECTIONS

The following key connections should be made and reinforced through Stephens Lane:



Include outdoor dining and bar areas

- Maintain pedestrian connection including disabled access from George Street to William Street in generally accordance with **Figure 4.13**;
- Connect the 'Ribbon' across Stephens Lane from the former Land Administration Building through to the Public Service Club Courtyard and Printery Courtyard; and
- Restrict vehicle access.

FUNCTIONALITY

Functions included in Stephens Lane could include:

- Outdoor dining and bar areas; and
- Open sight lines to be maintained generally in accordance with **Figure 4.6** and suitable lighting for optimal CPTED outcomes.

HERITAGE VALUES

Heritage values and elements of the existing lane to be retained and protected include:

- Existing laneway character; and
- Existing retaining walls.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following landscape and sustainability initiatives:

- Potential to incorporate movable low planter boxes.



Accommodate both pedestrian access and outdoor food and beverage functions

6.10.2 PUBLIC SERVICE CLUB COURTYARD

INTENT

The Public Service Club Courtyard marks the transition between Stephens Lane and the Printery Courtyard. It should remain a space that accommodates both pedestrian access as well as outdoor food and beverage functions. It will accommodate the 'Ribbon' through it, linking it to the broader pedestrian spine of the project. The landscape design is to maintain the existing heritage walls while providing new disabled access and creating a subtropical outdoor dining space.

CONNECTIONS

The following key connections should be made and reinforced through the Public Service Club Courtyard:

- Take the 'Ribbon' from Stephens Lane, through the Public Service Club Courtyard and into the Printery Courtyard to join into George Street Plaza;
- Disabled access to and from Stephens Lane in generally accordance with **Figure 4.13**; and
- Provide clear access from the buildings into the courtyard generally in accordance with **Figure 4.8**.



Existing laneway character to be maintained

FUNCTIONALITY

Functions should include:

- Outdoor dining / event areas along the Public Service Club frontage;
- Capability to hold private functions and events;
- Open sight lines to be provided generally in accordance with **Figure 4.6** and lighting improved for optimal CPTED outcomes;
- Passenger lift to and from Stephens Lane generally in accordance with **Figure 4.13**; and
- Shaded seating areas.

HERITAGE VALUES

Heritage values and elements of the existing courtyard to be retained and protected include:

- Existing retaining walls.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following landscape and sustainability initiatives:

- Incorporate a new feature shade tree replacing the existing weed species tree; and
- Install subtropical planting.

6.10.3 THE FORMER DPI BUILDING

INTENT

The landscape intent is to activate the external spaces around the former DPI Building, providing outdoor dining opportunities associated with the adaptive reuse of the building for food and beverage. Access will be provided to the lower ground level, and the mid level from Queen's Wharf Plaza, the IRD and the Brisbane Steps generally in accordance with **Figure 4.5** and **4.13**.

CONNECTIONS

The following key connections should be made and reinforced through the former DPI Building:

- Connect the lower ground level and mid level to the IRD and the Brisbane Steps generally in accordance with **Figure 4.5** and **4.13**; and
- Connect the lower ground level to Queen's Wharf Plaza generally in accordance with **Figure 4.5** and **4.13**.

FUNCTIONALITY

Functions included in the former DPI Building vicinity should include:

- Outdoor dining opportunities; and
- Viewing opportunities from the outdoor terraces to events and functions held within Queen's Wharf Plaza.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following landscape and sustainability initiatives:

- Palms proposed through the Brisbane Steps will be used within the outdoor terraces to visually integrate the spaces; and
- Palm planting will be supplemented with selected subtropical trees and foliage plants.

6.10.4 COMMISSARIAT STORE FORECOURT

INTENT

The landscape intent for the Commissariat Store Forecourt is to provide opportunities to use the courtyard for outdoor events.

CONNECTIONS

The following key connections should be made and reinforced through the Commissariat Store Forecourt:

- Connect the Forecourt to Queen's Wharf Plaza and the Queens Wharf Road North shared zone; and
- Improve the connectivity to the river, and the original location of the Queen's Wharf.

FUNCTIONALITY

Functions included in the Commissariat Store Forecourt should include:

- Fully pedestrianised space, excluding vehicle access / parking; and
- Provision for space to be used for functions / events.

HERITAGE VALUES

Heritage values and elements of the existing courtyard to be retained and protected include:

- Existing walls to remain unchanged / untouched, fence to remain on top.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following landscape and sustainability initiatives:

- The existing Bougainvillea hedge should be retained where structure and/or services permit.

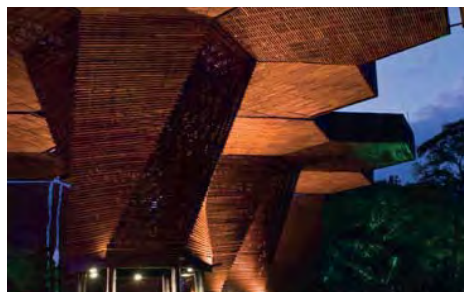
6.10.5 THE MANSIONS

INTENT

The landscape intent around The Mansions is to provide opportunities to use the intimate courtyards for outdoor dining or retail space. Access will be provided around the building.

CONNECTIONS

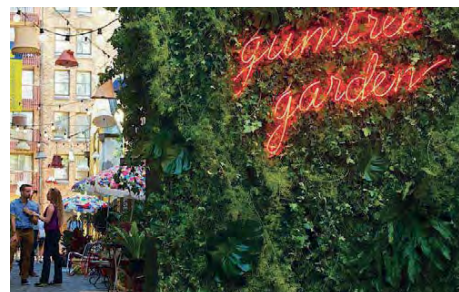
The following key connections should be made and reinforced through the Mansions Laneway:



Lighting can enhance heritage architectural forms



Planting proposed through the Brisbane Steps will be used within the outdoor terraces to visually integrate the spaces



Palette of lush subtropical trees and foliage plants



Natural Queensland gorge interpretation, utilising palms and cascading water features

- Connect the pedestrian 'Ribbon' around the rear of The Mansions from Margaret Street through to Bellevue Plaza at the corner of Alice and George Streets; and
- Improve access from the buildings into the rear laneway and street frontage generally in accordance with **Figure 4.8** and **4.13**.

FUNCTIONALITY

Functions included in The Mansions vicinity should include:

- Outdoor space for tenants, at the rear in particular; and
- Clear sight lines to be provided generally in accordance with **Figure 4.6** and lighting improved for optimal CPTED outcomes in the rear laneway.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following landscape and sustainability initiatives:

- Street trees to line the Margaret Street frontage forming a welcoming green avenue at this important city arrival point generally in accordance with **Figure 4.11**; and
- Install subtropical understorey planting generally in accordance with **Figure 4.11**.



Outdoor space for tenants at the rear in particular

6.10.6 STREETSCAPES

The George Street streetscape, adjacent to the Printery Building and The Mansions, should incorporate the following:

- Maintain the current road carriageway and verge width generally in accordance with **Figure 4.8**;
- Palms aligned with the central portions of the heritage facades maximizing views to and from them from George Street generally in accordance with **Figure 4.11**;
- Street trees frame the heritage facades either side of the palms and offer shade to the footpath users generally in accordance with **Figure 4.11**; and
- Footpath pavement should be robust and distinctive, generally in accordance with **Figure 4.9**.

The William Street streetscape adjacent to the Public Service Club, the former DPI Building and Commissariat Store should incorporate the following:

- Partially narrowed road carriageway for safer pedestrian crossing generally in accordance with **Figure 4.8**;
- Designated pedestrian crossing areas for improved connections to / from Queen's Gardens and Stephens Lane generally in accordance with **Figure 4.5**;



Palms align with the central portions of the heritage facades maximizing views to and from them

- Potential for on-road feature paving between Queen's Gardens and Stephens Lane to highlight pedestrian priority generally in accordance with **Figure 4.9**;
- Palms align with the central portions of the heritage facades maximizing views to and from them from William Street generally in accordance with **Figure 4.11**;
- Street trees frame the heritage facades either side of the palms and offer shade to the footpath users generally in accordance with **Figure 4.11**;
- Understorey planting in the verge supports the proposed subtropical streetscape character of William Street; and
- Footpath pavement should be robust and distinctive, generally in accordance with **Figure 4.9**.

The Margaret Street streetscape adjacent to the Mansions should incorporate the following:

- Maintaining the current road carriageway and verge width generally in accordance with **Figure 4.8**;
- Street trees frame the frontage and offer shade to the footpath users generally in accordance with **Figure 4.11**; and
- Footpath pavement should be robust and distinctive generally in accordance with **Figure 4.9**.



Use intimate courtyards for outdoor dining or retail space

LEGEND

- 1 The Ribbon (key wayfinding device)
- 2 Maintain pedestrian connection including disabled access from George Street to William Street
- 3 Outdoor dining/bar opportunities with shaded seating areas
- 4 Disabled access to and from Stephens Lane
- 5 Incorporate a new feature shade tree
- 6 Connect the former DPI Building to the IRD, Brisbane Steps and Queen's Wharf Plaza
- 7 Palms visually integrate the former DPI Building with the Brisbane Steps
- 8 Commissariat Store Forecourt's walls to be retained
- 9 Access from The Mansions is to be improved
- 10 Outdoor spaces for The Mansions to be provided
- 11 Street trees form a welcoming green avenue at the Margaret Street city arrival point
- 12 Palms align with the central portions of heritage facades to maximise views to and from them
- 13 Street trees frame heritage facades either side of palms and offer shade to footpath users
- 14 Partialised narrowed road carriageway for safer pedestrian crossing
- 15 Potential for on-road feature paving between Queen's Gardens and Stephens Lane to highlight pedestrian priority

Refer 4.3.1 Public Realm Connectivity Diagram, Figure 4.5 for detailed legend items



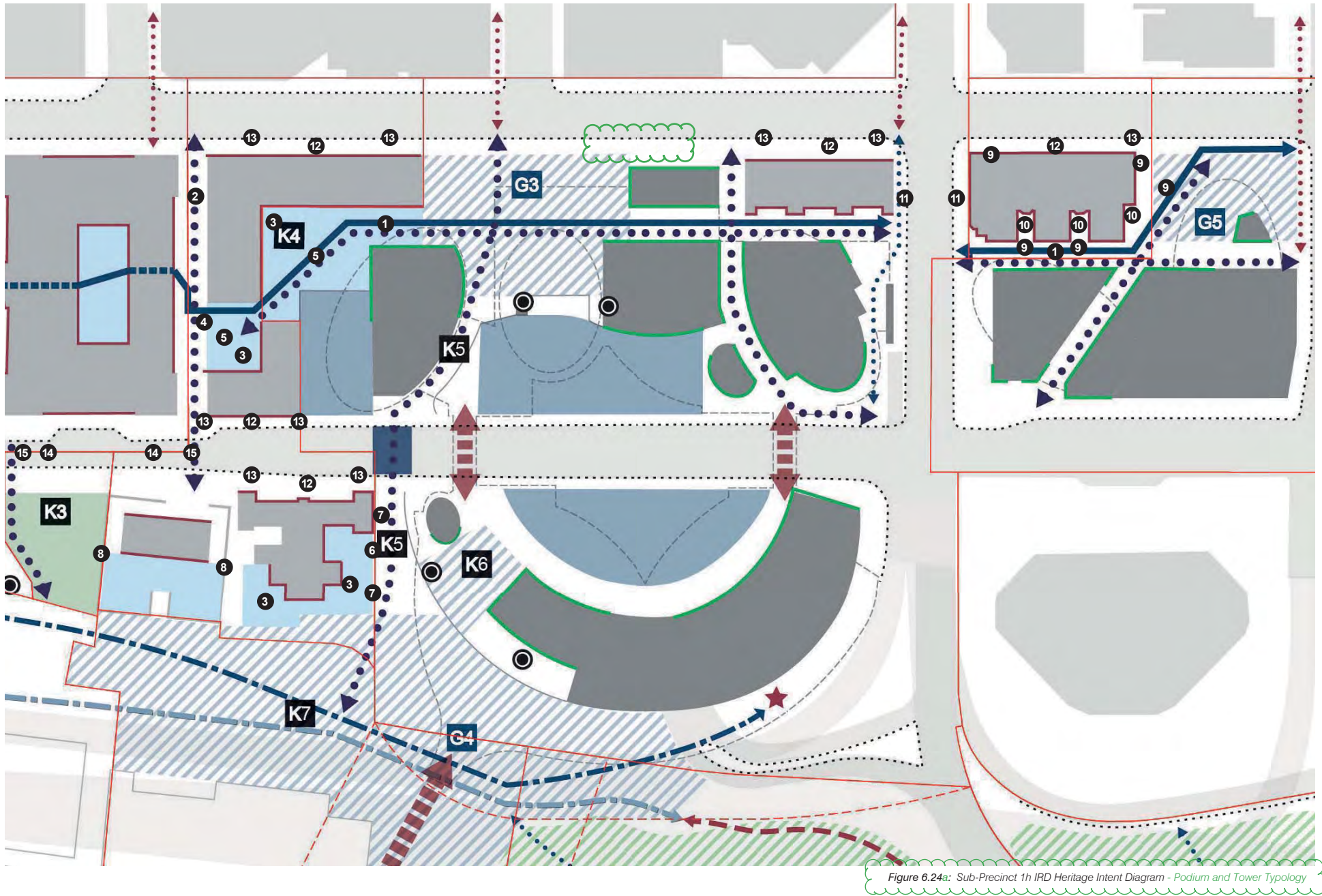


Figure 6.24a: Sub-Precinct 1h IRD Heritage Intent Diagram - Podium and Tower Typology

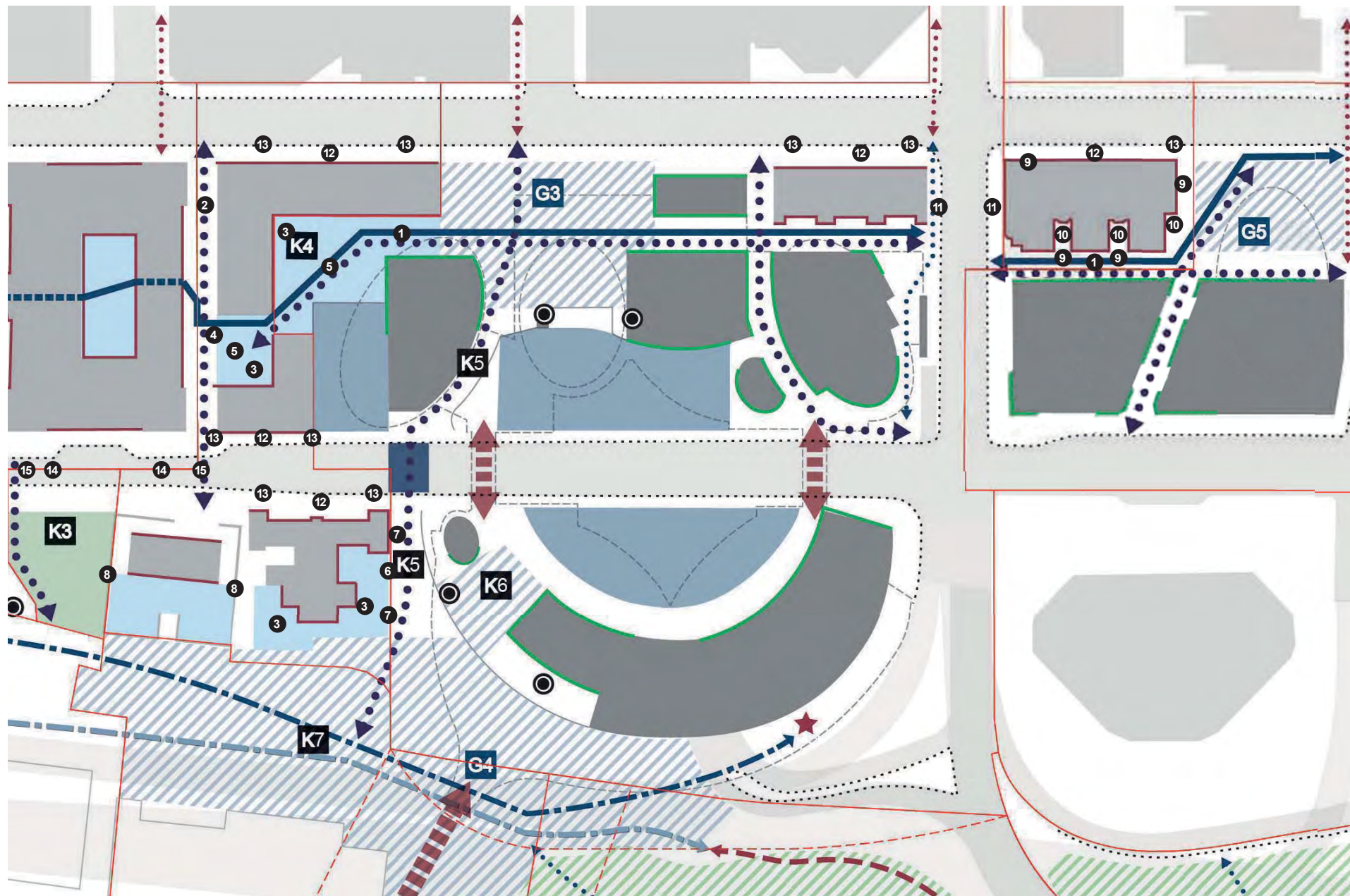
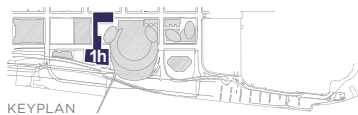
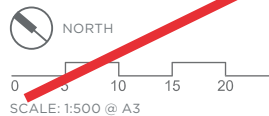


Figure 6.24b: Sub-Precinct 1h IRD Heritage Intent Diagram - Tower in Plaza | Street Buildings Typology

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LEGEND

- ① Stephens Lane
- ② Outdoor dining opportunities
- ③ Subtropical street tree planting
- ④ Stair and lift access
- ⑤ Public Service Club dining opportunities with large subtropical canopy tree
- ⑥ Printery Courtyard with informal and shaded seating opportunities
- ⑦ Hotel drop-off below
- ⑧ Outline of heritage building footprint
- ⑨ Potential on-road feature paving
- ⑩ Pine cluster on William Street crossing zone



ILLUSTRATIVE PLANS AND SECTIONS ARE INDICATIVE ONLY AND SUBJECT TO FURTHER DETAILED DESIGN

Figure 6.25: Sub-Precinct 1h IRD Heritage - Printery and Public Service Club Courtyard

LEGEND

- ① Commissariat Store Forecourt
- ② Former DPI Building
- ③ Brisbane Steps
- ④ Terraced landscape
- ⑤ Signature shade tree
- ⑥ Shared pedestrian/bicycle shared zone
- ⑦ Subtropical street tree planting
- ⑧ Potential on-road feature paving

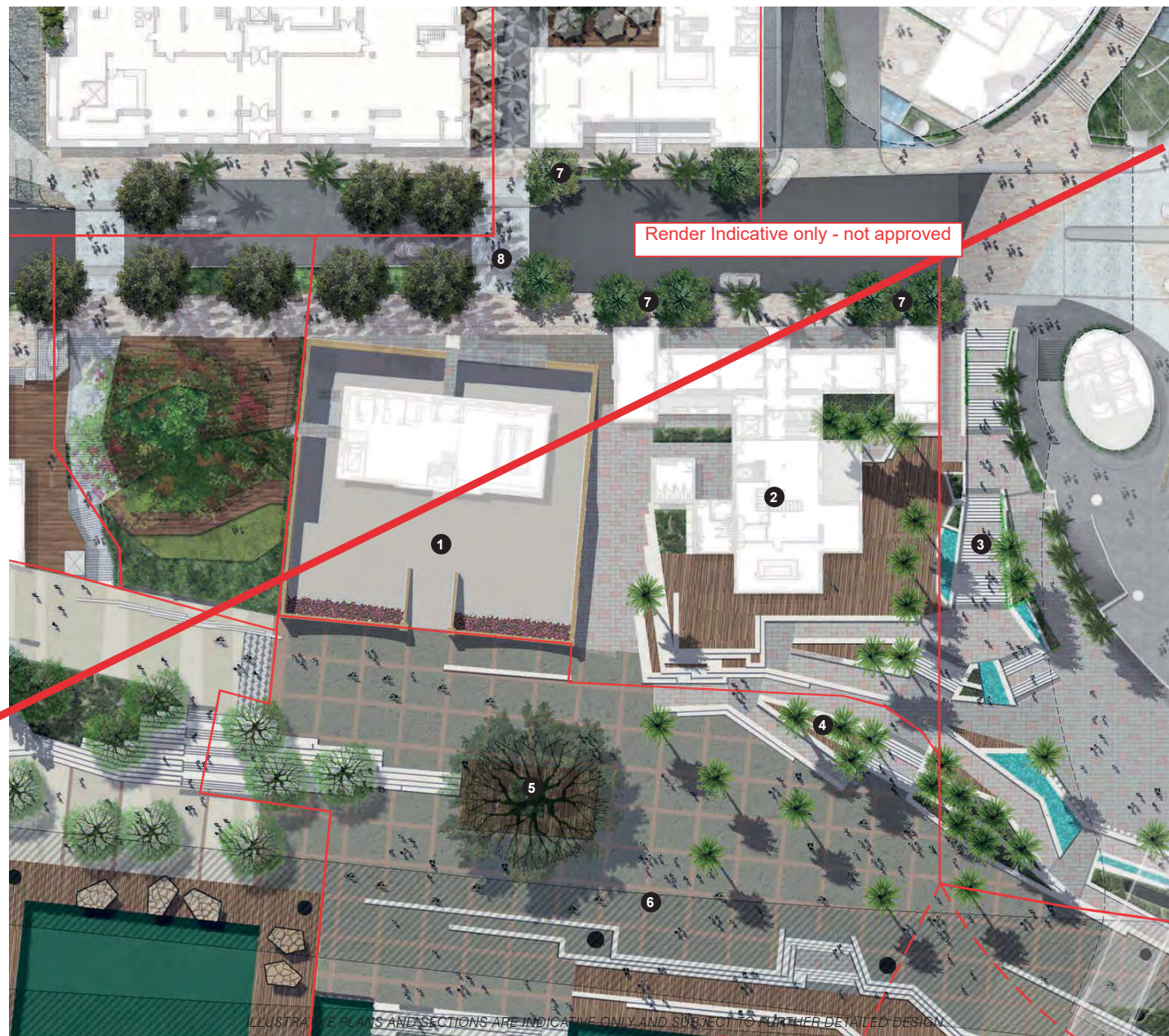
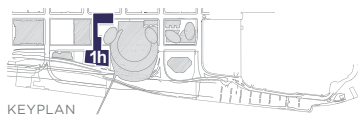
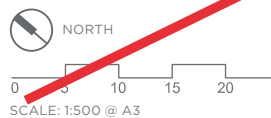
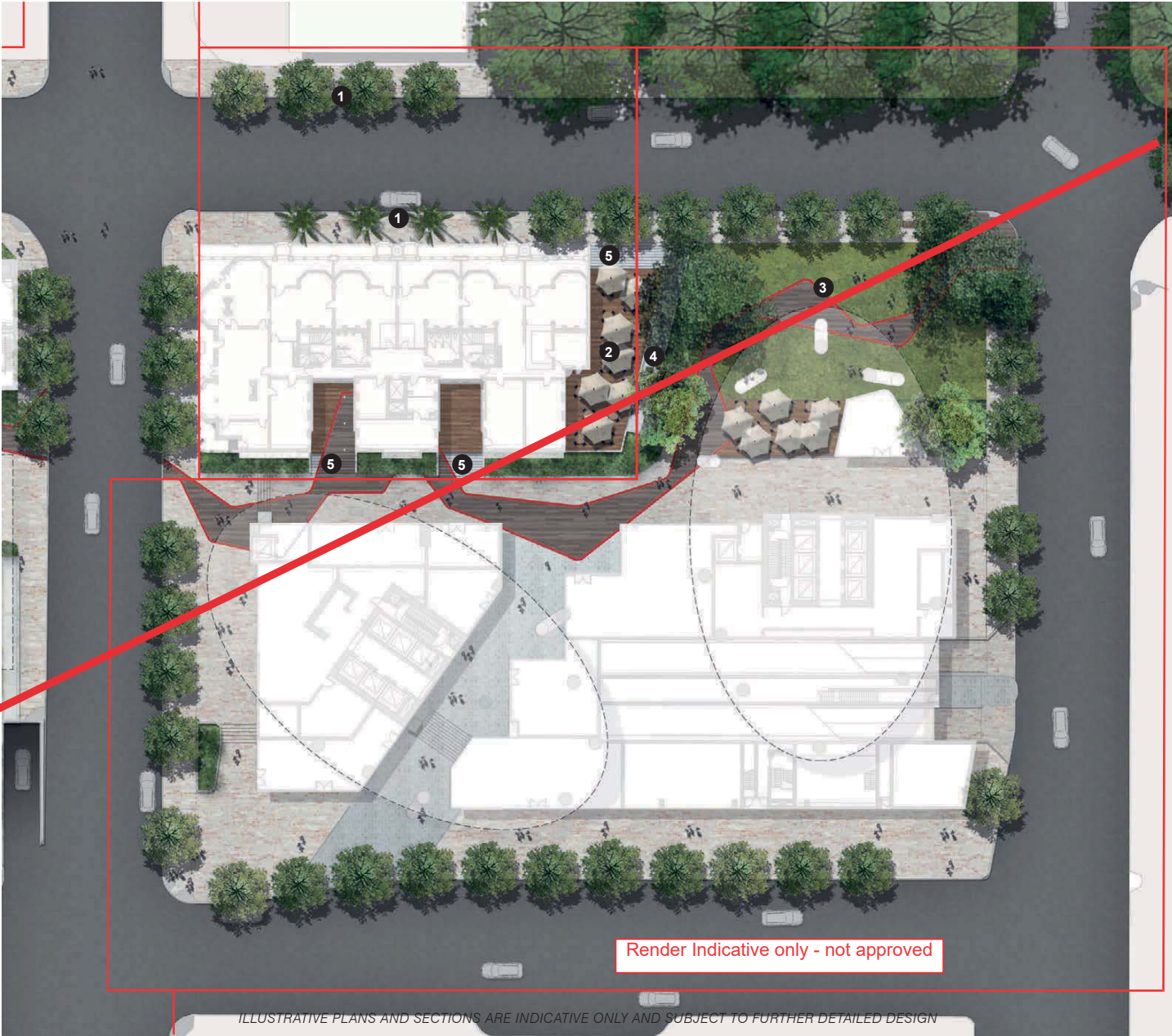
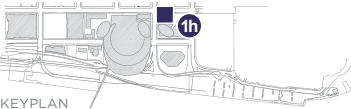
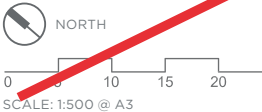


Figure 6.26: Sub-Precinct 1h IRD Heritage - Commissariat Store Forecourt and Former DPI Building

Figure 6.27: Sub-Precinct 1h IRD Heritage - The Mansions

LEGEND

- 1 Subtropical streetscape
- 2 Dining deck
- 3 Bellevue Plaza adjacent
- 4 Ramp access
- 5 Stair access



ILLUSTRATIVE PLANS AND SECTIONS ARE INDICATIVE ONLY AND SUBJECT TO FURTHER DETAILED DESIGN



Commissariat Store Forecourt



Existing Stephens Lane



The Printery Building and existing streetscape



Commissariat Store Forecourt event capabilities



Existing Stephens Lane night activation



Existing Printery Courtyard



Former DPI Building entrance



Proposed location of the Brisbane Steps



The Public Service Club and existing streetscape



Existing Public Service Club courtyard



Existing thoroughfare from Public Service Club to William Street



The Mansions

SUB-PRECINCT 11 - MILLER PARK

6.11 11 - MILLER PARK

Miller Park is an important heritage park and open space linkage along the William Street "escarpment" leading down to the river. It's steep slopes are largely unusable other than for planting. Terracing can help activate this forgotten park by increasing opportunities for use by a broad section of the public.

Key deliverables are defined below and located on the sub-precinct intent diagram **Figure 6.28**. All deliverables are to be provided generally in accordance with the approved Figures in **Section 4** of this report.

INTENT

Miller Park will remain as a public park. The landscape intent is to maintain and enhance its existing terraced and planted character by retaining its heritage walls and potential underground archaeological artefacts while improving access to it and through it for the public.

The Miller Park transformer is to be partially screened from view from William Street through the incorporation of an integrated signage wall screen along the footpath edge. To reduce its visual prominence the transformer will also be painted black. A new compliant balustrade is proposed around the transformer plinth and new concrete pavement installed around it. An Energex compliant substation enclosure would be very large and a visual barrier to the park and is thus not proposed.

STREET FRONTAGE

The William Street streetscape adjacent to Miller Park should incorporate the following:

- Narrowed road carriageway for safer pedestrian crossing;
- Designated pedestrian crossings for improved connections to/from Queen's Gardens and Stephens Lane;
- Potential for on-road feature paving between Queen's Gardens and Stephens Lane, generally in accordance with **Figure 4.9**, to highlight pedestrian priority;
- Street trees flanking the key crossing points to shade waiting pedestrians and passively slow vehicle speeds

for increased safety generally in accordance with **Figure 4.11**;

- Understorey planting in the verge to support the proposed subtropical streetscape character of William Street generally in accordance with **Figure 4.11**;
- Footpath pavement should be robust and distinctive, generally in accordance with **Figure 4.9**; and
- Existing bus pick-up / drop-off areas potentially moved away from in front of the park to improve views to it, especially from Queen's Gardens.

CONNECTIONS

The following key connections should be made and reinforced through Miller Park:

- Improve pedestrian access between the city and the river generally in accordance with **Figure 4.5**;
- Disabled access between William Street and Queens Wharf Road North via a lift generally in accordance with **Figure 4.13** (proposed lift location limited by existing chiller and services); and
- Connections from Miller Park into the adjacent former State Library.

FUNCTIONALITY

Functions included in Miller Park should include:

- Turf terraces to enhance open green space attributes;
- Verandah style viewing platforms in the form of stepped terraces, over unusable steep slopes, allow views to riverfront events and across the REX to the Brisbane River;
- Terraces to be connected by stairs to provide strong pedestrian connections;
- Terraces will be made of a permeable surface, e.g. decking, to allow water and air to reach the existing ground and tree root systems below. Some terraces could be turf generally in accordance with **Figure 4.9**;
- Tree shaded seating areas for passive recreation;
- Open sight lines to be maintained generally in accordance with **Figure 4.6** and lighting improved for optimal CPTED outcomes;

- Understorey planting on the terraces to be low, to maintain sight lines;
- Visually unobtrusive fencing to protect users from drops over 1m high; and
- Deck connected to the eastern facade of the former State Library, in neighbouring sub-precinct, to allow potential future outdoor dining/ food and beverage, to activate the park. The deck may extend from the facade, generally over the existing paved and ramped area as well as over the lower level paved services enclosure.

HERITAGE VALUES

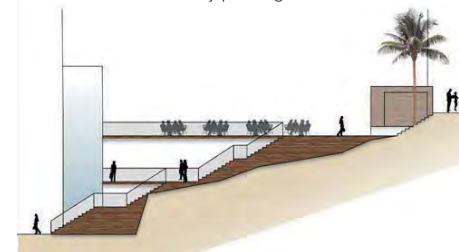
Heritage values and elements of the existing park to be retained and protected include:

- The existing steeply terraced shaded character;
- Existing stone terrace walls and paths;
- To preserve potential underground early European archaeological items in the park the new terraced platforms will generally be elevated on piers above the existing ground surface to minimise ground disturbance and damage to walls;
- Where structure and/or services permit existing retaining walls, and potentially paths, will be retained and protected under the terraced platforms; and
- Retain and protect existing large Poinciana.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following landscape and sustainability initiatives:

- Install new understorey planting and turf.



Miller Park section looking towards the former State Library

LEGEND

- 1 Narrowed road carriageway for safer pedestrian crossing
- 2 Potential for on-road feature paving between Queen's Gardens and Stephens Lane to highlight pedestrian priority
- 3 Street trees flanking the key crossing points to shade waiting pedestrians and passively slow vehicle speeds for increased safety
- 4 Disabled access between William Street and Queens Wharf Road North via a lift
- 5 Connections from Miller Park into the adjacent former State Library
- 6 Verandah style viewing platforms in the form of stepped terraces, over unusable steep slopes
- 7 Terraces connected by stairs to provide strong pedestrian connections
- 8 Tree shaded seating areas for passive recreation
- 9 Deck connected to the eastern facade of the former State Library, to allow potential future outdoor dining / food and beverage
- 10 Retain and protect existing large Poinciana
- 11 Turf terraces to enhance open green space attributes

Refer 4.3.1 Public Realm Connectivity Diagram, Figure 4.5 for detailed legend items

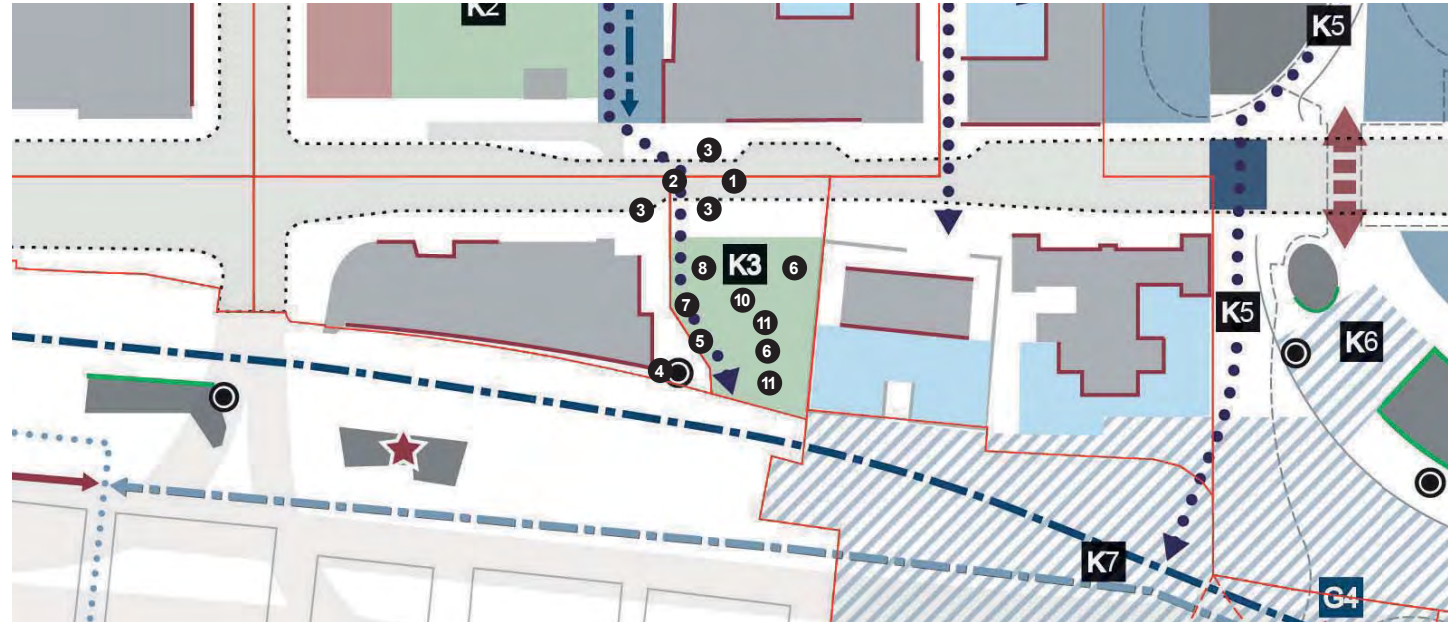


Figure 6.28: Sub-Precinct 1i Miller Park Intent Diagram

LEGEND

- 1 Terraced deck over unusable steep slope
- 2 Existing tree
- 3 Turf terrace
- 4 Potential outdoor dining above
- 5 Viewing terrace over
- 6 Existing heritage wall
- 7 Pine cluster on William Street crossing zone

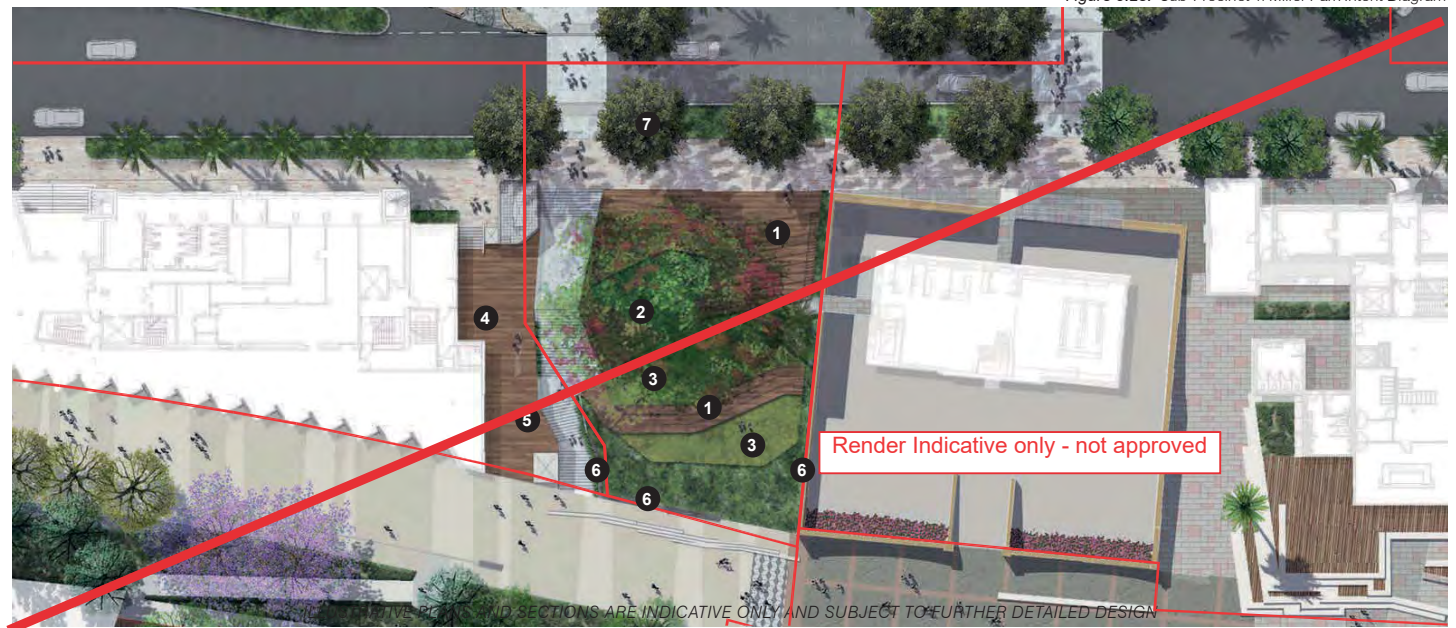
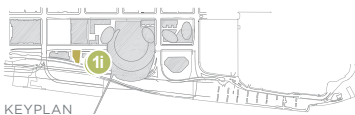
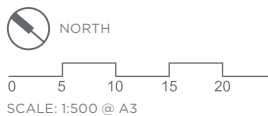


Figure 6.29: Sub-Precinct 1i Miller Park

SUB-PRECINCT 2A - FORMER TREASURY BUILDING

6.12 2A - FORMER TREASURY BUILDING

The former Treasury Building is the entry to the Queen's Wharf Brisbane development from the Queen Street Mall. It is surrounded by a limited, however important public realm. Much of the William Street area and parts of Elizabeth Street have existing loading docks and tunnels under them that may limit future planting. Further technical studies will determine if planting over them is achievable.

Key deliverables are defined below and located on the sub-precinct intent diagram **Figure 6.30**. All deliverables are to be provided generally in accordance with the approved Figures in **Section 4** of this report.

INTENT

The Treasury forecourt will remain as a public plaza. The landscape intent is to mark the entrance to the Queen's Wharf Brisbane development and start the journey of the 'Ribbon'. It will act as a beacon to draw people in from Reddcliffe Place and continue the retail experience from Queen Street Mall into the former Treasury Building and the lower retail area.

STREET FRONTAGE

The George Street streetscape adjacent to the former Treasury Building should incorporate the following:

- Maintaining the current road carriageway and verge width generally in accordance with **Figure 4.8**;
- Potential for flush on-road feature paving from Queen Street Mall to the Treasury Forecourt to highlight pedestrian priority generally in accordance with **Figure 4.9**;
- Palms to line the central portion of the heritage facade while maximizing views to and from it generally in accordance with **Figure 4.11**;
- Street trees frame the frontage and offer shade generally in accordance with **Figure 4.11**; and
- Footpath pavement should be robust and distinctive, generally in accordance with **Figure 4.9**.

The William Street streetscape adjacent to the former Treasury Building should incorporate the following:

- Maintaining the current road carriageway and verge widths generally in accordance with **Figure 4.8**;
- Potential for flush on-road feature paving from Queen Street Mall to the Treasury Forecourt to highlight pedestrian priority generally in accordance with **Figure 4.9**;
- Street trees frame the facade of the former Treasury Building and offer shade to the footpath users at the intersections (pending technical study of loading dock under) generally in accordance with **Figure 4.11**;
- Footpath pavement should be robust and distinctive, generally in accordance with **Figure 4.9**; and
- Understorey planting in the verge to support the proposed subtropical streetscape character of William Street (pending technical study of loading dock under) generally in accordance with **Figure 4.11**.

The Elizabeth Street streetscape adjacent to the former Treasury Building should incorporate the following:

- Maintaining the current road carriageway and verge width generally in accordance with **Figure 4.8**;
- Palms to line the central portion of the heritage facade while maximizing views to and from it from Elizabeth Street (pending detailed design of proposed tunnel under) generally in accordance with **Figure 4.11**;
- Street trees frame the frontage and offer shade (pending technical study of existing tunnel under) generally in accordance with **Figure 4.11**; and
- Footpath pavement should be robust and distinctive generally in accordance with **Figure 4.9**.

CONNECTIONS

The following key connections should be made and reinforced through the former Treasury Building sub-precinct:

- Maintain pedestrian access route from Queen Street Mall to Queens Wharf Road North generally in accordance with **Figure 4.5**;

- Provide disabled access into the former Treasury Building and lower retail area; and
- Continue the 'Ribbon' into the former Treasury Building to the internal central lower retail court generally in accordance with **Figure 4.5**.

FUNCTIONALITY

Functions included around the former Treasury Building and sub-precinct should include:

- The northern forecourt may mark the entrance of the Queen's Wharf Brisbane development by potentially using furniture and plant species that communicate its distinctive character.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following initiatives:

- Install new shade trees and palms along the facade of the former Treasury Building (pending technical study of loading dock under); and
- Where structure and/or services permit integrate subtropical understorey planting on the forecourt and in the verges of William Street and Elizabeth Street.



The retail experience from Queen Street Mall will be continued into the former Treasury Building and the lower retail area

- LEGEND**
- ① Potential for flush on-road feature paving to highlight pedestrian priority
 - ② Palms to line the central portion of the heritage facade while maximizing views to and from it
 - ③ Street trees frame the frontage and offer shade to the footpath users
 - ④ Understorey planting in the verge to support the proposed subtropical streetscape character of William Street

Refer 4.3.1 Public Realm Connectivity Diagram, Figure 4.5 for detailed legend items

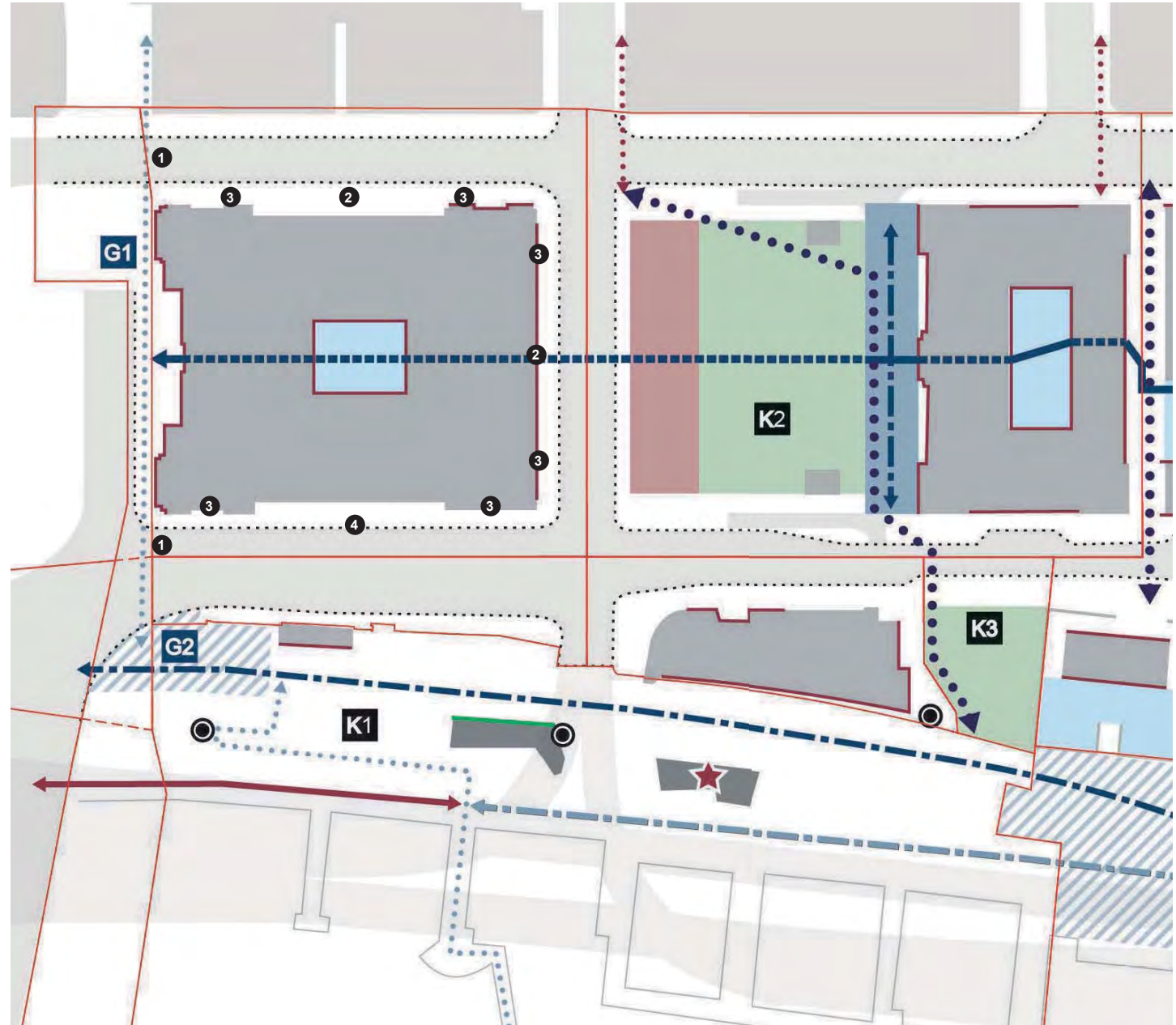
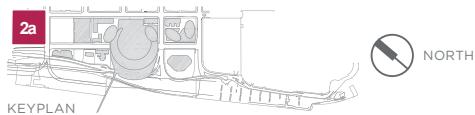
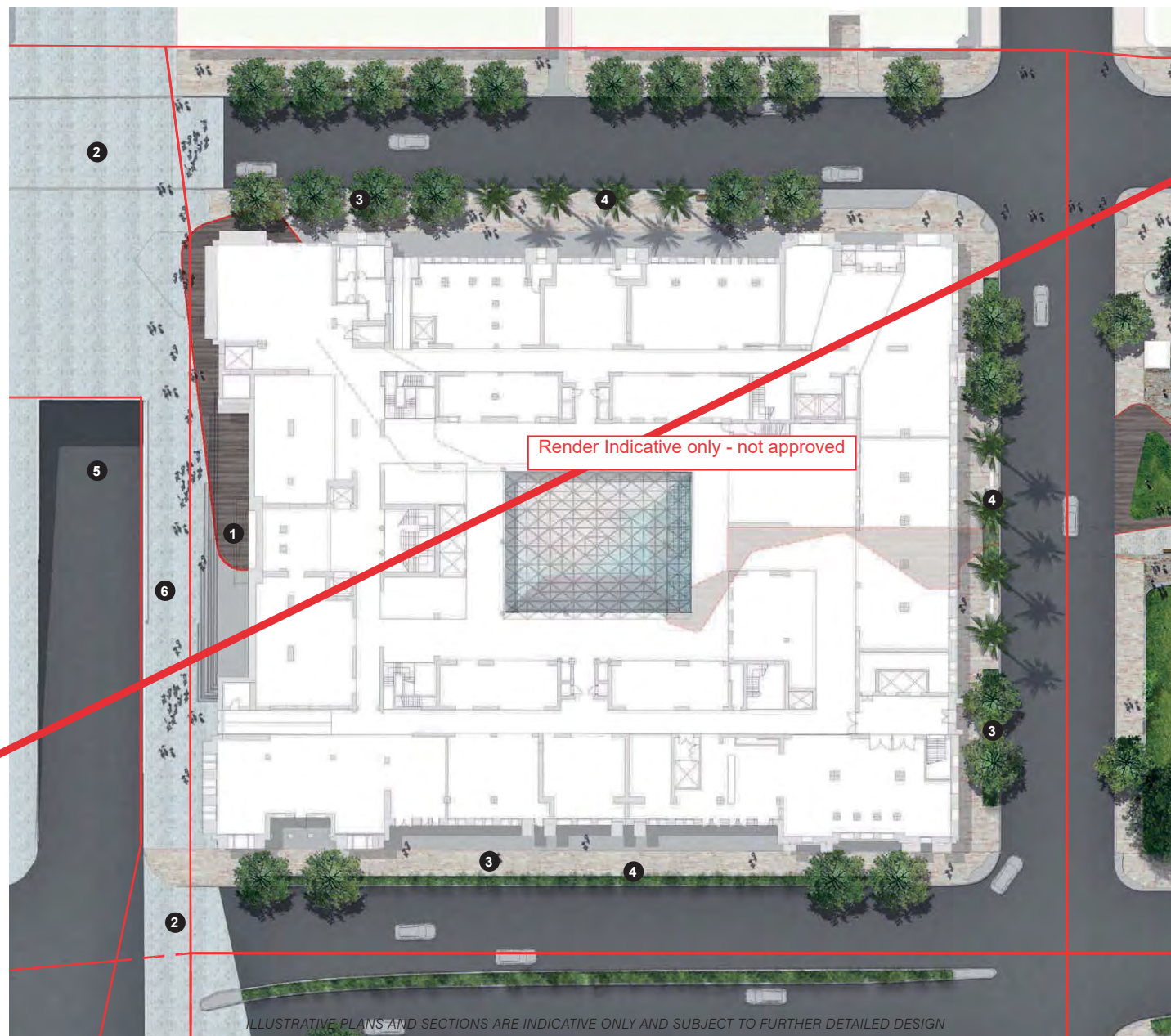
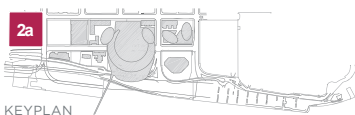
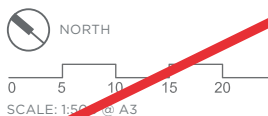


Figure 6.30: Sub-Precinct 2a Former Treasury Building Intent Diagram

LEGEND

- 1 Entrance into the former Treasury Building
- 2 Potential feature pavement crossover
- 3 Subtropical streetscape
- 4 Palms ()
- 5 Existing bus way
- 6 Treasury forecourt



ILLUSTRATIVE PLANS AND SECTIONS ARE INDICATIVE ONLY AND SUBJECT TO FURTHER DETAILED DESIGN

Figure 6.31: Sub-Precinct 2a Former Treasury Building

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SUB-PRECINCT 2B - FORMER LAND ADMINISTRATION BUILDING

6.13 2B - FORMER LAND ADMINISTRATION BUILDING

Queen's Gardens provides a valuable void space in the city that allows views to some of the most impressive heritage facades in Brisbane. This void and the views will be maintained.

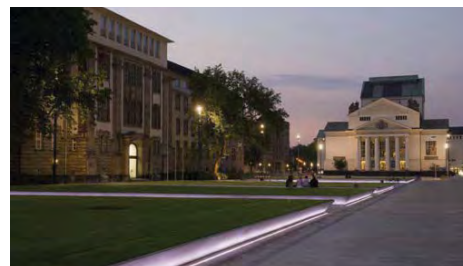
Key deliverables are defined below and located on the sub-precinct intent diagram **Figure 6.32**. All deliverables are to be provided generally in accordance with the approved Figures in **Section 4** of this report.

6.13.1 QUEEN'S GARDENS

INTENT

Queen's Gardens will remain as a public park. The landscape intent is to provide a high functioning urban space which has an ability to support multiple functions. The park allows the transition between the ground plane and the lower ground retail area while improving the access through it.

Retail activity is proposed under Queen's Gardens to help serve as an attraction to the area and activate the space. For it to be viable it must be visible from the surrounding streets and thus a suitably large opening is required through the surface of Queen's Gardens to allow visual and physical access.



Minimal street tree / palm planting to maintain direct views between the former Treasury Building and former Land Administration Building

The proposed minimum turf area for Queen's Garden is to be less than what is currently existing due to this retail opening, however, all existing turf areas are sloping and thus have a limited functionality. The current slope generates operational issues and additional event set-up costs due to significant leveling required for stages etc. Proposed turf areas will be flat and therefore able to accommodate a wider range of activities. The loss of turf in Queen's Gardens will be further offset by the many other additional plazas and green spaces provided within the QWB development capable of hosting large city events such as Queen's Wharf Plaza.

STREET FRONTAGE

All streetscapes adjacent to Queen's Gardens should maintain the current road carriageway and verge widths generally in accordance with **Figure 4.8**. The footpath pavement of both William Street and George Street should be robust and distinctive, generally in accordance with **Figure 4.9**.

The George Street streetscape adjacent to Queen's Gardens should incorporate the following:

- The existing car park ramp is likely to remain; and
- New street trees added generally in accordance with **Figure 4.11**.

The William Street streetscape adjacent to Queen's Gardens should incorporate the following:

- The existing car park ramp is likely to remain;
- New street trees added generally in accordance with **Figure 4.11**; and
- Understorey planting in the verge to support the proposed subtropical streetscape character of William Street generally in accordance with **Figure 4.11**.

The Elizabeth Street streetscape adjacent to Queen's Gardens should incorporate the following:

- Minimal, if any, street tree / palm planting to maintain direct views between the former Treasury Building and the former Land Administration Building generally in accordance with **Figure 4.11**; and
- Footpath pavement should be robust and distinctive generally in accordance with **Figure 4.9**.

CONNECTIONS

The following key connections should be made and reinforced through Queen's Gardens:

- Improve pedestrian connection between George Street and the river via Miller Park generally in accordance with **Figure 4.5** and **Figure 4.13**;
- Pedestrian access to the lower ground retail area;
- Allow the 'Ribbon' to connect from the lower level retail of Queen's Gardens towards the former Land Administration Building generally in accordance with **Figure 4.5**;
- Retain bus stop southbound on William Street; and



Outdoor dining / retail areas



Turfed areas for passive recreation and events

- Limited, controlled access for vehicles to drop-off guests at the north entrance of the former Land Administration Building within Queen's Gardens

FUNCTIONALITY

Functions included in Queen's Gardens should include:

- Turfed area for passive recreation and events;
- Tree shaded seating areas for passive recreation;
- Strong pedestrian connection from George Street / Elizabeth Street corner, toward Miller Park generally in accordance with **Figure 4.5**;
- Potential to use the level difference between the street level ground plane and the lower ground retail area to create new seating terraces;
- Outdoor dining / retail areas;
- Limited, controlled hotel guest drop-off area for the repurposed former Land Administration Building
- A short ramp may provide access to the building from William Street; and
- Open sight lines to be maintained generally in accordance with **Figure 4.6** and lighting improved for optimal CPTED outcomes.

HERITAGE VALUES

Heritage values and elements of the existing park to be retained and protected include:

- Queen Victoria statue to be retained;

- T.J. Ryan statue to be retained;
- Altar stone of St John Pro-Cathedral to be retained;
- WWI Field gun to be retained and relocated within the park;
- Royal Australian Air Force (RAAF) memorial to be retained and potentially relocated to a new location within the Queen's Wharf Brisbane development; and
- Retain original oil lamps in front of the former Land Administration Building.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following initiatives:

- Install planting in the lower ground retail thresholds;
- Install large canopy trees along the George Street and William Street boundaries (subject to existing ground conditions); and
- Install understorey planting, enhancing the history of Queen's Gardens.

6.13.2 THE FORMER LAND ADMINISTRATION BUILDING

INTENT

The landscape intent is to allow the repurposed building to address Queen's Gardens as its V.I.P front door. The 'Ribbon' will move through or around the building to connect Queen's Gardens to Stephens Lane.

The William Street streetscape adjacent to the former Land Administration Building should incorporate the following:

- Narrowed road carriageway for safer pedestrian crossing generally in accordance with **Figure 4.8**;
- Designated pedestrian crossing areas for improved connections to Miller Park;
- Potential for on-road feature paving between Queen's Gardens and Stephens Lane to highlight pedestrian priority generally in accordance with **Figure 4.9**;
- Street trees flanking the key crossing points to shade waiting pedestrians and indented drop-off area and passively slow vehicle speeds for increased safety generally in accordance with **Figure 4.11**;
- Palms to line the central portion of the heritage facade while maximizing views to and from it from William Street generally in accordance with **Figure 4.11**;
- Understorey planting in the verge to support the proposed subtropical streetscape character of William Street generally in accordance with **Figure 4.11**;
- Footpath pavement should be robust and distinctive, generally in accordance with **Figure 4.9**; and
- Maintain any historical lights in front of the former Land Administration Building.

The George Street streetscape adjacent to the former Land Administration Building should incorporate the following:

- Maintaining the current road carriageway and verge width;
- Palms to line the central portion of the heritage facade while maximizing views to and from it from George Street generally in accordance with **Figure 4.11**; and
- Footpath pavement should be robust and distinctive, generally in accordance with **Figure 4.9**.

CONNECTIONS:

The following key connections should be made and reinforced through the former Land Administration Building:

- Improve disabled access into the building; and
- Central courtyard to be connected to Stephens Lane generally in accordance with **Figure 4.5**.

FUNCTIONALITY

Functions in the former Land Administration Building could include:

- Central courtyard restaurant, bar and other hotel related uses; and
- Food and beverage uses opening out directly onto Stephens Lane.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following initiatives:

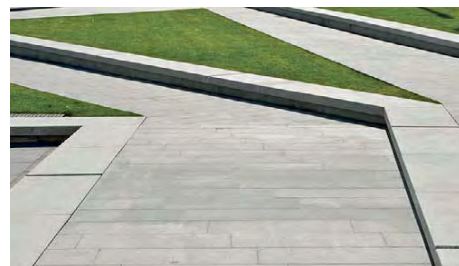
- Install planting, where structure and/or services permit, generally in accordance with **Figure 4.11**.



Strong pedestrian connection from George Street / Elizabeth Street corner toward Miller Park



Install tree and planting in the lower ground retail area



Use the level difference between the street level ground plane and the lower ground retail area to create new seating terraces



Opportunity for central courtyard restaurant, bar and other hotel related uses

LEGEND

- 1 Existing car park ramps remain
- 2 New street trees added
- 3 Understorey planting in the verge to support the proposed subtropical streetscape character of William Street
- 4 Minimal street tree / palm planting on Elizabeth Street to maintain direct views between the former Treasury Building and the former Land Administration Building
- 5 Improve pedestrian connection between George Street and the river via Miller Park
- 6 Pedestrian access to the lower ground retail area;
- 7 Limited, controlled access for vehicles to drop-off guests at the north entrance of the former Land Administration Building within Queen's Gardens
- 8 Turfed area for passive recreation and events
- 9 Large canopy trees along the George Street and William Street boundaries (subject to existing ground conditions)
- 10 Palms to line the central portion of the heritage facades while maximizing views to and from it from
- 11 Central courtyard restaurant, bar and other hotel related uses
- 12 Food and beverage uses opening out directly onto Stephens Lane
- 13 Queen Victoria statue to be retained
- 14 Narrowed road carriageway for safer pedestrian crossing and potential for feature paved road surface to highlight pedestrian priority
- 15 Street trees flanking the key crossing points to shade waiting pedestrians and indented drop-off area and passively slow vehicle speeds for increased safety

Refer 4.3.1 Public Realm Connectivity Diagram, Figure 4.5 for detailed legend items

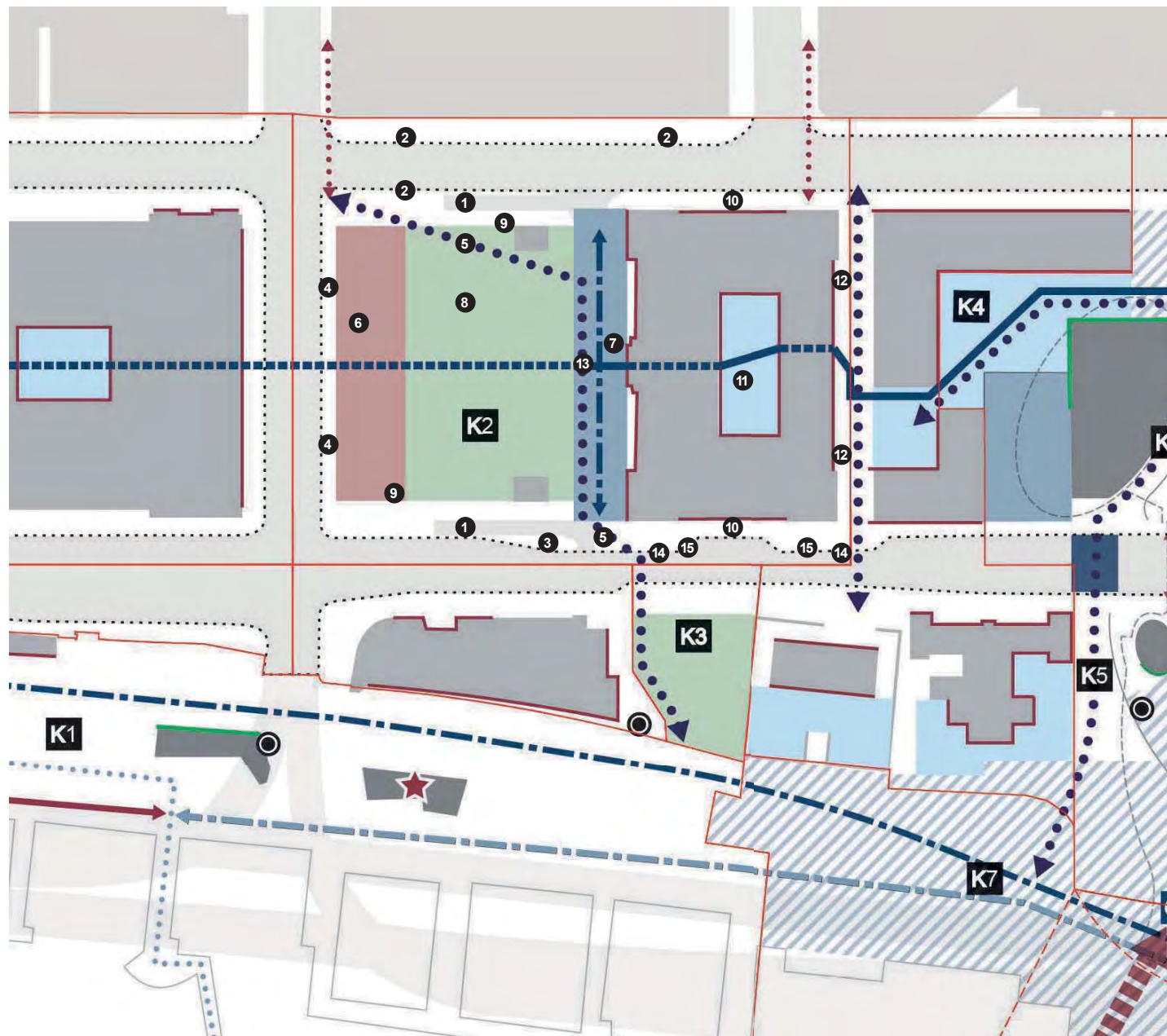


Figure 6.32: Sub-Precinct 2a Former Treasury Building Intent Diagram

LEGEND

- 1 Retail entrance
- 2 Large subtropical canopy trees in planting with seating elements
- 3 Open turf space with adjoining seating
- 4 Existing stairwells
- 5 Retail below
- 6 Subtropical streetscape
- 7 Shared vehicle and pedestrian space
- 8 Existing location of Queen Victoria (heritage item) maintained
- 9 Hotel entry
- 10 Existing exhaust stacks
- 11 Former Land Administration Building Courtyard
- 12 Potential on-road feature paving
- 13 Existing vehicle access to/from basement below
- 14 Large tree cluster on William Street crossing zone
- 15 Statue retained (heritage item)
- 16 Church stone retained (heritage item)
- 17 Gas lights retained (heritage item)
- 18 Cannon retained (heritage item)



SCALE: 1:500 @ A3

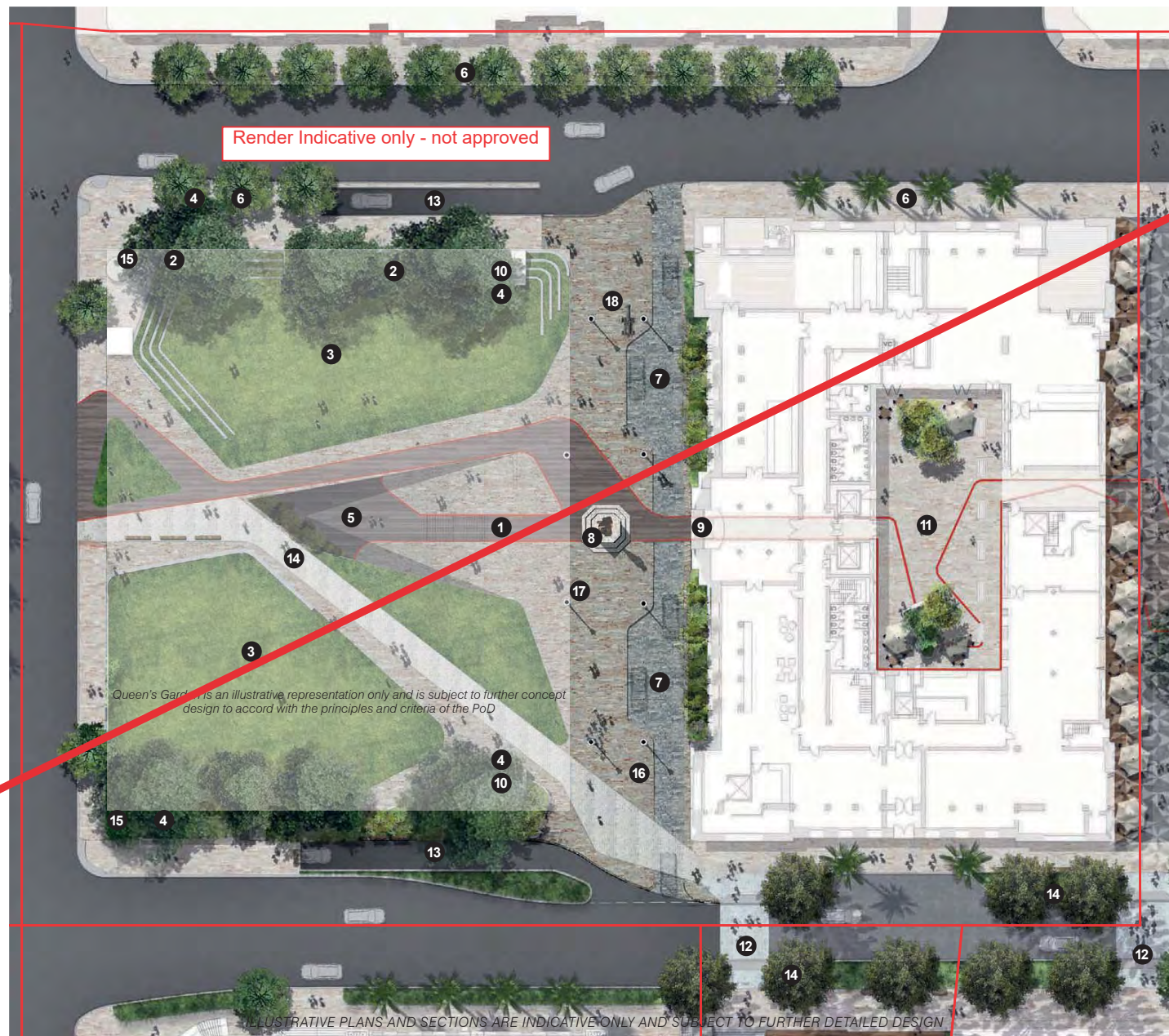
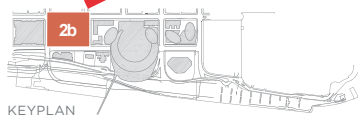


Figure 6.33: Sub-Precinct 2b Former Land Administration Building

SUB-PRECINCT 2C - FORMER STATE LIBRARY

6.14 2C - FORMER STATE LIBRARY

The former State Library provides the opportunity to help activate Miller Park and the pedestrian route from the city to The Undercurrent through outdoor dining and a new public lift, providing new DDA access.

Key deliverables are defined below and located on the sub-precinct intent diagram **Figure 6.34**. All deliverables are to be provided generally in accordance with the approved Figures in **Section 4** of this report.

INTENT

Views to and from the former State Library from William Street are to be maintained while also looking to add to the proposed subtropical character of William Street with the inclusion of palms and subtropical understorey planting. Adaptive reuse of the Queens Wharf Road North ground level frontage provides potential opportunities to activate the public realm with food and beverage outlets.

STREET FRONTAGE

The William Street streetscape adjacent to the former State Library should incorporate the following:

- Palms to line the heritage facade while maximizing views to and from it from William Street generally in accordance with **Figure 4.11**;
- Street trees frame the frontage and offer shade generally in accordance with **Figure 4.11**;



Improve pedestrian access between the ridge and the river via a path at the corner of the former State Library and Miller Park

- Understorey planting in the verge to support the proposed subtropical streetscape character of William Street generally in accordance with **Figure 4.11**;
- Footpath pavement should be robust and distinctive, generally in accordance with **Figure 4.9**;
- Existing bus pick-up / drop-off areas could possibly be moved from in front of the building to improve views to it, especially from Queen's Gardens; and
- Existing kerb locations are retained.

The Queens Wharf Road North ground level of the former State Library could incorporate:

- Adaptive reuse of the building to create opportunities for food and beverage outlets;
- Outdoor dining opportunities.

CONNECTIONS

The following key connections should be made and reinforced in this area :

- Improve pedestrian access between the ridge (i.e. William Street) and the river (i.e. Queens Wharf Road North) via a path at the corner of the former State Library and Miller Park, to a lift down to Queens Wharf Road North generally in accordance with **Figure 4.5**;
- Disabled access between William Street and Queens Wharf Road North will be via a lift generally in accordance with **Figure 4.13**. This lift may also provide

access from William Street into the various levels of former State Library; and

- Maintain the existing staircase between the ridge, (i.e. William Street) and the river (i.e. Queens Wharf Road North).

FUNCTIONALITY

Functions included in this area should include:

- Terraces / balconies may be provided along the Miller Park edge of the building to allow access to the park;
- Potential breakout spaces from the building to activate the Miller Park edge with food and beverage outlets; and
- Potential food and beverage outlets with outdoor dining along Queens Wharf Road North.

HERITAGE VALUES

Heritage values and elements of the existing building and surrounds to be retained and protected include:

- Views to the mosaic and heritage facades.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following landscape and sustainability initiatives:

- Install new understorey planting under the street tree and palms in the William Street verge generally in accordance with **Figure 4.11**; and
- Keep planting in front of the large mosaic low to maintain views to the mosaic.



Install understorey planting to support proposed subtropical character of William Street

LEGEND

- ① Palms to line the heritage facade while maximizing views to and from it from William Street
- ② Street trees frame the frontage and offer shade to the footpath users
- ③ Understorey planting in the verge to support the proposed subtropical streetscape character of William Street
- ④ Adaptive reuse of the building to create opportunities for food and beverage outlets and outdoor dining opportunities
- ⑤ Improve pedestrian access between the William Street and the Queens Wharf Road North via a path at the corner of the former State Library and Miller Park, to a lift down to Queens Wharf Road North
- ⑥ Maintain the existing staircase between William Street Queens Wharf Road North
- ⑦ Terraces / balconies may be provided along the Miller Park edge of the building to allow access to the park

Refer 4.3.1 Public Realm Connectivity Diagram, Figure 4.5 for detailed legend items

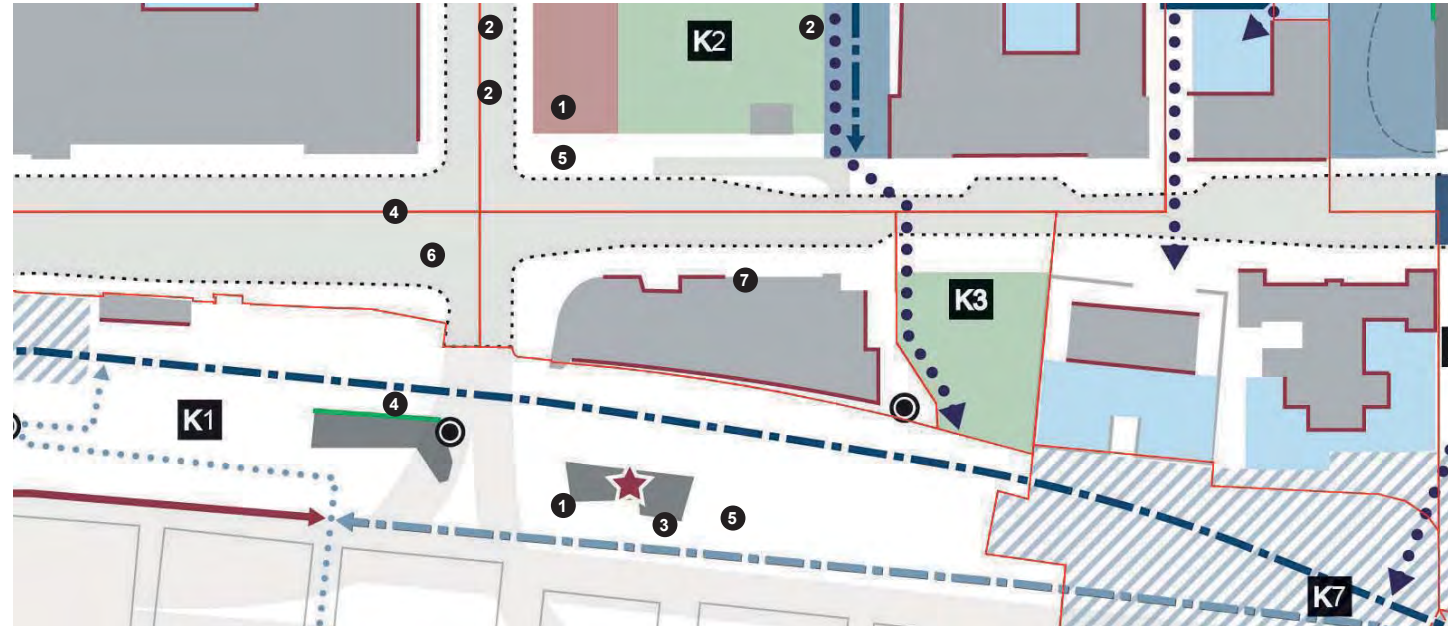


Figure 6.34: Sub-Precinct 1j Former State Library Intent Diagram

LEGEND

- ① Subtropical streetscape
- ② Outdoor dining opportunity
- ③ Viewing terrace above
- ④ Existing access to lower level

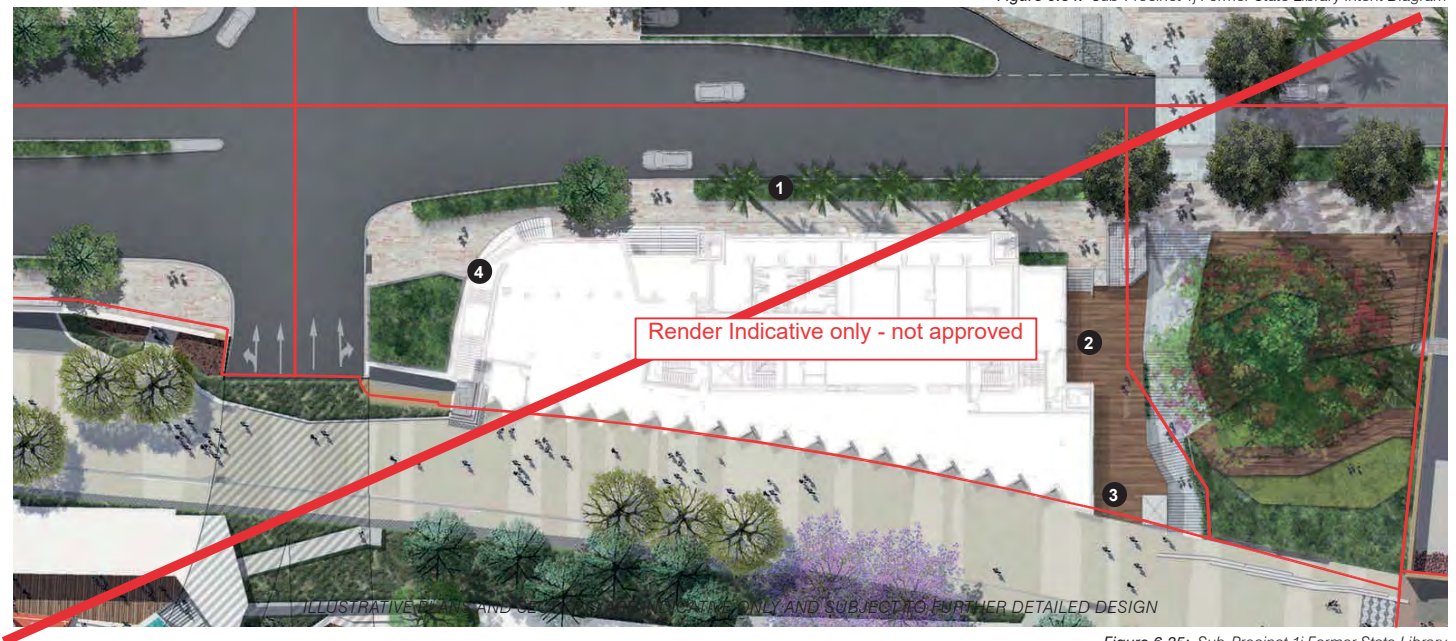
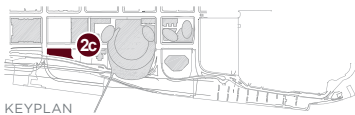
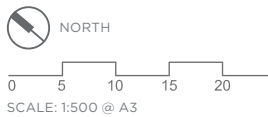


Figure 6.35: Sub-Precinct 1j Former State Library

PRECINCT 3 - RESIDENTIAL PRECINCT

6.15 3 - RESIDENTIAL PRECINCT

Bellevue Plaza will link the Botanic Gardens and QUT, through the Alice Street block to 1 William Street, and The Undercurrent through a combination of parkland and activated laneways.

Key deliverables are defined below and located on the sub-precinct intent diagram **Figure 6.36**. All deliverables are to be provided generally in accordance with the approved Figures in **Section 4** of this report.

6.15.1 BELLEVUE PLAZA

INTENT

Bellevue Plaza on the corner of Alice and George Streets will remain a public plaza and form a strong green link with the Botanical Gardens opposite. The landscape intent is to create a predominantly green, open space with places for prospect, refuge and food and beverage opportunities.

STREET FRONTAGES

The George Street streetscape adjacent to Bellevue Plaza should incorporate the following:

- Trees lining along the street frontage to continue the avenue character along George street and to offer shade generally in accordance with **Figure 4.11**;
- Footpath pavement should be robust and distinctive, generally in accordance with **Figure 4.9**; and
- Existing kerb locations are retained.

The Alice Street streetscape adjacent to Bellevue Plaza should incorporate the following:

- Trees lining along the street frontage to offer shade to pedestrians generally in accordance with **Figure 4.11**;
- Footpath pavement should be robust and distinctive generally in accordance with **Figure 4.9**; and
- Existing kerb locations are retained.

CONNECTIONS

The following key connections should be made and reinforced in this area:

- Connect the rear of The Mansions to the Botanical Gardens and QUT;

- Improve pedestrian access between the IRD, 1 William Street, Botanical Gardens and QUT through cross block links generally in accordance with **Figure 4.5**; and
- Provide disabled access between William Street, through Alice Laneway to Bellevue Plaza and George Street generally in accordance with **Figure 4.13**.

FUNCTIONALITY

Functions included in Bellevue Plaza should include:

- Shaded seating area for passive recreation;
- Opportunity for a terrace connected to The Mansions for potential outdoor dining or retail;
- Open sight lines to be maintained generally in accordance with **Figure 4.6** and lighting improved for optimal CPTED outcomes; and
- The history of the site could be communicated to its users through signage.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following initiatives:

- Install large canopy shade trees generally in accordance with **Figure 4.11** where structure and/or services permit; and
- Install subtropical planting areas throughout the park.

6.15.2 ALICE LANEWAY AND MANSIONS LANEWAY

INTENT

Alice Laneway and The Mansions Laneway provide access between the Botanical Gardens, Bellevue Plaza, the IRD and 1 William Street. The landscape intent is to allow these cross block links to be created/retained to maximise pedestrian permeability through the precinct.

STREET FRONTAGES

The William Street streetscape adjacent to the Residential Precinct should incorporate the following:

- Trees lining the street to continue subtropical character along William street and to offer shade generally in accordance with **Figure 4.11**;
- Understorey planting in the verge to support the proposed subtropical streetscape character of William Street generally in accordance with **Figure 4.11**;

- Existing kerb locations may be amended to accommodate traffic flows; and
- Footpath pavement should be robust and distinctive, generally in accordance with **Figure 4.9**.

The Alice Street and Margaret Street streetscape adjacent to the Residential Precinct should incorporate the following:

- Maintain the current road carriageway and verge width;
- Remove the vehicle lay-by spaces on Margaret Street;
- Street trees line the frontage and offer shade while forming an inviting tree lined arrival point to the city, generally in accordance with **Figure 4.11**; and
- Footpath pavement should be robust and distinctive generally in accordance with **Figure 4.9**.

CONNECTIONS

The following key connections should be made and reinforced in this area:

- Improve pedestrian access between the IRD, 1 William Street, Botanical Gardens and QUT through cross block links generally in accordance with **Figure 4.5**; and
- Disabled access from William Street, through Alice Laneway to Bellevue Plaza and George Street generally in accordance with **Figure 4.13**.

FUNCTIONALITY

Functions included in Alice Laneway and Mansion Laneway should include:

- A dynamic urban space with outdoor dining or retail opportunities;
- Connect people easily to adjoining spaces generally in accordance with **Figure 4.5**; and
- Open sight lines to be maintained for optimal CPTED outcomes generally in accordance with **Figure 4.11**.

LANDSCAPE AND SUSTAINABILITY

Incorporate the following initiatives:

- Install new street trees on all frontages to the residential area generally in accordance with **Figure 4.11**;
- Install new understorey planting in the William Street verge generally in accordance with **Figure 4.11**; and
- Install laneway planting where structure and/or services permit.

LEGEND

- G5** Gateway into precinct - Identified by Precinct Entry Marker
- 1** Trees lining along the street frontage to continue character and to offer shade to pedestrians
- 2** Improve pedestrian access between the IRD, 1 William Street and the Botanical Gardens / QUT through cross block links
- 3** Provide disabled access between William Street, through Alice Laneway to Bellevue Plaza and George Street
- 4** A terrace connected to The Mansions for potential outdoor dining or retail
- 5** Install large canopy shade trees
- 6** Understorey planting in the verge to support the proposed subtropical streetscape character of William Street

Refer 4.3.1 Public Realm Connectivity Diagram, Figure 4.5 for detailed legend items

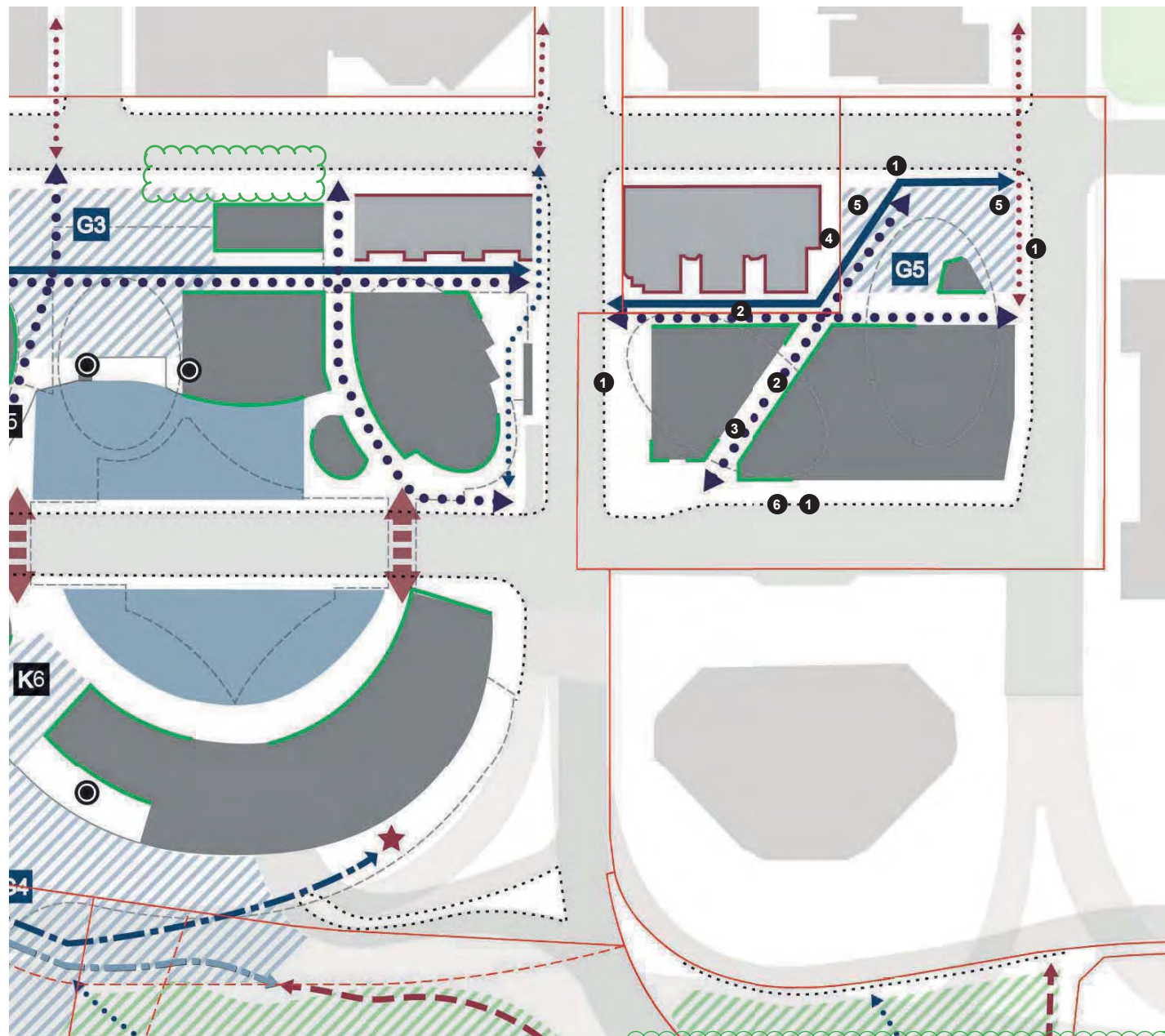


Figure 6.36a: Sub-Precinct 3 Residential Precinct Intent Diagram - Podium and Tower Typology

LEGEND

- G5** Gateway into precinct - Identified by Precinct Entry Marker
- 1** Trees lining along the street frontage to continue character and to offer shade to pedestrians
- 2** Improve pedestrian access between the IRD, 1 William Street and the Botanical Gardens / QUT through cross block links
- 3** Provide disabled access between William Street, through Alice Laneway to Bellevue Plaza and George Street
- 4** A terrace connected to The Mansions for potential outdoor dining or retail
- 5** Install large canopy shade trees
- 6** Understorey planting in the verge to support the proposed subtropical streetscape character of William Street

Refer 4.3.1 Public Realm Connectivity Diagram, Figure 4.5 for detailed legend items

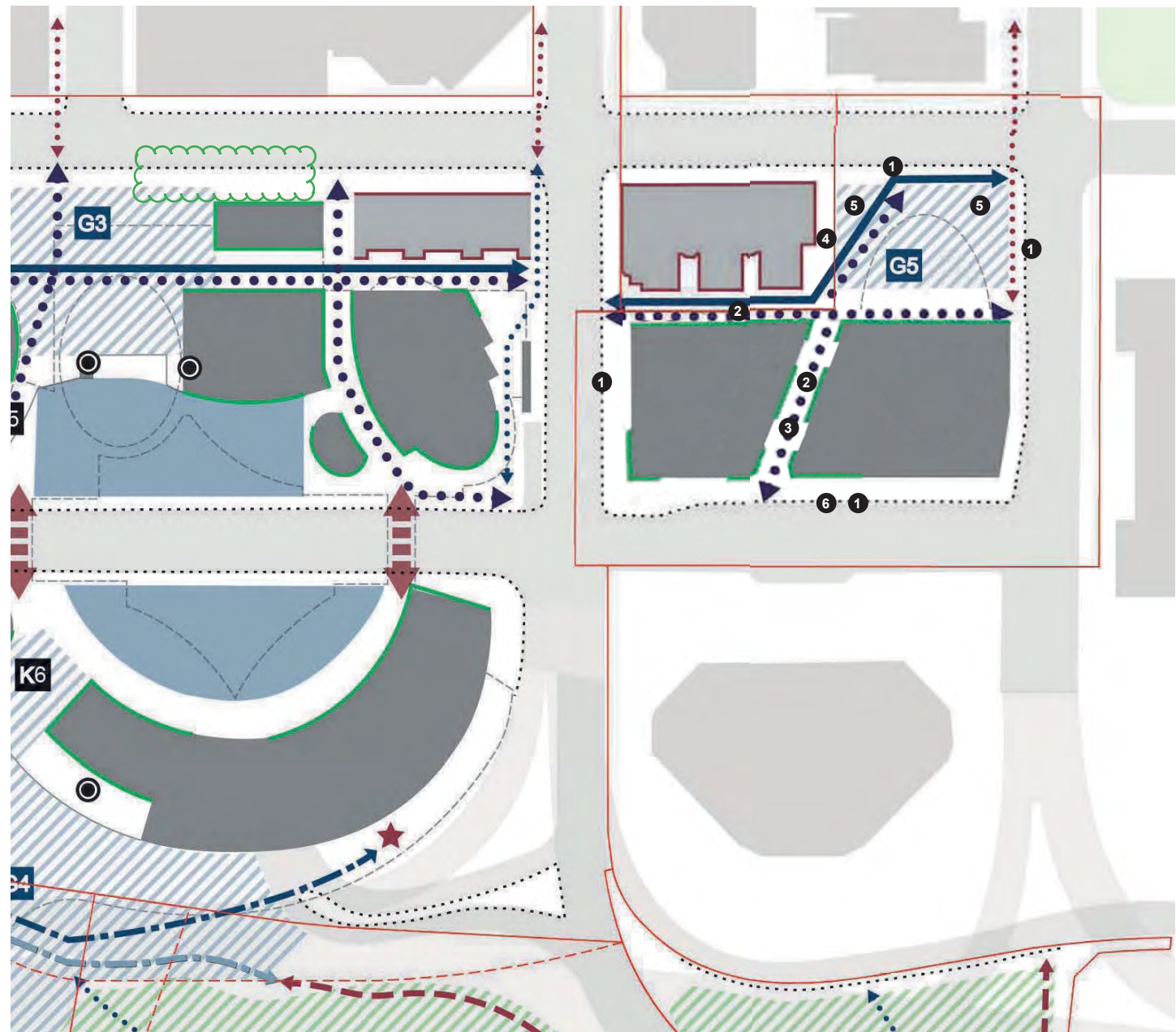


Figure 6.36b: Sub-Precinct 3 Residential Precinct Intent Diagram - Tower in Plaza / Street Building Typology

LEGEND

- 1 Bellevue Plaza
- 2 Mansion Laneway
- 3 Alice Laneway
- 4 Dining terrace
- 5 Potential outdoor dining
- 6 Open area



0 5 10 15 20
SCALE: 1:500 @ A3

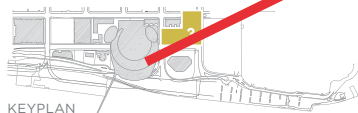


Figure 6.37: Sub-Precinct 3 Residential Precinct

SUB-PRECINCT 4A - THE BRIDGE

6.16 4A - THE BRIDGE

A pedestrian bridge is to be constructed, extending from a landing point within the Queen's Wharf Brisbane PDA to a landing point outside the Queen's Wharf Brisbane PDA at South Bank. Detail regarding the South Bank landing is excluded from the Landscape Concept Report as it is subject to further detailed design in accordance with the PDA-Associated development declaration.

This new bridge will be for pedestrians only and provide a direct pedestrian connection between the City and South Bank. It will also connect the IRD to the parklands, linking the two major tourist destinations in Brisbane and enhancing pedestrian access to South Brisbane rail station and beyond. The pedestrian bridge will enable a unified recreation, riverfront and entertainment destination for Brisbane. The bridge provides the opportunity for increased permeability and accessibility for the public across the river, and will further tie together the CBD and Brisbane's main cultural attractions, including the Queensland Performing Arts Centre, South Bank Parklands and the Brisbane Convention and Exhibition Centre.

The new pedestrian connection to South Bank and South Brisbane will provide an alternative route to Victoria Bridge and to the train and busway stations and in doing so, ease congestion at the pedestrian crossing points at the conflux of North Quay, Queen Street, William Street and Queens Wharf Road.



The design response is proposed as a dramatic, slender, arch-like structure that will be a vertical beacon along the river's edge

The design of the bridge is currently at a conceptual stage with further detailed design to be undertaken. The proposed alignment is to a landing point at the Cultural Forecourt adjacent to the Wheel of Brisbane. This alignment would, in effect, enable the bridge to connect the city grid on the Mary Street alignment to the West End grid on the Russell Street alignment.

The preliminary concepts for the bridge indicate a deck consisting of a minimum of 4.5m meters wide pedestrian zone (between handrails) with a continuous slope of 1 in 20 ramps with landings that allow pedestrians to connect between the Queen's Wharf Brisbane Integrated Resort Development (QWBIRD) and South Bank. The bridge will provide an observation platform over the river, and the North end landing is aligned with the River View Terrace at the heart of the QWBIRD. The design response is proposed as a dramatic, slender, arch-like structure that will be a vertical beacon along the river's edge and provide lasting symbol of this new phase of urban renewal for Brisbane.

The precise form of landing and design of the bridge is subject to detailed design and discussion with relevant stakeholders in accordance with the **Volume 2 - Plan of Development (PoD)**.

Key deliverables are located on the sub-precinct intent diagram **Figure 6.38**.



The bridge provides a direct pedestrian connection between the City and South Bank

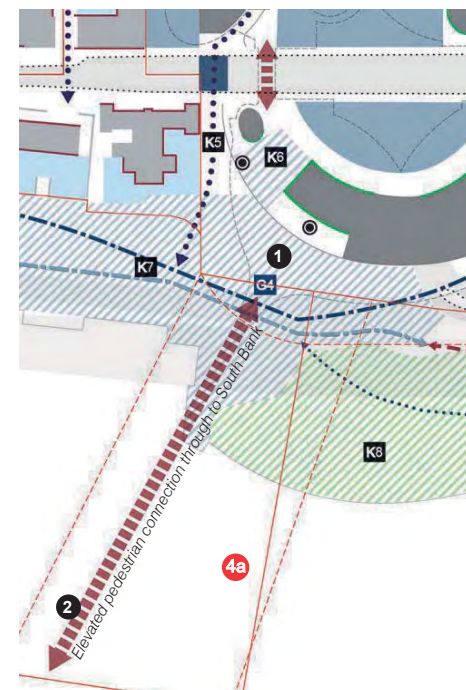


Figure 6.38: Sub-Precinct 1b The Bridge Intent Diagram

LEGEND

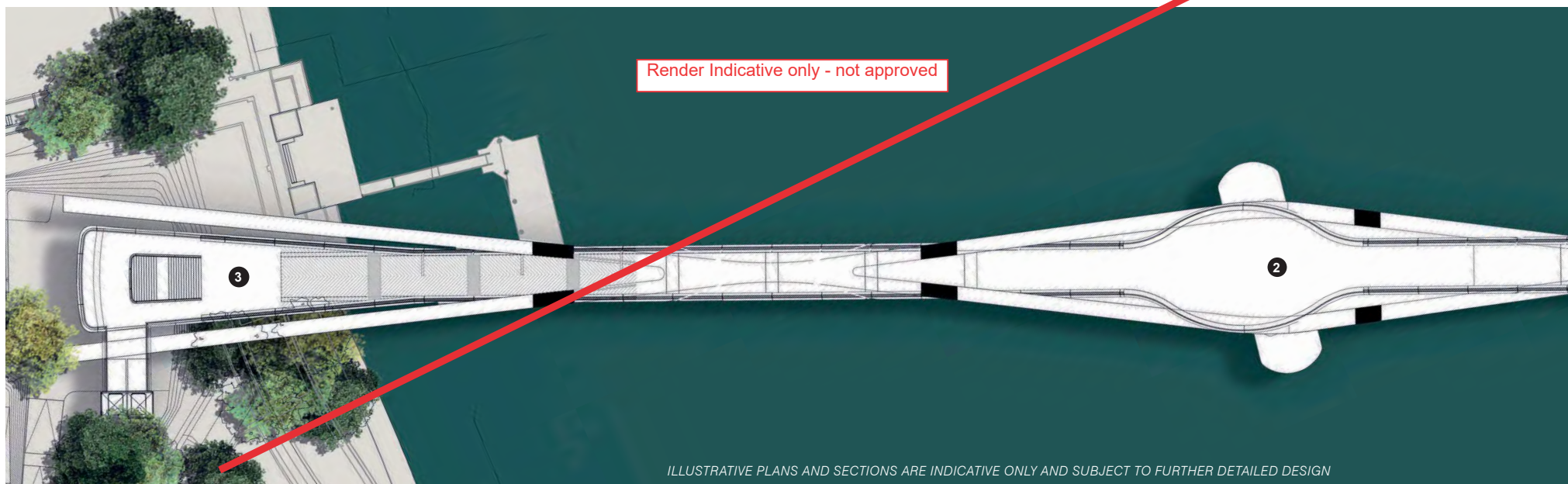
G4 Elevated gateway into precinct - Identified by Precinct Entry Marker

1 IRD landing

2 Observation platform over the river

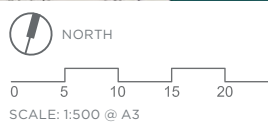
3 South Bank landing (shown opposite)

Refer 4.3.1 Public Realm Connectivity Diagram, Figure 4.5 for detailed legend items



ILLUSTRATIVE PLANS AND SECTIONS ARE INDICATIVE ONLY AND SUBJECT TO FURTHER DETAILED DESIGN

Figure 6.39: Sub-Precinct 1b The Bridge



REVISION 18 - 30.11.2017

QUEEN'S WHARF BRISBANE INTEGRATED RESORT DEVELOPMENT | POD LANDSCAPE CONCEPT REPORT

SUB-PRECINCT 4B - QUEEN STREET INTERFACE

6.17 4B - QUEEN STREET INTERFACE

The Queen's Wharf Brisbane project needs to both integrate into the city as well as define itself as a separate area. This interface is a key location in this regard.

Key deliverables are defined below and located on the sub-precinct intent diagram **Figure 6.40**. All deliverables are to be provided generally in accordance with the approved Figures in **Section 4** of this report.

6.17.1 QUEEN STREET INTERFACE

The corner of the former Treasury Building marks both the beginning of the retail journey for the development but also a continuation of the Queen Street Mall retail experience. By leveraging off Australia's most successful outdoor retail mall, the retail journey throughout the site can become a thriving extension that interacts with some of the states most significant heritage architecture.

This is achieved by potentially pulling the pavement across the road onto the forecourt of the former Treasury Building



Potential for on-road feature paving from Queen Street Mall to the Treasury forecourt to highlight pedestrian priority

which provides a visible and logical link between George Street and William Street.

STREET FRONTAGE

The George and William Street interfaces with Queen Street should incorporate the following:

- Potential for flush on-road feature paving at the pedestrian crossing from Queens Street Mall to the Treasury forecourt, and the Treasury forecourt to Victoria Plaza, to highlight pedestrian priority;
- Footpath pavement should be robust and distinctive, generally in accordance with **Figure 4.9**.

CONNECTIONS

The following key connections should be made and reinforced in this area :

- Highlight pedestrian access between Queen Street Mall, and the river, by continuing the pavement finish of Queen Street Mall / Brisbane Square across George and William Street to the new 'Victoria Plaza'.



Opportunity to create a beacon to draw people into the lower retail of the former Treasury Building to continue the retail experience from Queen Street Mall

6.17.2 VICTORIA PLAZA

This area will include an improved legibility and accessibility from Queen Street to the river and a dramatic improvement of legibility of Queens Wharf Road North.

KEY DESIGN FEATURES

- Enhance William Street pedestrian crossing with new pavement and associated street furniture in accordance with **Figure 4.9** and **5.1.4 Desired Standard of Provision**; and
- Potential for iconic sculpture as a major wayfinder;
- Queens Wharf Road North entry will include a shared pedestrian and cycle zone with limited vehicle access in accordance with **Figure 4.5**.

LEGEND

- G#** Gateway into precinct - Identified by Precinct Entry Marker
- 1** Potential for on-road feature paving to highlight pedestrian priority and visually link Queens Street Mall to the river
- 2** Continuation of pavement between George Street and William Street
- 3** Victoria Plaza
- 4** Shared pedestrian and cycle zone with limited, controlled vehicle access
- 5** Existing lift access to riverfront

Refer 4.3.1 Public Realm Connectivity Diagram, Figure 4.5 for detailed legend items

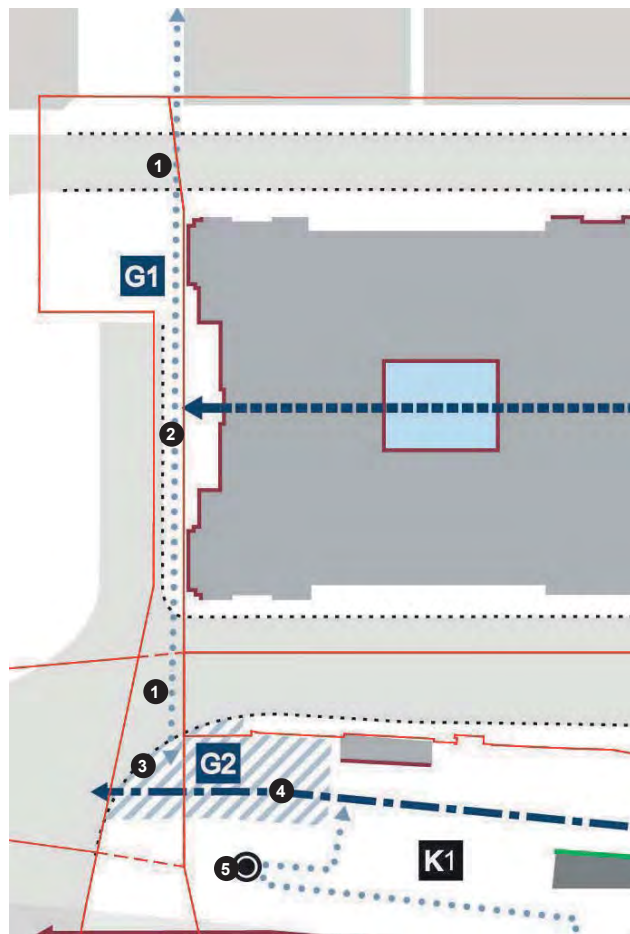
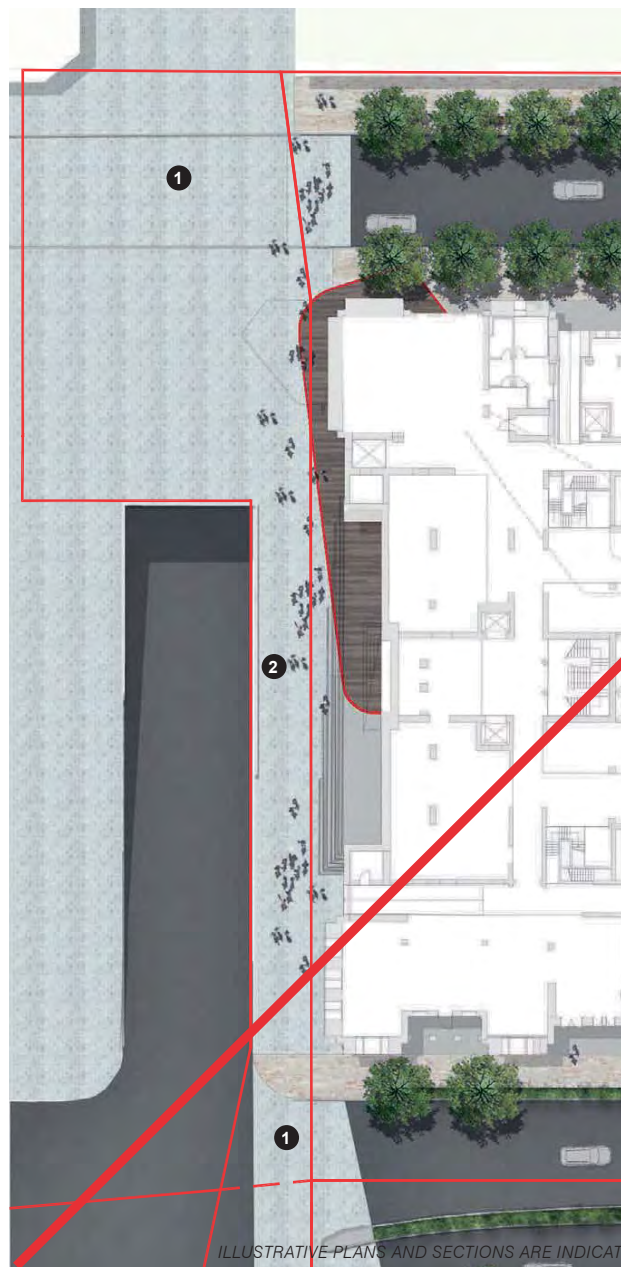
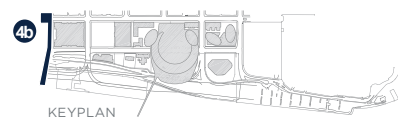
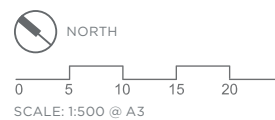


Figure 6.40: Sub-Precinct 4b Queen Street Interface Intent Diagram



ILLUSTRATIVE PLANS AND SECTIONS ARE INDICATIVE ONLY AND SUBJECT TO FURTHER DETAILED DESIGN

Figure 6.41: Sub-Precinct 4b Queen Street Interface

SUB-PRECINCT 4C - TURBOT STREET SEWER UPGRADE

6.18 4C - TURBOT STREET SEWER UPGRADE

Operational works, with building work as required, for an upgrade to the sewer network is proposed to provide for the additional loads generated by the Queen's Wharf Brisbane development. The proposed trunk sewer works extend from the intersection of Margaret St and William St, down to Queens Wharf Road North, up to North Quay and to the intersection with Turbot St. Please refer to **Figure 6.28** for proposed indicative alignment of sewer.

The upgrade is required as there is currently no existing sewerage infrastructure with sufficient capacity to cater for the increased density of the proposed development. Queensland Urban Utilities (QUU) have advised that the existing system is already flowing at capacity.

A new trunk line is therefore proposed to cater for the development and respond to current sewer capacity constraints. The connection point at Turbot Street is to the S1 trunk sewer which runs along Turbot St and ultimately out to Luggage Point at Eagle Farm. This connection point is able to both handle the total flows from the development along with providing sufficient depth so that the required connections to the IRD are achievable.

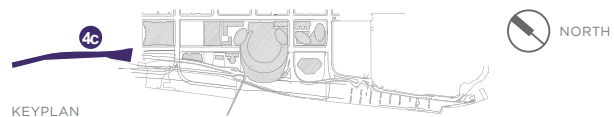
All works occur within the road carriageway and are done by underground boring and do not impact on existing site vegetation.

LEGEND

Indicative Sewer Alignment



Figure 6.42: Sub-Precinct 4c: Turbot Street Sewer Upgrade Indicative Alignment



CONCLUSION

7.1 CONCLUSION

The Landscape Concept Report has outlined the landscape vision, strategic principles and intent for the public realm and landscaped areas of the Queen's Wharf Brisbane development. It has also provided some illustrative concepts of how development might come forward in accordance with the overarching **Volume 2 - Plan of Development (PoD)** and meet the landscape vision, strategic principles and intent of the report.

The landscape character of the public realm associated with the will be climatically relevant, functional, refined, elegant and distinctive. It will be reflective of its Brisbane context and use materials that are robust and supportive of both the heritage buildings and materials in the broader streetscape network of Brisbane.

Visibility to and from heritage buildings and spaces will be maintained, improved and respected through the careful sighting of new vegetation and buildings.

Pedestrian movement along streets as well as existing and new cross block laneways are key features of the public realm design. These routes will provide lively intimate spaces throughout the Queen's Wharf Brisbane development area.

The Undercurrent will be transformed into an exciting combination of passive and active open spaces where movement to and along the rivers edge is significantly improved and access to the water is facilitated. Spaces are created for play, festivals, events, civic gatherings, boats, walking, cycling as well as outdoor food and beverage outlets.

Queen's Wharf Brisbane will become a vibrant and active hub for the benefit of locals and tourists alike. It's public realm will be a key contributor to this reinvigoration.

This report should be read in conjunction with the **Volume 2 - Plan of Development (PoD)**.

