

APPENDIX L

Code Response

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Table 1 – Categories of Development for Zones

Category of Assessment	Assessment
PDA Accepted Development	
<p>All development specified in Schedule 2.</p> <p>Material change of use for a home-based business if complying with all acceptable outcomes in Brisbane City Council’s home-based business code.</p> <p>Material change of use, where a change of an existing premises, for an Appropriate use for a zone listed in Table 2A column 1, where:</p> <ul style="list-style-type: none"> • not involving building work (other than minor building or demolition work) • not on a heritage place, and • not a sensitive use located on property that is identified on: <ul style="list-style-type: none"> ○ Brisbane City Plan Waterways corridor overlay map ○ Brisbane City Plan Coastal hazard overlay map ○ Brisbane City Plan Flood overlay map ○ Brisbane City Plan Industrial amenity overlay map, or ○ Map 5 Point source pollutants. 	<p>Not Applicable.</p> <p>The proposed development is for:-</p> <p>PDA Development Permit for a Material Change of Use, involving Multiple Dwelling (373 units), Short Term Accommodation (104 units) and Centre Activities (Food and Drink Outlet, Office and Shop).</p> <p>As such, the proposed development is not Accepted Development.</p>
Permissible Development	
<p>All development (other than development specified as PDA accepted development or Prohibited development) carried out on a heritage place, or a premises adjoining a heritage place.</p> <p>All other development not specified as PDA accepted development or PDA assessable development - Prohibited development.</p>	<p>Complies.</p> <p>The proposed development is not categorised as PDA accepted development or Prohibited development. Furthermore, the proposed land uses are appropriate for the mixed use zone. As such. The proposed development is Permissible Development.</p>

Prohibited Development	
<p>Material change of use for:</p> <ul style="list-style-type: none"> • extractive industry • high impact industry • relocatable home park • special industry • tourist park <p>Material change of use for a prohibited use for a zone listed in Table 2A column 2.</p>	<p>Not Applicable.</p> <p>The proposed development is for:-</p> <ul style="list-style-type: none"> ■ PDA Development Permit for a Material Change of Use, involving Multiple Dwelling, Short Term Accommodation and Centre Activities (Food and Drink Outlet, Office and Shop). <p>As such, the proposed development is not prohibited development.</p>

Table 2 – Section 2.3 Vision

Assessment Benchmark	Response
<p>Section 2.3.1 – Land Uses</p>	<p>The proposal aligns with the land use vision for the PDA, providing a mix of uses comprising centre activities at the ground and podium levels, with residential uses above.</p>
<p>Section 2.3.2 – Transport and Connectivity</p>	<p>The proposed development provides centre activities and high density residential development in proximity to several public transport nodes, making the most of the site’s central location.</p>
<p>Section 2.3.3 – Urban Design and Public Realm</p>	<p>The proposal incorporates all public realm features identified on the Bowen Hills PDA Precinct 2 Plan, being the significant corner and the plaza with cross block links through the site.</p> <p>Importantly the development has been designed around the significant corner and plaza, providing two (2) buildings built to their respective Water Street and Brunswick Street frontages, providing a natural gateway between the buildings at the corner of the site. The</p>

Assessment Benchmark	Response
	corner steps up and between the buildings into the internal plaza which interfaces with cloistered tenancy frontages, a residents pool and to adjoining sites. This design creates a sheltered and activated public plaza, whilst having the added benefit of a north easterly orientation ensuring the public plaza has access to natural sunlight.

Table 3 – Section 2.5 PDA-wide Criteria

Assessment Benchmark	Response
Section 2.5.1 – Urban Design and Public Realm	Refer detailed response to specific benchmarks below.
<p>Section 2.5.1.1 – Urban Design</p> <p>Development ensures the form, type and arrangement of buildings, streets and the public realm are designed to collectively contribute to the creation of a sense of place by:</p> <ul style="list-style-type: none"> i. catering for the diverse needs of all community members, including children, elderly and people with disabilities, by applying principles of universal, adaptable and inclusive design ii. creating an attractive and functional relationship between buildings, private spaces and the public realm iii. providing a ground plane that is connected, legible, permeable, inclusive and safe iv. contributing positively to conditions of the urban environment and the visual experience of a place v. allowing for innovative and temporary use of public realm vi. applying Crime Prevention through Environmental Design (CPTED) principles, and 	<p>As detailed above, the proposal has been shaped around the ground plane and provision of high quality public realm, incorporating the following urban design outcomes:-</p> <ul style="list-style-type: none"> i. Accessible ground plane which steps through the site, incorporating ramping and elevators to provide universal access to a range of commercial tenancies throughout the site; ii. Incorporation of public realm features identified in the Precinct 2 Plan, including the significant corner, cross block link and plaza. Importantly, the development has been designed around these features, ensuring their functionality and amenity is not compromised by other aspects of the built form. iii. A ground plane with wide pedestrian access points and gradual changes to grade to provide a legible and permeable environment. iv. A wholistic design approach to the ground plane ensuring the development integrates with key external pedestrian

Assessment Benchmark	Response
<p>vii. promoting identity and distinctive character, by working with the landscape, heritage and cultural features to create places with a strong relationship to their context.</p>	<p>connections and provides a high quality pedestrian environment within the site.</p> <p>v. Improvement of the functionality of the public realm external and internal to the site.</p> <p>vi. A ground plane that is permeable and legible, achieving the outcomes of CPTED.</p> <p>vii. Facilitation of a design that responds to and rationalises the grade of the site through gradual steps across the site, whilst also maintaining site lines and primacy of the heritage building on the adjoining site.</p>
<p>Section 2.5.1.2 – Sub-tropical Design</p> <p>Development ensures the form, type and arrangement of buildings, streets and the public realm are designed to positively respond to the local climate and improve the urban amenity of Bowen Hills by:</p> <ul style="list-style-type: none"> i. applying design strategies that maximise natural light and air flow in the public realm and private spaces to reduce energy demand for artificial lighting and mechanical temperature control ii. applying design strategies to reduce the extremes of temperature and direct solar heating in buildings, streets and public spaces iii. orientating buildings to optimise seasonal solar gain and loss, and iv. using appropriate landscape, vegetation and large trees to provide shade and shelter for pedestrians and cyclists. 	<p>The proposal incorporates sub-tropical design elements, achieving the following outcomes:-</p> <ul style="list-style-type: none"> i. Building layout and orientation on the southern and western edges of the site, ensuring the public realm and dwellings have northerly and easterly aspects, whilst also limiting potential overshadowing of adjoining buildings. ii. Provision of deep eaves and balconies at all levels to limit solar heating during the middle of the day, and provision of extensive landscaping and awnings at the ground level to shade public realm. iii. As noted above, buildings have been oriented to maximise northerly and easterly aspects. iv. A mix of vegetation typologies have been included to provide tiered planting creating a lush sub-tropical environment.

Assessment Benchmark	Response
<p>Section 2.5.1.3 – Building Form</p> <p>Development delivers high-quality built form outcomes by:</p> <ul style="list-style-type: none"> i. creating human-scale relationships between buildings, streets and the public realm ii. using setbacks and landscape to integrate with, complement and articulate streetscapes iii. using the ground floor of buildings to define the adjacent street or space, deliver a sense of safety, community ownership and promote activation iv. for mid-rise and high-rise buildings, providing tower separations to deliver access to light, promote air circulation, minimise overshadowing and maximise amenity and privacy for both occupants and neighbours, and v. responding to the cultural heritage significance of heritage places. 	<p>The proposal achieves the outcomes sought with respect to built form, as follows:-</p> <ul style="list-style-type: none"> i. A four (4) storey podium structure presents a glazed façade framed with articulated brickwork to the immediate streetscape, creating a legible and permeable interface to pedestrians. ii. The built to boundary podium to Water Street and Brunswick Street with a break in built form at the corner providing a landscaped threshold directs people from the more hostile environments of Brunswick Street into, and through the site into the wider precinct. iii. The built to boundary podiums along the streets define the site boundary, whilst the corner opening promotes use of the site and the wider precinct. iv. Towers oriented to present to the respective streetscape, defining the edge of the site and precinct, whilst providing separation to other residential buildings and limiting overshadowing on the public plaza on the site. v. Massing built form to the streetscape achieving generous separation to heritage buildings on adjoining sites.
<p>Section 2.5.1.4 – Streets and Public Realm</p> <p>Development delivers high-quality streets and public realm spaces that are:</p> <ul style="list-style-type: none"> i. attractive spaces embellished with landscape and street furniture to encourage social interaction, healthy active lifestyle and community-based activity 	<p>The development provides all public realm features identified in the Precinct 2 Plan, these spaces achieve the following outcomes:-</p> <ul style="list-style-type: none"> i. Landscape features with in built furniture such as large stairs and benches around tiered gardens, provide low maintenance permanent furniture.

Assessment Benchmark	Response
<ul style="list-style-type: none"> ii. human-scale spaces that are designed to contribute positively to the environmental and visual experience of Bowen Hills, and iii. universally designed and provide legible, permeable and safe movement for all members of the community. 	<ul style="list-style-type: none"> ii. The generous corner opening allows a slow transition through the built form into the central plaza.
<p>Section 2.5.2 - Connectivity</p> <p>Development:</p> <ul style="list-style-type: none"> i. delivers a high quality street and movement network and related infrastructure which enhances connectivity for pedestrians, cyclists and vehicles ii. provides car parking, access and servicing facilities to meet the necessary functional requirements of development as detailed in schedule 3 iii. ensures universal design principles are applied to access, safety, transport and connectivity within the PDA to ensure that the needs of pedestrians, cyclists and motorists are met iv. ensures the layout of streets and the public realm prioritise pedestrian and cycle movements and the use of public transport over private vehicles by: <ul style="list-style-type: none"> a. creating attractive, direct, permeable, legible and connected network of streets, pedestrian and cycle paths and safe crossings points b. giving high priority to equitable pedestrian connectivity, directness of route and facilities for all members of the community 	<p>The proposed design provides site access which caters to vehicles and servicing whilst not compromising the primacy of pedestrian movements through the site as follows:-</p> <ul style="list-style-type: none"> i. The vehicle crossover has been pushed to the south eastern corner of the site, off Water Street, ensuring the key interfaces to the site are pedestrian dominated. ii. Basement parking is provided at suitable rates for inner-city development. iii. All movement networks designed with universal access principles, ensuring people of all ages and abilities can access the site.

Assessment Benchmark	Response
<ul style="list-style-type: none"> c. providing convenient through-site connections and cross-block links for pedestrians and cyclists, offering a choice of routes throughout the PDA d. connecting directly to existing footpaths, cycleways, streets and public transport in surrounding areas, and e. managing potential conflicts between pedestrians, cyclists and other users through appropriate and safe design. 	
<p>Section 2.5.3 – Housing Diversity</p> <p>Development for residential uses (including residential components of a mixed-use development) provides:</p> <ul style="list-style-type: none"> i. diverse housing choice to suit a variety of households by offering universal design¹⁶ and variety in dwelling size, configuration and adaptability ii. a minimum of 10 per cent of total residential GFA as dwellings with 3 or more bedrooms iii. a minimum of 5 per cent of total residential GFA as either or a mix of public housing, social housing or affordable housing, and iv. dwellings that are for public housing, social housing and affordable housing are integrated and distributed throughout residential and mixed-use developments and present high-quality design outcomes to avoid identifying them or setting them apart in the community. 	<p>The proposal provides a contemporary high density residential apartment scheme which comprises a mix of 1, 2 and 3 bedroom (dual key) dwellings. The dwelling mix has been informed by an analysis of Brisbane’s inner city residential market. The development achieves the following outcomes:-</p> <ul style="list-style-type: none"> i. A mix of one, two and three bedroom (dual key) apartments, providing options to renters at every stage of the housing cycle. ii. 15% of residential GFA is provided as a three bedroom dual key arrangement, providing a three bedroom option to renters. iii. Whilst not providing dwellings specifically for public or affordable housing, the development delivers 447 high quality, architecturally designed units providing significant supply in an inner city location.

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<p>Section 2.5.6 – Heritage Places</p> <p>Development promotes the historic identity of the Bowen Hills PDA, by conserving the cultural significance of heritage places and sensitively managing any development and adaptive reuse opportunities by:</p> <ul style="list-style-type: none"> i. avoiding significant adverse impacts on the cultural heritage significance of the place by protecting the fabric, features and setting of a heritage place when providing for its continued use, interpretation and management ii. where adverse impacts cannot be avoided, minimising and mitigating unavoidable adverse impacts on the cultural heritage significance of the place or area, by adapting a heritage place to a new use in a way that is compatible and sympathetic to its heritage significance, and iii. minimising the detrimental impact of the form, bulk and proximity of adjoining development on heritage places. 	<p>The proposal sets back the built form from the adjoining site which contains heritage buildings.</p>
Section 2.5.7 – Environment	
<p>Section 2.5.7.1 – Significant Vegetation</p> <p>Development:</p> <ul style="list-style-type: none"> i. avoids impacts on significant vegetation, or ii. minimises and mitigates impacts on significant vegetation after demonstrating avoidance is not reasonably possible, and iii. provides an offset if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are 	<p>The subject site does not contain any vegetation presently.</p>

Assessment Benchmark	Response
<p>undertaken, the development results in significant residual impact on a prescribed environmental matter.</p>	
<p>Section 2.5.7.2 – Waterways and Riparian Areas Development:</p> <ul style="list-style-type: none"> i. ensures that land along Breakfast Creek within 10m of the high water mark is transferred to Brisbane City Council as publicly accessible open space ii. is located, designed, constructed and operated to avoid, or where avoidance is not reasonably possible, minimises and mitigates adverse impacts on: <ul style="list-style-type: none"> a. the hydraulic capacity of the waterway b. the environmental values of receiving waters, and iii. protects environmental values of receiving waters by delivering appropriate solutions that achieve an equivalent or improved water quality outcome. 	<p>The subject site does not contain a waterway or riparian area.</p>
<p>Section 2.5.7.3 – Acid Sulfate Soils Development:</p> <ul style="list-style-type: none"> i. ensures acid sulfate soils (ASS) will be treated in accordance with current best practice in Queensland ii. ensures the disturbance of ASS is avoided to the greatest extent practical, then managed to reduce risks posed to the natural and built environments from the release of acid and metal contaminants, and iii. that is operational work will require an ASS investigation if the work involves: <ul style="list-style-type: none"> a. the disturbance of greater than 100m³ of soil below 5m Australian Height Datum (AHD), or 	<p>Acid sulfate soil investigations will be undertaken during detailed design and construction.</p>

Assessment Benchmark	Response
<p>b. the placement of greater than or equal to 500m³ of fill material in layer of greater than or equal to 0.5m in average depth below 5m AHD.</p>	
<p>Section 2.5.9 Managing the Impacts of Infrastructure</p>	
<p>Section 2.5.9.1 Railway Environment Development:</p> <ul style="list-style-type: none"> i. does not create a safety hazard for users of a railway, by increasing the likelihood or frequency of loss of life or serious injury ii. does not compromise the structural integrity of railways, rail transport infrastructure, other rail infrastructure or railway works iii. does not result in a worsening of the physical condition or operating performance of railways and the rail network iv. does not compromise the state's ability to construct railways and future railways, or significantly increase the cost to construct railways and future railways v. does not compromise the state's ability to maintain and operate railways, or significantly increase the cost to maintain and operate railways, and vi. ensures the community is protected from significant adverse impacts resulting from environmental emissions generated by a railway. 	<p>The subject site is not in proximity to a railway environment.</p>
<p>Section 2.5.9.2 Sub-surface Transport Infrastructure Development does not adversely impact the structural integrity or ongoing operation and maintenance of sub-surface transport infrastructure that is an existing or endorsed proposed tunnel.</p>	<p>The subject site is not in proximity to sub-surface infrastructure.</p>

Assessment Benchmark	Response
<p>Section 2.5.9.3 Noise – Transport Noise Corridors and Entertainment values</p> <p>Development is oriented, designed and constructed to:</p> <ul style="list-style-type: none"> i. reduce exposure to noise impacts from designated transport noise corridors, and ii. reduce the exposure of residential uses to noise impacts from lawfully operating entertainment venues. 	<p>Apartments will be acoustically treated to ensure that residences are not subjected to adverse impacts from the Brunswick Street road corridor.</p>
<p>Section 2.5.9.4 Procedures for Air Navigation Services</p> <p>Development does not create a permanent or temporary obstruction or hazard to operational airspace of the Procedures for Air Navigation Services – Aircraft Operational Surfaces (PANS-OPS) for the Brisbane Airport as identified on the Brisbane City Plan Airport Environs overlay mapping.</p>	<p>The development is not of a type or height which may affect PANS.</p>
<p>Section 2.5.9.5 Air Quality</p> <p>Development must limit exposure and risk associated with pollutants that could have an adverse effect on human health.</p> <p>Development in a transport air quality overlay is designed to:</p> <ul style="list-style-type: none"> i. minimise the impacts of air pollution from vehicle traffic on the health and wellbeing of uses of a childcare centre, multiple dwelling, residential care facility or retirement facility, and ii. maximise wind movement around buildings and the dispersion of traffic air pollutants. <p>Development within 100m of the Clem Jones Tunnel north ventilation outlet36 and above RL+45m AHD must be designed and oriented to:</p>	<p>The apartments will be appropriately ventilated to ensure they are not subject to adverse impacts from the Brunswick Street road corridor.</p>

Assessment Benchmark	Response
<p>i. avoid unreasonable impacts on the performance of the ventilation outlet, and</p> <p>ii. mitigate potential air quality impacts on occupants resulting from the ventilation outputs.</p> <p>Development within 150m of the Queensland Urban Utilities odour control device³⁷ must be designed and oriented to mitigate:</p> <p>i. unreasonable impacts on the performance of the odour control device</p> <p>ii. potential air quality impacts on occupants resulting from the odour control device</p> <p>iii. the intrusion of air pollution from the odour control device, and</p> <p>iv. reverse amenity impacts on the lawful operation of the odour control device.</p> <p>Development for a sensitive use within 500m of an existing High impact industry identified on Brisbane City Plan Industrial amenity overlay map is designed and constructed to achieve acceptable air quality, odour and health risk standards.</p>	

Table 4 – Section 2.6.3 Mixed Use Zone

Assessment Benchmark	Response
Section 2.6.3.1 Preferred Development Intent	
<p>Development provides a wide range and intensity of commercial, retail, health and medical, community, entertainment, cultural activities and residential uses in a predominantly high-rise built form. Development comprises a tower and podium typology which addresses the street, within a range of building heights, dependent</p>	<p>Complies</p> <p>The proposal provides a mixed used development with commercial and retail uses at ground and podium levels supported by a large public plaza. The design provides two (2) podiums and two (2) towers, with</p>

Assessment Benchmark	Response
<p>on site area. The greatest development yields and heights in the zone are achieved on larger lots, development on larger sites reduces visual bulk and shade impacts by providing appropriate setbacks and tower separations.</p>	<p>the towers atop the podium comprising 26 levels of residential units (477 units). As detailed below and throughout the planning report, the site area of</p>
<p>Building form improves streetscape and pedestrian outcomes by providing spaces for human movement and informal activation at ground level. Podiums are human scale and encourage passive surveillance of the public realm.</p>	<p>Complies</p> <p>The proposal provides a four storey podium structure comprising glazing and projected brick framing, providing human scale elements and a direct interface between the building and street. Furthermore, the layout of the podiums encourage pedestrian movement along Water Street and Brunswick Street to the corner of the site, which provides entrance into the site, the public plaza and the precinct beyond.</p>
<p>Residential amenity is maximised through creation of generous, high quality, private and communal open spaces which improve occupant lifestyles suited to the sub-tropical environment.</p>	<p>Complies</p> <p>The proposal provides communal open space at ground level in the form of a landscaped, resort style pool, with communal dining rooms and picnic spaces on the rooftop.</p>
<p>Development surrounding the public transport stations provides for concentrations of commercial uses that capitalise on the area's proximity to high frequency public transport.</p>	<p>Complies</p> <p>The proposal does not immediately adjoin public transport stations, but nonetheless provides a ground plane design which encourages active transport use.</p>
<p>Section 2.6.3.2 Built Form Provisions</p>	

Assessment Benchmark					Response
Maximum Plot Ratio (Excluding areas of communal open space)					Complies The proposal provides 32,842m ² of internal gross floor area associated with the residential and commercial components of the application. The post road dedication site area of 4,959m ² and pre road dedication site area of 5,529m ² results in a plot ratio of 7.21:1.
Sites 800m ³ or greater but less than 1,200m ²	Sites 1,200m ³ or greater but less than 1,600m ²	Sites 1,600m ³ or greater but less than 3,000m ²	Sites 3,000m ³ or greater but less than 10,000m ²	Sites 10,000m ³ or greater	
2:1	4:1	6:1	8:1	9:1	
Minimum Site Area 800m ²					Complies The subject site has an area of 5,529m ² pre road dedication and 4,959m ² post road dedication.
Minimum Frontage 20m					Complies The site has a total street frontage of 150m to Water Street and Brunswick Street respectively.
Maximum Height Provisions (Excluding a space on top of a building used primarily as communal open space whether roofed or not)					Complies The proposal provides one, 30 storey tower and one 31 storey building. The 31 storey building includes a roofed communal open space and therefore complies with the maximum building height.
Sites 800m ³ or greater but less than 1,200m ²	Sites 1,200m ³ or greater but less than 1,600m ²	Sites 1,600m ³ or greater but less than 3,000m ²	Sites 3,000m ³ or greater		
8 Storeys	16 Storeys	24 Storeys	30 Storeys		

Assessment Benchmark			Response
Building Envelope			Generally complies The proposal generally complies but seeks minor performance solutions with respect to podium and tower setbacks to Brunswick Street, tower setbacks to Water Street, and side boundary tower setbacks to the northern boundary. As detailed in the town planning report, these performance solutions enable the built form to be massed and orientated in such a way that effectively eliminates overshadowing of the public plaza and adjoining properties, and limits interface to adjoining properties by presenting the sort axis of buildings to the boundaries.
Street Frontage Setback	Ground Level	3m	
	Up to 4 Storeys	0m to balconies. 3m to external walls.	
	Above 4 Storeys	6m	
Side Setback <small>Development in the mixed use zone on sites >800m² but <1,200m² are to be assessed against the side setback provisions specified in the High Density Residential zone.</small>	Up to 4 Storeys	0m where a podium. 6m to habitable rooms. 4m to balconies. 3m to non-habitable rooms.	
	Above 4 Storeys	9m	
Rear Setback	Up to 4 Storeys	0m where a podium. 6m to habitable rooms. 4m to balconies. 3m to non-habitable rooms.	
	Above 4 Storeys	9m	
Building Form			
Scale and Bulk i. Maximum tower footprint of 1,200m ² .			Complies

Assessment Benchmark	Response
<ul style="list-style-type: none"> ii. Any part of a building above the podium has a maximum site coverage of 60%, and a maximum horizontal dimension of 50m. iii. A maximum length of 30m on any one outer building wall. iv. A maximum wall length of 10m between building articulations. 	<p>The proposed development does not result in a tower footprint that exceeds 1,200m², a site cover that exceeds 60% above podium level, a building length of 43m, however provides for building articulation throughout.</p>
<p>Orientation</p> <ul style="list-style-type: none"> i. Development is oriented to the street frontage and activates the public realm. ii. Development on a corner lot is oriented to address both street frontages. iii. Development optimises seasonal solar gain and loss, taking into consideration major site views and vistas. iv. Development is located and designed to minimise impacts from surrounding uses an infrastructure and maintain reasonable levels of amenity. 	<p>Complies</p> <p>The proposal orientates buildings as follows:-</p> <ul style="list-style-type: none"> i. Long axis of both buildings to their respective street frontages. ii. An break in podiums at the corner, providing pedestrian access through the corner into the site. iii. Buildings located on the southern and western edges of the site, ensuring the ground storey plaza and communal pool benefits from morning and winter sunlight.
<p>Separation Distances</p> <ul style="list-style-type: none"> i. A minimum 12m separation distance between balconies or windows in habitable rooms up to level 4. ii. A minimum 18m building separation above level 4. 	<p>Performance Solution</p> <p>In order to maintain the two (2) tower design, with buildings oriented to maximise ground plane and adjoining site's amenity, the buildings are separated by 8.5m at podium and 8.9m at tower level. As detailed in the planning report, the buildings are not oriented on the same axis, meaning only the corner of each building is within the 12m/18m separation distance, and there is no opportunity for direct views between the towers. As such, the reduced separation distance does not impact privacy or amenity of each building.</p>

Assessment Benchmark	Response
<p>Fences</p> <ul style="list-style-type: none"> i. Side and rear boundary fencing is 1.8m in height, if buildings are not built to boundary. 	<p>Complies</p> <p>Fences will be provided where appropriate.</p>
<p>Rooftops</p> <ul style="list-style-type: none"> i. Roofs are designed to ensure plant and equipment are screened or otherwise integrated with the overall roof design. ii. Varied roof forms are incorporated to contribute to the architectural distinction of the building. iii. Roof top areas may be utilised for communal open space and other passive recreation uses. 	<p>Complies</p> <p>Rooftop plant and equipment are screened, whilst communal open space on the rooftop will contribute to the capping of the building.</p>
<p>Communal Open Space and Facilities</p> <p>Development provides universally accessible communal open space as follows:</p> <ul style="list-style-type: none"> i. Development which includes a multiple residential component provides communal open space equivalent to a minimum of: <ul style="list-style-type: none"> a. 80% of the site area, or b. 15% of the multiple residential Gross Floor Area. ii. a minimum of 10% of the site area for non-residential developments iii. a minimum of 60m², having a minimum dimension of 6m iv. as a mix of ground level, vertically integrated or roof top settings v. respects the privacy of both users and those overlooking from neighbouring properties 	<p>Complies</p> <p>The proposal provides the approximately 1,934m² of communal open space, which whilst not achieving the 80% requirement, should be considered in conjunction with the provision of significant public space, such as the plaza and significant corner (1,691m²). The combined area of these features is then 3,625m² which is 65.56% of the site area and 9% of the multiple residential gross floor area.</p> <p>The proposed development provides for 2,799m² of non-residential development, which equates to 52% of the site area.</p>

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<ul style="list-style-type: none"> vi. includes landscape and deep planting shade trees or structures suited to the subtropical environment vii. is positioned for good solar orientation and minimises water use, and viii. does not include driveways, storage or turning areas. 	
<p>Private Open Space</p> <p>Development provides all dwellings with private open space or balconies at the following rates:</p> <ul style="list-style-type: none"> i. 1 bedroom dwellings - 9m² with a minimum dimension of 3m, or ii. 2 or 3 bedroom dwellings - 12m² with a minimum dimension of 3m. <p>Balconies are appropriately screened to maximise privacy between buildings and the public realm, without compromising CPTED principles.</p> <p>Ground floor private open space must provide privacy but still allow overlooking of the street to promote passive surveillance.</p>	<p>Complies</p> <p>The proposal provides private open space generally in excess of 9m² with several studio apartments having 8m² balconies. It is noted that two and three bedroom apartments generally have balconies in excess of 15m², whilst most one bed apartments have balconies in excess of 10m².</p>
<p>2.6.3.3 Urban Design</p>	
<p>Building Elements and Appearance:</p>	
<p>High-rise buildings must have distinct lower, middle and upper sections, including the ground floor, podium and tower levels, providing for variation in the built form.</p>	<p>Complies</p> <p>The building provides a distinct tower on podium design.</p>
<p>Buildings are to be well articulated with varied materials and design details, external balconies, verandas, terraces, recessed</p>	<p>Complies</p>

Assessment Benchmark	Response
doors and doorways, windows, shade and screening devices and outdoor planting.	The proposal provides distinct brick framed glazed podiums, before stepping back to saw toothed towers, providing variation in setbacks and creating depth through projecting balconies.
Residential building design ensures visual and noise privacy, adequate storage space, adequate room sizes, functional room relationship and the provision of useable and well connected common outdoor spaces.	Complies The proposal provides contemporary residential layouts, ensuring each bedroom abuts the edge of a building for natural sunlight, and providing a combined living, dining and kitchen area which immediately adjoins the balcony, ensuring indoor and outdoor living areas are functional.
Development provides a well-defined entry point for pedestrians.	Complies As detailed above, the proposal provides a prominent corner entrance to the development.
Building form allows for cross ventilation and supports a naturally ventilated and comfortable environment.	Complies As detailed above, the buildings have been oriented to allow natural sunlight and breezes to each building, whilst apartment layout ensures all rooms are connected to operable windows on the edge of buildings, providing for breezes.
Buildings incorporate appropriate weather protection, eaves and overhangs, screening, and shading structures on the building facades to channel breezes, filter sunlight, block out night lighting and provide rain protection.	Complies The proposal provides eaves and cloistered walkways at ground level.
Basements:	
Basements are within property boundaries. Basement level 1 is clear of street alignments to allow areas for deep planting at the street level.	Complies The proposal provides a basement exclusion zone under the corner entrance to provide in ground planting.

Assessment Benchmark	Response
Ground Level Treatment:	
Street activation is achieved through a variety of measures, including varied design concepts and providing a high frequency of foyers, front entries, windows or doors to commercial, retail, community, communal and residential uses.	<p>Complies</p> <p>As detailed above, the proposal is built around the significant corner and public plaza, inviting patrons into the site and through cloistered walkways into the commercial tenancies across the ground planes.</p>
Mixed-use developments provide a predominantly commercial and retail character at the ground floor level, which activate the street.	<p>Complies</p> <p>The proposal provides commercial and retail uses at ground.</p>
Front entries to all buildings are emphasised through architectural and landscape treatment, pedestrian paths, appropriate lighting and the provision of continuous awnings.	<p>Complies</p> <p>The proposal defines the front entrance to the site by the prominent corner opening. Individual tenancy and residential entrances are defined by framed brickwork.</p>
Foyers open toward the public realm and contain active spaces that engage people, such as reception desks, seating areas, cafes and display spaces.	<p>Complies</p> <p>All foyers will directly adjoin the public plaza or the streetscape.</p>
<p>Non-residential uses at ground level provide:</p> <ul style="list-style-type: none"> i. a minimum 4.5m ground level ceiling height ii. continuous 3m wide awnings⁴⁶ over the footpath with integrated lighting to provide shelter and protection from the elements iii. a variety of building elements, details, finishes and setbacks on the ground floor to create plazas, outdoor dining areas, landscape spaces or open vistas, and iv. places for a wide range and rich variety of activities and uses, formal and informal gathering and interaction. 	<p>Complies</p> <p>The proposed development ensures non-residential uses are provided with:</p> <ul style="list-style-type: none"> i. a minimum of 4.5m ceiling heights above ground level. ii. a continuous 3.0m wide awning. iii. a variety of building elements, details, finishes and setbacks on the ground floor that create a plaza, dining areas, landscaped spaces and open vistas. iv. Formal and informal places for gathering and interaction.

Assessment Benchmark	Response
<p>Residential uses at ground level provide:</p> <ul style="list-style-type: none"> i. direct street access to each ground level dwelling ii. landscaping, including deep planting, along a minimum length of 50% of street frontages iii. front fences or walls to which are at minimum 50% visually permeable and no higher than 1.5m, and iv. a minimum 4.5m ground level ceiling height 	<p>Not Applicable</p> <p>The proposed development does not result in any residential uses at ground level</p>
Podium Treatment:	
<p>Podiums are designed to address, activate and provide a visual appeal to street frontages.</p>	<p>Complies</p> <p>As detailed above, the podiums directly front and address both street frontages.</p>
<p>Any parking included in a podium must be sleeved with active uses fronting the street. Development must ensure safe access to active uses within the podium.</p>	<p>Not applicable</p> <p>There are no parking areas located within the podium level.</p>
<p>Podiums include articulations in building facades and landscape treatments to reduce the visual bulk of the building and provide an appropriate transition between the ground floor and upper storeys.</p>	<p>Complies</p> <p>The podium has articulation throughout via the brickwork framing the glazing.</p>
<p>Podiums maintain a strong relationship with the street by framing and activating the public realm and entrance spaces while reinforcing the street hierarchy.</p>	<p>Complies</p> <p>The podiums establish a threshold along the street frontages, whilst framing the prominent corner entrance.</p>
<p>Development of podium levels facing street frontages or public spaces include windows, doors and balconies that allow for activity, visual connection and passive surveillance.</p>	<p>Complies</p> <p>Windows and doors of the podium face the street frontage.</p>

Assessment Benchmark	Response
Development of the lower 4 storeys of the building includes variation in plan shape and vertical profile, balconies, display windows and the like orientated to the street.	Complies The podium incorporates repetitive changes to the building profile via the glazing and brickwork framing, whilst not compromising the legibility of the design through wholesale changes to the built form within the podium.
Podium tops provide valuable space for communal open spaces and roof gardens.	Complies The podium tops provide extensions to achieve containerised planting and terraces.
Tower Treatment:	
Towers include articulations and varied design details to create visual appeal.	Complies The proposal provides a saw tooth tower design to create depth and limit the presentation of mass.
Residential towers include balconies and other external protrusions which separate the core from direct solar heating	Complies Balconies in a sawtooth alignment provide shading whilst also not prejudicing adjoining balconies from natural sunlight.
Balconies on towers are offset so that they maintain privacy of habitable rooms or outdoor spaces and provide visual variety and articulation in the built form.	Complies As above, the balconies are configured to limit direct overlooking.
Landscape:	
Development provides consistent and cohesive landscape and streetscape treatments, including deep planted feature trees, seating and public art, that contributes to the area's streetscape and urban character.	Complies The proposal provide significant open space at ground level allowing for high quality landscaping at a pedestrian level and adjoining the public realm.
Public Realm:	

Assessment Benchmark	Response
Mixed-use developments provide privately owned plazas and public spaces for social connectivity, meeting points and other temporary uses and displays.	Complies The proposal provides generous amounts of publicly accessible space.
Development addresses and provides passive surveillance of its interface with the street and other adjoining public spaces.	Complies As detailed above, the podium is oriented to and addresses the street.
Streetscape treatments facilitate pedestrian and cycle amenity and safety.	Complies As detailed above, the ground level and podium has been designed for pedestrian and cycle access primacy.

Table 5 – Section 2.7.2 Precinct 2

Assessment Benchmark	Response
Preferred Development Intent:	
Development of active frontages along the ground plane of King Street, O’Connell Terrace and Brookes Street delivers a mix of retail, commercial and community uses	Not applicable The site does not have frontage to King Street, O’Connell Terrace or Brookes Street.
Built Form:	
Shop frontages, articulated building access points and continuous awnings over the footpath activates the ground plane of King Street, O’Connell Terrace and Brookes Street.	Not applicable The site does not have frontage to King Street, O’Connell Terrace or Brookes Street.
Large floor plate retail is sleeved by small scale (i.e. less than 250m ²) shops, food and drink outlets, community uses and other similar uses, which will activate the precinct day and night.	Not applicable Individual tenancies have not been nominated at this stage to allow flexibility of future tenancing.

Assessment Benchmark	Response
Development adjoining Bowen Park and the Old Queensland Museum must respect their heritage values and be designed and oriented to enhance their amenity, safety, activation and surveillance.	Not applicable The site does not adjoin Bowen Park or the Old Queensland Museum.
Increased building heights can be considered for new buildings on the northern boundary of the Old Museum site, where being developed as part of an overarching rehabilitation and renewal of the State heritage place by the state, or an entity acting for the state.	Not applicable The site does not adjoin the northern boundary of the Old Queensland Museum.
Development along O'Connell Terrace, Brookes Street and Exhibition Street must address both street frontages and publicly accessible spaces within the Brisbane Showgrounds.	Not applicable The site does not have frontage to O'Connell Terrace, Brooke Street or Exhibition Street.
Innovative building design contributes to the identification of Bowen Hills at major entrance points to the precinct, including at the southern side of the intersection of Brunswick Street and Gregory Terrace and the intersection of Brookes Street and O'Connell Terrace.	Complies The proposal provides a high quality, two tower design addressing Brunswick Street, Fortitude Valley and the Storey Bridge to the south.
Development along the southern side of O'Connell Terrace provides a 4m setback on the ground floor to provide space for pedestrian movement, outdoor dining, retail display and embellishments such as landscape treatment and public art installations which improve amenity and activate the ground plane.	Not applicable The site does not adjoin the southern boundary of O'Connell Terrace.
Urban Design:	
Attractive streetscape treatments including awnings over wide footpaths, street furniture, pavement treatments, parallel on-street parking, public art installations, landscaped verges are established along King Street and O'Connell Terrace contributing to their setting as community and economic focal points.	Not applicable The site does not adjoin King Street or O'Connell Terrace.

Assessment Benchmark	Response
<p>Landscaped verges, street furniture, public art installations and pavement treatments are established at Streetscape treatment locations identified on map 9.</p>	<p>Complies</p> <p>The proposal provides a significant landscaped corners which rationalises the grades of the site and provides an entrance to the broader precinct.</p>
<p>Ground level building and landscape design contributes to the identification of Bowen Hills as a distinct destination at significant corner locations.</p>	<p>Complies</p> <p>As above.</p>
<p>Important views and vistas to and from the Old Museum and Brisbane Showgrounds will be maintained including:</p> <ul style="list-style-type: none"> i. to Show Ring 2 & John Macdonald Stand from Bowen Park and Royal Brisbane Women’s Hospital ii. into Side Show Alley from Bowen Bridge Road iii. Gregory Terrace Streetscape views towards Show Ring 1 (north) iv. Gregory Terrace Streetscape Views Towards Show Ring 1 (South) v. along Alexandria Street Towards Show Ring 1 and John Macdonald Stand, and vi. to Stockagents Building from Stockman’s Rest. 	<p>Not applicable</p> <p>The site is not located within proximity to the Old Museum or Brisbane Showgrounds in order to maintain views and vistas.</p>
<p>Infrastructure:</p>	
<p>Parks and Plazas</p> <p>Open spaces located within the Brisbane Showgrounds are publicly accessible during non-event periods.</p> <p>Civic plazas provide space for social interaction, community and group activities, information, art and cultural activities and events at:</p>	<p>Complies</p> <p>The proposal provides generous public plaza space.</p>

Assessment Benchmark	Response
<ul style="list-style-type: none"> i. the Brisbane Showgrounds between the Exhibition Railway Station and Gregory Terrace, and ii. between Diggles Close and Bowen Bridge Road 	
<p>Connectivity</p> <p>Development provides publicly accessible cross block links providing pedestrian connections:</p> <ul style="list-style-type: none"> i. through the Brisbane Showgrounds between O’Connell Terrace and Gregory Terrace ii. through the Brisbane Showgrounds between Exhibition Railway Station and Bowen Bridge Road iii. between King street and Alexandria Street iv. between Anderson Street and Costin Street near and linking to Carriage Street v. between Water Street and Gregory Terrace, and vi. between Diggles Close and Bowen Bridge Road. <p>The precinct will accommodate key upgrades to the street network as follows:</p> <ul style="list-style-type: none"> i. widening of O’Connell Terrace to accommodate two lanes of vehicular traffic and separated cycle way, and ii. widening of Brookes Street to accommodate upgraded footpaths, separated cycle way. <p>New controlled intersections at:</p> <ul style="list-style-type: none"> i. Tufton Street and O’Connell Terrace, and ii. King Street and St Pauls Terrace. 	<p>Complies</p> <p>The proposal provides the cross block link identified on the Precinct 2 Plan.</p>
<p>Public Transport</p>	<p>Not applicable</p> <p>The subject site does not adjoin public transport facilities.</p>

Assessment Benchmark	Response
<p>Upgrades to the Exhibition Railway Station and associated railway corridor are delivered as part of the Cross River Rail project.</p> <p>Access to Exhibition Railway Station will be clearly signed and identifiable to visitors on O'Connell Terrace, Gregory Terrace, Brookes Street and Bowen Bridge Road.</p> <p>A bus stop is located adjacent to the Exhibition Railway Station access point on O'Connell Terrace. Providing a rail and bus interchange function.</p> <p>Upgrades to the Exhibition Railway Station include improved platform access for pedestrian movements to the Old Museum.</p>	