QUEEN'S WHARF BRISBANE PLAN OF DEVELOPMENT

VOLUME 2: PLAN OF

DEVELOPMENT



QUEEN'S WHARF BRISBANE

Prepared by Urbis 1st December 2017 referred to in the PDA **DEVELOPMENT APPROVAL**

Approval no: DEV2017/846/156

Date: 24 Sept 2024



24 Sept 2024





Carolyn Mellich Date: 07-Jul-2020

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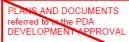
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Date: 24th May 2018

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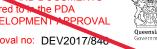
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PLANS AND DOCUMENTS DEVELOPMENT APPROVAL

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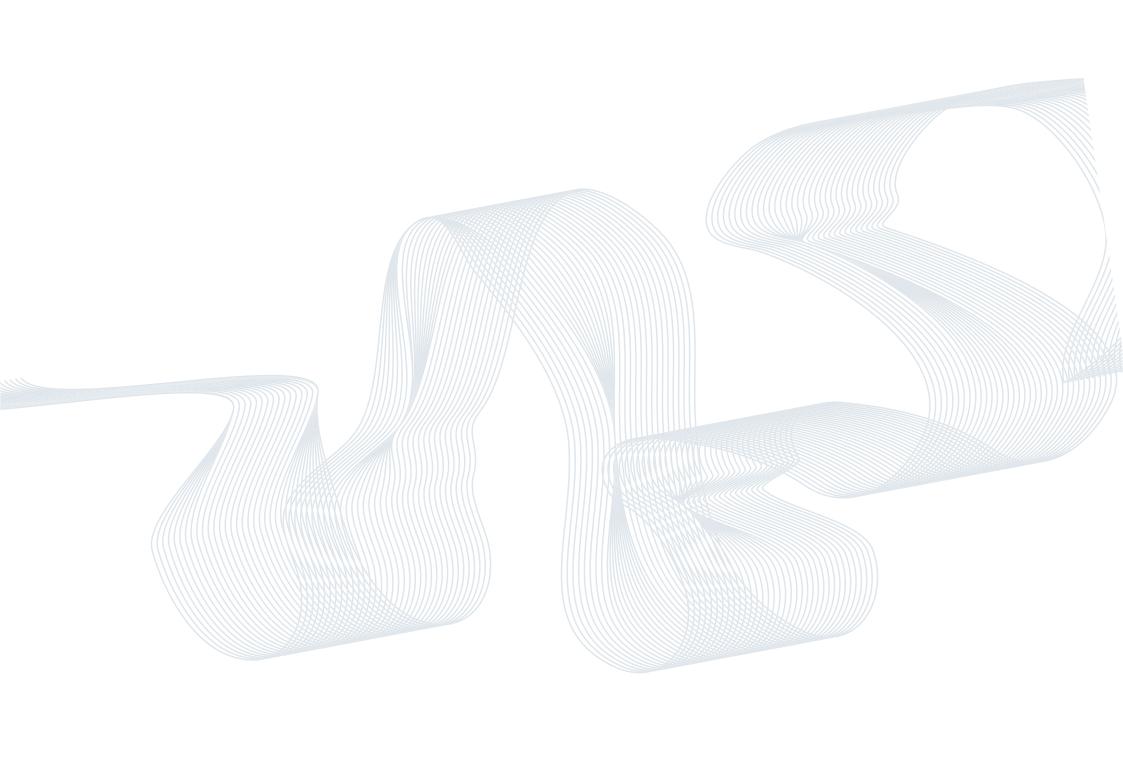
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21 December 2017	Karina McGill	
24 May 2018	Leila Torrens	Section 5.2.4.2 Table 23 (pg102);
		Section 5.5.2.2, Table 60, SPI 2.1 and DS 2.5 (pg203);
		Section 5.5.2.2, Figure 124 (pg207).
27 March 2019	Carolyn Melish	Section 3.3, Figure 16 (pg34);
		Section 3.4.1, Figure 17 (pg37);
		Section 3.4.4, Figure 21 (pg44);
		Section 5.2.2.2, Table 19, SPI 2.7 (pg70);
		Section 5.2.2.2, Table 19, DS 2.22 (pg71);
		Section 5.2.2.2, Figure 32 (pg75);
		Section 5.2.2.2, Figure 34 (pg77);
		Section 5.2.2.2, Figure 35 (pg78)
		Section 5.2.2.2, Figure 36 (pg79);
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		Section 5.2.5.2, Figure 64 and 65 (pg114);
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			Section 5.2.7.2, Figure 73 (pg126);
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			Section 5.6, Table 68, DS 1.13 (pg217);
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			Section 6.1, Figure 132 (pg242).
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			Section 5.2.2.2, Figure 129 (pg206)
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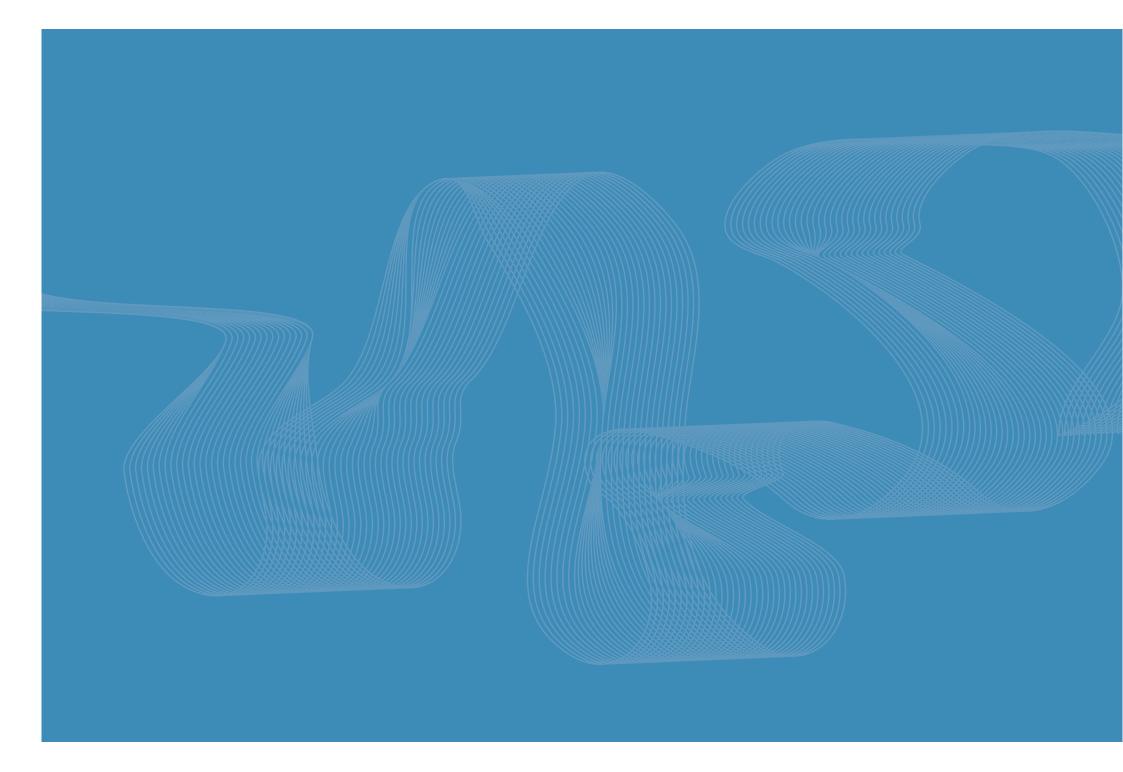


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1.0 EXPLANATORY CONTENT

1.1 PLAN OF DEVELOPMENT PURPOSE

This Plan of Development (PoD) has been prepared for the Queen's Wharf Brisbane Integrated Resort Development (QWBIRD) in accordance with the Queen's Wharf Brisbane Priority Development Area (PDA) Development Scheme (Development Scheme) (adopted in January 2016) as shown in Figure 1. The PoD relates to land and parts of the Brisbane River within the Queen's Wharf Brisbane PDA and PDA-Associated Land declared under the Economic Development Act 2012 (ED Act). The land and parts of the Brisbane River to which the PoD relates is shown in Figure 2.

FIGURE 1: QUEEN'S WHARF BRISBANE
PRIORITY DEVELOPMENT AREA
(PDA) DEVELOPMENT SCHEME



The development of the site comprises a Material Change of Use and associated Operational Work and Building Work. The Development Scheme and Declaration of PDA-associated development identifies the development as PDA assessable development for which a PDA development approval is required.

Under the ED Act, development can only be approved if it is consistent with the Development Scheme. PDA assessable development is consistent with the Land Use Plan of the Development Scheme where:

- The development complies with all relevant Structural Elements and PDA-wide criteria: or
- **b.** The development does not comply with one or more of the aspects of the Structural Elements and PDA-wide criteria but:
 - The development does not conflict with the PDA Vision; and
 - There are sufficient grounds to justify the approval of the development despite the non-compliance with the Structural elements and PDA-wide criteria.

The Land Use Plan within the Development Scheme sets out an overarching Vision for the QWB PDA. The Structural Elements of the Land Use Plan identify a range of principles, land use areas, localities and precinct entitlements and obligations. This PoD demonstrates how the proposed development will contribute towards the Vision of the QWB PDA and that the development contemplated in the PoD is consistent with the Development Scheme and PDA-associated development Declaration.

In Section 2, the statutory context of the PoD, the land to which the PoD relates is described, and Precinct and Sub-Precinct boundaries are defined. Section 3 of the PoD sets out the Vision, Strategic Principles and Development Outcomes that provide the overarching intent and aspirations for the development of the land to which the PoD relates and which underpin the Precinct/Sub-Precinct Intents and Specific Design Criteria for development which is required to undergo the Compliance Assessment process, these are specified in Section 5 of the PoD.

The PoD describes the development that is consistent with this PoD and particularly:

- Section 4 of the PoD identifies development which is approved and may occur without any further assessment, subject to conditions; and
- b. Section 5 of the PoD identifies development which is approved and may occur subject to the Compliance Assessment process described in Section 1.3.3.2 against the Precinct/ Sub-Precinct Intents and Specific Design Criteria.

Development that is consistent with the approved PoD is approved development, subject to conditions, and requires no further development approval under the Development Scheme. Exempt development is set out in Schedule 1 of the Development Scheme.

Development subject of this PoD, which is not generally in accordance with all of the applicable Precinct/Sub-Precinct Intents and Specific Design Criteria contained in Section 5 of the PoD, but which is otherwise generally in accordance with the Vision, Strategic Principles and Development Outcomes in Section 3 of the PoD may either be approved by amending this approval under Section 99 of the Economic Development Act 2012, where applicable, or a separate PDA development application.

It is intended to the greatest extent permitted by law, that any such separate development application for a PDA development approval be assessed having regard (to this section of the PoD) and the Vision, Strategic Principles and Development Outcomes in Section 3 of this PoD.

Development the subject of a separate development application is not inconsistent with and does not override this PoD or the PDA development approval for this PoD if:

- a. It is generally in accordance with the Vision, Strategic Principles and Development Outcomes in Section 3 of this PoD which would otherwise apply to the land the subject of the application;
- **b.** It is for a use or works identified in the PoD for the relevant Sub-Precinct, or for Centre Activities; and
- c. Otherwise does not prevent development for the balance land (excluding the land the subject of the separate development application) under this PoD.

FIGURE 2: LAND TO WHICH POD RELATES



1.2 RELATIONSHIPS TO OTHER LEGISLATION

Brisbane City Council's Planning Scheme, being the *Brisbane City Plan 2014*, only applies to the extent it is expressly adopted into the Development Scheme and then only to the extent the provisions so adopted are consistent with the PoD.

The Brisbane Casino Agreement Amendment Act 2016 (BCAA Act) applies to the former Treasury Building and Queens Park (herein after referred to as Queen's Gardens). A Special Lease applies to Queen's Gardens, the former Treasury Building, the former State Library and the former Land Administration Building (Lease No. 17750245). For the avoidance of doubt, development approved by this PoD is not Regulated Development in respect of the Brisbane Casino-Hotel Complex as defined in the BCAA Act.

Precinct 4, described in **Section 5** of the PoD, comprises development that was declared by the Minister for Economic Development Queensland (MEDQ) to be PDA-associated development on 12 March 2017. Under the *Economic Development Act 2012* (ED Act), section 40C, the MEDQ may declare development to be PDA-associated development. PDA-associated development is development for a PDA that is carried out on land outside the PDA. The declaration of PDA-associated development does not preclude applications for other forms of development being made under the *Planning Act 2016*.

Other legislation which may be applicable to this land also includes—

- » South Bank Corporation Act 1989;
- » Queen's Wharf Brisbane Act 2016;
- » Building Act 1975; and
- » Planning Act 2016.

1.3 **EXPLANATION OF PLAN OF DEVELOPMENT** STRUCTURE AND ASSESSMENT PROCESS

The PoD consists of the components illustrated in Figure 3 and outlined by Table 1 below:

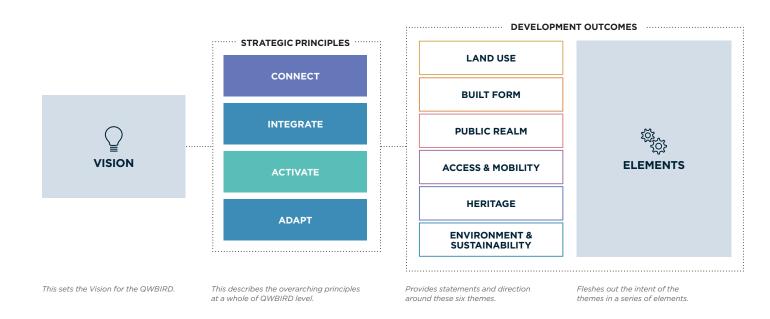
TABLE 1: PLAN OF DEVELOPMENT STRUCTURE

SECTION		EXPLANATION
Providing context and understanding of the PoD and how it is to be used	SECTION 1 Explanatory Content	This section includes general explanatory content regarding the site and how the PoD document is used, including: Relationship to the ED Act; Structure of PoD; How future assessment processes work; The purpose of this document; The relationship of this PoD to other legislation; and The assessment process sought by this PoD.
Defining the land and the rules for interpretation	SECTION 2 Statutory Context	This section outlines the: Land to which this PoD relates; The Precincts and Sub-Precincts; and Rules for interpretation.
Provides the Vision, Strategic Principles and Development Outcomes	Vision, Strategic Principles and Development Outcomes	This section sets out the Vision, Strategic Principles and Development Outcomes that underpin the approved development and the Precinct/Sub-Precinct Intents and Specific Design Criteria in Section 5 for future Compliance Assessment.

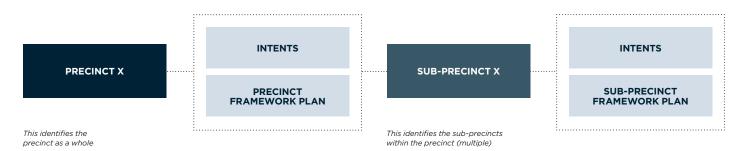
SECTION		EXPLANATION				
	SECTION 4	This section identifies development that may proceed				
Providing	Approved Development	without any further assessment where consistent with criteria outlined in Section 4 and subject to conditions.				
development criteria and	SECTION 5	This section identifies approved development				
plans that form the statutory element of	Compliance Assessment	which may occur subject to the criteria set out in that section demonstrated through the Compliance Assessment process and subject to conditions.				
the PoD	SECTION 6	This section outlines technical specifications and guidance				
	Technical Requirements	associated with development such as noise criteria and traffic engineering requirements. Such specifications and guidance are applied in the Compliance Assessment process under Section 5 .				

The relationship between the above mentioned components of the PoD is illustrated by the diagrams in Figure 3.

WHOLE QWB SITE



PRECINCT/SUB-PRECINCT EXAMPLE

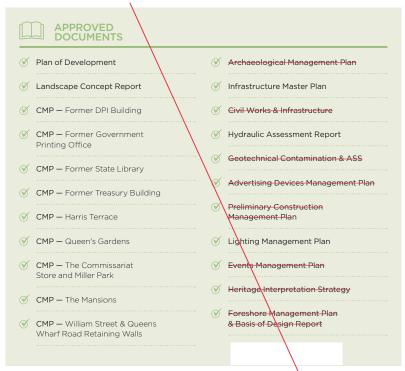


1.3.1 CONNECTING THE DOCUMENTS

The diagram in Figure 4 below lists the various technical and supporting documents associated with this PoD.

Refer conditions of approval

FIGURE 4: POD APPROVED AND SUPPORTING DOCUMENTS





These Supporting Documents are reports that contain supporting information to the assessment of the development application and are not Approved Documents.

1.3.2 OVERALL OPERATION OF THIS POD AND RELATIONSHIP TO OTHER APPROVALS

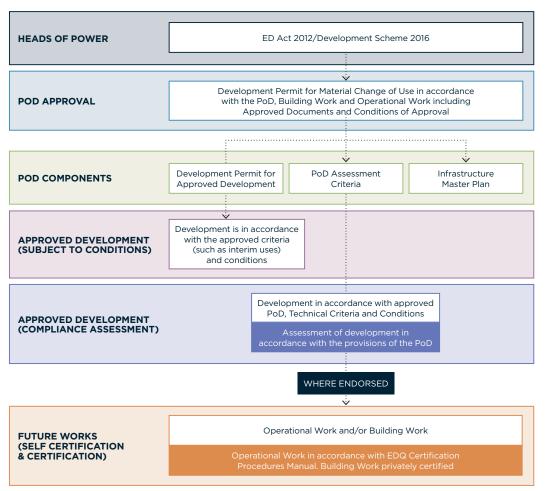
This PoD forms the overall approval framework relevant to the QWBIRD.

The relationship of this PoD to other approvals or statutory obligations is outlined by Figure 5. This figure also provides a summary of the ways in which future development can occur which are:

- 1. Approved Development (Subject to Conditions): development in accordance with Development Controls outlined in this PoD may proceed in accordance with Conditions; and
- 2. Approved Development (Compliance Assessment): development in accordance with the PoD subject to a Compliance Assessment process.

Further detail regarding each of these processes is outlined by Section 1.3.3 of this PoD.

FIGURE 5: POD RELATIONSHIPS AND OPERATIONAL OVERVIEW



1.3.3 FUTURE DEVELOPMENT DELIVERY PROCESSES

1.3.3.1 APPROVED DEVELOPMENT (SUBJECT TO CONDITIONS)

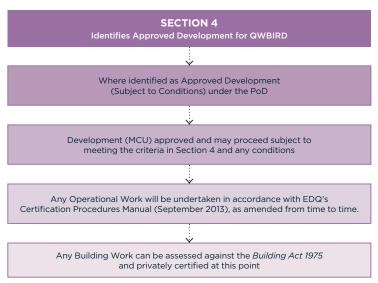
Development identified in Section 4 of the PoD and undertaken in accordance with the controls identified in Section 4 of the PoD and where complying with the relevant conditions, is consistent with the PoD and may proceed to certification of Operational Works and Building Works. Certification of Operational Works is undertaken in accordance with the EDQ Certification Procedures Manual (September 2013) as amended from time to time. Building Works are assessed against the *Building Act 1975*.

A summary of this process and its intended operation is provided by *Table 2* and *Figure 6*.

TABLE 2: APPROVED DEVELOPMENT (SUBJECT TO CONDITIONS) PROCESS SUMMARY

SECTION	WHAT IS THE CONTENT?	WHEN DOES THIS SECTION APPLY?	HOW DOES IT WORK?	WHO ADMINISTERS THE PROCESS?	WHY IS THIS PROCESS NEEDED?
For development in accordance with the PoD that may proceed without further assessment, subject to conditions.	This section identifies the development that may proceed without further assessment.	Applies to Material Change of Use, Building Works and Operational Works identified as Approved Development (Subject to Conditions) in Section 4 of the PoD during the construction and operational phases	Development subject to the controls in Section 4 is consistent with the PoD and may proceed to certification of Operational Works and approval of Building Works.	Certification of Operational Works is undertaken in accordance with the EDQ Certification Procedures Manual (September 2013), as amended from time to time. Building Works are assessed against the <i>Building Act 1975</i> .	This section identifies development that does not need to undertake the Compliance Assessment process as it has been contemplated by the PoD approval process and is low risk, low impact or temporary in nature.

FIGURE 6: APPROVED DEVELOPMENT (SUBJECT TO CONDITIONS) OPERATION



1.3.3.2 APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)

Section 5 of the PoD (Approved Development (Compliance Assessment)) identifies development which is approved subject to the criteria set out in that section demonstrated through the Compliance Assessment process described in *Table 3* and *Figure 7*, and complying with the relevant condition(s).

Compliance Assessment is the process of having development plans, works, documents, reports, strategies or the like, as required by a condition of approval, endorsed by EDQ Development Assessment or the Nominated Assessing Authority (NAA).

Compliance Assessment may be staged for all or part of a Precinct/Sub-Precinct or for different aspects of development, or repeated where a different use, design or solution to that already endorsed is sought.

A summary of this process and its intended operation is described below and provided by *Table 3* and *Figure 7*.

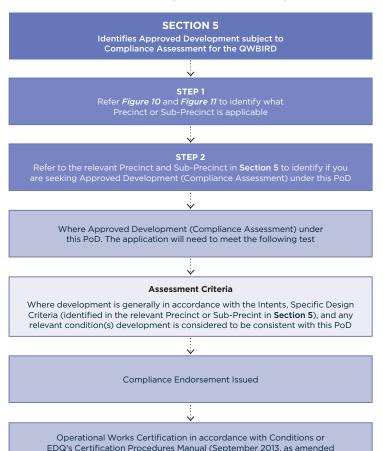
The Specific Design Criteria are a set of written and graphic criteria that describe the design elements of a particular Precinct/Sub-Precinct. The aim of the Specific Design Criteria is to provide clarity over what constitutes an acceptable design for development within a Precinct/Sub-Precinct.

General and Specific Use Criteria, and Technical Criteria, may also apply as part of the Compliance Assessment process where expressly identified as being applicable to development in the Specific Design Criteria.

TABLE 3: APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT) PROCESS SUMMARY

SECTION	WHAT IS THE CONTENT?	WHEN DOES THIS SECTION APPLY?	HOW DOES IT WORK?	WHO ADMINISTERS THE PROCESS?	WHY IS THIS PROCESS NEEDED?
SECTION 5 For development in accordance with the PoD that is Approved Development subject to Compliance Assessment.	This section is organised by Precinct and includes: • Precinct and Sub-Precinct intent statements; • Land uses that may proceed for the identified Precincts and Sub-Precincts subject to Compliance Assessment; • Works that may proceed for the identified Precincts and Sub-Precincts and Sub-Precincts subject to Compliance Assessment; • Precinct/ Sub-Precinct Specific Design Criteria; and • General and Specific Use Criteria.	Applies to Material Change of Use, Operational Work, and Building Work which is identified as Approved Development (Compliance Assessment) in the relevant precinct and sub-precincts in Section 5.	Compliance Assessment refers to the assessment process undertaken by EDQ or the NAA and administered by way of a condition of approval. Development is considered consistent with the PoD and can be endorsed through Compliance Assessment where it is generally in accordance with the Precinct/Sub-Precinct Intents, Specific Design Criteria in Section 5 and any relevant conditions.	Administered by EDQ or a NAA.	To ensure that sufficient level of detail is endorsed by EDQ or a NAA prior to development commencing. Its benefits are: • An endorsed Master Plan • A more efficient planning process; and • Resolves detailed design and technical requirements after the master plan is approved.

FIGURE 7: APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT) OPERATION



from time to time). Building Work may also be privately certified

1.3.3.3 RELEVANT TESTS FOR **CONSISTENCY WITH THE POD**

As indicated in *Table 3* and *Figure 7* left, development identified in Section 5 of the PoD can be endorsed through Compliance Assessment where the development is generally in accordance with the relevant Precinct/ Sub-Precinct Intents, applicable Specific Design Criteria set out in Section 5 of the PoD. Development that is endorsed through Compliance Assessment is consistent with this PoD and any relevant condition(s).

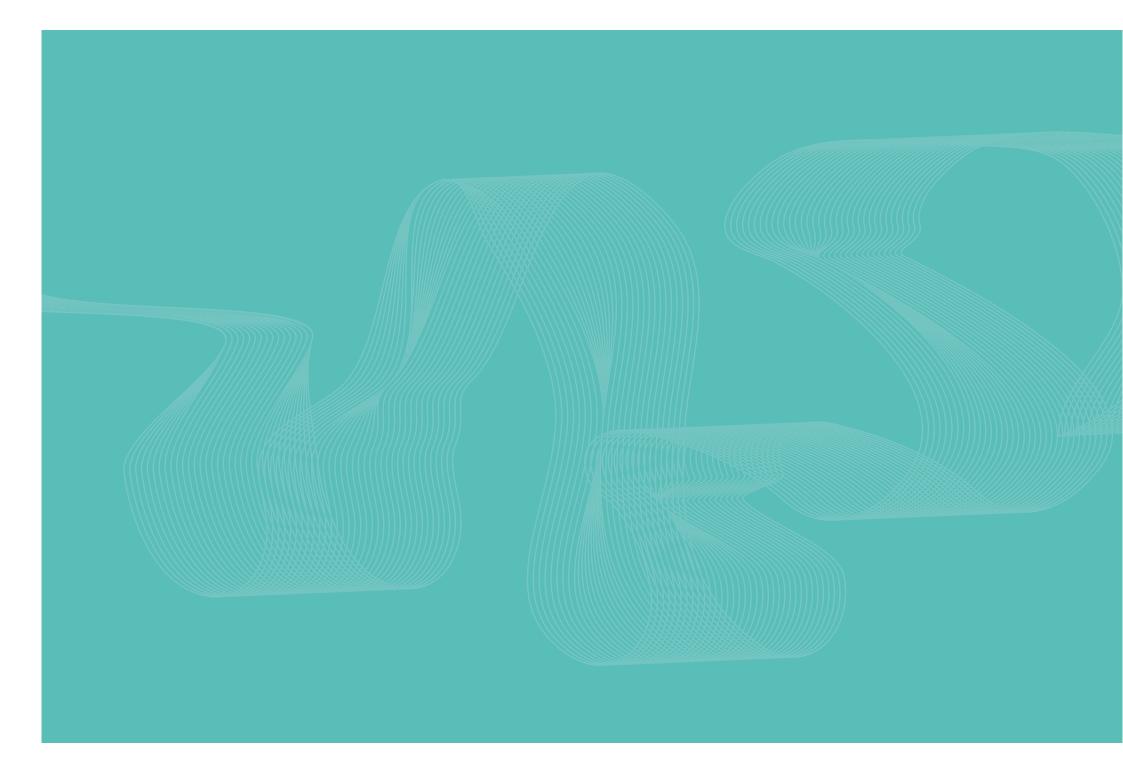
The Specific Design Criteria represent the preferred way of development meeting the Precinct/Sub-Precinct Intents. Where development meets the Specific Design Criteria, the development is taken to be generally in accordance with the Precinct/ Sub-Precinct Intents for the applicable Development Outcome Theme. In the event of any inconsistency between the Precinct/ Sub-Precinct Intents and Specific Design Criteria, the Specific Design Criteria prevail to the extent of the inconsistency.

1.4 **SUMMARY OF PRECINCT AND** SUB-PRECINCT DEVELOPMENT

Figure 8 summarises the land uses and gross floor area (GFA) that comprise Approved Development (Compliance Assessment), which are specified in Section 5 of this PoD.

FIGURE 8: SUMMARY OF USES AND GFA

USE/GFA precinct/SUB-PRECINCT	1a	1b	1c	1d	1e	1f	1g	1h	1i	2a	2b	2c	3	4a	4b	4c
Multiple Dwelling																
Short-term Accommodation																
Residential GFA total per Precint/Sub-Precinct	130,400	0	0	0	0	0	0	1,850	0	8,500	9,400	0	117,450	0	0	0
Childcare Centre																
Community Use																
Educational Establishment																
Function Facility																
Health Care Service																
Indoor Sport and Recreation																
Industry (low-impact industry — microbrewery)																
Landing*																
Major Sport, Recreation and Entertainment Facility																
Office																
Outdoor Sport and Recreation																
Parking Station*																
Port Service		•														
Resort Complex																
Sales Office																
Service Industry																
Theatre																
Tourist Attraction										\sim	`					
Commercial GFA total per Precint/Sub-Precinct	55,200	50	700	50	200	0	300	3,800	0	21,200	1,450	3,200	50,000	0	0	0
Bar										The state of the s						
Club																
Food and Drink Outlet																
Hotel																
Market*																
Nightclub Entertainment Facility																
Shop																
Shopping Centre																
Showroom																
Retail GFA total per Precint/Sub-Precinct	26,900	150	700	50	200	0	300	5,250	0	12,700	4,250	600	10,000	50	0	0
Environment Facility*																
Industry (medium/high impact or special industry — generator)*													•			
Park*					•	•	•				•				•	
Pedestrian Bridge*																
Substation*								,								
Telecommunications Facility*																
Utility Installation*																
Total GFA per Precint/Sub-Precinct	212,500	150	700	50	200	0	300	10,900	0	21,200	15,100	3,800	121,700	50	0	0



2.0 STATUTORY CONTEXT

LAND TO WHICH THIS 2.1 **POD RELATES**

This PoD relates to part of the land and the Brisbane River within the Queen's Wharf Brisbane Priority Development Area and land that has been declared PDA-associated land for the Queen's Wharf Brisbane PDA under the ED Act, which includes part of the Brisbane River, as identified in Figure 9. The land to which this PoD relates is collectively referred to as Queen's Wharf Brisbane (QWB) and is located within the Brisbane CBD.

QWB is approximately 27.3 hectares in area and comprises land and parts of the Brisbane River. QWB extends midway across the Brisbane River to the south and is bounded by the Victoria Bridge to the north-west; the Goodwill Bridge to the south-east; Queen Street to the north; George Street to the east and north-east; and Alice Street to the south-east. It also includes areas declared as PDA-associated development, including a pedestrian bridge corridor to South Bank and the North Quay road reserve for the purposes of a sewer upgrade (refer to Figure 9).

FIGURE 9: LAND TO WHICH THIS POD RELATES





PRECINCTS AND SUB-PRECINCTS

The PoD identifies four Precincts that act as organising elements for particular components of development, the identification of Sub-Precints, intents and the application of Specific Design Criteria. The Precincts and Sub-Precincts are as follows and are delineated in Figure 10 and Figure 11:

- 1. Integrated Resort Development (IRD) Precinct, comprising:
- a. Resort Sub-Precinct;
- b. North-West Sub-Precinct;
- c. North Quay Sub-Precinct;
- d. Queens Wharf Plaza Sub-Precinct;
- e. The Landing Sub-Precinct;
- f. Waterline Park Sub-Precinct;
- g. Goodwill Extension Sub-Precinct;
- h. IRD Heritage Sub-Precinct; and
- i. Miller Park Sub-Precinct.
- 2. Treasury Hotel and Casino Repurposing Precinct, comprising:
 - a. The former Treasury Building Sub-Precinct;
 - b. The former Land Administration Building Sub-Precinct; and
 - c. The former State Library Sub-Precinct.
- 3. Residential Precinct
- 4. PDA-Associated Development Precinct, comprising:
 - a. Pedestrian Bridge Sub-Precinct;
 - b. Queen Street Interface Sub-Precinct; and
 - c. Turbot Street Sewer Upgrade Sub-Precinct.

The approximate areas of each Precinct/ Sub-Precinct are listed in Table 4 to the right.

TABLE 4: APPROXIMATE AREAS OF EACH PRECINCT/SUB-PRECINCT

PRE	CINCT/SUB-PRECINCT	APPROXIMATE AREAS
1a	Resort	34,283 m ²
1b	North-West	1,737 m ²
1c	North Quay	37,794 m²
1d	Queens Wharf Plaza	18,469 m ²
1e	The Landing	32,724 m ²
1f	Waterline Park	4,097 m ²
1g	Goodwill Extension	68,724 m ²
1h	IRD Heritage	10,174 m ²
1i	Miller Park	1,099 m²
2a	The former Treasury Building	10,442 m ²
2b	The former Land Administration Building	13,157 m ²
2c	The former State Library	2,512 m ²
3	Residential	10,088 m²
4a	Pedestrian Bridge	26,083 m ²
4b	Queen Street Interface	5,543 m ²
4c	Turbot Street Sewer Upgrade	11,033 m ²
	Total*	287,959 m²

*The total area of all Precincts/Sub-Precincts adds up to more than the QWB site area due to a number of overlapping Precincts/Sub-Precincts.

FIGURE 10: PRECINCT PLAN

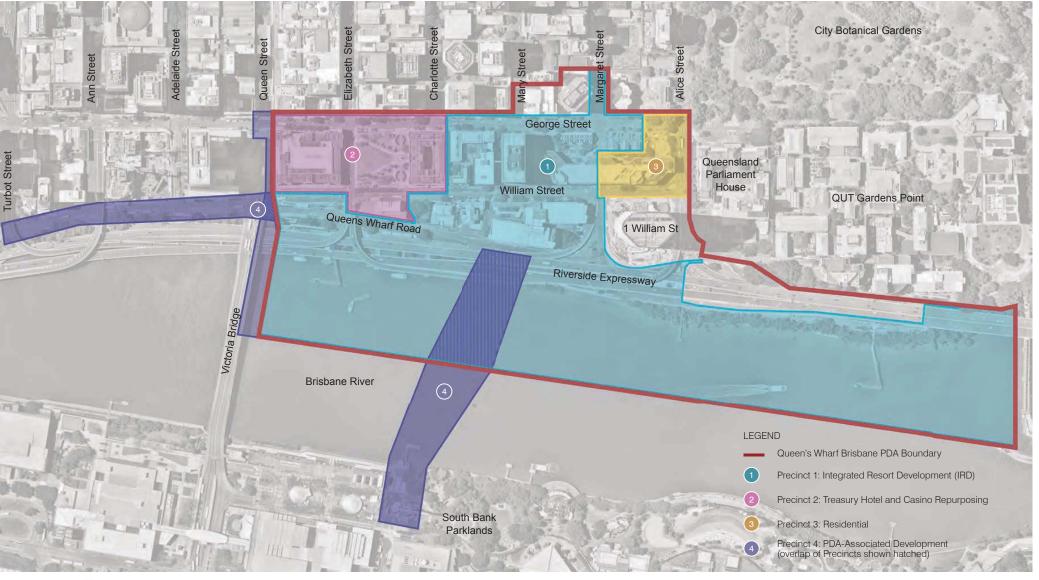
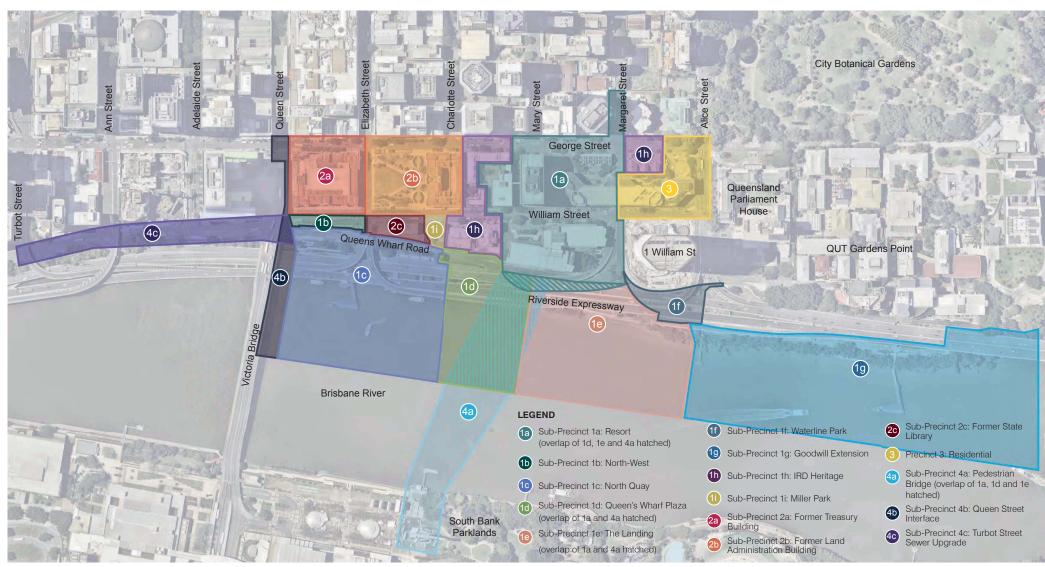




FIGURE 11: SUB-PRECINCT PLAN





2.3 **INTERPRETATION**

The definitions of terms that are used in this PoD are to be identified by reference to the following documents:

- 1. Appendix A to this PoD. Certain terms are defined in Part 2 of Appendix A to this PoD and are identified as 'QWBIRD specific definitions'. These are site-specific definitions to accommodate certain site-specific issues covered by this PoD and apply in interpretation of this PoD instead of the Brisbane City Plan 2014 definitions; and
- 2. The ED Act, or if there is no definition in the ED Act; then
- 3. The Development Scheme.

Unless otherwise provided for in this PoD, a reference in the PoD to a specific resource document or standard means the version of that resource document or standard as amended from time to time current at the date of submission of the relevant request for compliance assessment or where there is no compliance assessment, then the version of the resource document or standard that is current at the date of this Approval.

2.4 **TERM OF THIS APPROVAL**

The term of the Development Permit is thirty (30) years from the date of the Development Permit taking effect.



3.0
VISION, STRATEGIC
PRINCIPLES AND
DEVELOPMENT
OUTCOMES

3.1 **INTRODUCTION**

The Vision, Strategic Principles and Development Outcomes provide the overarching intent and aspirations for the development of the land to which the PoD relates and underpin the Precinct/Sub-Precinct Intents and Specific Design Criteria for the Compliance Assessment process, which are specified in Section 5 of the PoD.

3.2 VISION

The strategic riverside location, scale and significant redevelopment capacity of QWB will transform Brisbane's CBD, offering unprecedented opportunities to revitalise the south western edge of the CBD as a tourism, recreation, cultural and entertainment destination for Brisbane.

The QWBIRD will provide a new integrated resort development with a range of related uses including a casino, function and entertainment facilities, hotels, retail, tourist attractions, cultural offerings, residential, landings and recreation uses, as well as an expansive, publicly accessible public realm.

The QWBIRD will:

- » Provide an iconic contribution to the city form and complement existing development within the QWB PDA;
- » Provide for the conservation of all Heritage Places and their adaptive re-use to celebrate Brisbane's origins and enhance the rich cultural heritage aspects in and around the GWB PDA;
- » Enhance connectivity and integration between the city and the riverfront, providing new and reinvigorated public open space which supports recreation opportunities, access and enjoyment of the Brisbane River; and
- » Support existing and new connections through QWB and integrate with the surrounding area including locations in the rest of the Brisbane CBD and on the southern bank of the Brisbane River.

3.3 **STRATEGIC PRINCIPLES**

The Strategic Principles respond to the Vision and structural elements of the Development Scheme and are organised around four principles:

- 1. Connect;
- 2. Integrate;
- 3. Activate; and
- 4. Adapt.

These four principles are illustrated by *Figure 12* through to *Figure 15* and combine to form the master plan principles diagram in *Figure 16*. The Strategic Principles outlined in more detail below underpin the Development Outcomes for the QWBIRD, which in turn inform the overarching Intents for each Precinct and Sub-Precinct.





Connect

QWBIRD delivers a strong, permeable connection to the city centre, South Bank and the Brisbane River with full access to the riverfront and open and safe streets.

The public realm connects places together through a network of routes, spaces and intuitive wayfinding which interconnect and link to the surrounding area, including the Queen Street Mall and South Bank. Public transport connectivity and infrastructure supports the efficient and safe movement of visitors to and from the development.



Integrate

The QWBIRD brings together a range of vibrant and diverse uses into one integrated development that combines the coherent urban grain of the CBD with new development forms to create a quality that comes from embedding new development into the historic urban fabric.

The QWBIRD is characterised by its successful integration of the Heritage Places, new high-quality contemporary built form, movement networks and public realm by applying the following three heritage integration principles:

- 1. Old and new juxtaposition design philosophy;
- **2.** Optimising heritage views to key facades through setback response; and
- 3. Distinct towers and responsive podiums.

Building on the city centre's strong street grid and integrating with the broader transport system, the public realm is characterised by the clarity and ease of movement opportunities and experiences for pedestrians and cyclists.



Activate

The QWBIRD will create an inviting place that engages with the northern bank of the Brisbane River, unlocking this stretch of the riverfront as an important piece of Brisbane's public space network.

A complementary mix of land uses centred on the core integrated resort development creates distinctive and activated buildings and spaces. The quality of facilities and public realm design elements delivers functional, durable and comfortable spaces that provide settings for a wide variety of activities. These include active plaza areas, vibrant laneways, strong pedestrian linkages, attractive gateways, riverside boardwalks and areas for passive and active recreation as well as flexible large scale event areas that support its role as a major tourism, entertainment, recreation and cultural destination that brings vitality to this part of the CBD.



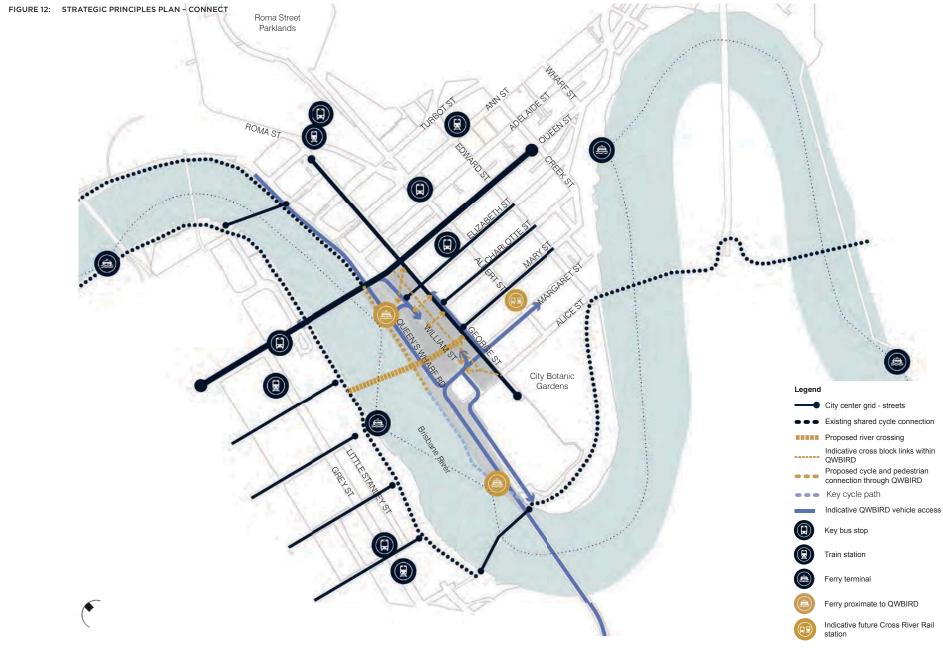
Adapt

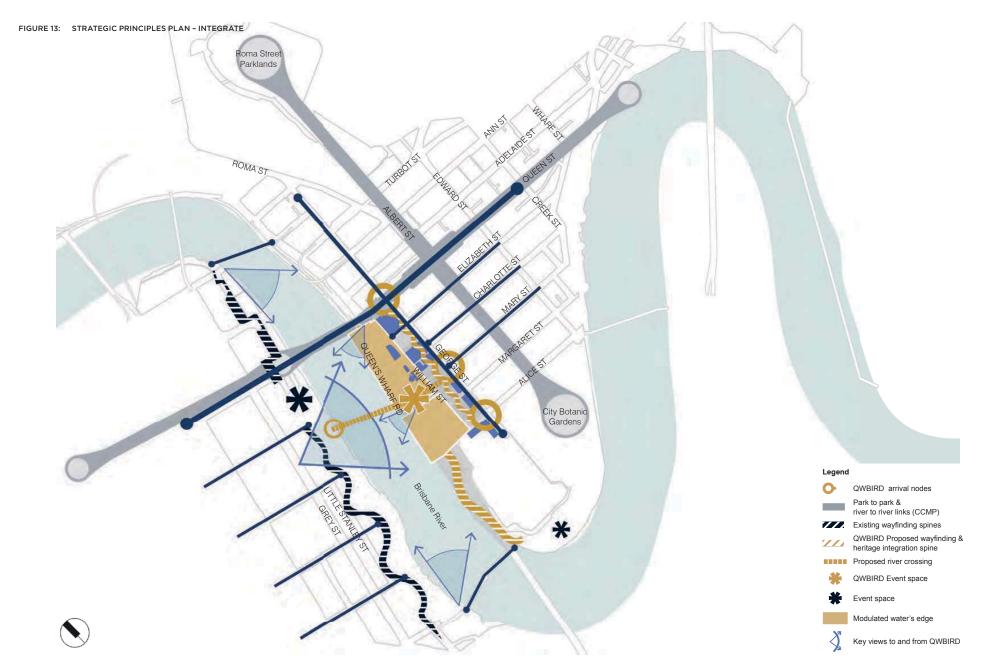
The existing heritage buildings, with their robust architecture, will be retained and re-purposed.

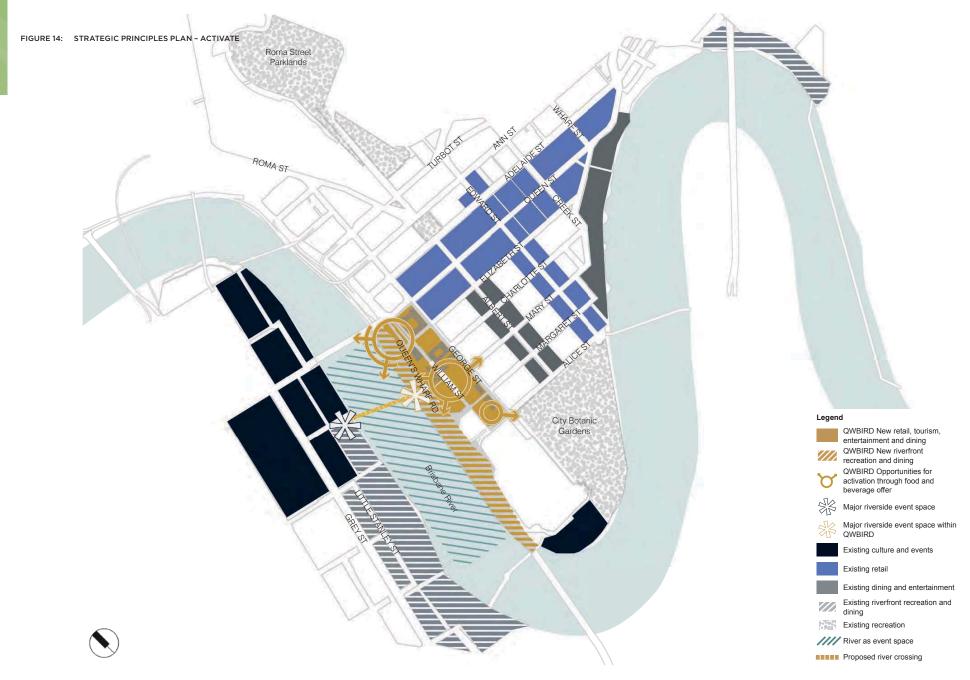
Development celebrates the site's history through the re-use of significant heritage buildings and spaces to create a vibrant and unique destination that re-imagines heritage values with contemporary functions. Significant public realm interventions adapt and improve the amenity of areas around and underneath the Riverside Expressway (REX) and respond to the associated aesthetic and acoustic challenges.

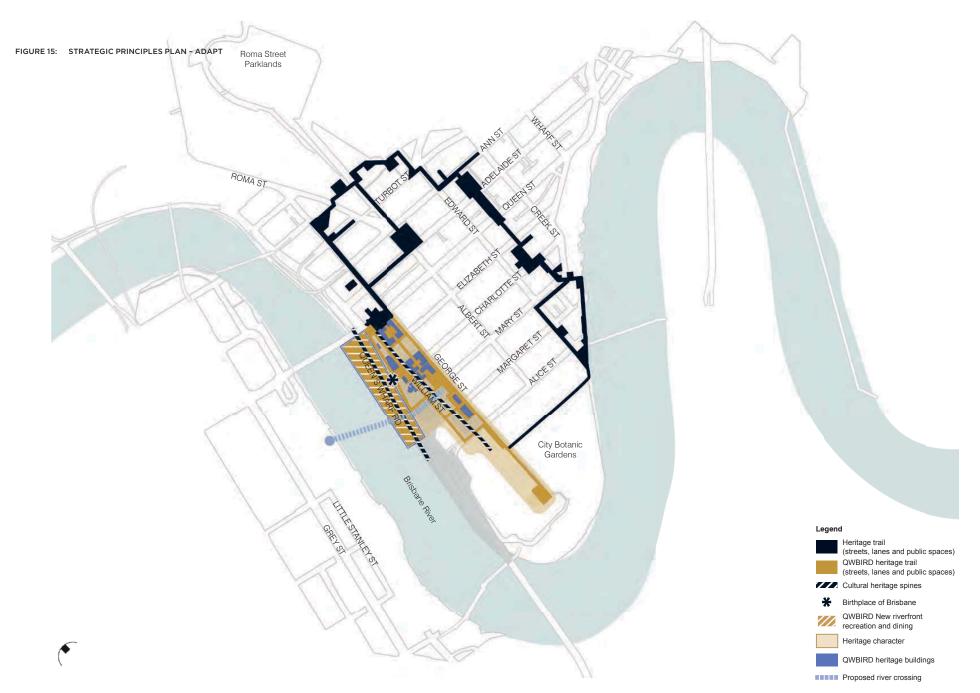
The street and laneway network is adapted to achieve high levels of amenity, accessibility, connectivity and legibility into and through the development. Streetscape and laneway adaptations deliver safe and attractive urban places that appeal to a wide range of visitors. Subtropical design initiatives are embedded into the design of development to appropriately respond to and adapt to Brisbane's subtropical climate and reflect local character and identity.

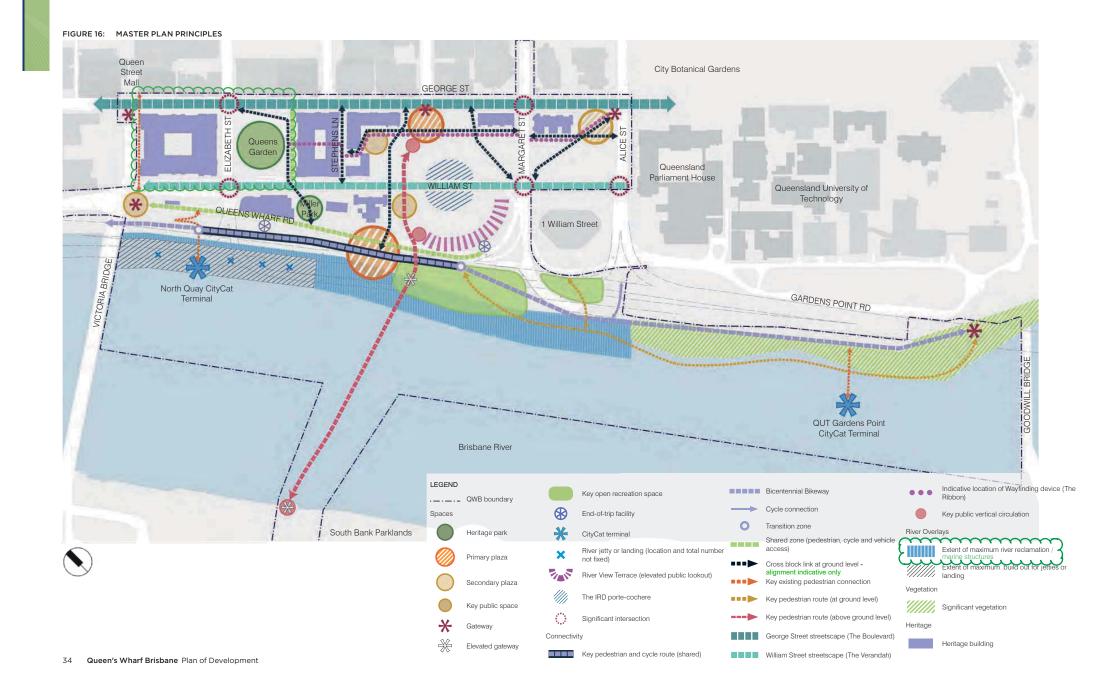
These overarching principles underpin the Development Outcomes on the following pages.











3.4 **DEVELOPMENT OUTCOMES**

The Development Outcomes are specified below according to six themes and sub-theme elements.

THEME 1: LAND USE 3.4.1

The Development Outcomes for land use are specified in *Table 5* below.

TABLE 5: THEME 1: LAND USE DEVELOPMENT OUTCOMES



E1	ELEMENT	DO1	DEVELOPMENT OUTCOMES
E1.1	Mix of uses	DO1.1	Development delivers a wide variety of uses, including hotel and residential uses, leisure and retail activities. It also includes a casino, function and entertainment facilities.
		DO1.2	Development provides activation to streets and spaces, including the river's edge, through the inclusion of retail, food and beverage and cultural or public uses at ground level.
		DO1.3	Hotel uses are clustered to allow coordination of servicing and to enable a critical mass of tourism activity.
		DO1.4	The urban block bounded by George, William, Alice and Margaret Streets forms a residential-led mixed-use sub-precinct.
		DO1.5	Outdoor and riverfront dining is provided to activate spaces and make best use of Brisbane's subtropical climate.
		DO1.6	Development provides public event and recreation spaces, including plazas, more intimate courtyards, indoor and outdoor amphitheatres and facilities providing flexible performance spaces.
		DO1.7	An urban public realm is provided at the river's edge to complement spaces at South Bank and links to the wider tourism loop and open space network within the city.
		DO1.8	Temporary or 'pop-up' retail or food and beverage uses are provided in locations along the riverfront.
		DO1.9	Wharf and marine uses are provided with access to the river.
E1.2	Quantum of uses	DO1.10	Development comprises high density uses that respond to the CBD context and make efficient use of land, including high density residential uses.
E1.3	Integration of uses	DO1.11	Uses are integrated and combine to deliver a significant tourism integrated resort precinct for Brisbane.
		DO1.12	Development complements existing uses in the CBD and South Bank and provides a direct link with the Queen Street Mall.
		DO1.13	Development provides integration with landings to support river tourism operations such as berthing for a range of tourist vessels, boat tours and water taxis, and short-term moorings for recreational vessels.
E1.4	Adaptable uses	DO1.14	The heritage buildings within the QWBIRD are re-purposed through adaptation that respects the architectural and historic significance of the buildings.
		DO1.15	Heritage buildings are re-used to facilitate public access to parts of the buildings, by including retail, food and beverage, arts/cultural uses and hotel/commercial uses.

or tower in plaza

3.4.2 THEME 2: BUILT FORM

The Development Outcomes for built form are specified in *Table 6* below.

TABLE 6: THEME 2: BUILT FORM DEVELOPMENT OUTCOMES



			()
E2	ELEMENT	DO2	DEVELOPMENT OUTCOMES
E2.1	Built Form Typology	DO2.1	Other than on the riverfront, new built form generally comprises podium and tower forms that reflect the urban grid of the CBD.
		DO2.2	Development addresses the urban grid, streets and blocks to respond to important view sheds, important QWBIRD street view corridors, local view corridors and connecting city street view corridors, as indicated in <i>Figure 17</i> .
		DO2.3	Where involving new built form, development is highly permeable at ground level and incorporates articulated building facades with adequate space between building forms to allow light penetration and air circulation where practicable:
		DO2.4	Development is orientated around a network of high quality public spaces.
		DO2.5	Where located on the riverfront, new permanent built form generally comprises low-scale pavilions.
E2.2	Building Height	DO2.6	Development is of a height commensurate with the CBD location and protects the safety and functioning of the operational airspace of the Brisbane and Archerfield Airports.
		DO2.7	The maximum height of any building does not exceed 74 storeys above ground and a maximum of 265m AHD, whichever is the lesser.
		DO2.8	Heights are varied across the development with the tallest tower forms placed in the city block between George and William Streets and clustered around the central and south eastern portions of the QWBIRD. Figure 18 and Figure 19 provide indicative illustrations of elevational form.
		DO2.9	Development enhances the skyline of Brisbane with varied heights and adds interest to views from South Bank and on approach along the REX from the north and south.
		DO2.10	Elevated building platforms are provided as part of the design of podium levels to provide activity, recreation and subtropical landscaping.
		DO2.11	Where involving a podium, the ground and podium levels address the prevailing building height of adjoining heritage buildings.
		DO2.12	A low height building form (maximum of two storeys) is maintained on the river side of Queens Wharf Road to safeguard the important view sheds identified in <i>Figure 17</i> .
E2.3	Density	DO2.13	Development makes efficient use of land and adds to the intensity of building form within the CBD.
		DO2.14	Development reduces the mass and scale of built form as it approaches the river.
			·

E3	ELEMENT	DO3	DEVELOPMENT OUTCOMES
E3.1	Activation	DO3.1	Pevelopment delivers built form outcomes that: Provide an activated, inclusive and welcoming public streetscape at the ground and podium levels; Respect the streetscape character of the broader CBD recognising the requirement to deliver an integrated resort development; Contribute to creating an appropriate human-scaled interface between buildings and the public realm including shade and shelter for pedestrians where praeticable; Limit the creation of blank walls; Activate the riverfront by providing low-scale tourism, retail and community related development directly adjacent to the Brisbane River; Minimise the number of driveways; and Incorporate lighting that reinforces the QWBIRD's night-time presence.
		DO3.2	Development delivers built form outcomes that: Provide an activated, inclusive and welcoming public streetscape at the ground and podium levels; Respect the streetscape character of the broader CBD recognising the requirement to deliver an integrated resort development; Contribute to creating an appropriate human-scaled interface between buildings and the public realm including shade and shelter for pedestrians where practicable; Limit the creation of blank walls; Activate the riverfront by providing low-scale tourism, retail and community related development directly adjacent to the Brisbane River; Minimise the number of driveways; and Incorporate lighting that reinforces the QWBIRD's night-time presence.
E3.2	Building over streets	DO3.3	With the exception of William Street, and a pedestrian bridge across Gueens Wharf Road and the Riverside Expressway (REX), built form is not positioned over the city streets. Where building over William Street, development: Is at a height that enables views along William Street towards Parliament House; Optimises visual and natural light permeability and ventilation; Preserves vehicle and pedestrian connectivity along William Street; Provides for public accessibility across William Street where appropriate; Provides an inclusive and welcoming streetscape at the ground level; Respects the relationship and interface with any adjoining Heritage Places and seeks to minimise adverse impacts on the cultural heritage significance of these areas; and Provides for the penetration of natural light at intervals.



E3	ELEMENT	DO3	DEVELOPMENT OUTCOMES
E3.3	Heritage	DO3.5 DO3.6 places	Development respects the setting, character and appearance of heritage buildings as identified in Figure 22, through the application of the Heritage Integration Criteria in Section 5.6. Development is sensitive to the interface and relationship with heritage values including building separation and setbacks where appropriate.
		DO3.7	Development provides for the conservation (including interiors of significance) and adaptive re-use of Heritage Places in a way which enhances the vibrancy of the area.
E3.4	Subtropical Design	DO3.8	The built form of new (non-heritage) development demonstrates best practice subtropical design by incorporating: Local character and identity; A strong connection between indoors and outdoors; Ecological sustainability principles; Atriums and light wells; Subtropical sky gardens and verandahs; and Integrated planting.
		DO3.9	New built form uses high quality, durable building materials that: Create visually interesting facades; Are sensitive and responsive to Heritage Places and the historic character of the area; and Minimise the potential for specular rays in the surrounding area.
E3.5	Environment	DO3.10	Development is designed to mitigate any flood risk through its location, siting, design, construction and operation whilst maintaining amenity.
		DO3.11	The integration of ESD performance measures will enable the QWBIRD to become a leading example of sustainable development and sustainable building design.
		DO3.12	Development considers overshadowing principles, promoting penetration of winter sunlight to public realm areas and to the streets where practicable.
		DO3.13	Development provides: Separation between towers to allow light penetration and air circulation, and to minimise impacts on amenity and privacy for residential buildings in particular; Appropriate visual and noise amenity, having regard to the impacts from the REX and entertainment venues; and Entrances to buildings that are clearly defined and welcoming for all users, including people with disabilities, subject to consideration of heritage impacts.

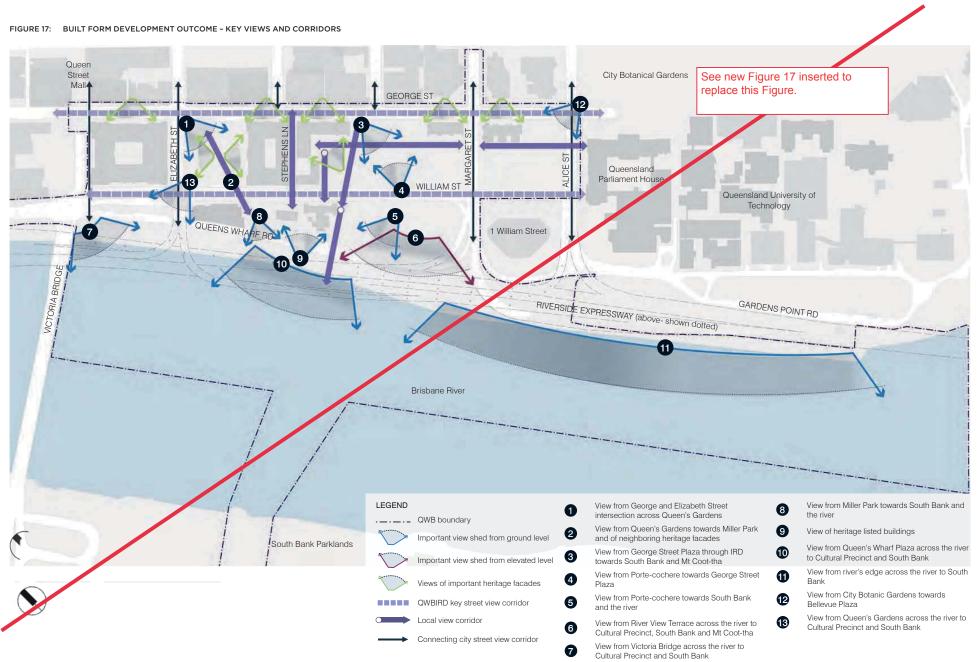
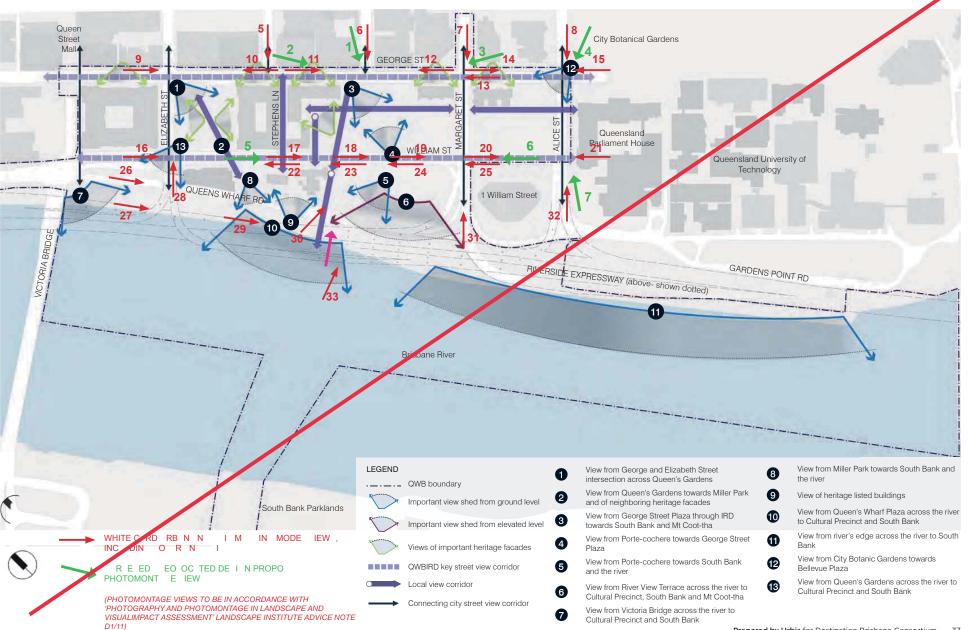


FIGURE 17: BUILT FORM DEVELOPMENT OUTCOME - KEY VIEWS AND CORRIDORS



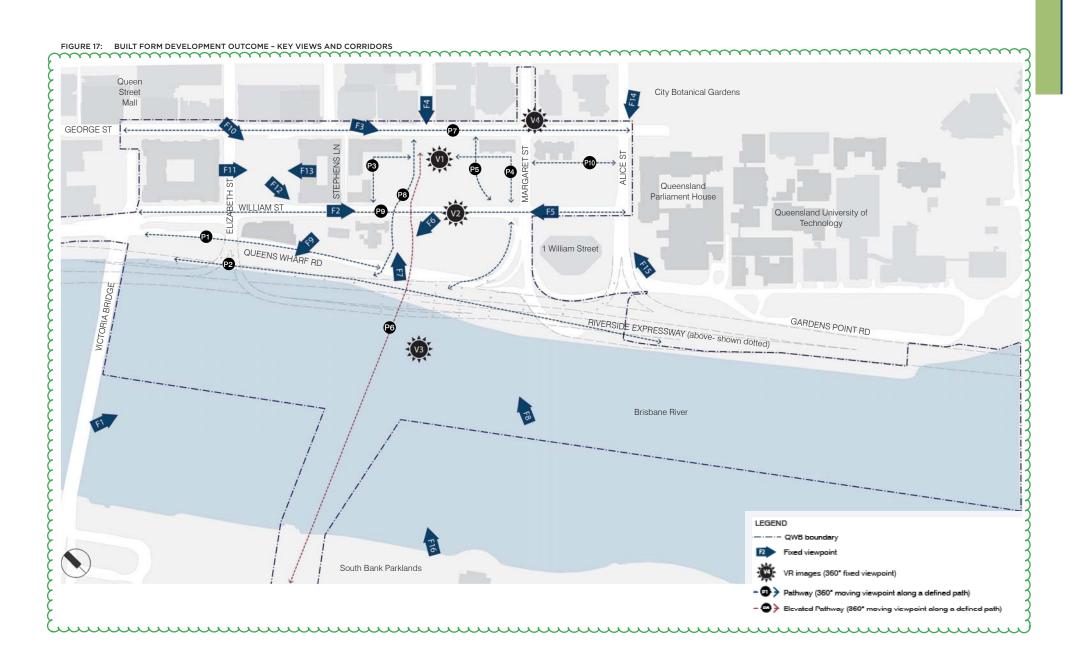


FIGURE 18: BUILT FORM DEVELOPMENT OUTCOME - DEVELOPMENT SKYLINE (INDICATIVE EASTERN ELEVATION)

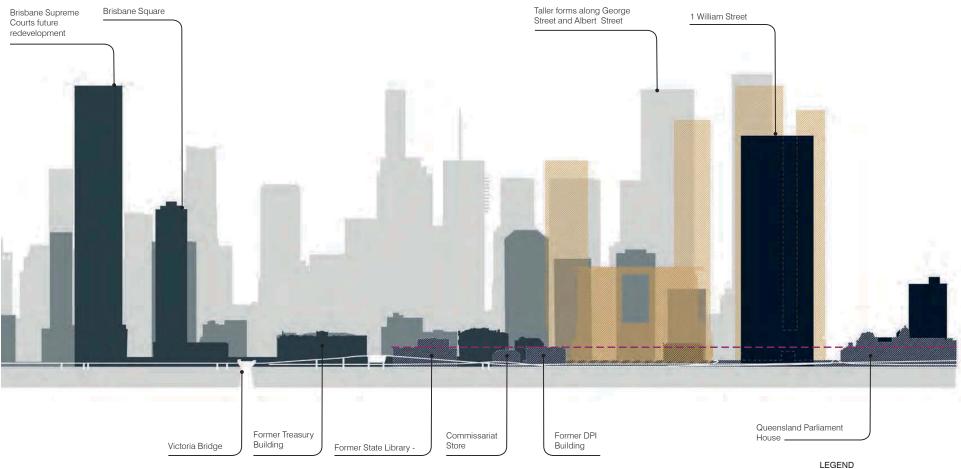
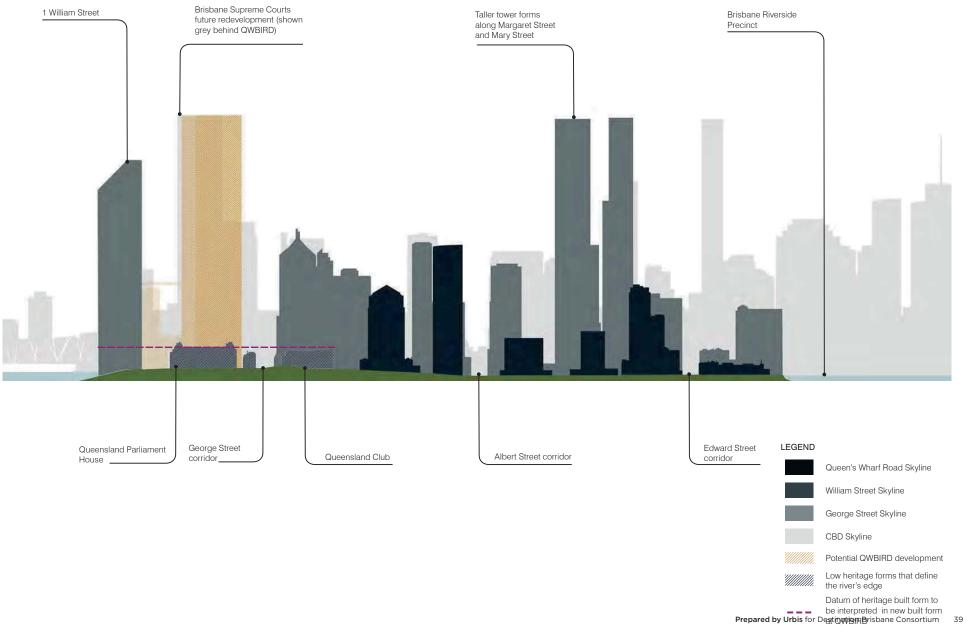




FIGURE 19: BUILT FORM DEVELOPMENT OUTCOME - DEVELOPMENT SKYLINE (INDICATIVE NORTHERN ELEVATION)



3.4.3 THEME 3: PUBLIC REALM

The Development Outcomes for the public realm are specified in *Table 7* below.

TABLE 7: THEME 3: PUBLIC REALM DEVELOPMENT OUTCOMES

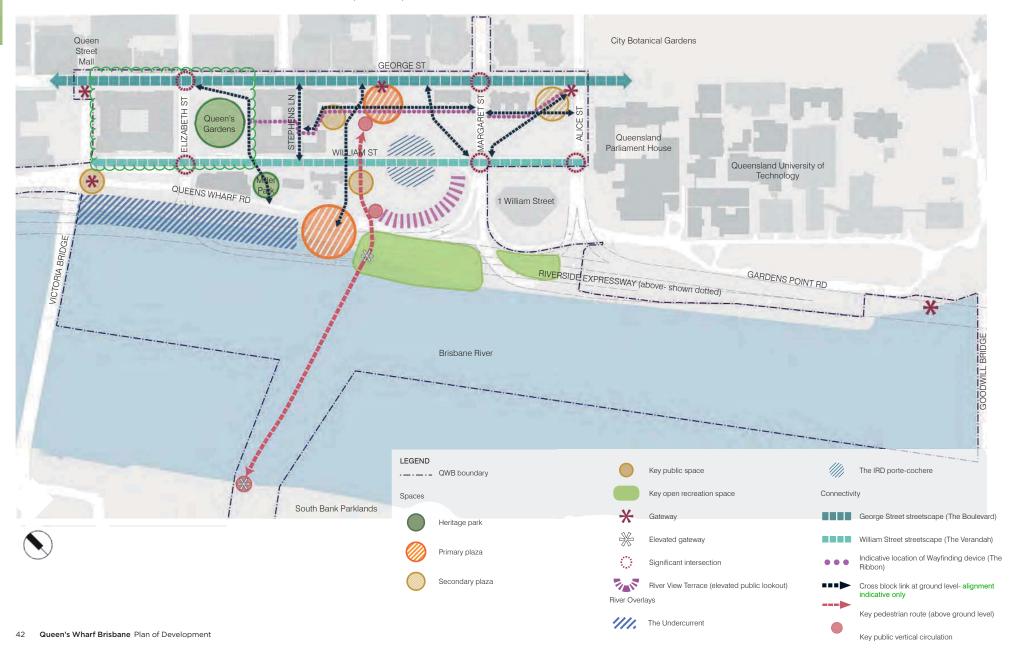
E4	ELEMENT	DO4	DEVELOPMENT OUTCOMES
E4.1	Diversity	DO4.1	Development of the public realm comprises a number of open space networks, generally in accordance with Figure 20, including: The Boulevard: a unifying treatment along George Street; The Ribbon: a wayfinding device connecting a new public space system located between George and William Streets; The Verandah: an informal streetscape setting along William Street; The Undercurrent: a diversity of contemporary spaces with a strong relationship to the river; Cross block links: a series of lateral spaces through the QWBIRD that connect George Street to the river's edge; River View terrace: a vertical layer of elevated and vertical gardens within the core development; Heritage parks: the retention of Queen's Gardens and Miller Park; Primary and secondary plazas: open public plaza that provide vibrant civic spaces: Key public spaces within the Printery Courtyard, adjacent to the former DPI Building and at the interface of Queens Wharf Road and Queen Street: public space with informal and shaded seating opportunities; Key open recreation space: a key space extending into the river for informal active recreation; and Porte-cochere: a multi-functional access space that provides vehicular access, drop off/valet areas and pedestrian connections.
		DO4.2	Development enhances the urban park and greenspace network of the city centre by: Improving the form and function of Queen's Gardens as a park, civic public space, event space and space for passive recreation; Enhancing the use of Miller Park through the creation of a viewing and seating space; and Creating a new river foreshore that extends out under the REX and includes a series of grassy knolls, terraces and mounds for active and passive recreation and events.
E4.2	Integration	DO4.4	Development ties together the streets and public spaces of the city centre by providing a continuous and permeable ground plane.
		DO4.5	Development improves the amenity and functionality of the QWBIRD by establishing a consistent streetscape palette which reinforces a unique precinct character of QWB through the use of: Planting; High-quality hard landscape elements; Wayfinding; Street furniture; Lighting; and CPTED Principles.

E4	ELEMENT	DO4	DEVELOPMENT OUTCOMES
E4.3	Activation	DO4.6	The public realm is a series of high-quality spaces and experiences that promote activity and interest by including: Activation of the public realm through appropriate uses; Cafes/bars on Queens Wharf Road; Active and passive edges (as defined in Appendix A); A programme of events along the river's edge; A variety of flexible seating and amphitheatre spaces Vantage points for viewing the river and events; and A series of dedicated plazas that provide meeting and orientation locations.
E4.4	Heritage	DO4.7	Development demonstrates the important connection between heritage and the public realm by: Enabling the public realm to engage with heritage buildings through: Defined entrances promoting wayfinding; Sensitive landscaping, surface treatments; and Inviting entrances ensuring the public realm captures opportunities to provide glimpses of heritage buildings and views to South Bank. Capturing the significance of the Heritage Places in the design of the QWBIRD and framing views of important heritage facades as depicted in Figure 17; Recognising important historical buildings and heritage places that are not listed heritage places including the site of the Commandant's cottage as identified in Figure 23; Integrating the Queen's Wharf Brisbane heritage trails and wayfinding strategy with any existing Brisbane City Council heritage trails; Designing any built form in Queen's Gardens as low profile and predominantly transparent in nature.
		DO4.8	Queen's Gardens is retained as a public park and provides a high-functioning urban space that supports multiple functions through the use of: Turfed areas for passive recreation and events; Tree shaded seating areas for passive recreation; Strong pedestrian connection from George Street/Elizabeth Street corner toward Miller Park; Outdoor dining areas; and Footpath pavement treatment that is robust and distinctive.



E4.5 **Subtropical DO4.9** Development is **designed** to optimise the benefits of a subtropical climate in the public realm and movement network by: design · Creating year-round outdoor spaces which respond to subtropical seasonality; Incorporating ecologically sustainable design principles including appropriate orientation, shading, natural daylight and the ability to capture cooling breezes; · Establishing a consistent subtropical streetscape and landscape palette which contributes to the local natural ecology including: - Subtropical species that at maturity are complementary in scale and height to the building form or respond to the site location and design needs; - Existing significant vegetation including mangroves; - Subtropical trees; and - Horizontal and vertical greenery to cool public spaces and reduce the heat-island effect. Enhancing the relationship between the QWBIRD and the Brisbane River and protecting the river's environmental and cultural value; Providing landscape treatments that are durable and resilient to Brisbane's climate; · Providing generous areas of shade and shelter in public spaces to provide sun protection; · Promoting water sensitive urban design to protect water quality; · Incorporating water in the public realm to cool public spaces and provide opportunities for play; and · Incorporating subtropical planting and design principles.

FIGURE 20: PUBLIC REALM DEVELOPMENT OUTCOME - DIVERSITY OF KEY SPACES (INDICATIVE)



3.4.4 THEME 4: ACCESS AND MOBILITY

The Development Outcomes for access and mobility are specified in *Table 8* below.

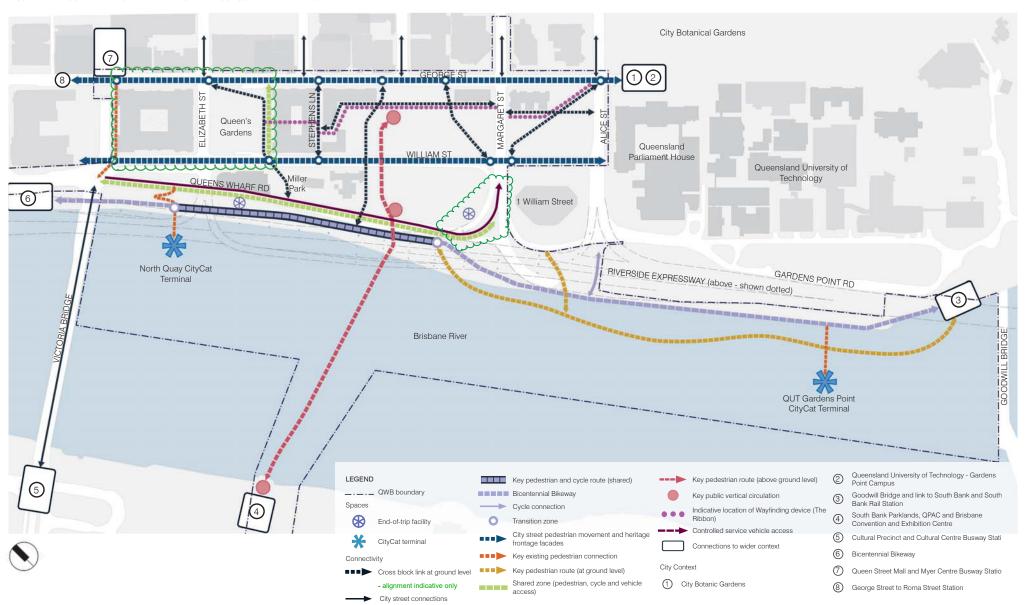
TABLE 8: THEME 4: ACCESS AND MOBILITY DEVELOPMENT OUTCOME<

E5	ELEMENT	DO5	DEVELOPMENT OUTCOMES
E5.1	Strategic Connectivity	DO5.1	Development connects to the wider city by: Transforming Queens Wharf Road into a shared space to enhance pedestrian connections to the river; Extending the city grid streets of Elizabeth, Charlotte, Mary, Margaret and Alice Streets through the development, and enhancing new cross block links from George Street to the river's edge as identified in Figure 21; Enhancing linkages between Queen's Gardens and the City Botanic Gardens/QUT Gardens Point Campus; Enhancing the ground plane around the former Treasury Building as a key publicly accessible movement axis between the Queen Street Mall and the QWBIRD; and Providing a new pedestrian bridge above ground level to South Bank as indicated in Figure 21.
		DO5.2	Where a key pedestrian route to South Bank is delivered it is designed to: Create a navigable, legible and accessible route to all pedestrians; Allow an appropriate clearance for existing river traffic; Enhance the connection from the Victoria Bridge into the primary plaza adjacent to the Commissariat Store and the REX and onto South Bank; Take advantage of the visual amenity at landing points; Be integrated into the existing movement network and surrounding public realm; and Provide vertical connections to key destinations and public realm areas including George Street, William Street and Queen's Gardens.
		DO5.3	Development is designed to maintain access to CityCat and ferry terminals.
E5.2	Pedestrian Movement	DO5.4	Development is designed to enhance the function of major pedestrian movements on key streets and paths within the QWBIRD. Figure 21 provides an indicative illustration of enhanced pedestrian movements by: • Providing pedestrian accessibility at all times on footpaths within the QWBIRD acknowledging the need for intermittent closures for events; • Providing vertical movement options for pedestrians; where required to promote equitable access, manage site topography and complement at-grade connections; • Providing footpath continuity and minimising conflict between pedestrians, cyclists and motor vehicles by co-locating access and egress for entries, services areas and car parks; • Providing shared areas, streets, laneways and intersection geometry which prioritise pedestrians by incorporating the following elements where appropriate: • Maintaining footpath widths; • Surface treatments; • Appropriate signage and visual cues; • Frequent and safe pedestrian crossing points at both midblock and intersections; • Low-speed environments; and • Kerb build-outs and physical cues.



E5	ELEMENT	DO5	DEVELOPMENT OUTCOMES
			Providing convenient, safe and direct pedestrian access to public transport nodes; Prioritising pedestrian movements, streetscape improvements; and network capacity over the provision of on-street parking Delivering cross block links; and Pedestrian connections between George Street, William Street and the river's edge.
		DO5.5	Away from the key streets and paths, development is designed to incorporate logical, legible and intuitive wayfinding principles.
E5.3	Cycle	DO5.6	Development enhances cycle connectivity as indicated in Figure 21.
	Movement	DO5.7	The design of development safely manages potential interactions between cyclists and other users.
		DO5.8	The Bicentennial Bikeway function is retained to provide amenity, safety and a legible movement corridor alongside the river for cyclists from Victoria Bridge to the Goodwill Bridge including a shared zone.
		DO5.9	Development provides for the safety of cyclists and pedestrians via shared zones and connections to and along the Bicentennial Bikeway.
E5.4	Vehicle Movement	DO5.10	Access to and egress from all entries, service areas and car parks does not negatively impact on the public realm, is safe, legible and logical, and minimises conflicts between pedestrians, cyclists and motor vehicles.
		DO5.11	Development provides on-site car parking to meet the functional requirements of the QWBIRD.
		DO5.12	With the exception of porte-cocheres within the IRD Precinct, on-site car parking areas are located below ground or sleeved by active edges.
		DO5.13	Development minimises the need for service vehicles to park, stop or queue on the public road network and public realm.
		DO5.14	Development manages potential impacts on the public road network during construction of the QWBIRD.

FIGURE 21: ACCESS AND MOBILITY DEVELOPMENT OUTCOME - KEY LINKAGES



3.4.5 THEME 5: HERITAGE

The Development Outcomes for heritage are specified in *Table 9* below.

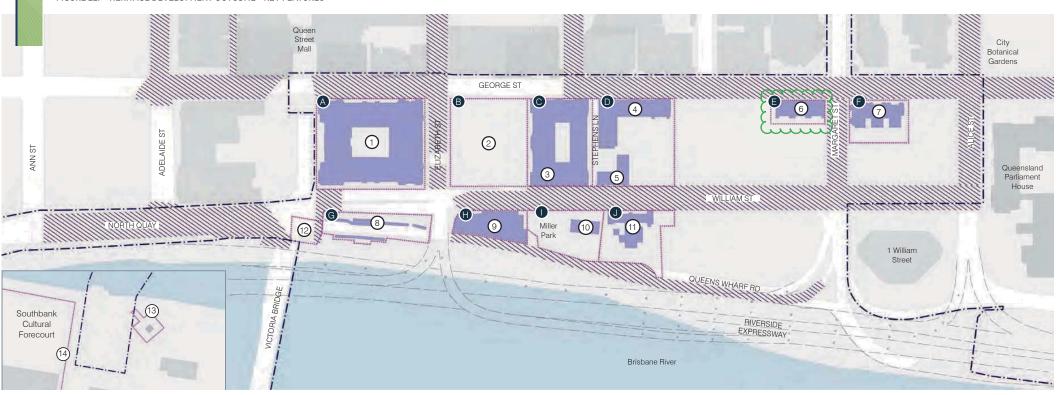
TABLE 9: THEME 5: HERITAGE DEVELOPMENT OUTCOMES

E6	ELEMENT	DO6	DEVELOPMENT OUTCOMES
E6.1	Conservation	DO6.1	Development responds to the elements of heritage significance within the site as indicated in <i>Figure 22</i> , <i>Figure 23</i> , <i>Figure 25</i> and <i>Figure 26</i> .
		DO6.2	Development respects views of important heritage facades as identified in <i>Figure 17</i> through building setbacks and separation distances.
E6.2	Adaptation	DO6.3	Development provides for the adaptive re-use of existing heritage buildings and spaces including activation with a range of uses including retail, food and beverage outlets, offices, community facilities or hotels.
		DO6.4	Development responds to the heritage significance of Queen's Gardens and Miller Park by preserving their location, size and function as publicly accessible green space in this part of the city centre.
E6.3	Integration	DO6.5	Development respects the scale of adjoining heritage buildings and utilises building forms that respond to the history of this part of the city centre and its evolution.
		DO6.6	Development does not cantilever directly over heritage buildings.
		DO6.7	The design of development, where adjoining a heritage building, applies the heritage integration principles generally in accordance with Section 5.6 .
		DO6.8	The design of new built form comprises modern architectural expression and applies the principles contained in <i>Figure 31</i> and <i>Section 5.6</i> .
E6.4	Archaeology	DO6.9	Development within areas of high archaeological potential as indicated in <i>Figure 25</i> provides for the management of potential archaeological material of cultural heritage significance.
		DO6.10	Development preserves archaeological features of high significance as required by law.



signage that highlights the heritage of the QWB area, with integration with the existing city centre Heritage Trail where appropriate and generally in accordance with the Heritage Interpretation Strategy in Section 6.

FIGURE 22: HERITAGE DEVELOPMENT OUTCOME - KEY FEATURES



.__._ QWB boundary

Early Streets of Brisbane

Heritage building or structure

Extent of Heritage Place and Heritage Curtilage

Heritage Listed Place

1 The former Treasury Building

(2) Queen's Gardens

Former Land Administration Building

4 The Printery

5) Public Service Club

6 Harris Terrace

7 The Mansions

8 William Street and Queens Wharf Road Retaining Walls

9 The former State Library

10 The Commissariat Store

11) The former DPI Building

12 Victoria Bridge Abutment

13 Nepalese Peace Pagoda

Queensland Cultural Centre

Heritage Curtilage (typically aligns with cadastral boundaries)

A Former Treasury Building

B Queen's Gardens

Former Land Administration Building

Former Government Printing Office - west boundary offset 5 meters from end of 1912 George Street building

Harris Terrace - west and south boundary offset 10 meters from and parallel to building face

The Mansions - boundary offset 10m from and parallel to south wall, and 5m from and parallel to east wall

G William Street and Queens Wharf Road Retaining Wall

Former State Library

Commissariat Store (Former)

Department of Primary Industries Building (Former)

FIGURE 23: HERITAGE DEVELOPMENT OUTCOME - HERITAGE MONUMENTS AND ITEMS

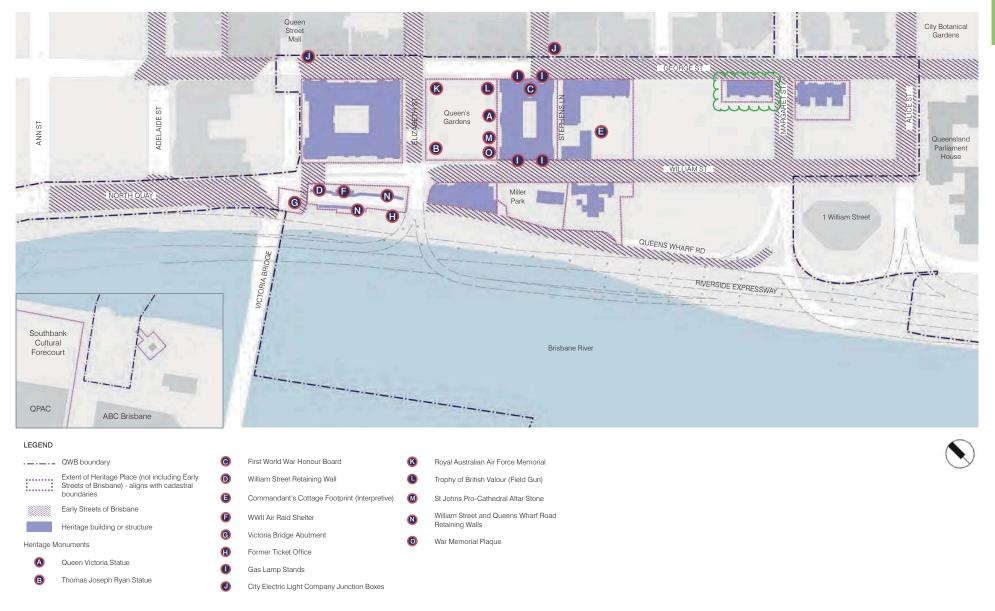
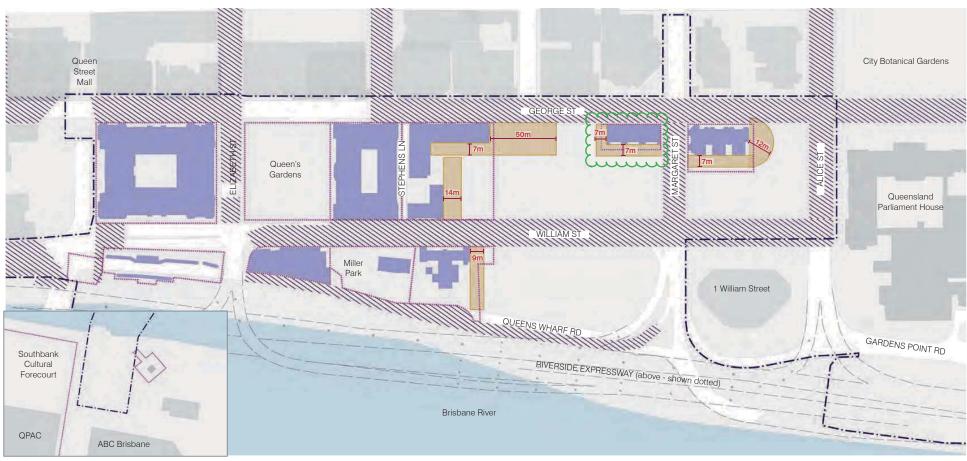


FIGURE 24: HERITAGE DEVELOPMENT OUTCOME - INTERFACE



.__._ QWB boundary

Extent of Heritage Place (not including Early Streets of Brisbane) - aligns with cadastral boundaries

Early Streets of Brisbane

Heritage building

Minimum setback zone from heritage building at ground level to new built form-refer to Column Free Zone Plan Figure 38 and 119. The new retail pavilion within Bellevue Plaza illustrated on Figure 115b is excluded from this setback.



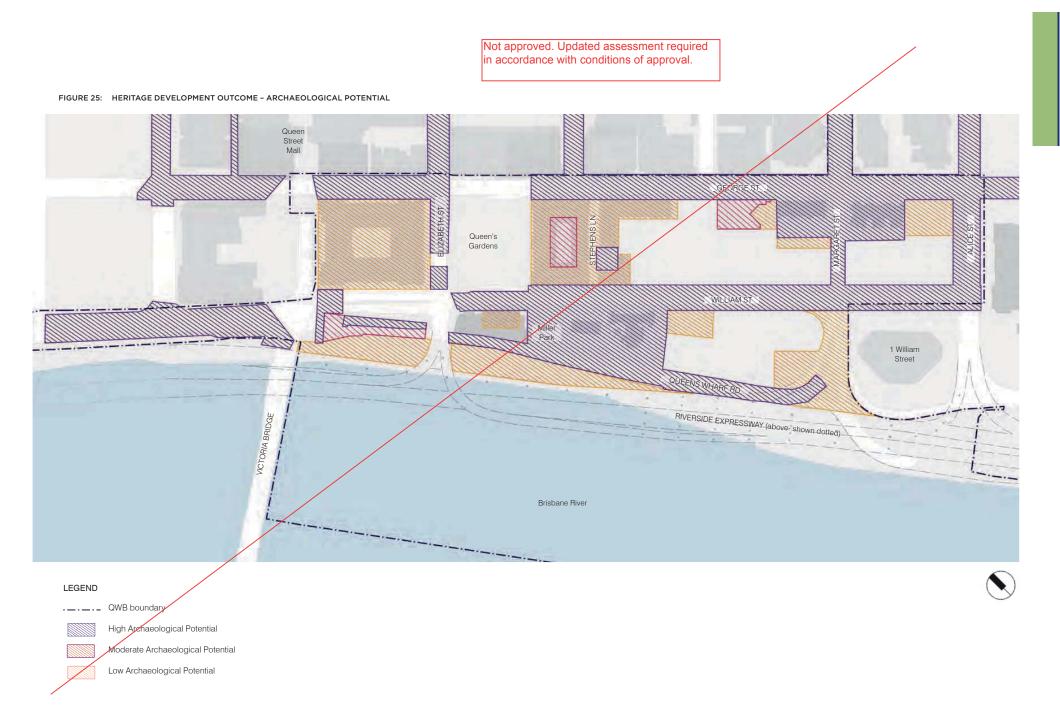
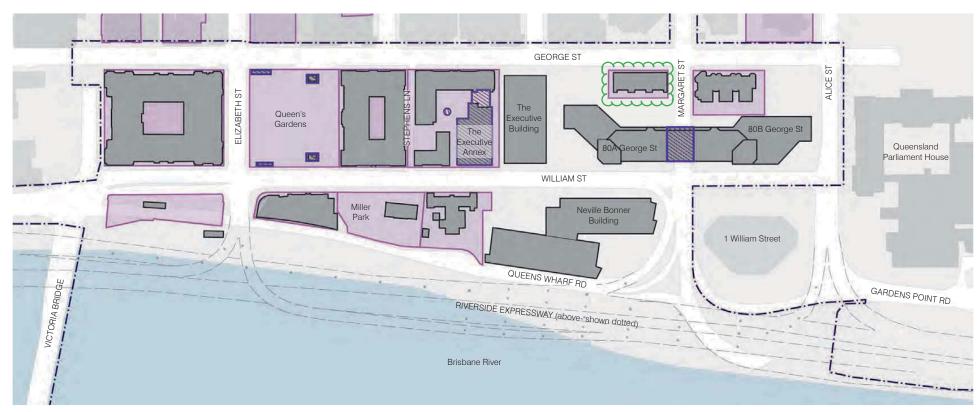


FIGURE 26: HERITAGE DEVELOPMENT OUTCOME - EXISTING BUILDINGS AND HERITAGE CURTILAGES



.__._ QWB boundary

Heritage Place (not including Early Streets)

Existing building or structure within QWBIRD boundary

Non-heritage building or structure within heritage curtilage



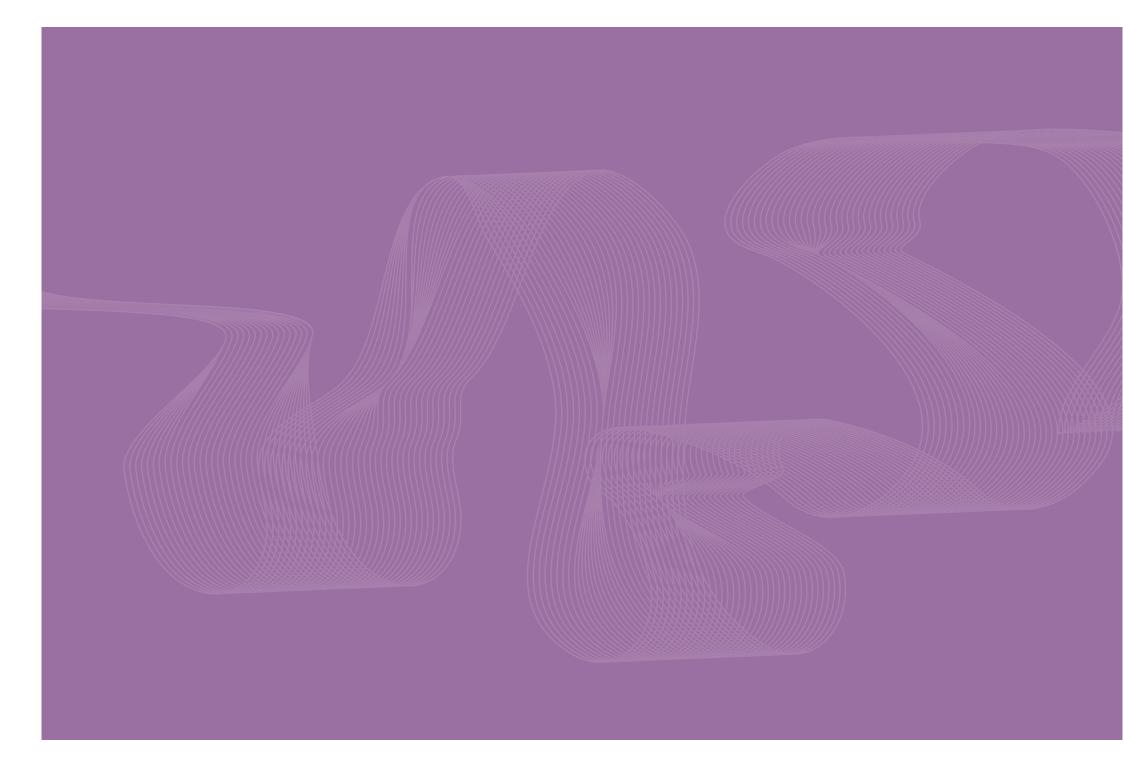
THEME 6: ENVIRONMENT AND SUSTAINABILITY 3.4.6

The Development Outcomes for environment and sustainability are specified in Table 10 below.

TABLE 10: THEME 6: ENVIRONMENT AND SUSTAINABILITY DEVELOPMENT OUTCOMES

E7	ELEMENT	D07	DEVELOPMENT OUTCOMES
E7.1	Ecology	DO7.1	The design, siting and layout of development respects the environment and supports sustainable development outcomes which: Protect significant environmental and ecological values, having regard to the need to undertake tidal works and public realm improvements along and within the Brisbane River and streetscape works; Manage impacts on significant vegetation; and Promote biodiversity by retaining remnant vegetation, marine plants and habitat for fauna.
E7.2	Water Sensitive Urban Design (WSUD)	DO7.2 DO7.3	Development is designed to support and protect water quality through the use of best practice total water cycle management and WSUD principles. Development provides opportunities for WSUD rain gardens in the foreshore Sub-Precincts.
E7.3	Noise	DO7.4	The location, siting and design of development has regard to community safety and development constraints by: • Avoiding, managing or mitigating adverse impacts from noise generating uses and infrastructure in proximity to the development including transport corridors and entertainment venues; and • Providing appropriate acoustic treatment to new residential development.
		DO7.5	Development is designed to address the background noise level in the public realm by: Incorporating suitable acoustic design measures to respond to the noise impacts from the REX; and Mitigating adverse noise levels created by plant and equipment which services the built form and that interfaces with the public realm.
E7.4	Air Quality	DO7.6	The location, siting, design and construction of development has regard to community safety and development constraints by avoiding, managing or mitigating potential impacts on amenity during and after construction.





APPROVED
DEVELOPMENT
(SUBJECT TO
CONDITIONS)

Development identified in Section 4 of this PoD that is consistent with the Development Controls in this Section and complying with relevant conditions, is not subject to further assessment and is consistent with this PoD. Such development may proceed to certification of Operational Works in accordance with the EDQ Certification Procedures Manual (September 2013 (as updated from time to time)) and certification of Building Works assessed against the *Building Act 1975*, as applicable.

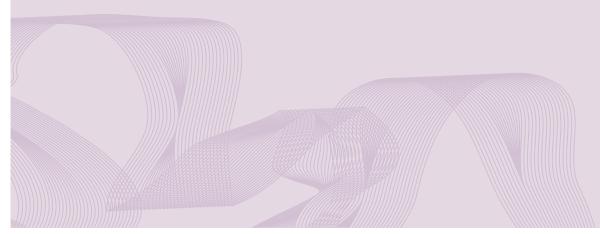
For further explanation see Section 1 – Explanatory Content of this PoD.

This section of the PoD is relevant to the following development:

- 1. Material Change of Use for Interim/Temporary Uses; and
- 2. Carrying out Operational Work on or adjacent to a Heritage Place for Excavation for the purposes of investigation potholes or boreholes.

This section includes the following components:

- 1. Development Controls for Interim/Temporary Uses; and
- 2. Development Controls for Operational Work on or adjacent to a Heritage Place for excavation for the purposes of investigation potholes or boreholes.



4.1 APPROVED INTERIM/TEMPORARY USES, OPERATIONAL WORK AND BUILDING WORK

Development identified in

- » Table 11.1, and in accordance with Section 4.2, or
- » Table 11.2, and in accordance with Section 4.3 or 4.4 where relevant, or
- » Table 11.3, and in accordance with Section 4.4,

is Approved Development (Subject to Conditions) and can proceed to certification of Building Work (where applicable).

TABLE 11.1 APPROVED INTERIM/TEMPORARY USES

PRECINCT/SUB-PRECINCT All Precincts/Sub-Precincts Where not involving Building Work and for— • Centre Activities (where Community Use, Food and Drink Outlet, Office, Sales Office and Shop); • Market; • Park; and • on land identified on Figure 27 for that use. Where conducted within Precinct 3 Where involving Building Work and where not on a Heritage Place and for— • Centre Activities (where Community Use, Food and Drink Outlet, Office (where for a construction office associated with the QWBIRD) and Sales office; and/or • Bar and Hotel (where for a bar, pub or tavern). • Parking-Station

Where not involving Building Work and where for a Parking Station where:

- Not more than 537 spaces;
- For a period of up to 5 years; and
- Ceases upon commencement of the use of the new built form in which the Temporary Parking Station is located.

TABLE 11.2 APPROVED OPERATIONAL WORK

PRECINCT/SUB-PRECINCT APPROVED OPERATIONAL WORK

All Precincts/Sub-Precincts

Operational Work where—

- on or adjacent to a Heritage Place for excavation for the purposes of investigation potholes or boreholes; or
- on a Heritage Place and where an exemption certificate has been issued under the Queensland Heritage Act 1992; or
- on a Heritage Place and identified on Figure 26a as 'approved Operational Work for an Advertising Device' and
 - o signage permit is required under the Advertising Devices Local Law 2021; and
 - o the advertising device will require a permit as shown on Figure 26b; and
 - o a signage permit has been issued by Brisbane City Council under the Advertising Devices Local Law 2021; or
- on a Heritage Place and identified on Figure 26a as 'approved Operational Work for an Advertising Device' and where a signage permit is not required under the *Advertising Devices Local Law 2021*; or
- on a Heritage Place and identified on Figure 26a as 'approved Operational Work for an Advertising Device' and where a permit for the advertising device is not required as shown on Figure 26b.

TABLE 11.3 APPROVED BUILDING WORK

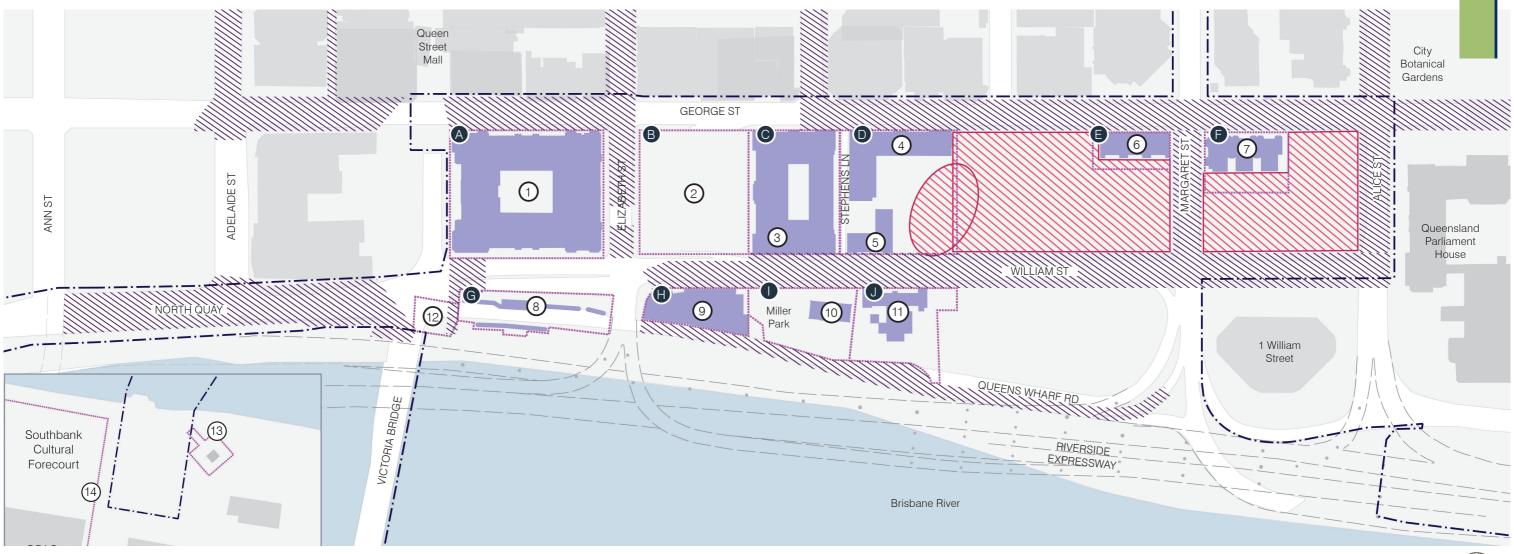
PRECINCT/SUB-PRECINCT APPROVED BUILDING WORK

All Precincts/Sub-Precincts

Building Work where-

- on a Heritage Place and where an exemption certificate been issued under the Queensland Heritage Act 1992; or
- on land identified on Figure 26a as 'Approved internal Building Work' where the internal Building Work is:
 - internal to the exterior facade line of the building and does not alter the external appearance of the building; and
 - o within a building constructed post-2017.

FIGURE 26a: APPROVED INTERNAL BUILDING WORK AND OPERATIONAL WORK FOR AN ADVERTISING DEVICE WHERE ON A HERITAGE PLACE





.__._ QWB boundary

Early Streets of Brisbane

Heritage building or structure

Extent of Heritage Place and Heritage Curtilage

Approved internal Building Work and Operational Work for an Advertising Device where on a Heritage Place

Heritage Listed Place

1 The former Treasury Building

Queen's Gardens

- (3) Former Land Administration Building
- The Printery
- 5 Public Service Club
- 6 Harris Terrace
- (7) The Mansions
- William Street and Queens Wharf Road Retaining Walls
- 9 The former State Library
- (10) The Commissariat Store
- (11) The former DPI Building
- (12) Victoria Bridge Abutment

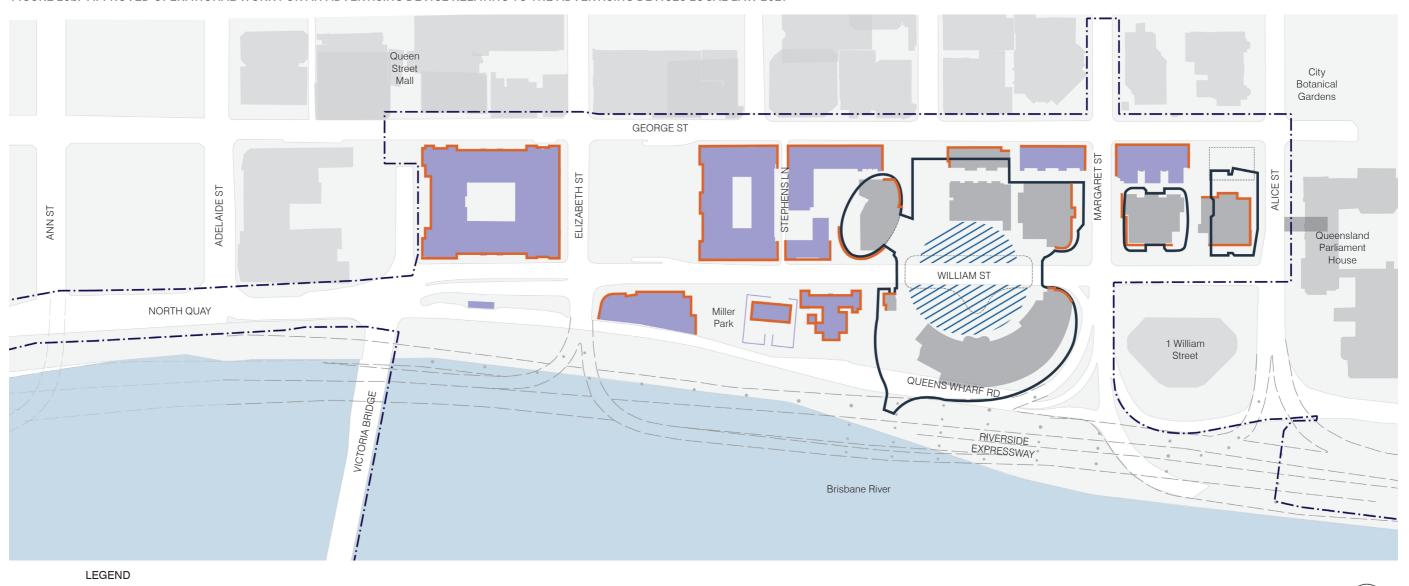
Heritage Curtilage (typically aligns with cadastral boundaries)



- B Queen's Gardens
- Former Land Administration Building
- Former Government Printing Office west boundary offset 5 meters from end of 1912 George Street building
- Harris Terrace west and south boundary offset 10 meters from and parallel to building face
- The Mansions boundary offset 10m from and parallel to south wall, and 5m from and parallel to east wall
- William Street and Queens Wharf Road Retaining Wall
- Former State Library
- Commissariat Store (Former)
- Department of Primary Industries Building (Former)



FIGURE 26b: APPROVED OPERATIONAL WORK FOR AN ADVERTISING DEVICE RELATING TO THE ADVERTISING DEVICES LOCAL LAW 2021



QWB boundary



Heritage building or structure



Wall sign / high-rise tower (wall sign more than 10m off the ground) where an advertising device permit will be required under the Advertising Devices Local Law 2021



External signage where advertising device permit will be required under the Advertising Devices Local Law 2021



Signage within porte cochere will require advertising device permit under the Advertising Devices Local Law 2021

This diagram is to be read in conjunction with Figure 26a with regards to approved Operational Work for an Advertising Device where on a Heritage Place.

Where not identified for 'wall sign / high rise tower', 'external signage' or 'signage within porte cochere' as indicated above, no advertising device permit is required under the under the Advertising Devices Local Law 2021

4.2 **DEVELOPMENT CONTROLS FOR APPROVED INTERIM/TEMPORARY USES**

4.2.1 ALL PRECINCTS AND SUB-PRECINCTS

Tables 12, 13 and *13.1* are Interim uses, and *Tables 12* and *13* are also Temporary uses.

4.2.1.1 MATERIAL CHANGE OF USE FOR CENTRE ACTIVITIES (WHERE NOT INVOLVING BUILDING WORK)

Centre Activities (where not involving Building Work) are Approved Development (Subject to Conditions) where the use is generally in accordance with the development controls in *Table 12* to the right and located within the QWB.

4.2.1.2 MATERIAL CHANGE OF USE FOR MARKET (WHERE NOT INVOLVING BUILDING WORK)

A Market (where not involving Building Work) is Approved Development (Subject to Conditions) where:

- » Located on land that is identified for Potential or Possible Temporary Market in *Figure 27* to the right; and
- » Generally in accordance with the development controls in *Table 13* to the right.

4.2.1.3 MATERIAL CHANGE OF USE FOR PARK

A Park (where not involving Building Work) is Approved Development (Subject to Conditions) where:

- » Located on land that is identified for Temporary Park in *Figure 27* to the right; and
- » Complying with any relevant condition(s) of approval.

TABLE 12: DEVELOPMENT CONTROLS FOR CENTRE ACTIVITIES (WHERE NOT INVOLVING BUILDING WORK)

CENTRE ACTIVITY	DEVELOPMENT CONTROL
GFA	Development does not involve an increase in GFA.
Relevant Period	The use ceases operation no later than five (5) years after the commencement of the use unless, EDQ consents in writing to extend the period which the approved use may continue to operate.
Hours of Operation	The hours of operation do not commence before 5am or extend later than 11pm on any day of the week, unless alternal trading hours are permitted under a relevant liquor licence granted by Office of Liquor and Gaming Regulation.
Noise	 Where for Food and Drink Outlet: Development ensures mechanical plant or equipment is acoustically screened from an adjoining Sensitive Use. Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration or cold room motors.
	Development provides for external dining or entertainment areas to be: a. Located in or directly adjacent to the public realm; b. Visually and acoustically screened from any adjoining dwelling(s); and c. Amplified music will be in accordance with the <i>Environmental Protection Act 1994</i> , where relevant
Possible Future Public Realm	Where located on areas shown in <i>Figure 27</i> as 'Possible future public realm', the required land or structure has been established under the PoD approval and all relevant condition(s) for that work have been complied with.

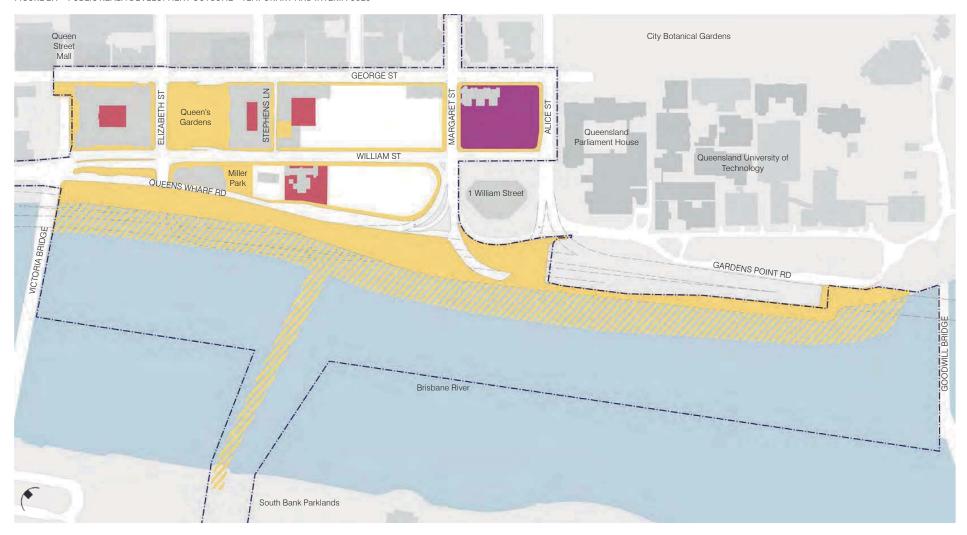
TABLE 13: DEVELOPMENT CONTROLS FOR MARKET (WHERE NOT INVOLVING BUILDING WORK)

MARKET	DEVELOPMENT CONTROL
Hours of Operation	The hours of operation do not commence before 5am or extend later than 11pm on any day of the week, unless alternate trading hours are permitted under a relevant liquor licence granted by Office of Liquor and Gaming Regulation.
Site Area	Maximum of 1,500m² in total for all Precincts at any one time.
Local Law	Comply with BCC's 'Entertainment Events and Events 1999', where relevant.
Unobstructed access	Where for Sub-Precinct 4A, or where proposed on footpaths, a minimum unobstructed pedestrian thoroughfare of 2.4m must be maintained at all times.
	Maintain at all times a minimum of 2.0m DDA compliant, unobstructed pedestrian path unless otherwise amended in red by the MEDQ on Figure 4.8 of the approved Landscape Conce along the foreshore from Victoria Bridge to Goodwill Bridge. Maintain at all times a minimum of 3.0m unobstructed cyclist path along the foreshore from Victoria Bridge to Goodwill Bridge.

TABLE 13.1 DEVELOPMENT CONTROLS FOR PARK (WHERE NOT INVOLVING BUILDING WORK)

PARK	DEVELOPMENT CONTROL
As per any relevant condition(s) of approval.	

FIGURE 27: PUBLIC REALM DEVELOPMENT OUTCOME - TEMPORARY AND INTERIM USES



QWB boundary



Public realm with potential use for:

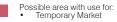
- Temporary Market
- Temporary Food and Drink Outlet



Possible future public realm with potential use for:

• Temporary Market

- Temporary Food and Drink Outlet



- Temporary Food and Drink Outlet
- Temporary Hotel or Sales Office

Flexible area with potential use for:

- Temporary Park
- Temporary Market
- Temporary Food and Drink Outlet
- Temporary Hotel or Sales Office
- Temporary Parking Station

4.2.2 PRECINCT 3

Table 14 are Interim uses.

4.2.2.1 MATERIAL CHANGE OF USE FOR CENTRE
ACTIVITIES (WHERE COMMUNITY USE,
FOOD AND DRINK OUTLET, OFFICE
(WHERE FOR A CONSTRUCTION OFFICE
ASSOCIATED WITH THE QWBIRD),
SALES OFFICE) BAR AND HOTEL
(WHERE FOR A BAR, PUB, TAVERN)

Centre Activities (where for Food and Drink Outlet, Office (where for a construction office associated with the QWBIRD), Sales Office) Bar and Hotel (where for Bar, Pub or Tavern) with/without associated Building Work and/or Operational Works are Approved Development (Subject to Conditions) and can proceed to certification of Operational Works and Building Work (where applicable) where:

- » Located on land identified for Potential Temporary Food and Drink Outlet, Sales Office, Bar and/or Hotel (where for Bar, Pub or Tavern) in *Figure 27*; and
- » Generally in accordance with the controls in Table 14 to the right.

TABLE 14: DEVELOPMENT CONTROLS FOR CENTRE ACTIVITIES (WHERE FOR COMMUNITY USE, FOOD AND DRINK OUTLET, OFFICE (WHERE FOR A CONSTRUCTION OFFICE ASSOCIATED WITH THE QWBIRD), SALES OFFICE) BAR AND HOTEL (WHERE FOR BAR, PUB OR TAVERN)

FOOD AND DRINK OUTLET, OFFICE, SALES OFFICE, BAR AND HOTEL	DEVELOPMENT CONTROL
GFA	Maximum of 2,000m² in total for Precinct 3.
Relevant Period	The use ceases operation no later than five (5) years after the commencement of this use unless EDQ consents in writing to extend the period for which the approved use may continue to operate.
Noise	Where for Food and Drink Outlet, or Hotel (Bar, Pub or Tavern): Development ensures mechanical plant or equipment is acoustically screened from an adjoining sensitive use.
	Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration or cold room motors.
	Development provides for external dining or entertainment areas to be: a. Located in or directly adjacent to the public realm; b. Visually and acoustically screened from any adjoining dwelling(s); and c. Amplified music will be in accordance with the Environmental Protection Act 1994, where relevant.
Hours of Operation	The hours of operation do not commence before 5am or extend later than 11pm any day of the week, unless alternate trading hours are permitted under a relevant liquor licence granted by Office of Liquor and Gaming Regulation
Local Law	Comply with BCC's 'Entertainment Events and Events 1999', where relevant.

4.3 DEVELOPMENT CONTROLS FOR APPROVED OPERATIONAL WORK ON OR ADJACENT TO A HERITAGE PLACE FOR EXCAVATION FOR THE PURPOSES OF INVESTIGATION POTHOLES OR BOREHOLES

Operational Work on or adjacent to a Heritage Place where for Excavation for the purposes of investigation potholes or boreholes is Approved Development, subject to conditions and can proceed to certification of Operational Work where development is carried out generally in accordance with the controls in *Table 15*.

TABLE 15: DEVELOPMENT CONTROLS FOR OPERATIONAL WORK ON OR ADJACENT TO A HERITAGE PLACE FOR EXCAVATION FOR THE PURPOSES OF INVESTIGATION POTHOLES OR BOREHOLES DEVELOPMENT CONTROLS

INVESTIGATION POTHOLES OR BOREHOLES CONTROLS

Archaeology

- a. The proposed works must be accurately plotted on a current cadastral plan and submitted to EDQ, Development Assessment, DILGP;
- b. A senior archaeologist must be directly on-site at all times during any excavation works that extend beyond the level of previous ground disturbance associated with existing structures or services in areas identified as High or Moderate Archaeological Potential on the Archaeology Plan contained at Figure 25, to ensure that excavations are cleaned and inspected every 10cm (minimum), excluding boreholes. Within areas identified as Low to Nil Archaeological Potential on the Archaeology Plan an archaeologist is not required to be directly on-site during any excavation work;
- c. A senior archaeologist must inspect the core samples from all boreholes at the completion of boreholing;
- d. Should archaeological deposits be encountered that are known or suspected to pre-date 1880s (based on stratigraphy, artefact type and/or datable evidence), work in that area must cease immediately and the excavation sealed with clean fill following preliminary recordings and the discovery reported to EDQ Development Assessment, DILGP and DEHP in accordance with the Archaeological Management Plan;
- Extracted sediment that contains or is reasonably suspected of containing significant artefactual material should be set aside in a systematic manner for subsequent sieving and recovery of small artefactual material;
- f. The stratigraphic profile any pits/boreholes should be recorded and findings included in an excavation report to be provided to EDQ Development Assessment, DILGP within 20 business days of completion of works; and
- g. All archaeological artefacts which are discovered require handling in accordance with Section 89 of the Queensland Heritage Act 1992.

4.4 DEVELOPMENT CONTROLS FOR APPROVED OPERATIONAL WORK OR BUILDING WORK ON A HERITAGE PLACE AND FOR WHICH AN EXEMPTION CERTIFICATE HAS BEEN ISSUED UNDER THE QUEENSLAND HERITAGE ACT 1992

Operational Work or Building Work on a Heritage Place for which an exemption certificate has been issued under the *Queensland Heritage Act 1992* is Approved Development, where undertaken in accordance with the controls in *Table 16*, and can proceed to certification of Operational Work or Building Work (where applicable).

TABLE 16: DEVELOPMENT CONTROLS FOR OPERATIONAL WORK OR BUILDING WORK ON A HERITAGE PLACE AND FOR WHICH AN EXEMPTION CERTIFICATE HAS BEEN ISSUED UNDER THE QUEENSLAND HERITAGE ACT 1992

ALL WORKS

All works

All works are to be undertaken in accordance with the provisions of the relevant Exemption Certificate issued under the Queensland Heritage Act 1992.



5.0

APPROVED

DEVELOPMENT

(COMPLIANCE

ASSESSMENT)

5.1 **INTRODUCTION**

Approved Development (Compliance Assessment) is development identified in this section of the PoD, which may occur if the development is endorsed through Compliance Assessment as generally in accordance with the Precinct/Sub-Precinct Intents and Specific Design Criteria set out in this section.

The land included within this PoD has been divided into Precincts and Sub-Precincts as shown in *Figure 28*. The Precincts and Sub-Precincts are described in **Section 2.2**.

Development is considered consistent with the PoD and can be endorsed through Compliance Assessment where it is generally in accordance with the relevant Precinct/ Sub-Precinct Intents and Specific Design Criteria in Section 5.

Compliance is demonstrated through the Compliance Assessment process prescribed by conditions.

This section of the PoD is relevant to the following development:

- Material Change of Use that is Approved Development (Compliance Assessment);
- 2. Carrying out Building Work that is Approved Development (Compliance Assessment)
- **3.** Carrying out Operational Work that is Approved Development (Compliance Assessment); and
- Material Change of Use, Building Work and Operational Work for PDA-Associated Development that is Approved Development (Compliance Assessment)

The aspects of Operational Work include the following, depending on the particular Precinct and Sub-Precinct:

- a. Operational Work for Filling or Excavation, including where on or adjacent to a Heritage Place;
- **b.** Operational Work for the placing of advertising devices on a Heritage Place;
- Operational Work associated with the taking or interfering with water from a watercourse;
- d. Operational Work for tidal works;
- e. Operational Work within a Coastal Management District;
- f. Operational Work that is clearing of vegetation, including the removal, destruction or damage of Significant Vegetation and marine plants and including the clearing of such vegetation where located on a Heritage Place; and
- g. Operational Work on or adjacent to a Heritage Place.
- h. Operational Work for works in, on or under premises that materially affects premises or their use, including where on or adjacent to a Heritage Place and/or Local Government Road and including for development that is PDA-Associated Development for Areas A, B and C; and
- i. Operational Work for roadworks on a Local Government Road.

This section includes the following components for each Precinct:

- A statement and illustration of the overall Precinct Intents against each of the relevant Development Outcome Themes described in Section 3.4;
- Where relevant, a statement of Intents for each
 Sub-Precinct against each of the relevant Development
 Outcome Themes described in Section 3.4;
- 3. A description of approved uses for each Precinct/Sub-Precinct;
- 4. A description of approved works for each Precinct/Sub-Precinct;
- Specific Design Criteria for uses and works for each Precinct/Sub-Precinct; and
- Design Criteria for general and specific uses across all Precincts, as set out in Section 5.6 - General and Specific Use Criteria - All Precincts.

FIGURE 28: QWB SUB-PRECINCTS





5.2 **PRECINCT 1: IRD PRECINCT**

5.2.1 PRECINCT INTENTS

The Intents for Precinct 1 are specified in Table 16 to the right against each of the six (6) Development Outcome Themes. The Intents form the basis for the Sub-Precinct Intents and Specific Design Criteria, which are to be used during Compliance Assessment in accordance with Section 1.3.3.3 of this PoD.

The Sub-Precincts within Precinct 1 are delineated in Figure 30.

TABLE 1	6: PRECINC	NTENTS
THEME		EVELOPMENT OUTCOMES
Т1	Land Use	The land uses within the Precinct area are to be a diverse mix of vibrant uses comprising tourism and entertainment activities, including casino, residential and visitor accommodation, recreation space, retail, food and beverage and generous public realn Development combines a number of distinct land uses that function as an integrated place. The adaptive re-use of the heritage buildings so that the heritage buildings are an integral component of the precinct function Development provides a high-quality tourism offer that includes short-term accommodation for high-quality brands. Casino activities enable the integrated resort to contribute to the increase in visitors to the Brisbane CBD both local and international. Development provides for the activation of the north bank of the Brisbane River through enhanced public realm, event spaces, food and beverage uses and markets.
		 Development includes the enhancement of landings and berthing facilities to support river tourism operations.
T2	Built Form	 2.1 New built form comprises tower and podium forms within the core of the development, the retention of heritage buildings and the activation of the riverfront. 2.2 Development contributes to a built form which supports the City Centre incorporating
		high-density tall towers, that add variety and interest to the Brisbane Skyline. 2.3 Where building occurs over the road reserve on William Street, development is to be designed to maintain a connected public street system.
		 Where building is to occur over the road reserve: The overall visual amenity of the public realm underneath the built form is prioritised; The underside of the built form is free from exposed services and of a high-quality finish; Provision of natural light is maximised; and There is a built form clearance from the street level to the underside of the podium structure that allows pedestrian connectivity and a view to Parliament House.
		2.5 New development, where adjacent to a heritage building, provides a built form that integrates and respects Heritage Places by applying the following themes of integration: setbacks, scale and mass, proportion, facade elements and materiality.
		2.6 New built form, other than where located on the foreshore, provides a tower form that creates visual interest and adopts subtropical design principles generally in accordance with Figure 31 and Section 5.6.
		2.7 An illustrative intent plan for the Precinct is provided at <i>Figure 29.</i> 32
Т3	Public Realm	 A series of cross block links from George Street are provided to the river's edge. A series of dedicated plazas to provide meeting and orientation locations are to be provided, including: George Street plaza; and Queens Wharf plaza.
		 Miller Park is maintained and enhanced by: Preserving views to the Brisbane River and beyond; Maintaining Miller Park as an important visual link from Queen's Gardens to South Bank Parklands and the former State Library to the Commissariat Store; Providing a strong physical connection from the CBD to the river and plaza areas.
		 Miller Park provides access from William Street to Queens Wharf Road. Development incorporates a public plaza area adjacent to the river's edge designed as a key destination and focal point for the QWBIRD that: Is capable of hosting large-scale outdoor performances, viewing of sporting or other events; Takes advantage of the riverside location; Incorporates edge activation, shade structures and subtropical planting; Addresses the interface with the REX and surrounding uses; and Achieves strong connections and linkages to the river promenade, South Bank and the core integrated resort development.

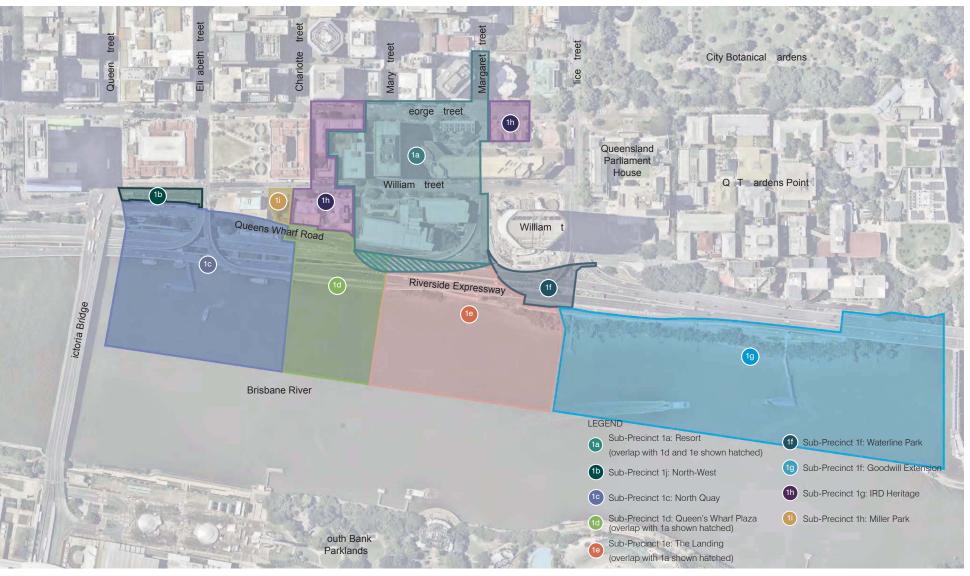
THE	ME	DEVE	LOPMENT OUTCOMES
T4	Access and Mobility	T4.1	Development is designed to reinforce the role of George Street as a street and key pedestrian spine by: Maintaining the function of George Street as a two-way city street from Charlotte Street to Alice Street and one-way from Charlotte Street to Queen Street; Providing a pedestrian-friendly streetscape; and Designing the development to allow George Street to have the capacity to accommodate car, bus and high-volume pedestrian movements.
		T4.2	Development is designed to maintain the functionality of Elizabeth, Margaret and Alice Streets as key north-south connector roads from Brisbane City Centre to the REX and provides a design which has capacity to accommodate car, bus and pedestrian movements.
		T4.3	Development is designed to reinforce the role of William Street as a key street by: • Maintaining its function as an east-west, two-way road with ultimate connectivity to the REX; • Providing a pedestrian-friendly streetscape; • Designing the development to allow William Street to have the capacity to accommodate car, bus and pedestrian movements; and • Facilitating pedestrian connections between George Street and the Brisbang River.
		T4.4	Development is designed to create a shared zone along Queens Wharf Road to improve pedestrian permeability and connectivity from Queen Street and the Victoria Bridge into the primary plaza adjacent to the Commissariat Store and the REX.
		T4.5	With the exception of the porte-cochere on William Street, development is designed so that car parking for the development is not visible from the public realm generally in accordance with Section 5.6.
		T4.6	Service vehicle facilities are centralised to minimise the number of access and services areas.
		T4.7	The Bicentennial Bikeway is to be upgraded to provide improved amenity, safety and a legible movement corridor.
T5	Heritage	T5.1	Development retains, conserves and adaptively re-uses heritage places generally in accordance with the Construction Management Criteria in Section 6.
	Conservation	2	Development involving works in an Area of High Archaeological Significance must be generally in accordance with the Archaeological Management Criteria in Section 6 .
		T5.3	Development is designed to provide for the recognition and interpretation of key heritage features generally in accordance with the Heritage Interpretation Criteria in Section 6 .
		T5.4	$New \ development \ respects \ heritage \ places \ through \ the \ application \ of \ the \ Architectural \ Design \ Criteria \ in \ \textbf{Section 5.6}$
Т6	Environment and Sustainability	T6.1	Development is designed to have regard to potential impacts from stormwater and flooding by: • Preparing a plan for efficient and safe evacuation during inundation events;
	Sustamability		 Considering the potential impacts of the development on the river's hydrological and hydraulic performance including upstream and downstream impacts from the QWBIRD;
			 The potential use of transportable, removable or floatable structures, which are able to be dismantled or relocated to flood free areas at short notice;
			 Using appropriate technical solutions, where structures are not transportable, removable or floatable, which are capable of withstanding flood velocity, debris loading and collection of debris during floods. All mitigation options shall be generally consistent with the Flood Emergency Management Plan; and
		TC 0	Considering the potential impacts from overland flows. When we big at the flow distribution of the decimal to the decima
		T6.2	Where subject to flood risk, development is designed to include durable and flood resilient building materials.
		T6.3	Development is designed to protect the environment and promotes ecologically sustainable development by: Respecting the environmental and cultural values of the Brisbane River;
			Respecting the environmental and cultural values of the brispanie river, Minimising the removal of marine plants where practicable:
			Promoting innovation in energy and water efficiency including stormwater management and water recycling;
			Incorporating water sensitive urban design to protect water quality;
			Incorporating generous subtropical landscaping in the public realm, and
			 Incorporating development that is climatically responsive including best practice subtropical design.

FIGURE 29: IRD PRECINCT ILLUSTRATIVE INTENT PLAN



This is an illustrative representation only and is subject to further concept design to accord with the principles and criteria of the PoD

FIGURE 30: PRECINCT 1 PLAN





5.2.2 Sub-Precinct



5.2.2.1 USES AND WORKS SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development (Compliance Assessment) within Sub-Precinct 1a are outlined in *Table 17* to the right.

The works that comprise Approved Development (Compliance Assessment) within Sub-Precinct 1a are outlined in *Table 18* to the right. TABLE 17: USES SUBJECT TO COMPLIANCE
ASSESSMENT FOR SUB-PRECINCT 1a

USES

- Bar
- Club
- · Childcare Centre
- · Community Use
- · Food and Drink Outlet
- · Function Facility
- Health Care Service
- High Impact Industry (where relating to fuel burning for power generators associated with other uses subject to Compliance Assessment)
- Hote
- Indoor Sport and Recreation
- Major Sport, Recreation and Entertainment Facility
- Market
- Medium Impact Industry (where relating to fuel burning for power generators associated with other uses subject to Compliance Assessment)
- Multiple Dwelling
- Nightclub Entertainment Facility
- Office
- Outdoor Sport and Recreation
- Par
- Parking Station (where for bicycle parking or where for car parking for visitors to the QWBIRD)
- Resort Complex
- Service Industry
- Shop
- Shopping Centre
- Short term Accommodation
- Showroom
- Special Industry (where relating to fuel burning for power generators associated with other uses subject to Compliance Assessment)
- Substation
- Telecommunications Facility
- Theatre
- Tourist Attraction (including Casino)
- Utility Installation

TABLE 18: WORKS SUBJECT TO COMPLIANCE ASSESSMENT FOR SUB-PRECINCT 1a

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING

- · Building Work on a Heritage Place
- · Operational Work for Filling or Excavation
- · Operational Work on or adjacent to a Heritage Place
- Operational Work that is the placing of advertising devices on a Heritage Place
- Operational Work that is clearing of Significant Vegetation, including vegetation on a Heritage Place
- · Operational Work for roadworks on a Local Government Road.

5.2.2.2 INTENTS AND SPECIFIC DESIGN CRITERIA

The Intents and Specific Design Criteria for Sub-Precinct 1a are specified in *Table 19* to the right against each of the Development Outcome Themes.

The approved uses and works in Sub-Precinct Ia must be generally in accordance with the Intents and Specific Design Criteria identified in *Table 19*.

TABLE 19: SUB-PRECINCT 1a INTENT AND DESIGN CRITERIA

OB-PF	RECINCTINIENT	SPECIFI	C DESIGN CRITERIA
SPI 1	Land Use	DS 1	Land Use

	leisure based racinites that form the rocas of the core development.
SPI 1.2	Development delivers the primary mixed-use functionality for the QWBIRD - an integrated
	resort complex comprising tourism and entertainment activities, including casino,
	residential and hotel accommodation, retail, food and beverage outlets and recreation
	areas as well as providing the access and servicing core of the development.

SPI 1.3 Development provides for ground level land uses in new buildings that activate the edges of streets and public access areas with a diverse offering of vibrant uses.

Sub-Precinct 1a is the core of the QWBIRD - delivering entertainment and

DS 1.1	The use is to be generally in accordance with the General and Specific Use Criteria
	contained in Section 5.6 of this PoD that are applicable to the proposed use.

DS 1.2 The gross floor area of specified uses in the Sub-Precinct does not exceed the maximum GFA for any individual use category or the total GFA identified in *Table 19.1*.

TABLE 19.1	MAYIMLIN	STANDARD	AND DLA	NINED GEA

USE	MAXIMUM GFA
Residential	130,400 m ²
Commercial	55,200 m ²
Retail	26,900 m ²
Total	212,500 m ²

DS 1.3 Development in the Sub-Precinct for Residential Use:

- **a.** Does not exceed a maximum of 1430 Short-Term Accommodation units and a maximum of 650 Multiple Dwelling units; or
- b. The number of units under a) may be exceeded where the total of 2,000 Multiple Dwelling units and 1,600 Short-Term Accommodation units for all Precincts/Sub-Precincts is not exceeded.

Note: A written calculation of the progressive total of GFA and unit numbers is to be provided and lodged with the Nominated Assessing Authority at the time of Compliance Assessment to demonstrate compliance with GFA and Unit numbers across the QWBIRD.

SPI 2 Built Form BUILDING TYPOLOGY, SCALE AND MASS

SPI 2.1 New development is designed to include a built form typology as indicated in Figure 31 comprising a ground level, podium or transition element and tower generally in accordance with the following principles:

Ground level/Podium/Transition Element

- A built form that is designed to provide vibrancy and activation;
- A ground level that is designed to be highly permeable and shapes a series of new spaces and connections across the site as indicated in Figure 52:34 and 48
- An elevated connecting pedestrian link to connect the site from George Street to Queens Wharf Road and from the Former Government Printery to Tower 1;
- An elevated podium and recreation deck creating a new tower platform; and
- The podium spans the Sub-Precinct from George Street to Queens Wharf Road offering a highly permeable and activated ground level.

Towers

- A distinctive architectural form with the riverside towers (Towers 2 and 3) shaped as a
 crescent topped with a Sky Deck is to create a slender form that offers panoramic views;
- Tall and slender towers to create a visual focus at the core development area;
- Separation between the tallest towers to provide light and air; and
- Heights are varied across the Sub-Precinct to give a sense of variety and ensure key views from within the Sub-Precinct, and toward it, are layered.

Note: No part of a building structure, object or activity is to intrude into prescribed airspace. The building design must be consistent with the provisions of the State Planning Policy, Part D - Planning for Infrastructure; Strategic airports and aviation facilities. Where necessary approval regarding the safety and efficiency of operational airspace is to be obtained.

BUILDING TYPOLOGY, SCALE AND MASS

- DS 2.1 Where for new built form, development involving more than three storeys is designed to comprise a podium or transition element and tower form as indicated in Figure 31.
- DS 2.2 The bulk and massing of development is generally in accordance with the illustrative diagrams in *Figure 38* through to *Figure 46*.
- DS 2.3 The height of any building does not exceed the maximum building height and/or maximum storeys above ground level indicated in *Figure 37*.
- DS 2.4 Curved and rectilinear built forms are to be provided, with indicative locations for curved building forms indicated in *Figure 34* through to *Figure 37*.

Basement

DS 2 Built Form

- DS 2.5 The extent of basement, including tunnels, is generally in accordance with the extent of basement and setbacks in *Figure 33*.
- DS 2.6 The depth of basement does not exceed RL-30 as indicated in *Figure 33* and is designed generally in accordance with the Technical Environmental and Engineering Criteria in Section 6.
- DS 2.7 Where for a connecting tunnel between Precincts 1 and 3 adequate soil volume is provided for deep planting for street trees generally in accordance with the Public Realm Design Criteria in Section 5.6.

SUB-PRECINCT INTENT

INTEGRATION

- SPI 2.2 New built form at ground level and podium level fronting George Street is consistent in rhythm and proportion with the elevations of adjacent heritage places.
- SPI 2.3 Where adjacent to a heritage building, the building facade of new built form relates to adjacent heritage buildings through the application of Heritage Integration Criteria in Section 5.6.
- SPI 2.4 Where located at the rear of the heritage buildings of Harris Terrace or the Printery, clear deviations in setbacks or facade articulation within the transition element of new built form are not visible in views from George Street in front of the heritage buildings in order to respond to the setting of the heritage buildings.
- SPI 2.5 The design of new built form adjacent to a heritage place is generally in accordance with the Heritage Integration Criteria in Section 5.6.

NEW BUILT FORM FRONTING GEORGE STREET

- SPI 2.6 Where development provides for new built form along the George Street heritage streetscape, it is designed to:
 - Be respectful of the heritage streetscape on the south side of George Street, comprising the Land Administration Building, Former Government Printery, Harris Terrace, the Mansions and Parliament House;

 Output

 Description:

Protect and

- Reinforce the visual relationships between the heritage buildings within George Street including views, generally in accordance with the setbacks and the Heritage Integration Criteria in Section 5.6;
- Be setback from heritage places, including reof ridgelines, to Ensure where any built form comes forward of the main building line of Harris Terrace, the three-dimensional form of the heritage buildings remain prominent and legible in the streetscape; and
- Adopt an architectural language that is cohesive and integrated with that of the podium in the balance of the sub-precinct to create design legibility for the development.

BUILD OVER WILLIAM STREET

- SPI 2.7 Where development provides for built form projecting over the William Street road reserve:

 - The underside of the built form is free from exposed services and is of a high-quality finish;
 - Provision of natural light is maximised by the inclusion of a light well or void;
 - There is a clearance of at least 12 metres from the street level to the underside of the fnished surface, ether than where with the exception of architectural elements which contribute to the sofit design of the underside of the build over with projections into the 12m of a maximum of 600mm generally in accordance with Figure 40 and for pedestrian access over William Street;
 - · There is a sensitive public realm response to adjoining Heritage Places; and
 - · Pedestrian priority along the footpath is maintained.

ACTIVATION

SPI 2.8 Development supports the achievement of connections provided between active enclaves within the Sub-Precinct through ground level cross block links that extend the city grid to the river.

PEDESTRIAN BRIDGE

SPI 2.9 The development is-designed to incorporate a bridge connection from the QWBIRD to South Bank. SPI 2.10 Where development provides for a bridge projecting over the REX, the function, safety and structural integrity of the REX is protected.

ARCHITECTURAL DISTINCTIVENESS

SPI 2.11 The design of new built form is responsive to the local context and subtropical design, and exhibits outstanding architectural merit.

SPECIFIC DESIGN CRITERIA

- DS 2.8 For new built form, development for that building is designed to be contained within the new building envelopes at ground and podium/transition elements levels for the Sub-Precinct identified in Figure 34 through to Figure 36 and Figure 31 unless within an Articulation Zone or Limited Boundary Protection Zone identified in Figure 35, 36, 39 42.
- DS 2.9 New built form is designed generally in accordance with the building setbacks identified in *Figure 34* through to *Figure 36*. In addition, new built form achieves the following minimum setbacks at ground level, free of columns:
 - 7m to the rear of Harris Terrace, for the length of the rear
 - facade of Harris Terrace as indicated in *Figure 43*;

 7m to the rear of the former Printery, in *Figure 44* unless otherwise indicated
 - In to the rear of the former Printery, in Figure 44 unless otherwise indicated or for an elevated pedestrian bridge to Tower 1;
 - . 5.5m to the side of the Public Service Club; and
 - · 9m to the side of the former DPI Building.

Ground level/Podium/Transition Element

- DS 2.10 The podium spans the Sub-Precinct from George Street up to and above the REX offering a highly permeable and activated area, with cross block links, active and passive edges as indicated in Figure 35, Figure 40 and Figure 48.
- DS 2.11 Where for a podium, new development does not exceed a maximum podium height of RL 47 measured from street level to the FFL of the Recreation Deck where fronting Queens Wharf Road.
- DS 2.12 Where for a podium, new development does not exceed a maximum podium height of RL 47 measured from street level to the FFL of the Recreation Deck fronting George Street.
- DS 2.13 Structures are permitted on top of a podium and outside of a tower envelope where not exceeding a height of 5m, other than for an atrium roof, and where setback from the edge of the podium by a minimum of 5m. Balustrades, parapets or similar features may extend up to 2m above maximum building height of RL 47.

Towers

- DS 2.14 Where for new towers, development is designed to be contained within the tower envelopes for the Sub-Precinct generally in accordance with *Figure 37*.
- DS 2.15 The tower elements of buildings are to incorporate a slender design with a maximum floor plate area of no more than 1,350m² per storey generally in accordance with *Figure 37*.
- DS 2.16 A Sky Deck is provided at tower level to connect Towers 1 to 4 as indicated in Figure 50. The height of the Sky Deck connection occurs at the upper level of Towers 2 and 3 as indicated in Figure 39 and Figure 40 and generally between RL100 and RL120 (FLL). A build over connecting upper tower levels of Towers 2 and 3 occurs beneath the Skydeck generally in accordance with the Upper Tower Build Over in Figure 39.
- DS 2.17 The rooftops of Towers 1 and 4 are designed generally in accordance with the Architectural Design Criteria in Section 5.6.

Limited building and projection zones are subject to conditions of approval and require compliance assessment.

SUB-PRECINCT INTENT

SPECIFIC DESIGN CRITERIA

INTEGRATION

and is to be designed to:

Terrace:

Criteria in Section 5.6.

New low-rise development on George Street is not

to project beyond the verandah line of Harris Terrace.

verandah line of Harris Terrace is to be lightweight,

predominantely glazed and respectful of the heritage

from the building line of Harris Terrace to the

streetscape.

DS2.21a Where for the laneway to the rear of Harris

elevation provides a built form and scale to support an

active pedestrian interface that demonstrates a unified

architectural and public realm design strategy for the

laneway which includes a complementary palette of materials and finishes and an integrated signage

DS2.22 The new built form facades for both George

 provides a façade treatment that creates a vibrant and active streetscape with a high degree of physical and

· are designed in accordance with the Design Criteria for

visual permeability with the adjoining verge to support high levels of pedestrian movement and activity

strategy.

Street and Harris Lane:

Edge Treatment in Section 5.6.

Terrace and adjacent low-rise built form, the lane

The new component of built form that projects forward

· respect but not replicate the dominant parapet

· utilise high quality materials and finished; and

. be in accordance with the Heritage Integration

and recessive pitched roof form of Harris

DS 2.18 Where building within the George Street heritage streetscape

- The bulk scale and treatment of new built form is designed to respect the significance of the heritage buildings along the streetscape.
- New development is designed to appear asbe recessive and respectful element in oblique views along the south side of George Street from Alice, Margaret and Charlotte Streets above the sightlines indicated in Figure 34 and Figure 35. Figure 43 and Figure 44.
- New built form is setback a minimum of 7m (unobstructed) at ground and lower podium levels to the extent indicated in the sections in Figures 39 and 41-44; and at 4m (unobstructed) at upper podium and tower levels from heritage buildings, unless otherwise indicated on Figure 44 for an elevated pedestrian bridge between the Printery and Tower 1. Limited Building Projections and Articulations are permitted within the unobstructed setback where identified within the Limited Boundary Projection Zones and Articulation Zones.
- · In the George Street entry plaza new podium built form is designed to:
- Be setback from the street in line with the roof ridgeline of Harris Terrace;
- Ensure the height of the soffit of the podium is a minimum of 15m above the height of the ground level of Harris Terrace;
- Provide an entry statement of high quality architectural merit that respectfully contrasts with adjacent heritage buildings and designed generally in accordance with the Heritage Integration Criteria in Section 5.6. the Conservation Management Criteria in Section 6.1 and Figure 31;
- Demonstrate that the three-dimensional form of the adjacent heritage buildings remain prominent and legible in views of the streetscape.
- · New low-rise development on the George Street frontage, adjacent to Harris Terrace, should not exceed the parapet height of Harris Terrace unless a complementary and respectful roof form is adopted for the new built form. New development is designed to include rectilinear building forms and building lines, materials and detailing that is respectful of the facade of Harris Terrace, generally in accordance with the Heritage Integration Criteria in
- Section 5.6, the Conservation Management Criteria in Section 6 and Figure 31. New development at upper podium and tower levels is designed generally in accordance with the Heritage Integration Criteria in Section 5.6 and Figure 31.
- · New development is designed to retain visual linkages between the Mansions, Harris Terrace and former Government Printeries along both George Street and rear elevations of the heritage places.

DS 2.19 Where for new built form, development at ground/podium/transition element level is designed generally in accordance with the Heritage Integration Criteria of the Architectural Design Criteria in Section 5.6 and Figure 31.

DS 2.20 Where for new built form at the rear of Harris Terrace and the Printery, changes to the facade articulation or setback within the transition element of the building occur below the sightlines indicated in Figure 43 and Figure 44.

DS 2.21 Where for new built form adjacent to heritage places, service areas are designed to be fully integrated into an Architectural design response (rather than a simple plant screen enclosure.)

BUILD OVER WILLIAM STREET

DS 2.23 Where building over William Street road reserve, developmet is:

A minimum 12m built form clearance from the street to the underside of the finished surface above, with the exception of architectural elements which contribute to the soffit design of the underside of the build over with projections into the 12m of a maximum of 600mm and with elevated pedestrian bridges permitted below 12m generally in accordance with

Figure 30 39 and 40 for the purposes of public interest where they deliver: - Improved pedestrian access and connectivity:

- No retail/ commercial tenancies;
- A design of lightweight materials and transparent balustrading; Maximum pathway width of 4.5m between handrails per pedestrian link provided; and
- Minimum clearance of 6m from street level to the underside of the structure.
- · To comprise a structure with a maximum thickness of 25m where over William Street including all built form structures on the podium/recreation deck and 22m to the finished floor level of the podium/ recreation deck in accordance with Figure 39;
- Designed in a way that the underside of the built form is free from exposed services. and is of a high-quality finish that contributes to the amenity of this space:
- · Designed to optimise the provision of natural light, with one or more wells/
- voids provided as indicated in Figure 39 which are open to the sky; · Designed to maintain pedestrian access along William Street as a priority; and
- Designed generally in accordance with the Architectural Design Criteria in Section 5.6.

RECREATION DECK

DS 2.24 Balustrades at podium level are designed to be visually lightweight and limits solid balustrade to a maximum of 25% of the balustrade length Prepared by Urbis for Destination Brisbane Consortium 71

5.0

Approved Development (Compliance Assessment)

ELEVATED PEDESTRIAN BRIDGE

SUB-PRECINCT INTENT

DS2.31 Where an elevated pedestrian bridge is provided connecting the southern elevation of the Printery at Level 2 and Level 05 in Tower 1 in accordance with Figures 34 and 44:

- The connection is for pedestrian movement only and is not for retail or commercial tenancies or signage of any kind;
- . A minimum clearance of 8m from the underside of the connection to the ground level below;
- A maximum overall (external) thickness/height of 4.8m including the soffit and roof;
- A maximum overall (external) width of 4m, including all facade treatments and articulation;
- It is to be designed as a well-considered and resolved three-dimensional structure which:
 - provides high quality, articulated and visually light-weight built form
 - · has facades that are predominantly glazed with steel and/or aluminum components for structural support and stormwater drainage;
 - has soffit treatments that are unified design elements with the bridge facades and provide visual interest from below; and
 - · has a roof which has considered detailing and articulation to create visual interest when visible from above
- The connections to the Printery and Tower 1 are to provide a clear visual break and appropriate junction between heritage fabric and new built form.
- Designed generally in accordance with the Architectural Design Criteria in Section 5.6.
- The connection to the Printery is to sit below the parapet in an area of the facade that has previously been subject to alteration.
- Development relating to the heritage place known as the former Government Printing Office:
 - Is designed to be generally in accordance with the Conservation Management Criteria in Section 6;
 - · Creates a pedestrian connection generally in accordance with Figure 82a in Section 5.2.9; and
 - . Maintains the courtyard between the buildings as publicly accessible open space generally in accordance with the Public Realm Design Criteria in Section 5.6

SPECIFIC DESIGN CRITERIA

alignment increase of William Street through compliance assessment in accordance with the conditions of approval.

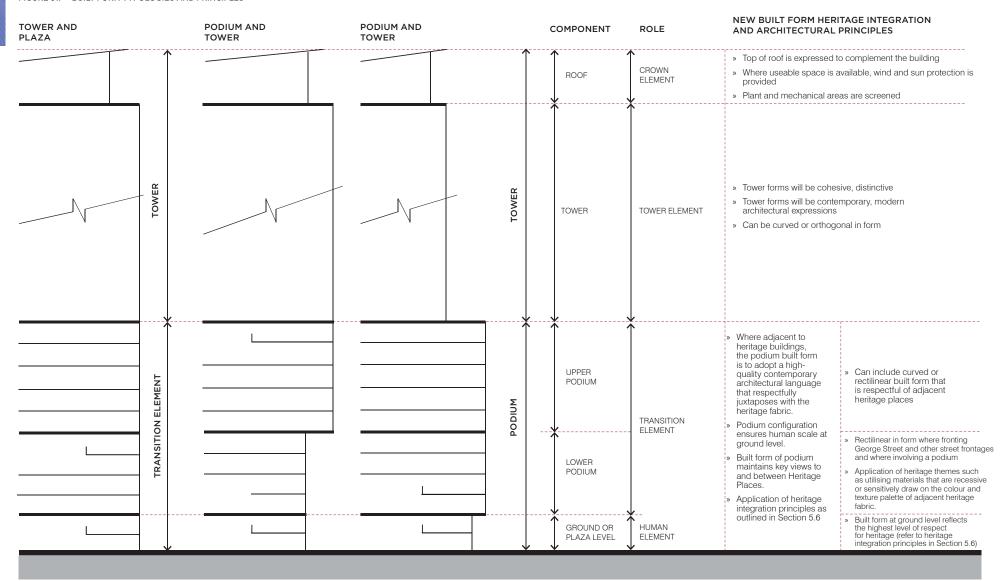
ACTIVATION DS 2.25 New development includes active and passive edges as indicated in Figure 48 and Figure 49 and Figure 50. DS 2.26 Active and passive edges are designed generally in accordance with the relevant Specific Use Criteria in Section 5.6. DS 2.27 The development includes the provision of a pedestrian bridge connecting the overall landscape QWBIRD at lower podium level with South Bank Parklands generally in the location indicated in Figure 39 and Figure 49. concepts and sub-ARCHITECTURAL DISTINCTIVENESS precinct concepts DS 2.28 The design of development demonstrates compliance with the Heritage Integration Criteria to blend with the existing context whilst delivering contemporary architecture generally in accordance with the Architectural Design Criteria in Section 5.6. DS 2.29 Provision is a made for an elevated, publicly accessible terrace connecting towers and oriented to the river as indicated in Figure 50 DS 2.30 Built form provides for a sense of arrival and a clear sight line of the entrance to the development from the Mary and George Street intersection generally in the location of the primary plaza indicated in Figure 48. SPI 3 Public Rea m DS 3 Public Realm GENERAL GENERAL SPI 3.1 The design of the public realm reflects the landscape vision, strategic principles The public realm is designed generally in accordance with the Public Realm and intents for the public realm set out in the Landscape Concept Report. Design Criteria in Section 5.6 of the PoD DS 3.2 Public art is incorporated into the design of the public realm generally in accordance with the Public Realm Design Criteria and the IMP SPI 3.2 Development incorporates publicly accessible open space throughout much of the Sub-Precinct with a landscape character that reflects Brisbane's DS 3.3 Development is designed to provide a safe and equitable public realm for all subtropical environment and the heritage significance of the QWBIRD users by incorporating Crime Prevention Through Environmental Design (CPTED) principles generally in accordance with the CPTED Criteria in Section 6. SPI 3.3 All works to the public realm are designed to complement and enhance new and existing development, and respect the setting of heritage buildings. SPI 3.4 The combination of connections and spaces are integrated through the development in a way DS 3.4 Key public spaces and primary plazas are located generally in the location indicated in Figure 48 that makes movement in and through the QWBIRD a connected and intuitive process. An activated and publicly accessible ground plane: ABOVE GROUND LEVEL · Open space areas internal to the built form that are publicly accessible private open space; and SPI 3.5 Development provides a range of elevated open space areas to accommodate · Opportunities for outdoor dining. recreation activities and events for both future residents and visitors. DS 3.5 The external perimeter and edges of development includes connections, allowing public access SPI 3.6 Development includes an elevated recreation deck level that provides new spaces through the Sub-Precinct, integrating the external city grid through to extensive public realm for the public to enjoy events and experiences in the city as well as providing areas of the foreshore and elevated areas linking across to South Bank (refer to Figure 51). private open space opportunities for visitors and residents of the QWBIRD. DS 3.6 Development provides pedestrian entrances that are clearly legible, reinforce street frontages and visually link the street to the development through the use of colour, materials, signage, art or geometry. DS 3.7 Development is complemented by artwork, landscaping, lighting and digital/electronic devices that combine with the architectural elements providing a safe and engaging wayfinding experience with sense of arrival and intuitive navigation through the QWBIRD. Materials, details and treatments utilised by the development will be hard wearing and determined by appropriateness for use, context, Sub-Precinct identity and aesthetics. DS 3.9 Any level increase to the street level of William Street does not exceed 1.2m as indicated in Figure 40. ABOVE GROUND LEVEL 1.2m is not supported at DS 3.10 Development provides publicly accessible recreation space on the upper podium level generally in accordance with the Landscape Design Criteria in Section 6. this time. Further DS 3.11 An elevated publicly accessible River View Terrace is provided as indicated in Figure 49 information is required to support any vertical

SPI 4	A and Makillan	DC 4	A account Made 1964
	Access and Mobility	DS 4	Access and Mobility
GENER		ACCESS	
SPI 4.1	Development is designed to provide on-site access and parking, manoeuvring and servicing areas which are designed to promote a high-quality, pedestrian-focused, public realm. The number and size of vehicle access points are to be minimised.	DS 4.1	Where for new built form, vehicle access and circulation is designed generally in accordance with <i>Figure 52</i> .
			The principal point of access to new built form for non-service vehicle access is to be William Street
ACCESS SPI 4.2	Development is to be designed to retain public thoroughfares along George Street	DS 4.3	The principal point of access to new built form for service vehicles is the southern side of Queens Wharf Road or Margaret Street, as indicated in <i>Figure 52</i> .
	and William Street as a component of the city street grid, accessible by general traffic and to provide connective linkages for the QWBIRD providing public movement		Porte-cocheres are provided generally in the location indicated in <i>Figure 52</i> . Development provides pedestrian routes generally in accordance with <i>Figure 51</i> that achieve:
	and access through the QWBIRD, including the provision of cross block links. Development is to reinforce the role of George Street as a city street and key pedestrian spine by being designed to: • Maintain its function as a two-way city street from Charlotte Street to Alice Street and one-way from Charlotte Street to Queen Street; and • Accommodate car, bus and high-volume pedestrian movements.	55 4.5	For City Street pedestrian movement (footpaths): Where on a Heritage street frontage the existing widths are maintained (for the length of the existing heritage building facade); Elsewhere, a minimum unobstructed pathway width of 2.4m, and a total minimum width of 3.4m, 3.75m unless otherwise agreed to in writing by the MEDI For cross block links a minimum unobstructed pathway width of 3.2m; and
	The connection along William Street through the development is to provide a pedestrian thoroughfare in addition to being a key route for vehicle access and egress to the IRD. Development is-to-be-designed to provide access for vehicles on William Street, with service vehicle	5.500	For pedestrian bridges across William Street, a maximum pathway width of 4.5m (between handrails). For key pedestrian routes (off road) a minimum width of 3.0m
PARKIN	access to be provided predominantly from the riverside lower level of Queens Wharf Road South.	PARKIN DS 4.6	With the exception of porte-cocheres on William Street, all vehicle parking and vehicle service area
SPI 4.6	The development is to provide internal basement parking for patrons and visitors. Other than in the case of the porte-cochere in William Street, car parking is to be located below ground level.	DS 4.7	are located in basement areas. Development provides car parking generally in accordance with the locations and car parking rates specified in the Traffic Engineering Criteria in Section 6.
			Development provides bicycle parking generally in accordance with the cycle parking rates in the Traffic Engineering Criteria in Section 6.
		DS 4.9	Development is designed to provide continuous kerbs to all streets with driveways crossing at footpath level.
SPI 5	Heritage	DS 5	Heritage
SPI 5.1	Development is designed to retain, conserve and adaptively re-use heritage places generally in accordance with the relevant Conservation Management Plan.	DS 5.1	Development is designed in accordance with the setbacks and separation distances to heritage buildings indicated in <i>Figure 34</i> through to <i>Figure 37</i> .
SPI 5.2	Cross block links create open and inviting ground level connections in the development to enliven the Heritage Places identified in <i>Figure 47</i> .	DS 5.2	Development is designed to address the Conservation Management Criteria in Section 6.
SPI 5.3	Construction impacts on the former DPI Building, the Printery, Harris Terrace, the Public Service Club and the heritage buildings in sub-precinct 2b are managed in accordance with the relevant technical criteria in Section 6.	DS 5.3	Development is designed so that the ground plane provides linkages to activate the adaptive re-use of heritage buildings generally in accordance with <i>Figure 48</i> and the Architectural Design Criteria in Section 5.6 .
SPI 5.4	During construction archaeological artefacts that are identified are to be managed generally in accordance with the Archaeological Management Criteria in Section 6.	DS 5.4	Development is carried out generally in accordance with the Technical Heritage Criteria in Section 6 , including the Archaeological Management Criteria.
SPI 5.5	Development designed to respond to and reference Key Views to heritage places in accordance with <i>Figure 17</i> .	DS 5.5	Development provides for the recognition and interpretation of the site of the Commandant's cottage as indicated in the Heritage Interpretation Criteria in Section 6 .
SPI 5.6	Interpretation of significant archaeological evidence uncovered during construction phase is integrated into site specific design, where practicable.	DS 5.6	Where located on the George Street frontage, new development at ground level and lower podium includes rectilinear building forms, building lines, materials and detailing consistent with the facade of Harris Terrace generally in accordance with the Heritage Integration Criteria in Section 5.6 and Figure 31.
	or as otherwise agreed to in writing by the MEDQ	DS 5.7	The design of new built form, where at tower level or upper podium level above the height of adjoining heritage buildings, creates new views, contrasts and respectfully juxtaposes between the old and the new within the Sub-Precinct generally in accordance with the Architectural Design Criteria in Section 5.6 and Figure 31.
	MILDQ	DS 5.8	The design of all new built form is supported by a statement at compliance assessment that demonstrates how it integrates and respectfully juxtaposes with existing built form.
SPI 6	Environment and Sustainability	DS 6	Environment and Sustainability
PI 6.1	and to promote ecologically sustainable design principles through use of orientation,	DS 6.1	The design of new built form incorporates ecologically sustainable design principles including orientation, shading, natural daylight and the ability to capture cooling breezes generally in accordance with the ESD Criteria in Section 6 and Architectural Design Criteria in Section 5 .6.
	shading and natural ventilation to reduce energy consumption where practicable.		
SPI 6.2	shading and natural vertication to reduce energy constribution where practicable. A central energy plant is to be located within the development and designed generally in accordance with the relevant criteria in Section 6.	DS 6.2	Basement levels of development are to incorporate threshold level treatments that are designed to prevent direct flood ingress in accordance with the Hydraulic Design Criteria in Section 6.
SPI 6.2	A central energy plant is to be located within the development and designed		

must demonstrate it protects and references

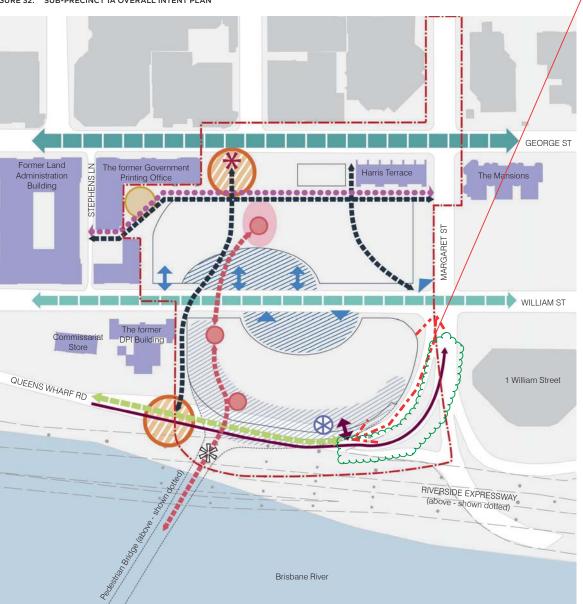
DS 6.4 The design of the development incorporates sustainable landscape practices generally in accordance with the Public Realm Design Criteria in Section 6.

FIGURE 31: BUILT FORM TYPOLOGIES AND PRINCIPLES



Pedestrian route required. Min 3.75m verge width with min 3.0m width column free unobstructed zone





LEGEND

Sub-precinct boundary

Spaces



Primary plaza



Key public space



Gateway



Elevated gateway



Indicative extent of The Atrium



Indicative extent of the IRD porte-cochere



Indicative extent of Riverview Terrace at lower podium level

Connectivity

George Street streetscape (The Boulevard)



William Street streetscape (The Verandah)



Cross block link at ground level



Key pedestrian route (above ground level)



Shared zone (pedestrian, cycle and vehicle access)



Controlled service vehicle access



Indicative location of Wayfinding device (The Ribbon)



Key public vertical circulation (location not fixed)



Indicative vehicle access point (location and direction not fixed)



Indicative service and vehicle access point (location and



direction not fixed)



End-of-trip facility (location not fixed)

Built Form



Indicative extent of built form (subject to ground and lower podium parameters diagram)



Heritage building



FIGURE 33: SUB-PRECINCT 1a BASEMENT BUILT FORM PARAMETERS (RL-30 TO RL18)

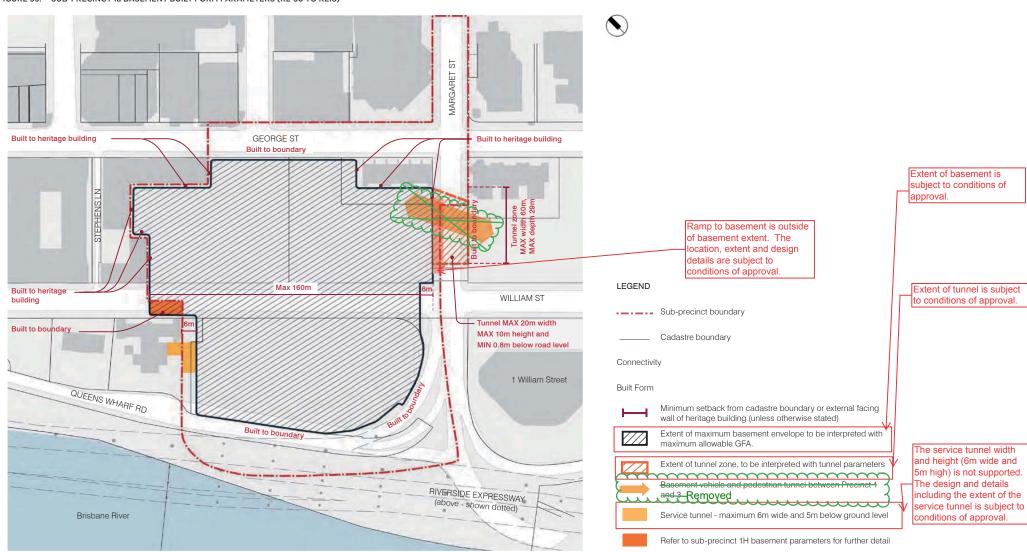


FIGURE 34: SUB-PRECINCT 1a GROUND LEVEL BUILT FORM PARAMETERS (RL5 TO RL30)

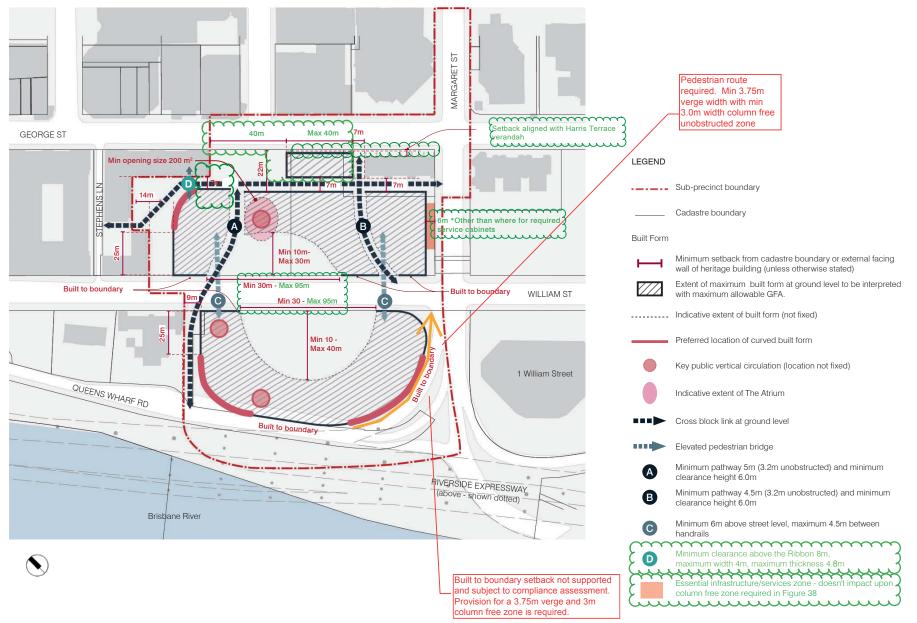


FIGURE 35: SUB-PRECINCT 1a LOWER PODIUM LEVEL BUILT FORM PARAMETERS (RL20 TO RL40)

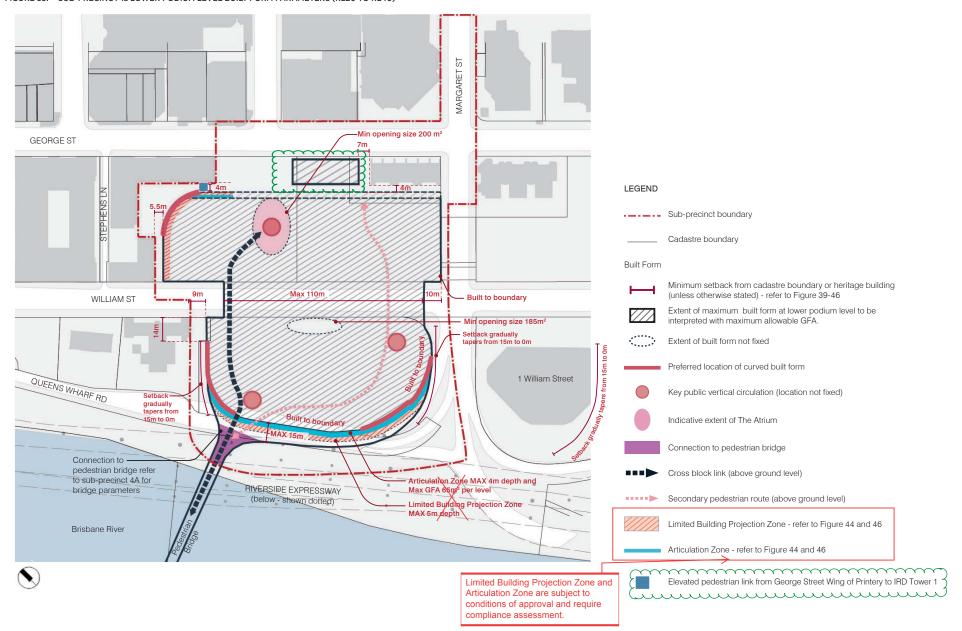


FIGURE 36: SUB-PRECINCT 1a UPPER PODIUM LEVEL BUILT FORM PARAMETERS (RL35 TO RL47)

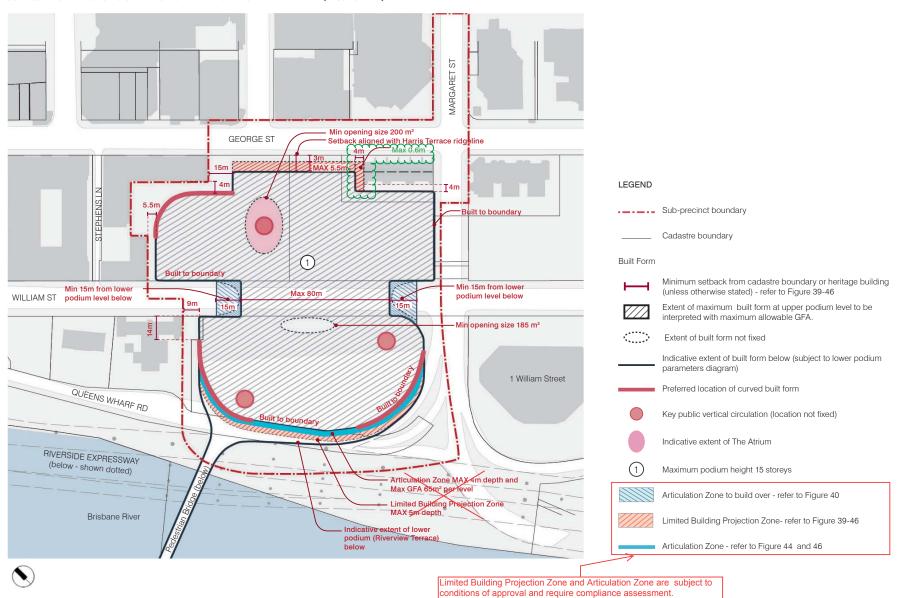
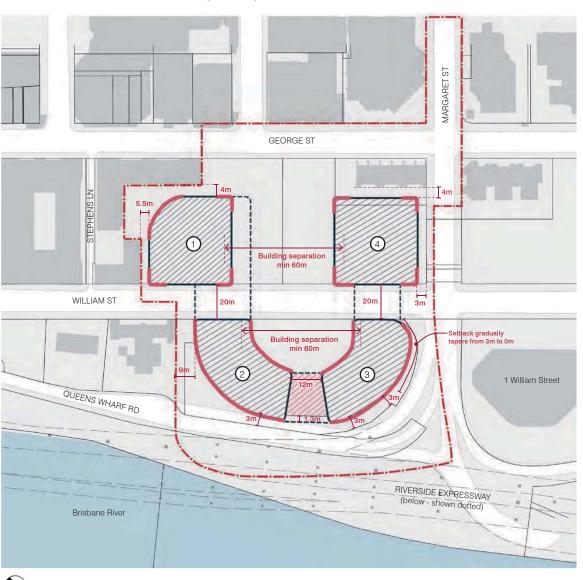
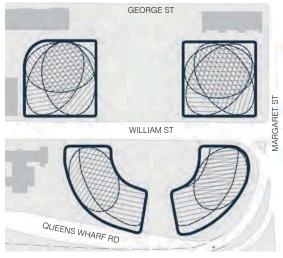


FIGURE 37: SUB-PRECINCT 1a TOWER PARAMETERS (FROM RL42)



Indicative examples of curved tower forms (shown hatched) within 1A Tower Parameters



- Sub-precinct boundary
 - _____ Cadastre boundary
- Minimum setback from cadastre boundary or heritage building (unless otherwise stated)
- Extent of maximum tower floor plate to be interpreted with maximum allowable GFA.
- Upper Tower Build Over maximum depth 26m including Sky Deck refer to Figure 39
- Preferred location of curved built form
- Indicative extent of Sky Deck (not fixed) refer to Figure 50

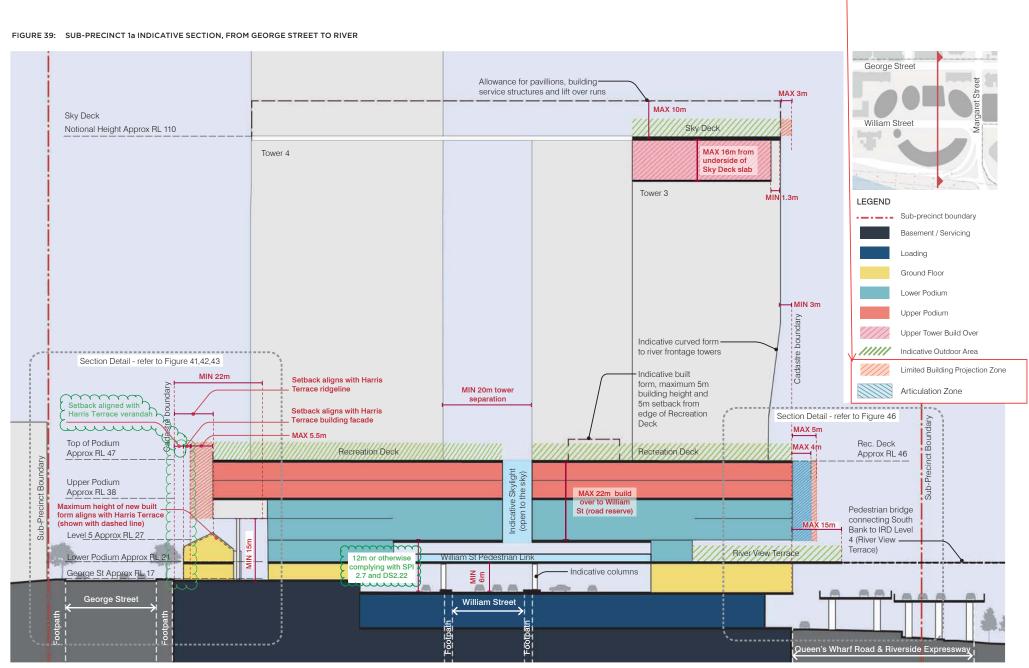
BUILT FORM PARAMETERS AND SETBACKS

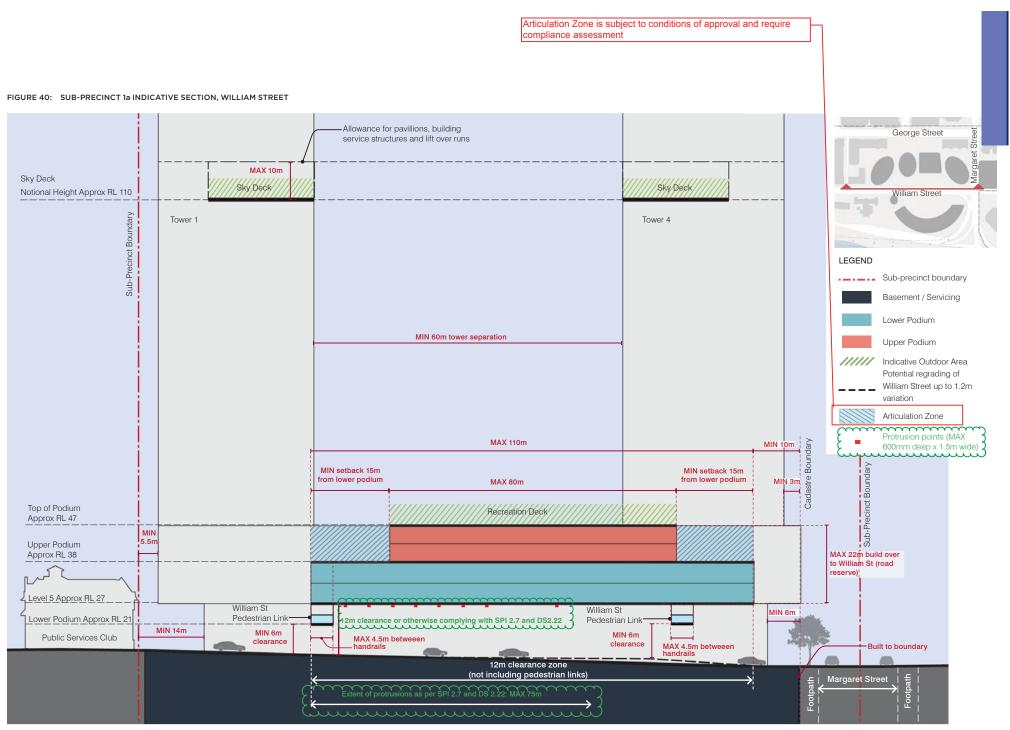
- 1) Maximum 50 storeys or lesser of 209m AHD (Top of Crown)
- Maximum 37 storeys or lesser of 139m AHD (To highest point of Sky Deck)
- Maximum 37 storeys or lesser of 139m AHD (To highest point of Sky Deck)
- (4) Maximum 74 storeys or lesser of 265m AHD (Top of Crown)

Extent of exclusion zone is subject to conditions of approval, requires compliance assessment and is only for the purpose of a single column. FIGURE 38: SUB-PRECINCT 1a COLUMN-FREE PLAN Setback aligned with **GEORGE ST** Harris Terrace verandah Cumining STEPHENS LANE 7.0 ST Queen's MARGARET Gardens WILLIAM ST LEGEND Cadastre boundary Minimum column-free zone setback from cadastre Margaret st pedestrian boundary or building envelope path - min 3.75m verge Cross block link: column-free zone minimum 7m and 3.0m column free (other than exclusion zone) zone required Cross block link (location not fixed): column-free zone minimum 3.2m (other than exclusion zone) QUEENS WHARF RO Cross block link at RL 21 (location not fixed): column-free zone minimum 3.2m Margret street pedestrian path (location not fixed): column-free zone minimum 3.4m Column zone extent Indicative extent of bridge above Column design criteria applies in this zone (DS1.12) RIVERSIDE EXPRESS WAY (above- shown dotted)

Exclusion zone with indicative location of singular

Exclusion zone with indicative location of singular





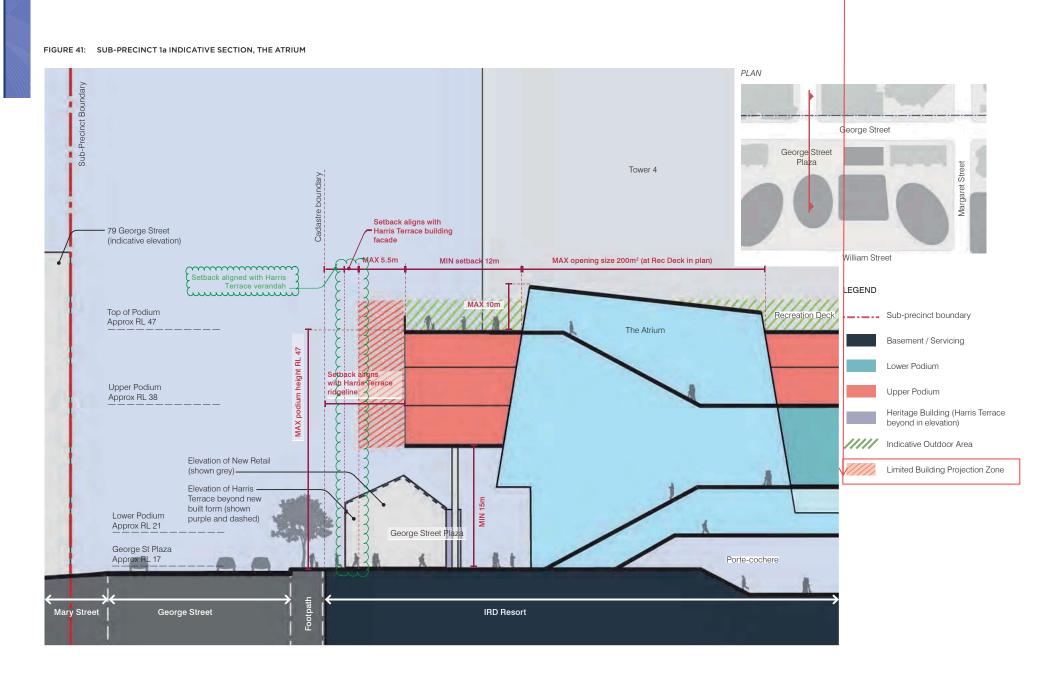
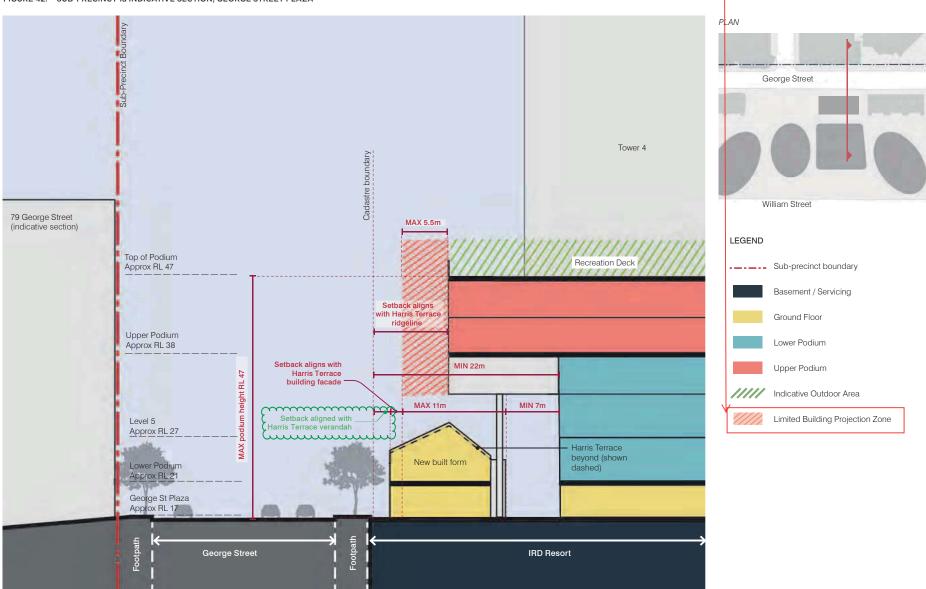
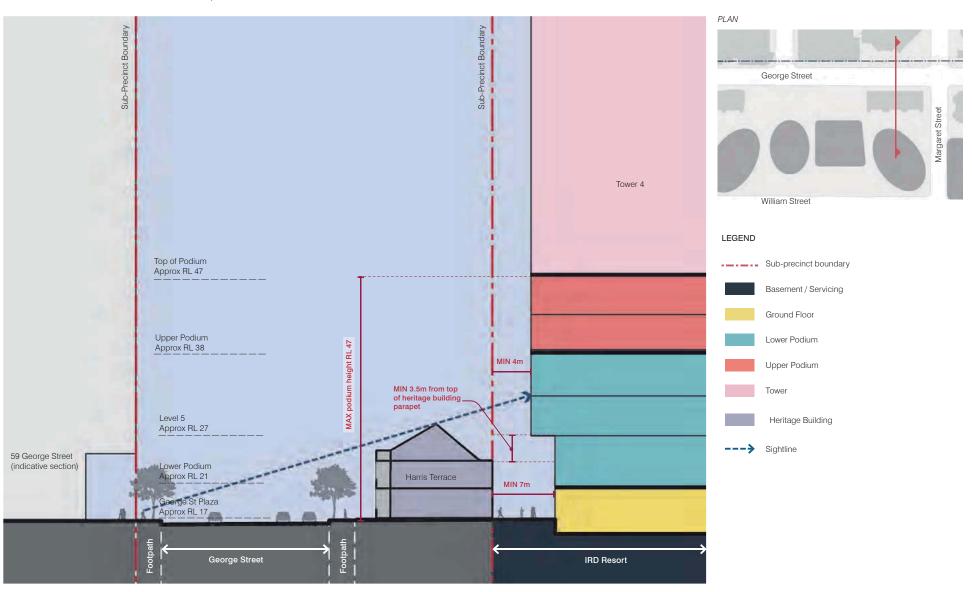


FIGURE 42: SUB-PRECINCT 1a INDICATIVE SECTION, GEORGE STREET PLAZA



Margaret Street

FIGURE 43: SUB-PRECINCT 1a INDICATIVE SECTION, HARRIS TERRACE INTERFACE



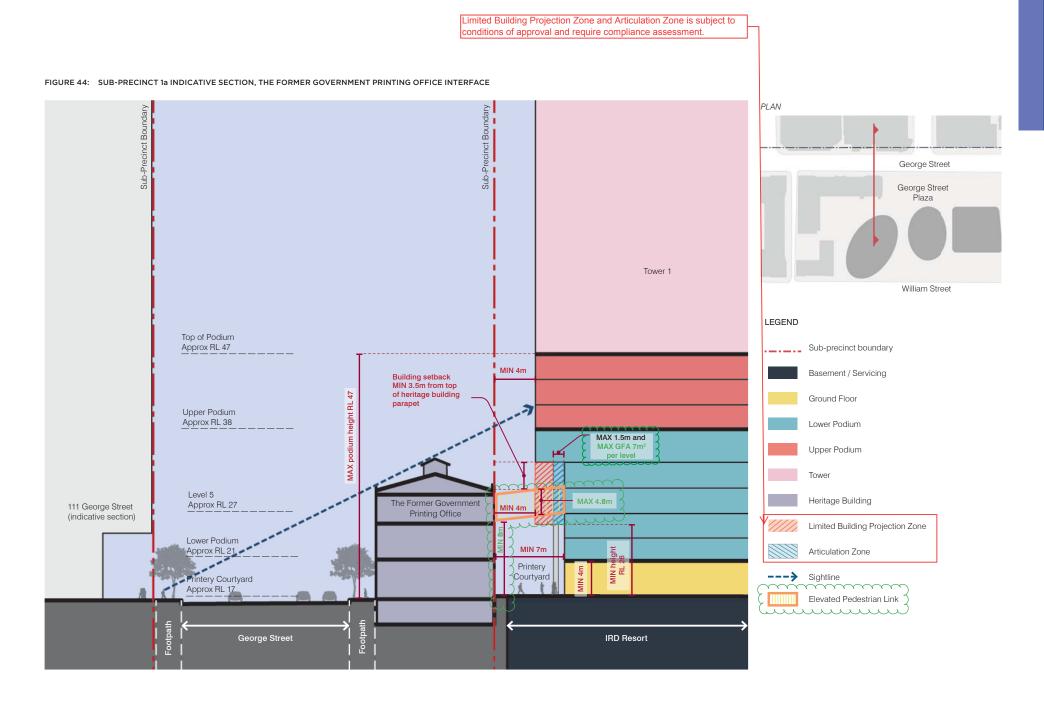
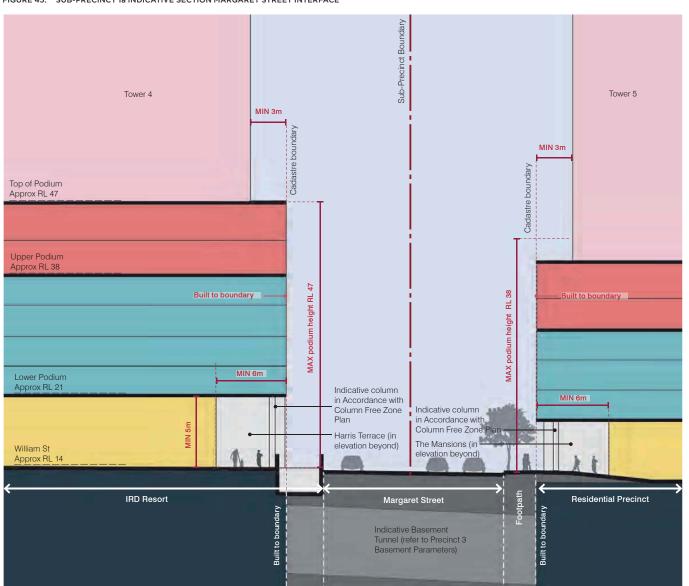
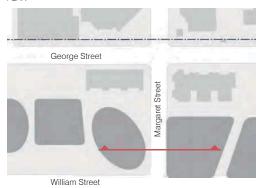


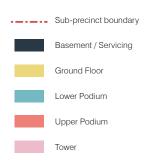
FIGURE 45: SUB-PRECINCT 1a INDICATIVE SECTION MARGARET STREET INTERFACE



PLAN



LEGEND



conditions of approval and require compliance assessment. FIGURE 46: SUB-PRECINCT 1a INDICATIVE SECTION, RIVERSIDE EXPRESSWAY Sub-Precinct Boundary PLAN Queens Wharf Road Tower 3 Limited Building Projection Zone MAX 5m Riverside Expressway (shown dotted) Articulation Zone MAX 4m and Recreation Deck MAX GFA 65m² per level Top of Podium Approx RL 47 Brisbane River Upper Podium LEGEND Approx RL 38 Sub-precinct boundary - Built to Basement / Servicing boundary Loading Level 5 Approx RL 21 Ground Floor River View Terrace Indicative Riverside Lower Podium Lower Podium Approx RL 21 **Expressway Restricted** Zone Upper Podium MIN 5.85m Tower clearance William St Approx RL 14 Indicative Outdoor Area Limited Building Projection Zone Articulation Zone Queen's Wharf Road & Riverside Expressway IRD Resort

Limited Building Projection Zone and Articulation Zone is subject to

FIGURE 47: SUB-PRECINCT 1a HERITAGE AND ARCHAEOLOGY PLAN

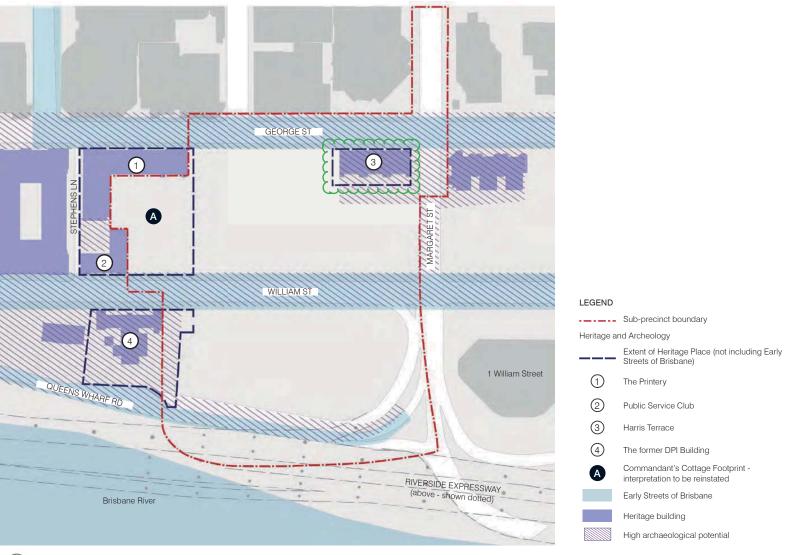
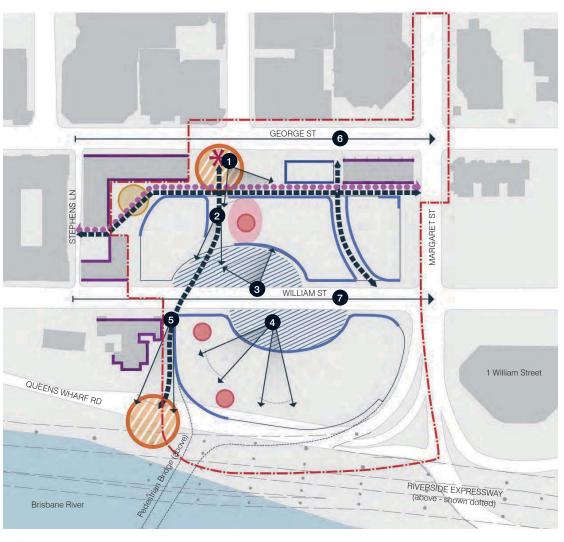




FIGURE 48: SUB-PRECINCT 1a PUBLIC REALM AT GROUND LEVEL





Sub-precinct boundary

Spaces



Primary plaza



Key public space



Indicative extent of The Atrium



Elevated gateway



Indicative extent of the IRD porte-cochere

Connectivity

■■■ Cross block link at ground level

Indicative location of Wayfinding device (The Ribbon)

Built Form



Key public vertical circulation (location not fixed)



Active edge (aligned with building envelope)



Passive edge (aligned with building envelope)

Indicative extent of built form (subject to ground level parameters diagram)

Significant Views



Significant view or outlook

View from George Street Plaza through IRD towards Porte-cochere



View from George Street Plaza through IRD towards the Brisbane Steps, South Bank and the river



View from the Porte-cochere through the IRD towards George Street Plaza



View from the Porte-cochere through the IRD towards South Bank, the river and Mt Coot-tha



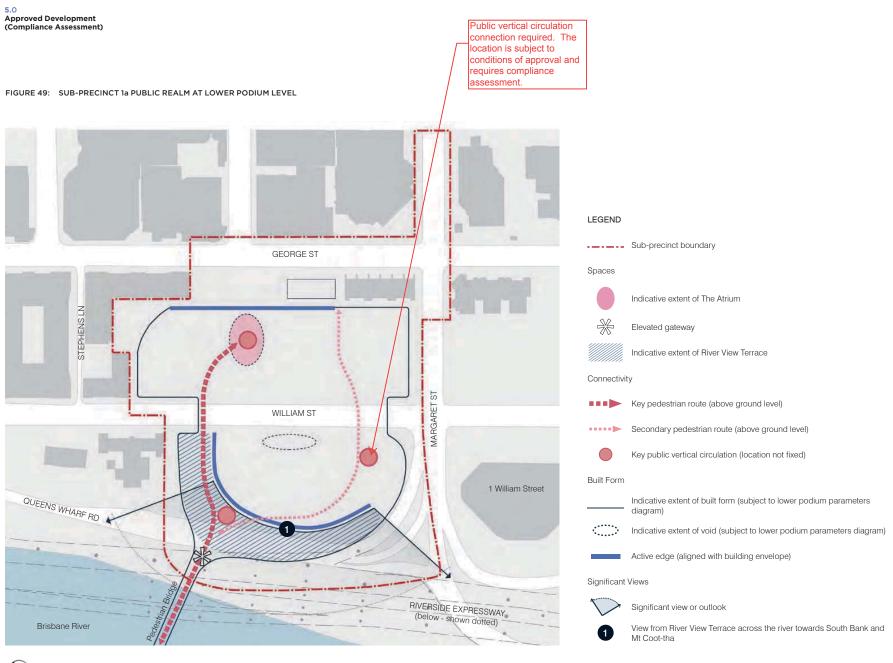
View from William Street towards South Bank, the Cultural Forecourt and the river



Street view - George Street



Street view - William Street





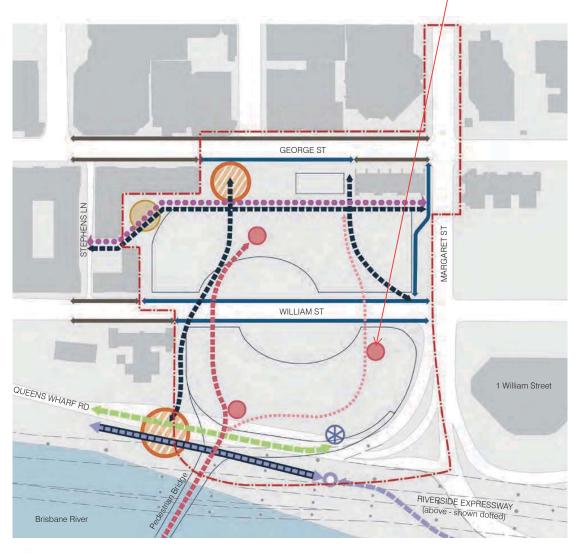
Public vertical circulation connection required. The ocation is subject to conditions of approval and requires compliance lassessment. FIGURE 50: SUB-PRECINCT 1a SKY DECK PARAMETERS AND INTENTS GEORGE ST LEGEND STEPHENS LN Sub-precinct boundary Connectivity Key public vertical circulation (location not fixed) Built Form Max Max WILLIAM ST Indicative extent of built form (subject to tower, podium and ground level parameters) Indicative extent of Sky Deck Active edge for pavillions (aligned with building envelope) 1 William Street Preferred location of curved built form QUEENS WHARF RD Significant Views Significant view or outlook View from Sky Deck across the river towards South Bank and Mt Coot-tha RIVERSIDE EXPRESSWAY (below - shown dotted) View from Sky Deck across the CBD Brisbane River View from Sky Park across the CBD



5.0 Approved Development (Compliance Assessment)

Public vertical circulation connection required. The location is subject to conditions of approval and requires compliance assessment.

FIGURE 51: SUB-PRECINCT 1a PEDESTRIAN AND CYCLE CONNECTIVITY



LEGEND

---- Sub-precinct boundary

Spaces



Primary plaza



Key public space

Connectivity

- ■■■ Cross block link at ground level
- Key pedestrian route (above ground level)
- Secondary pedestrian route (above ground level)
- Shared zone (pedestrian, cycle and vehicle access)
- Key pedestrian and cycle route (shared)
- City street pedestrian movement

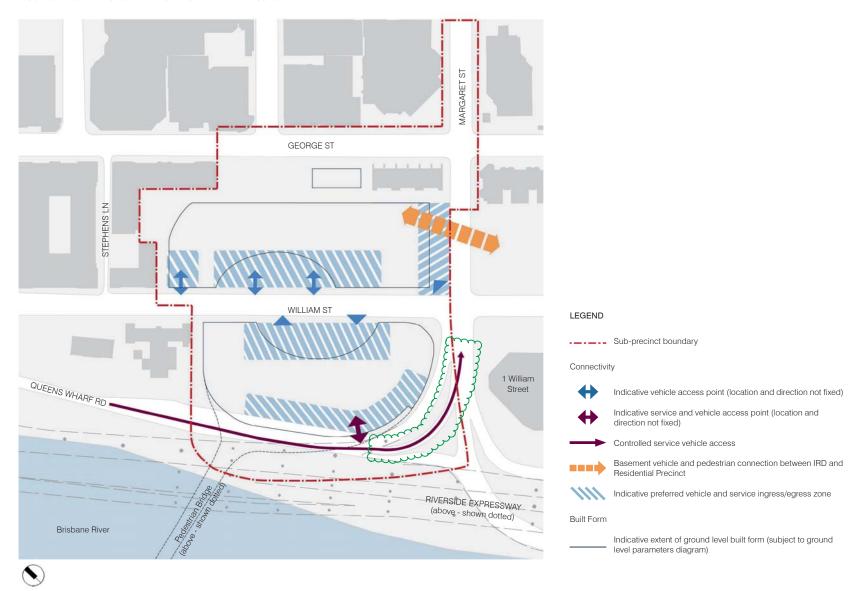
 Heritage frontage footpath
- Indicative location of Wayfinding device (The Ribbon)
- ■■■■ Bicentennial Bikeway
 - Key public vertical circulation (location not fixed)
- End-of-trip facility (location not fixed)
- Transition zone

Built Form

Indicative extent of built form (subject to ground level parameters diagram)



FIGURE 52: SUB-PRECINCT 1a VEHICLE MOVEMENT AND ACCESS



5.2.3 Sub-Precinct 1b North-West



5.2.3.1 USES AND WORKS SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development (Compliance Assessment) for Sub-Precinct 1b are outlined in *Table 20* to the right.

The works that comprise Approved Development (Compliance Assessment) for Sub-Precinct 1b are outlined in *Table 21* to the right.

TABLE 20: USES SUBJECT TO COMPLIANCE ASSESSMENT FOR SUB-PRECINCT 1b

USES

- Bar
- · Food and Drink Outlet
- Hotel (where for bar, pub or tavern)
- Market
- Port Services

TABLE 21: WORKS SUBJECT TO COMPLIANCE ASSESSMENT FOR SUB-PRECINCT 1b

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING

- · Building Work on a Heritage Place
- Operational Work for Filling or Excavation
- Operational Work that is the placing of advertising devices on a Heritage Place

1c where for the purposes of the re-use of the WWII Air Raid Shelter.

Note: A written calculation of the progressive total of GFA is to be provided and lodged with the Nominated Assessing Authority at the time of Compliance Assessment to demonstrate compliance with DSI.2 across the QWBIRD.

- · Operational Work on or adjacent to a Heritage Place
- Operational Work that is clearing of vegetation, including the removal, destruction or damage of significant Vegetation, marine plants and where on a Heritage Place
- · Operational Work for roadworks on a Local Government Road.

5.2.3.2 INTENTS AND SPECIFIC DESIGN CRITERIA

The Intents and Specific Design Criteria for Sub-Precinct 1b are specified in *Table 22* to the right against each of the Development Outcome Themes.

The approved uses and works in Sub-Precinct 1b must be generally in accordance the Intents and Specific Design Criteria identified in *Table 22*.

TABLE 22: SUB-PRECINCT 1b INTENT AND DESIGN CRITERIA

		SPECIF	IC DESIGN CRITERIA	A		
SPI 1	Land Use	DS 1	Land Use			
SPI 1.1	Uses of land are to be limited to food and beverage uses, to assist in the activation of William Street.	DS 1.1		generally in accordance with t on 5.6 - Specific Use Criteria		
		DS 1.2		a of specified uses in Sub-Predual use category or the total	ecinct 1b does not exceed the maximum I GFA identified in <i>Table 22.1.</i>	
			TABLE 22.1 MA	XIMUM STANDARD AND F	PLANNED GFA	
			USE	MAXIMUM GFA		
			Commercial	50m²		
			Retail	150 m²		
			Total	150 m ²		
			*The Maximum GF.	A for Sub-Precinct 1b may be	e transferred to Sub-Precinct	

		SPECIF	IC DESIGN CRITERIA	_
SPI 2	Built Form	DS 2	Built Form	
SPI 2.1	Development on the river side of William Street is designed so that it does not obstruct pedestrian movements.	DS 2.1	The extent of development is generally in accordance with <i>Figure 54</i> and 57, with a maximum built form of 1 storey above William Street.	
SPI 2.2	Development is a maximum height of 2 storeys and is lightweight and reflective of the subtropical character of the sub-precinct.	DS 2.2	Development on the William Street frontage preserves the historically and aesthetically significant walls and original fabric identified as the Queens Wharf Road Retaining Wall in Figure 55 and described in the relevant Conservation Management Plan.	
		DS 2.3	New built form is designed generally in accordance with the Architectural Design Criteria in Section 5.6	
SPI 3	Public Realm	DS 3	Public Realm	
	Views to and from the former Treasury Building from William Street and the river are retained. Development is designed to address the subtropical character of William and Elizabeth Streets.	DS 3.1	The public realm is designed generally in accordance with the Public Realm Design Criteria in Section 5.6 of the PoD.	
SPI 3.3	Public realm improvements are designed to prioritise pedestrian safety and amenity, and contributes to a network of public spaces.	DS 3.2	Development delivers a safe and equitable public realm for all users by incorporating Crime Prevention Through Environmental Design (CPTED)	
SPI 3.4	Development is designed to improve the pedestrian access between Queen Street Mall, William Street and the river.		principles generally in accordance with the CPTED Criteria in Section 6.	
SPI 3.5	The design of the public realm reflects the landscape vision, strategic principles and intents for the public realm set out in the Landscape Concept Report and the overall landscape concepts and sub-precinct concepts.			
SPI 4	Access and Mobility	DS 4	Access and Mobility	
SPI 4.1	Vehicle circulation is maintained along William Street and		No on-site car parking is provided	
	Elizabeth Street and access points are minimised. Development is designed to prioritise pedestrian movements and	DS 4.2	Development maintains 'key existing pedestrian routes' generally in accordance with <i>Figure 56</i> .	and a minimum footpath width of 3.75m
SPI 4.2	Elizabeth Street and access points are minimised.	DS 4.2		and a minimum footpath width of 3.75m except for heritage footpaths where the existing is to be maintained
SPI 4.2	Elizabeth Street and access points are minimised. Development is designed to prioritise pedestrian movements and streetscape improvements over the provision of on-street parking. Development is designed to safeguard safe, engaging and legible pedestrian	DS 4.2	Development maintains 'key existing pedestrian routes' generally in accordance with <i>Figure 56</i> . The city street pedestrian movement path on William Street is maintained with a minimum	except for heritage footpaths where the
SPI 4.2 SPI 4.3	Elizabeth Street and access points are minimised. Development is designed to prioritise pedestrian movements and streetscape improvements over the provision of on-street parking. Development is designed to safeguard safe, engaging and legible pedestrian access through the Sub-Precinct to the North Quay CityCat. Heritage Development is designed to respect the setting, character and	DS 4.2 DS 4.3	Development maintains 'key existing pedestrian routes' generally in accordance with <i>Figure 56</i> . The city street pedestrian movement path on William Street is maintained with a minimum unobstructed pathway width of 2.4m generally in accordance with <i>Figure 56</i> .	except for heritage footpaths where the
SPI 4.2 SPI 4.3 SPI 5 SPI 5.1	Elizabeth Street and access points are minimised. Development is designed to prioritise pedestrian movements and streetscape improvements over the provision of on-street parking. Development is designed to safeguard safe, engaging and legible pedestrian access through the Sub-Precinct to the North Quay CityCat. Heritage Development is designed to respect the setting, character and appearance of the former Treasury Building.	DS 4.2 DS 4.3 DS 5	Development maintains 'key existing pedestrian routes' generally in accordance with Figure 56. The city street pedestrian movement path on William Street is maintained with a minimum unobstructed pathway width of 2.4m generally in accordance with Figure 56. Heritage Development must retain, conserve and re-use heritage places. A pavilion, shelter or gazebo structure extending to a maximum footprint of 50m² may be	except for heritage footpaths where the
SPI 4.2 SPI 4.3 SPI 5 SPI 5.1 SPI 5.2	Elizabeth Street and access points are minimised. Development is designed to prioritise pedestrian movements and streetscape improvements over the provision of on-street parking. Development is designed to safeguard safe, engaging and legible pedestrian access through the Sub-Precinct to the North Quay CityCat. Heritage Development is designed to respect the setting, character and	DS 4.2 DS 4.3 DS 5	Development maintains 'key existing pedestrian routes' generally in accordance with <i>Figure 56</i> . The city street pedestrian movement path on William Street is maintained with a minimum unobstructed pathway width of 2.4m generally in accordance with <i>Figure 56</i> . Heritage Development must retain, conserve and re-use heritage places.	except for heritage footpaths where the
SPI 4.2 SPI 4.3 SPI 5 SPI 5.1 SPI 5.2	Elizabeth Street and access points are minimised. Development is designed to prioritise pedestrian movements and streetscape improvements over the provision of on-street parking. Development is designed to safeguard safe, engaging and legible pedestrian access through the Sub-Precinct to the North Quay CityCat. Heritage Development is designed to respect the setting, character and appearance of the former Treasury Building. Development is designed to retain and conserve the William Street retaining wall and railing.	DS 4.2 DS 4.3 DS 5 DS 5.1 DS 5.2	Development maintains 'key existing pedestrian routes' generally in accordance with Figure 56. The city street pedestrian movement path on William Street is maintained with a minimum unobstructed pathway width of 2.4m generally in accordance with Figure 56. Heritage Development must retain, conserve and re-use heritage places. A pavilion, shelter or gazebo structure extending to a maximum footprint of 50m² may be provided above the WWII Air Raid Shelter where it is generally in accordance with the following: I sdesigned with materials that are to be light-weight in nature, modern and sympathetic to the heritage fabric; and	except for heritage footpaths where the
SPI 4.2 SPI 4.3 SPI 5 SPI 5.1 SPI 5.2 SPI 5.3	Elizabeth Street and access points are minimised. Development is designed to prioritise pedestrian movements and streetscape improvements over the provision of on-street parking. Development is designed to safeguard safe, engaging and legible pedestrian access through the Sub-Precinct to the North Quay CityCat. Heritage Development is designed to respect the setting, character and appearance of the former Treasury Building. Development is designed to retain and conserve the William Street retaining wall and railing.	DS 4.2 DS 4.3 DS 5 DS 5.1 DS 5.2	Development maintains 'key existing pedestrian routes' generally in accordance with Figure 56. The city street pedestrian movement path on William Street is maintained with a minimum unobstructed pathway width of 2.4m generally in accordance with Figure 56. Heritage Development must retain, conserve and re-use heritage places. A pavilion, shelter or gazebo structure extending to a maximum footprint of 50m² may be provided above the WWII Air Raid Shelter where it is generally in accordance with the following: Is designed with materials that are to be light-weight in nature, modern and sympathetic to the heritage fabric; and The Conservation Management Criteria in Section 6. In the event that subterranean excavation is required within or under existing heritage elements, excavation is to be undertaken generally in accordance with the Archaeological Management	except for heritage footpaths where the
SPI 4.2 SPI 4.3 SPI 5 SPI 5.1 SPI 5.2 SPI 5.3	Elizabeth Street and access points are minimised. Development is designed to prioritise pedestrian movements and streetscape improvements over the provision of on-street parking. Development is designed to safeguard safe, engaging and legible pedestrian access through the Sub-Precinct to the North Quay CityCat. Heritage Development is designed to respect the setting, character and appearance of the former Treasury Building. Development is designed to retain and conserve the William Street retaining wall and railing. Development within or adjoining William Street addresses the archaeological potential of the site.	DS 4.2 DS 55 DS 5.1 DS 5.2 DS 5.3 DS 6	Development maintains 'key existing pedestrian routes' generally in accordance with Figure 56. The city street pedestrian movement path on William Street is maintained with a minimum unobstructed pathway width of 2.4m generally in accordance with Figure 56. Heritage Development must retain, conserve and re-use heritage places. A pavilion, shelter or gazebo structure extending to a maximum footprint of 50m² may be provided above the WWII Air Raid Shelter where it is generally in accordance with the following: Is designed with materials that are to be light-weight in nature, modern and sympathetic to the heritage fabric; and The Conservation Management Criteria in Section 6. In the event that subterranean excavation is required within or under existing heritage elements, excavation is to be undertaken generally in accordance with the Archaeological Management Criteria, Conservation Management Criteria and the Construction Management Criteria in Section 6.	except for heritage footpaths where the

FIGURE 53: SUB-PRECINCT 1B OVERALL INTENT PLAN



.__._ Sub-precinct boundary

Spaces



Gateway

Connectivity

Key existing pedestrian connection

Shared zone (pedestrian, cycle and vehicle

William Street streetscape (The Verandah)

Controlled service vehicle access

Indicative service and vehicle access point (location and direction not fixed)

Heritage

Heritage building or structure

Significant Views

Significant view or outlook

View from Victoria Bridge across the river towards South Bank

A World War Two Air Raid Shelter

B Queens Wharf Road Retaining Wall

FIGURE 54: SUB-PRECINCT 1B LAND USE PLAN



LEGEND

Sub-precinct boundary

Spaces

Key public space

Gateway

Built Form

Extent of maximum built form from heritage building or structure to be interpreted with maximum GFA

Connectivity

Indicative service and vehicle access point (location and direction not fixed)

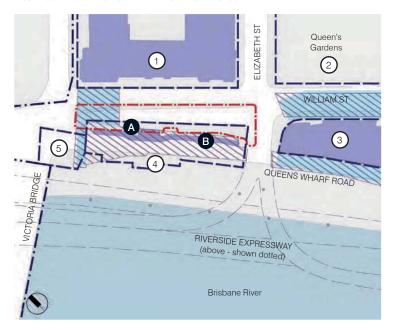
Heritage

Heritage building or structure

A World War Two Air Raid Shelter

B Queens Wharf Road Retaining Wall

FIGURE 55: SUB-PRECINCT 1B HERITAGE ARCHAEOLOGY PLAN



Sub-precinct boundary

Heritage and Archaeology

Extent of Heritage Place (not including Early Streets of Brisbane)

1 Former Treasury Building

Queen's Gardens

3 The former State Library

William Street and Queens Wharf Road 4 retaining walls

(5) Victoria Bridge Abutment



LEGEND

.____ Sub-precinct boundary

Connectivity

Heritage frontage footpaths

Key existing pedestrian connection Shared zone (pedestrian, cycle and vehicle

William Street streetscape (The Verandah)

Controlled service vehicle access Indicative service and vehicle access point (location and direction not fixed)

(1) Connection to Cultural Centre Busway Station

Connection to Queen Street Mall and Myer Centre Busway

Connection to North Quay CityCat Terminal



World War Two Air Raid Shelter

Early Streets of Brisbane

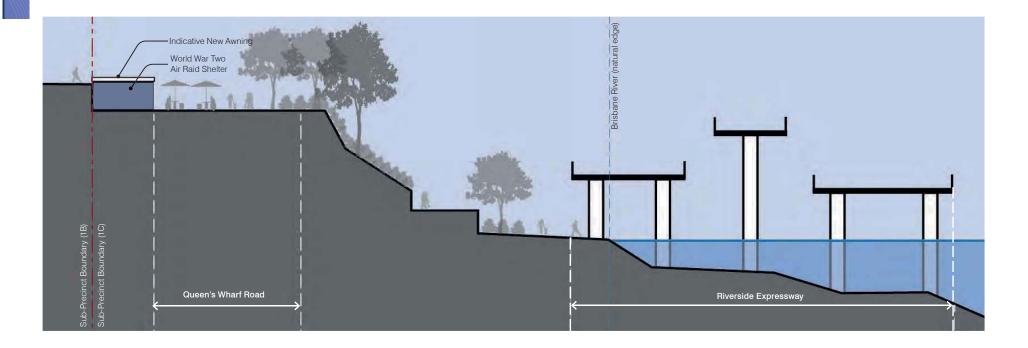
Heritage building or structure

High archaeological potential

Queens Wharf Road Retaining Wall

Prepared by Urbis for Destination Brisbane Consortium 99

FIGURE 57: SUB-PRECINCT 1B CROSS SECTION



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5.2.4 Sub-Precinct 1C North Quay



5.2.4.1 USES AND WORKS SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development (Compliance Assessment) for Sub-Precinct 1c are outlined in *Table 23* to the right.

The works that comprise Approved Development (Compliance Assessment) for Sub-Precinct 1c are outlined in *Table 24* to the right.

5.2.4.2 INTENTS AND SPECIFIC DESIGN CRITERIA

The Intents and Specific Design Criteria for Sub-Precinct 1c are specified in *Table 25* to the right against each of the Development Outcome Themes.

The approved uses and works in Sub-Precinct 1c must be generally in accordance the Intents and Specific Design Criteria identified in *Table 25*.

TABLE 23: USES SUBJECT TO COMPLIANCE ASSESSMENT FOR SUB-PRECINCT 1c

USES

- Bar
- · Community Use
- Food and Drink Outlet
- Hotel
- Landing
- Market
- Park
- · Parking Station (where for bicycle parking)
- Change to approval May 2018 insert shop

TABLE 24: WORKS SUBJECT TO COMPLIANCE ASSESSMENT FOR SUB-PRECINCT 1c

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING

- Building Work on a Heritage Place
- · Operational Work for filing or excavation
- · Operational Work on or adjacent to a Heritage Place
- Operational Work that is the placing of advertising device on a Heritage Place
- · Operational Work for tidal works
- Operational Work associated with taking or interfering with water from a watercourse
- Operational Work within a Coastal Management District
- Operational Work that is clearing of vegetation, including the removal, destruction or damage of Significant Vegetation, marine plants and where on a Heritage Place
- · Operational Work for roadworks on a Local Government Road.

TABLE 25: SUB-PRECINCT 1c INTENT AND DESIGN CRITERIA

SUB-PRECINCT INTENT SPI 1 Land Use

SPI.1 Uses of land area is to provide administrative, activation and amenity functions required to support the foreshore Sub-Precincts, as well providing for improved integrated transportation connections (pedestrian, cyclist and riverine transport). SPI1.2 Development provides a vibrant and activated foreshore through retail, cafe and bar uses and pop-up retail opportunities, temporary activation and

market stalls, whilst respecting the heritage significance of the area.

st be generally in

denote the Intents and

SPECIFIC DESIGN CRITERIA

DS 1 Land Use

DS 1.1	The use of land is to be generally in accordance with the relevant provisions of Section 5.6 - Specific Use Criteria.
DS 1 2	The gross floor area of specified uses within Sub-Precinct 1c does not

S1.2 The gross floor area of specified uses within Sub-Precinct 1c does not exceed the maximum GFA for any individual use category or the total GFA identified in *Table 25.1*. is not to exceed that identified in *Table 25.1*.

TABLE 25.1 MAXIMUM STANDARD AND PLANNED GFA

MAXIMUM GFA
700 m²
700 m²
700 m²

Note: A written calculation of the progressive total of GFA is to be provided and lodged with the Nominated Assessing Authority at the time of Compliance Assessment to demonstrate compliance with DS1.2 across the QWBIRD.

DS 2.9a Where fronting the foreshore, new built form adopts an active edge in accordance with the Architectural Design Criteria in Section 5.6

> A continuous public boardwalk is approved in principle. The location and extent of boardwalks is subject to conditions of approval and require compliance assessment

SUB-PRECINCT INTENT

SPECIFIC DESIGN CRITERIA

SPI 2	Built Form	DS 2	Built Form
SPI 2.1	New built form is to be designed to comprise small-scale built form elements that	DS 2.1	The height of new built form does not exceed a maximum of two storeys and 10m in height.
	are responsive to the historic context of the area and adjoining Heritage Places (including Miller Park, the former State Library, and Queens Wharf Road).	DS 2.2	Development is contained within maximum extent of built form for the Sub-Precinct identified in <i>Figure 59</i> .
SPI 2.2	Building scale and form is generally maintained as indicated in <i>Figure 58</i> , with the addition of new built form elements to provide activation to the public realm.	DS 2.3	Development provides for a continuous public boardwalk and/ or public open space areas fronting the waterfront.
SPI 2.3	Permanent buildings are setback from the river's edge and	DS 2.4	Boardwalks have a maximum width of 12m.
SPI 2.4	4 Development is to be designed to protect the function of the Brisbane River corridor and to improve public access to the riverfront, utilising	DS 2.5	The design of foreshore maritime structures is undertaken generally in accordance with the Foreshore Management Criteria in Section 6 .
		DS 2.6	Any new permanent buildings are setback from the existing river edge by a minimum of 10m.
	Brisbane River.	DS 2.7	No new development is to occur within the CityCat exclusion zone as defined in Appendix A.
		DS 2.8	Development may involve pavilions, gazebos and shelters with a maximum individual building footprint of 50m².
		DS 2.9	New built form is designed in the form of a pavilion generally in accordance with the Architectural Design Criteria in Section 5.6 .
		DS 2.10	Development maintains public access to the river, except where: • Access will be temporarily restricted to undertake maintenance or manage safety concerns.

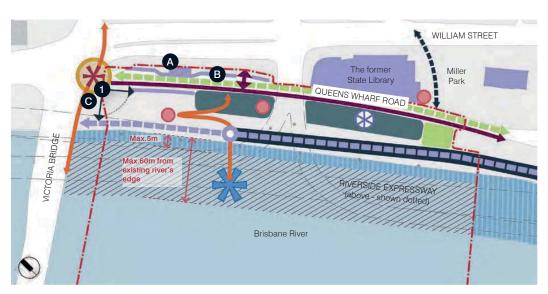
SPI 3	Public Realm	DS 3	Public Realm
SPI 3.1	Development provides a prominent entry point to the QWBIRD and a key component of the public realm.	DS 3.1	The public realm is designed generally in accordance with the Public Realm Design Criteria in Section 5.6 of the PoD.
SPI 3.2	Development provides key pedestrian routes from the North Quay CityCat Terminal to Sub-Precinct 1b, and key pedestrian and cycle paths east-west through the length of the Sub-Precinct.		Public art is incorporated within landscape forms and the public realm that is appropriate to the origins and history of the QWBIRD including indigenous culture, settlement, immigration, events,
SPI 3.3	ublic realm improvements maintain pedestrian and cyclist safety and menity, and provides for a network of high-quality public spaces.		growth, and the cultural connection to the river generally in accordance with the Heritage Interpretation Criteria in Section 6 and the Public Art Report approved through compliance assessment.
SPI 3.4	4 The activation/events zone in Figure 59 is designed to reflect a subtropical character, and provides for the ability to transform on occasions to allow the erection of temporary stands and shade structures during event times.	DS 3.3	Development provides public access to the public realm, except where access will be temporarily restricted to undertake maintenance or manage safety concerns.
SPI 3.5		DS 3.4	The design of the public realm includes provisions for the Bicentennial Bikeway and key pedestrian and cycle route nominated as a shared zone on <i>Figure 61</i> to maintain access.
		DS 3.5	Development achieves pedestrian priority and an inviting environment by providing streetscape and public realm treatments and furniture which allow for rest a reas, shaded viewpoints and comfortable ambling through the Sub-Precinct.
		DS 3.6	The maximum extent of river reclamation/marine structures from the AXISTITUTE redge is 55m 60m wide, and the length of the Sub-Precion. The extent is to be determined in accordance with the Foreshore Management Criteria in Section 6.
		DS 3.7	Development is designed to deliver a safe and equitable public realm for all users by incorporating Crime Prevention Through Environmental Design (CPTED) principles generally in accordance with the CPTED Criteria in Section 6.
CDI 4	Access and Makility	DS 4	Access and Makility

SPI 4	Access and Mobility	DS 4	Access and Mobility
SPI 4.1	Vehicular access is to be limited to Queens Wharf Road for service and emergency vehicles, and key access points only so as to preserve the continuity of the area for pedestrian/cyclist movement.	DS 4.1	Vehicle access is generally in accordance with Figure 61 and the Traffic Engineering Criteria in Section 6 .
SPI 4.2	Vehicle circulation areas are provided, if required, to provide for safe and serviceable access to adjoining Sub-Precincts.	DS 4.2	and controlled service vehicles access generally in accordance with the
SPI 4.3	Development prioritises pedestrian movements and streetscape improvements, over the provision of on-street parking.	DS 4.3	indicative service ingress/egress point shown in Figure 61. Service access to the former Treasury Building from Queens Wharf Road is retained
SPI 4.4	Development does not adversely impact on access to the North Quay CityCat terminal, being located outside the CityCat exclusion zone	DS 4.4	generally in the location indicated as Indicative service ingress/egress point in <i>Figure 61</i> . No on-site car parking is provided.
SPI 4.5	Development is designed so that access for the servicing of the REX is maintained. to ensure	DS 4.5	Development does not impact on the equitable access provided to North Quay CityCat Terminal.

SUB-PR	RECINCT INTENT	SPECIF	IC DESIGN CRITERIA
		DS 4.6	Key connectivity routes for pedestrians, cyclists and vehicles are designed generally in accordance with Figure 61 and accord with the following: • Where for Queens Wharf Road, a shared vehicular, pedestrian and cycle path at a minimum width of 5.5m and designed to incorporate: incorporating: • Signage to indicate a shared zone; • Variation in road surface treatment to create a low speed environment; and • Strategies to deal with potential conflict points. • Where for the key shared pedestrian and cycle routes other than for Queens Wharf Road, the design includes: • A safe environment for all users through appropriate design controls including path widths, sight lines, measures to control speed, design principles to address conflict between pedestrian and cyclists; • Clear legibility for all users for the full length of the bikeway through best practice wayfinding; • Clear sight lines to ensure visibility and legibility; • Wayfinding, including a clearly defined transition zone to identify entry to a shared zone, delivered through best practice design using paving, materiality, textures, lighting and planting and signage indicating that this is a shared zone; • Minimum width of 6m containing 3m unobstructed cycle; • Public realm design and wayfinding to ensure a slow speed environment of 15km/hr is achieved. • Key existing pedestrian routes are maintained at their current widths; and • Bicenntential bikeway minimum width of 3m unobstructed cycle, and 2.0m pedestrian path.
SPI 5	Heritage	DS 5	Heritage
	Development respects the setting, character and appearance of the heritage buildings and structures in the Sub-Precinct and adjoining Sub-Precincts (which include the State Library, and William Street and Queens Wharf Road Retaining Walls). Development provides architectural or other design features which	DS 5.1	Development is designed so that it retains, conserves and adaptively re-uses heritage places identified in Figure 60 and in the relevant Conservation Management Plan and is designed generally in accordance with the Conservation Management Criteria in Section 6 and the Heritage Integration Criteria in Section 5.6.
	provide an interpretative cultural trail along the riverfront.	DS 5.2	The WWII Air Raid Shelter is adapted and re-used generally in accordance with the Conservation Management Criteria in Section 6 . New structures on the roof of the Shelter respects the
	Development retains the alignment of Queens Wharf Road in an interpretative form.		setting of the former Treasury Building and views to the river from William Street.
SPI 5.4	Development considers maritime archaeology.		The original alignment of Queens Wharf Road is retained as an interpretative element within the hard- and soft-scaping generally in accordance with the Heritage Interpretation Criteria in Section 6 .
		DS 5.4	Development is carried out generally in accordance with the Archaeological Management Criteria in Section 6 .
		DS 5.5	Development ensures the visual prominence of the former State Library remains in views across the Brisbane River.

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA		
PI 6	Environment and Sustainability	DS 6	Environment and Sustainability	
PI 6.1	Development supports the Brisbane River's important economic, cultural, transport, recreational, and ecological resource roles and its landscape and scenic amenity values.	DS 6.1	Development involving Filling or Excavation or reclamation activities is undertaken generally accordance with the Construction Management Criteria and Foreshore Management Criteria in Section 6.	
10.2		DS 6.2	Development is carried out generally in accordance with the Technical Environmental Criteria in Section 6 .	
		DS 6.3	The development is designed to incorporate sustainable landscape practices in accordance with the Public Realm Design Criteria in Section 6 .	
		DS 6.4	Development adjoining the Brisbane River is undertaken in a manner that generally maintains water quality, existing hydrological characteristics and ecological functioning of the riverine area, generally in accordance with the Flood Design and Stormwater Management Criteria in Section 6.	
		DS 6.5	Cleared, degraded or disturbed waterway and waterway areas within the site are rehabilitated generally in accordance with the Foreshore Management Criteria and Environmental Management Criteria in Section 6.	
		DS 6.6	New development within 10m of the Brisbane River: Does not contain habitable floors or essential infrastructure or services below the nominated inundation level for the defined event; or Where for new built form, is temporary, readily relocatable or able to be abandoned.	
		DS 6.7	Removal of vegetation is carried out generally in accordance the Environmental Management Criteria in Section 6	
		DS 6.8	Tidal works are undertaken generally in accordance with the Tidal Works Criteria in Section 6.	
		DS 6.9	New development is designed to address the noise impacts from the REX generally in accordance with the Acoustic Criteria in Section 6.	

FIGURE 58: SUB-PRECINCT 1c ILLUSTRATIVE INTENT PLAN



LEGEND

_____ Sub-precinct boundary

Spaces

Key public space

Gateway

Indicative location of minimum Turf Area 30 m²

Connectivity

Cross block link

Vertical circulation core

Shared zone (pedestrian, cycle and vehicle access)

Key pedestrian and cycle route (shared)

Bicentennial Bikeway

Transition zone

Key existing pedestrian connection

Controlled service vehicle access

Indicative service and vehicle access point (location and direction not fixed)

End-of-trip facility (location not fixed)

North Quay CityCat terminal



Extent of maximum build out for jetties or landing

Indicative extent of maximum built form to be interpreted with maximum GFA

World War Two Air Raid Shelter

B Queens Wharf Road Retaining Wall

G Victoria Street Bridge Abutment

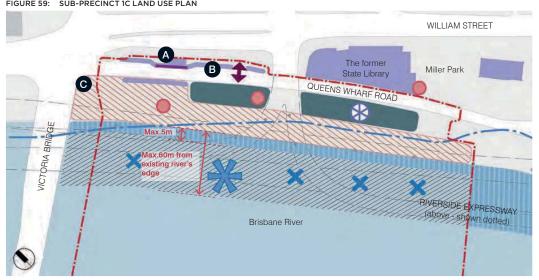
Heritage

Heritage building or structure

Significant Views

Key view from Victoria Bridge towards South Bank and the Cultural Precinct

FIGURE 59: SUB-PRECINCT 1C LAND USE PLAN



LEGEND

Sub-precinct boundary

Heritage

Heritage building or structure

Built Form

World War Two Air Raid Shelter

B Queens Wharf Road Retaining Wall

Victoria Street Bridge Abutment

Indicative extent of maximum built form to be interpreted with maximum GFA

Indicative extent of activation/events zone with provision for temporary structures

Passive edge (aligned with building envelope)

Connectivity

Vertical circulation core

North Quay CityCat terminal

River jetty or landing (location and total number not fixed)

End-of-trip facility (location not fixed)

Indicative service and vehicle access point (location and direction not fixed)

River Overlays

Extent of maximum river reclamation landing

BCC Flood Planning Area 5

FIGURE 60: SUB-PRECINCT 1c HERITAGE AND ARCHAEOLOGY PLAN

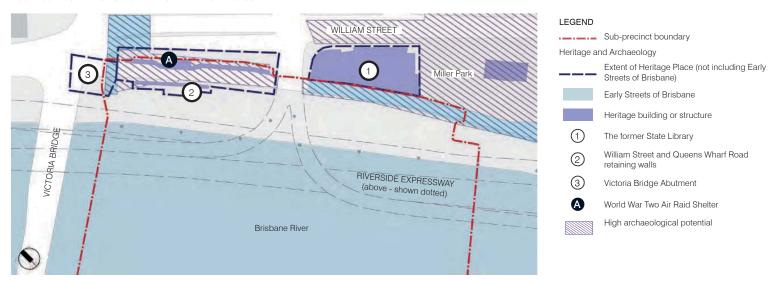
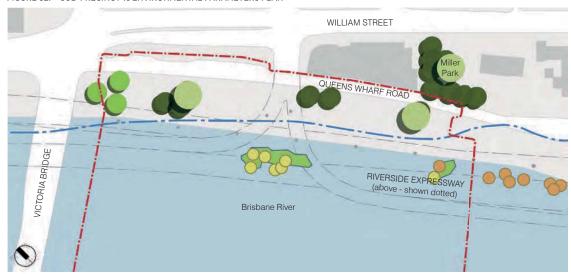


FIGURE 61: SUB-PRECINCT IC CONNECTIVITY PLAN



FIGURE 62: SUB-PRECINCT 1c ENVIRONMENTAL PARAMETERS PLAN



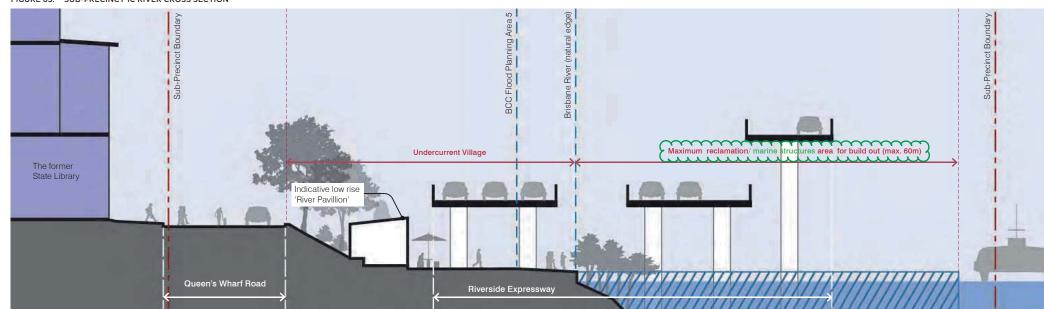
LEGEND Sub-precinct boundary BCC Flood Planning Area 5 Vegetation Significant tree* Locally occurring trees* Mangroves* Mangrove tree of significance*

Mangrove tree *

Hoop pines*

* Indicative tree removal and retention location. For exact location and extent of tree removal and retention refer to the Environmental Management Criteria

FIGURE 63: SUB-PRECINCT 1C RIVER CROSS SECTION



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5.2.5 Sub-Precinct 1d Queens Wharf Plaza



5.2.5.1 USES AND WORKS SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development (Compliance Assessment) for Sub-Precinct 1d are outlined in *Table 26* to the right.

The works that comprise Approved Development (Compliance Assessment) for Sub-Precinct 1d are outlined in *Table 27* to the right.

TABLE 26: USES SUBJECT TO COMPLIANCE ASSESSMENT FOR SUB-PRECINCT 1d

USES

- Bar
- · Community Use
- · Food and Drink Outlet
- Hotel (where for a bar, pub or tavern)
- Landing
- Market
- Park
- Port Service

TABLE 27: WORKS SUBJECT TO COMPLIANCE ASSESSMENT FOR SUB-PRECINCT 1d

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING

- Building Work on a Heritage Place
- · Operational Work for filling and excavation
- · Operational Work for tidal works
- Operational Work that is the placing of advertising devices on a Heritage Place
- Operational Work associated with taking or interfering with water from a watercourse
- Operational Work within a Coastal Management District
- Operational Work that is clearing of vegetation, including the removal, destruction or damage of Significant Vegetation, marine plants and where on a Heritage Place
- · Operational Work on or adjacent to a Heritage Place
- · Operational Work for roadworks on a Local Government Road.

5.2.5.2 INTENTS AND SPECIFIC DESIGN CRITERIA

The Intents and Specific Design Criteria for Sub-Precinct 1d are specified in *Table 28* to the right against each of the Development Outcome Themes.

The approved uses and works in Sub-Precinct 1d must be generally in accordance the Intents and Specific Design Criteria identified in *Table 28*.

TABLE 28: SUB-PRECINCT 1d INTENT AND DESIGN CRITERIA

SUB-PRECINCT INTENT

SPI1 Land Use

SPI 1.1	Development delivers a key public plaza, providing the QWBIRD with an open air entertainment, leisure, and cultural and community hub, for potential creative, cultural and community meeting spaces.
SPI 1.2	Development prioritises the use of the space as an open gathering space, catering for a mixture of uses to provide for recreational opportunities including temporary and pop-up programming, and cultural and lifestyle events.

SPI 1.3 Development is primarily aimed at activating the space underneath the REX, and connecting the CBD with the Brisbane River foreshore, reinforcing the connection between the City Centre and South Bank.

SPI1.4 Development is to strengthen the function of the Brisbane River corridor and improve public access to the riverfront, utilising reclamation areas/marine structures and/or jetties to extend into the Brisbane River.

SPECIFIC DESIGN CRITERIA

DS 1	Land Use
DS 1.1	The use is generally in accordance with the relevant provisions of Section 5.6 - Specific Use Criteria.
DS 1.2	The gross floor area of specified uses within Sub-Precinct 1d does not exceed the maximum GFA for any individual use category or the total GFA identified in <i>Table 28.1.</i> does not exceed that identified in <i>Table 28.1.</i>

TABLE 28.1 MAXIMUM STANDARD AND PLANNED GFA

50 m ²
30 111-
50 m²
50 m²

DS 1.3 Markets can be included within the Primary activation zone identified on *Figure 65* (NB: Markets are not included as GFA)

DS 1.4 Outdoor performance stage/area/s have a maximum combined building footprint of 400m² Note: A written calculation of the progressive total of GFA is to be provided and lodged with the Nominated Assessing Authority at the time of Compliance Assessment to demonstrate compliance with DS1.2 across the GWBIRD.

SUB-PRI	ECINCT INTENT	SPECIF	IC DESIGN CRITERIA
SP13 F	ublic Realm	DS 3 F	Public Realm
			Materials, details and treatments in this Sub-Precinct are to be hard wearing and determined by having regard to appropriateness for use, context, Sub-Precinct identity and aesthetics, and being generally in accordance with the Public Realm Design Criteria in Section 5.6.
		DS 3.5	The maximum extent of reclamation/marine structures built-out from the natural river's edge into the river is 60m and the length of the Sub-Precinct as indicated in Figure 65 and Figure 69. The precise extent is to be determined generally in accordance with the Technical Environmental, Engineering Criteria in Section 6.
		DS 3.6	Development designeis to provide pedestrian priority and an inviting environment by providing streetscape and public realm treatments and furniture which allow for rest areas, shaded viewpoints and ambling through the Sub-Precinct.
		DS 3.7	Development is designed to provide open space areas that promote occupation as well as movement, and are capable of hosting temporary events, which: Provide areas of shade and shelter; Are attractive and well-lit, Are accessible for all users; and Integrate public art if possible.
		DS 3.8	The design of the public realm includes provisions for a shared pedestrian and cycle spaces generally in accordance with <i>Figure 67</i> .
		DS 3.9	The design of the public realm includes heritage interpretation consistent with the Heritage Interpretation Criteria in Section 6 .
		DS 3.10	Development delivers a safe and equitable public realm for all users by incorporating Crime Prevention Through Environmental Design (CPTED) principles generally in accordance with the CPTED Criteria in Section 6.
SPI 4	A constraint Adult 1994		
· ·	Access and Mobility	DS 4	Access and Mobility
SPI 4.1	Pedestrian and cycle access to and through this Sub-Precinct is maintained.	DS 4.1	Access and Mobility Vehicle access and circulation is designed generally in accordance with <i>Figure 67</i> and the Traffic Engineering Criteria in Section 6.
SPI 4.1 SPI 4.2		DS 4.1 DS 4.2	Vehicle access and circulation is designed generally in accordance with <i>Figure 67</i> and the Traffic Engineering Criteria in Section 6 . Development provides for appropriate access for emergency and service vehicles generally in accordance with the Traffic Engineering Criteria in Section 6 .
SPI 4.1 SPI 4.2	Pedestrian and cycle access to and through this Sub-Precinct is maintained. Vehicular access is to be limited to provide priority to pedestrian and cycle movements.	DS 4.1 DS 4.2 DS 4.3	Vehicle access and circulation is designed generally in accordance with <i>Figure 67</i> and the Traffic Engineering Criteria in Section 6 . Development provides for appropriate access for emergency and service vehicles generally in accordance with the Traffic Engineering Criteria in Section 6 . No on-site car parking is provided.
SPI 4.1 SPI 4.2	Pedestrian and cycle access to and through this Sub-Precinct is maintained. Vehicular access is to be limited to provide priority to pedestrian and cycle movements.	DS 4.1 DS 4.2 DS 4.3	Vehicle access and circulation is designed generally in accordance with <i>Figure 67</i> and the Traffic Engineering Criteria in Section 6 . Development provides for appropriate access for emergency and service vehicles generally in accordance with the Traffic Engineering Criteria in Section 6 .

SUB-PF	-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
SPI 5	Heritage	DS 5	Heritage	
SPI 5.1	in the Sub-Precinct as identified in the relevant Conservation Management Plan and is designed generally in accordance with the Heritage Interpretation Criteria in Section 5.6. PI 5.2 Any development fronting Queens Wharf Road provides for the preservation of visual connections with the river and respects the character of the adjacent the Commissariat Store and the former DPI Building. PPI 5.3 Development provides architectural or other design features which provide an interpretative cultural trail along the riverfront generally in accordance with the Heritage Integration Criteria in Section 6.	DS 5.1	Development is designed generally in accordance with the Conservation Management Criteria in Section 6 and the Heritage Integration Criteria in Section 5.6.	
SPI 5.2			New built form is setback a minimum of 4m from the extent of a Heritage Place identified in <i>Figure 66</i> .	
CDI E 7		DS 5.3	The original alignment of Queens Wharf Road is retained as an interpretative element within the hard- and soft-scaping generally in accordance with the Heritage Interpretation Criteria in Section 6.	
		DS 5.4	Development is carried out generally in accordance with the Archaeological Management Criteria in Section 6 .	
	Development retains the alignment of Queens Wharf Road in an interpretative form. Development considers the impact of maritime archaeology.			
SPI 6	Environment and Sustainability	DS 6	Environment and Sustainability	
SPI 6.1	Development addresses the Brisbane River's cultural, recreational and ecological resource roles and its landscape and scenic amenity values. Development incorporates measures to maintain or enhance waterway health values of the Brisbane River while emphasising the opportunities for recreation and connectivity to open spaces.	DS 6.1	Development incorporates ecologically sustainable design principles including appropriate orientation, shading, natural daylight and the ability to capture cooling breezes generally in accordance with the ESD Criteria in Section 6.	
3510.2		DS 6.2	Development involving Filling or Excavation or reclamation activities is to be undertaken generally in accordance with the methods proposed in the Construction Management Criteria in Section 6 .	
		DS 6.3	Development adjoining the Brisbane River is designed to generally maintain water quality, existing hydrological characteristics and ecological functioning of the riverine area, generally in accordance with the Hydraulic Design Criteria in Section 6.	
		DS 6.4	Cleared, degraded or disturbed waterway and waterway areas within the site are rehabilitated in accordance with the rehabilitation recommendations of the Environmental Management Plan Criteria in Section 6.	
		DS 6.5	New built form is designed to achieve the following: Does not contain habitable floors or essential infrastructure or services below the nominated inundation level for the defined event unless attenuated generally in accordance with the Flood Design Criteria in Section 6; or Is temporary, readily relocatable or able to be abandoned. A report by a hydrologist is to be lodged with the Nominated Assessing Authority to demonstrates compliance with the Hydraulic Design Criteria in Section 6.	
		DS 6.6	Removal of vegetation is carried out generally in accordance with <code>Figure 68</code> and the Environmental Management Criteria in <code>Section 6</code>	
		DS 6.7	Tidal works are undertaken generally in accordance with the Tidal Works Criteria in Section 6.	
		DS 6.8	New development is designed to address the noise impacts from the REX generally in accordance with the Acoustic Criteria in Section 6 .	
		DS 6.9	Development is carried out generally in accordance with the Technical Environmental and Engineering Criteria in Section 6 .	

FIGURE 64: SUB-PRECINCT 1d OVERALL INTENT PLAN



LEGEND

Sub-precinct boundary

Spaces



Primary plaza

Connectivity

■■■ Cross block link at ground level

Shared zone (pedestrian, cycle and vehicle access)

Controlled service vehicle access

Key pedestrian and cycle route (shared)

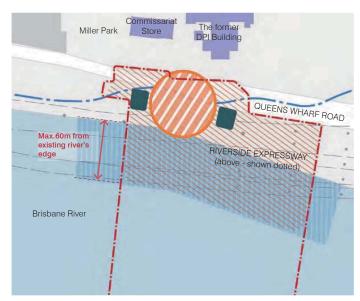
Built Form



Indicative extent of maximum built form to be interpreted with maximum GFA



FIGURE 65: SUB-PRECINCT 1d LAND USE PLAN



LEGEND

Sub-precinct boundary

Spaces



Primary plaza



Indicative extent of primary activation zone with provision for events (not fixed)

Built Form



Indicative extent of maximum built form to be interpreted with maximum GFA

River Overlays



Extent of maximum river reclamation / marine structures



Heritage



Heritage building







Heritage building

River Overlays



Extent of maximum river reclamation / marine structures

Significant Views



Significant view or outlook



View from Queen's Wharf Plaza to heritage buildings and the

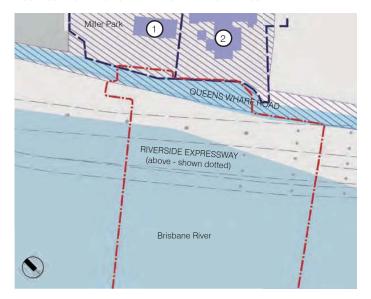


View from Queen's Wharf Plaza across the river to South Bank



Views along river foreshore

FIGURE 66: SUB-PRECINCT 1d HERITAGE AND ARCHAEOLOGY PLAN



LEGEND

Sub-precinct boundary

Heritage and Archaeology

Extent of Heritage Place (not including Early Streets of Brisbane)

Commissariat Store

The former DPI Building

Early Streets of Brisbane

Heritage building

High archaeological potential

FIGURE 67: SUB-PRECINCT 1d CONNECTIVITY PLAN



LEGEND

Sub-precinct boundary

Connectivity

■■■ Cross block link

Shared zone (pedestrian, cycle and vehicle access)

Controlled service vehicle access

Key pedestrian and cycle route (shared)

FIGURE 68: SUB-PRECINCT 1d ENVIRONMENTAL PARAMETERS PLAN

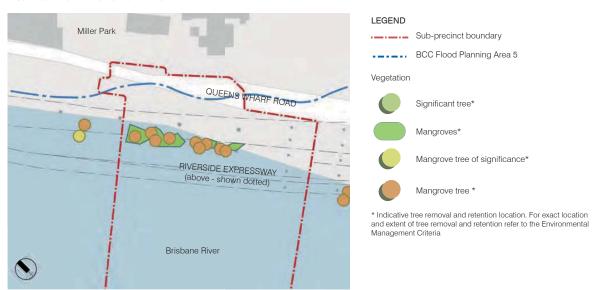
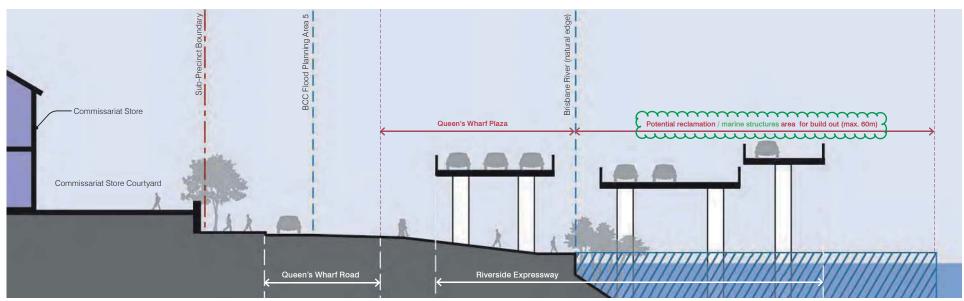


FIGURE 69: SUB-PRECINCT 1d RIVER CROSS SECTION



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5.2.6 Sub-Precinct 1e The Landing



5.2.6.1 USES AND WORKS SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development (Compliance Assessment) for Sub-Precinct 1e are outlined in *Table 29* to the right.

The works that comprise Approved Development (Compliance Assessment) for Sub-Precinct 1e are outlined in *Table 30* to the right.

TABLE 29: USES SUBJECT TO COMPLIANCE ASSESSMENT FOR SUB-PRECINCT 1e

USES

- Bar
- Club
- Community Use
- · Environment Facility
- · Food and Drink Outlet
- Landing
- Landin
- Market
- · Outdoor Sport and Recreation
- Park

TABLE 30: WORKS SUBJECT TO COMPLIANCE ASSESSMENT FOR SUB-PRECINCT 1e

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING

- · Building Work on a Heritage Place
- · Operational Work for Filling or Excavation
- Operational Work for advertising devices on a Heritage Place
- Operational Work associated with the taking or interfering with water from a watercourse from a watercourse
- · Operational Work for tidal works
- Operational Work within a Coastal Management District
- Operational Work that is clearing of vegetation, including the removal, destruction or damage of Significant Vegetation, marine plants and where on a Heritage Place
- Operational Work on or adjacent to a Heritage Place
- · Operational Work for roadworks on a Local Government Road.

5.2.6.2 INTENTS AND SPECIFIC DESIGN CRITERIA

The Intents and Specific Design Criteria for Sub-Precinct 1e are specified in *Table 31* to the right against each of the Development Outcome Themes.

The approved uses and works in Sub-Precinct le must be generally in accordance the Intents and Specific Design Criteria identified in *Table 31*.

TABLE 31: SUB-PRECINCT 1e INTENT AND DESIGN CRITERIA

SUB-PRECINCT INTENT

SPI1	Land Use
SPI 1.1	Development provides for active and passive recreation spaces in the form of an urban park, connecting the Integrated Resort Development to the Brisbane River as indicated in <i>Figure 70</i> .
SPI 1.2	Uses other than Park are limited to pop-up retail, temporary activation and market stalls with the area primarily aimed at catering for gathering spaces, and active and passive leisure pursuits.
SPI 1.3	Development is designed-to respect the function of the Brisbane River corridor and provides public access to the riverfront, utilising reclamation areas/marine structures to extend into the Brisbane River.

SPECIFIC DESIGN CRITERIA

DS 1	Land Use		
DS 1.1	The use is to be generally in accordance with any relevant provisions of Section 5.6 Specific Use Criteria.		
DS 1.2	The gross floor area of specified uses within Sub-Precincts le does not to exceed the maximum GFA for any individual use category or the total GFA identified in <i>Table 31.1.</i> TABLE 31.1 MAXIMUM STANDARD AND PLANNED GFA		
	USE MAXIMUM GFA		
	Commercial	200 m ²	
	Retail	200 m ²	

	Total	200 m ²	_
DS 1.3		uded within the Open re 70 (NB: Markets are no	
DS 1.4	Outdoor pavilion or	shelter area/s have a m	aximum combined building footprint of $100m^2$.

Note: A written calculation of the progressive total of GFA is to be provided and lodged with the Nominated Assessing Authority at the time of Compliance Assessment to demonstrate compliance with GFA across the QWBIRD.

SUB-PR	ECINCT INTENT	SPECIF	IC DESIGN CRITERIA
SPI 4	Access and Mobility	DS 4	Access and Mobility
SPI 4.2	Vehicle circulation areas, if required, are designed to provide for safe and serviceable access to adjoining Sub-Precincts. Development includes the extension of the Bicentennial Bikeway so that a dedicated veloway through the landward side of Sub-Precinct is provided. Development is designed so that access for the servicing of the REX is maintained. to ensure		Development provides for access for emergency vehicles where required. No on-site car parking is provided Key connectivity routes for pedestrians, cyclists and vehicles are designed generally in accordance with Figure 71 and accord with the following: • Where for the Key pedestrian and cycle route (shared), the design includes: - A minimum width of 6m, including an unobstructed cycle path of 3m; - A safe environment for all users through appropriate design controls including path width, sight lines, measures to control speed, design principles to address conflict between pedestrians and cyclists; - Clear legibility for all users for the full length of the bikeway through best practice wayfinding; - Clear sight lines to ensure visibility and legibility; and - Wayfinding, including a clearly defined transition zone to identify entry to a shared zone, delivered through best practice design using paving, materiality, textures, lighting, planting and signage. • Key pedestrian routes contain: - A minimum pathway width of 3m. • Cycle connection provides a minimum unobstructed cycle pathway width of 3m.
SPI 5	Heritage	DS 5	Heritage
SPI 5.1 SPI 5.2	Any development fronting Queens Wharf Road preserves any existing visual connections with the street and the river. Development retains the historic street alignment of Queens Wharf Road in a physical or interpretative form.	DS 5.1 DS 5.2	Development is designed generally in accordance with the Conservation Management Criteria in Section 6. The historic street alignment of Queens Wharf Road is retained as an interpretative element within the
	Development provides architectural or other design features which provide an interpretative cultural trail along the riverfront. Development considers the impact on maritime archaeology.	DS 5.3	hard- and soft-scaping generally in accordance with the Heritage Interpretation Criteria in Section 6 . Development is carried out generally in accordance with the Archaeological Management Criteria in Section 6 .
SPI 6	Environment and Sustainability	DS 6	Environment and Sustainability
	Development addresses the proximity of the Brisbane River, and the potential for reclamation areas/marine structures and/or landings to extend into the Brisbane River Development is designed to protect the biological diversity and	DS 6.1	Development incorporates ecologically sustainable design principles including appropriate orientation, shading, natural daylight and the ability to capture cooling breezes generally in accordance with the ESD Criteria in Section 6 .
	ecological functioning of retained marine vegetation.	DS 6.2	Development involving Filling or Excavation or reclamation activities is to be undertaken generally in accordance with the methods proposed in the Construction Management Criteria in Section 6 .
		DS 6.3	Development adjoining the Brisbane River is designed to generally maintain water quality, existing hydrological characteristics and ecological functioning of the riverine area, generally in accordance with the Hydraulic Design Criteria in Section 6 .
		DS 6.4	Cleared, degraded or disturbed waterway and waterway areas within the site are rehabilitated in accordance with the rehabilitation recommendations of the Environmental Management Plan Criteria in Section 6.
		DS 6.5	New built form is designed to achieve the following: Does not contain habitable floors or essential infrastructure or services below the nominated inundation level for the defined event unless attenuated generally in accordance with the Flood Design Criteria in Section 6; or Is temporary, readily relocatable or able to be abandoned. A report by a hydrologist is to be lodged with the Nominated Assessing Authority to demonstrates compliance with the Hydraulic Design Criteria in Section 6.
		DS 6.6	Removal of vegetation is carried out generally in accordance with Figure $\frac{72}{90}$ -and the Environmental Management Criteria in Section 6.
			Tidal works are undertaken generally in accordance with the Tidal Works Criteria in Section 6 .
			New development is designed to address the noise impacts from the REX generally in accordance with the Acoustic Criteria in Section 6 .
		DS 6.9	Development is carried out generally in accordance with the Technical Environmental and Engineering Criteria in Section 6 .

FIGURE 70: SUB-PRECINCT 1e OVERALL INTENT PLAN

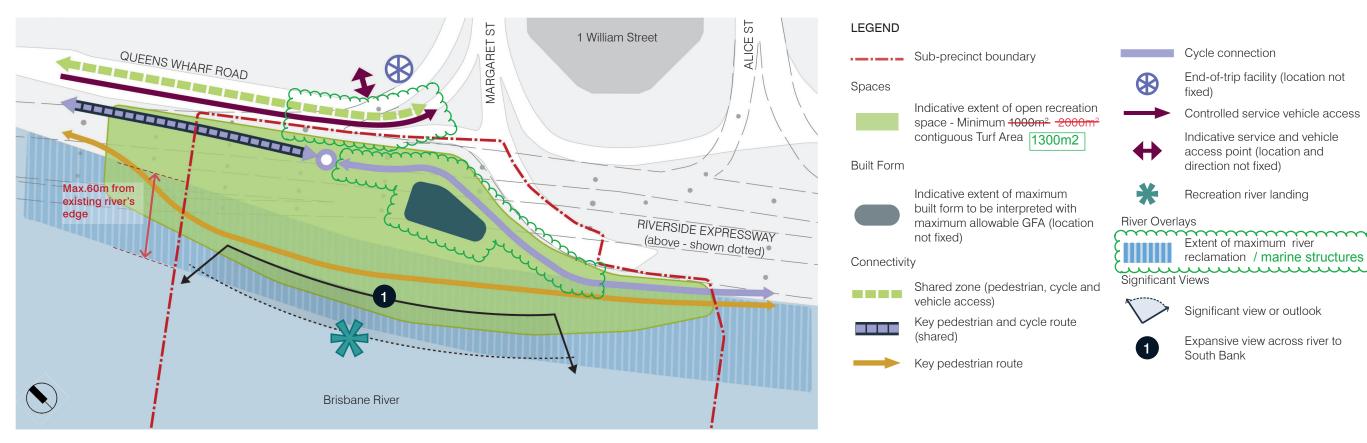


FIGURE 71: SUB-PRECINCT 1e CONNECTIVITY PLAN

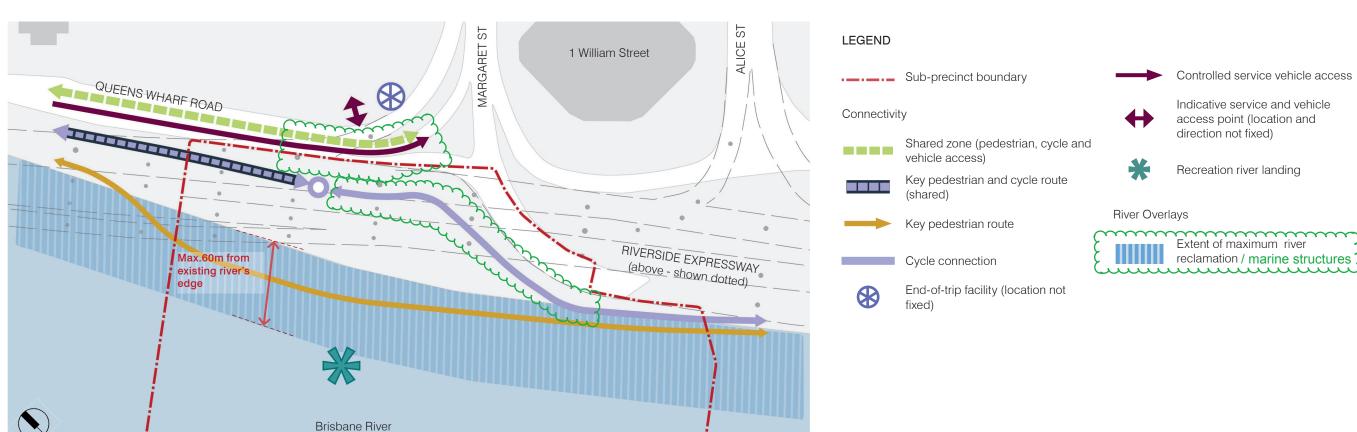


FIGURE 72: SUB-PRECINCT 1e ENVIRONMENTAL PARAMETERS PLAN



LEGEND Sub-precinct boundary BCC Flood Planning Area 5 Vegetation Significant tree to be retained Locally occurring trees - can be removed Mangroves Mangrove tree to be retained * Mangrove tree can be removed * * Indicative tree removal and retention location. For exact location

and extent of tree removal and retention refer to the Environmental

Management Criteria

5.2.7 Sub-Precinct 1f Waterline Park



5.2.7.1 USES AND WORKS SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development (Compliance Assessment) for Sub-Precinct 1f are outlined in *Table 32* to the right.

The works that comprise Approved Development (Compliance Assessment) for Sub-Precinct 1f are outlined in *Table 33* to the right.

TABLE 32: USES SUBJECT TO COMPLIANCE ASSESSMENT FOR SUB-PRECINCT 1f

USES

- · Environment Facility
- Landing
- Market
- Park
- · Outdoor Sport and Recreation

TABLE 33: WORKS SUBJECT TO COMPLIANCE ASSESSMENT FOR SUB-PRECINCT 1f

BUILDING AND OPERATIONAL WORK

- Building Work on a Heritage Place
- · Operational Work for Filling or Excavation
- · Operational Work for advertising devices on a Heritage Place
- Operational Work associated with the taking or interfering with water from a watercourse
- Operational Work within a Coastal Management District
- Operational Work that is clearing of vegetation, including the removal, destruction or damage of Significant Vegetation, marine plants and where on a Heritage Place
- · Operational Work on or adjacent to a Heritage Place
- Operational Work for roadworks on a Local Government Road.

5.2.7.2 INTENTS AND SPECIFIC DESIGN CRITERIA

The Intents and Specific Design Criteria for Sub-Precinct 1f are specified in *Table 34* to the right against each of the Development Outcome Themes.

The approved uses and works in Sub-Precinct If must be generally in accordance the Intents and Specific Design Criteria identified in *Table 34*.

TABLE 34: SUB-PRECINCT 1f INTENT AND DESIGN CRITERIA

SUB-PRECINCT INTENT

J	24112 030
SPI 1.1	Development provides a hub for a mixture of passive and active recreational opportunities.
SPI 1.2	Uses other than community, park and recreation-based uses are minimised, with the
	area primarily aimed at creating a recreation space adjacent to the Brisbane River.

SPECIFIC DESIGN CRITERIA

DS 1.1	The use is generally in accordance with the relevant provisions of Section 5.6 - Specific Use Criteria
DS 1.2	The gross floor area of specified uses within Sub-Precinct If does not to exceed the maximum GFA for any individual use category or the total GFA identified in <i>Table 34.1</i> .

TABLE 34.1 MAXIMUM STANDARD AND PLANNED GFA

USE	MAXIMUM GFA
Commercial	0 m ²
Retail	0 m²
Total	0 m²

Note: Uses within Sub-Precinct 1f do not include GFA.

Note: A written calculation of the progressive total of GFA is to be provided and lodged with the Nominated Assessing Authority at the time of Compliance Assessment to demonstrate compliance with GFA across the QWBIRD.

75 and the Environmental Management Criteria in Section 6.

FIGURE 73: SUB-PRECINCT If OVERALL INTENT PLAN



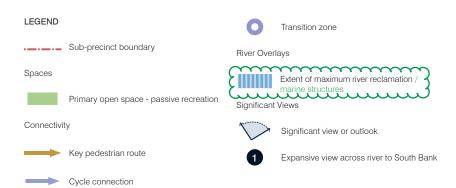
1 William Street

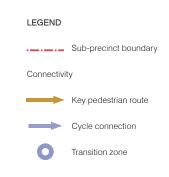
RIVERSIDE EXPRESSWAY (above shown dotted)

Max.60m from existing river's edge

Brisbane River

FIGURE 74: SUB-PRECINCT 1f KEY PRINCIPLES PLANS





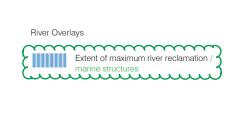


FIGURE 75: SUB-PRECINCT 1f ENVIRONMENTAL PARAMETERS PLAN



LEGEND

Sub-precinct boundary

BCC Flood Planning Area 5

Vegetation

Locally occurring trees*



Mangroves*



Mangrove tree of significance*



Mangrove tree *

^{*} Indicative tree removal and retention location. For exact location and extent of tree removal and retention refer to the Environmental Management Criteria

5.2.8 Sub-Precinct Goodwill Extension



5.2.8.1 USES AND WORKS SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development (Compliance Assessment) for Sub-Precinct 1g are outlined in *Table 35* to the right.

The works that comprise Approved Development (Compliance Assessment) for Sub-Precinct 1g are outlined in *Table 36* to the right. TABLE 35: USES SUBJECT TO COMPLIANCE
ASSESSMENT FOR SUB-PRECINCT 1g

USES

- Bar
- Community Use
- · Environment Facility
- · Food and Drink Outlet
- Function Facility
- Landing
- · Outdoor Sport and Recreation
- Park
- Port Service

TABLE 36: WORKS SUBJECT TO COMPLIANCE
ASSESSMENT FOR SUB-PRECINCT 1g

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING

- · Operational Work for Filling or Excavation;
- Operational Work associated with the taking or interfering with water from a watercourse;
- · Operational Work for tidal works;
- · Operational Work within a Coastal Management District;
- Operational Work that is clearing of vegetation, including the removal, destruction or damage of Significant Vegetation, marine plants and where on a Heritage Place
- Operational Work on or adjacent to a Heritage Place
- Operational Work for roadworks on a Local Government Road.

5.2.8.2 INTENTS AND SPECIFIC DESIGN CRITERIA

The Intents and Specific Design Criteria for Sub-Precinct 1g are specified in Table 37 to the right against each of the Development Outcome Themes.

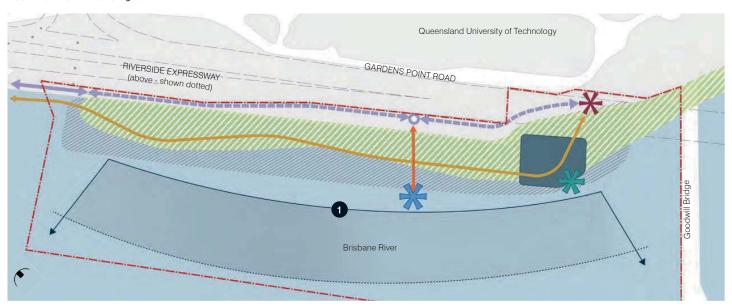
The approved uses and works in Sub-Precinct 1g must be generally in accordance with the Intents and Specific Design Criteria identified in Table 37.

TABLE 37: SUB-PRECINCT 1g INTENT AND DESIGN CRITERIA

SUB-PR	ECINCT INTENT	SPECIF	IC DESIGN CRITERIA
SPI 1	Land Use	DS 1	Land Use
SPI 1.1 SPI 1.2	Development in this area is designed to support the environmental significance and associated conservation, biodiversity, and scenic amenity values of the Brisbane River. Uses and development in this Sub-Precinct creates opportunities for passive recreation	DS 1.1 DS 1.2	The use is generally in accordance with the relevant provisions of Section 5.6 - Specific Use Criteria. The gross floor area of specified uses within Sub-Precinct 1g does not to exceed the maximum GFA for any individual use category or the total GFA identified in <i>Table 37.1</i> .
	and educational activities regarding the natural environment and Brisbane River.		TABLE 37.1 MAXIMUM STANDARD AND PLANNED GFA
			USE MAXIMUM GFA
			Commercial 300 m ²
			Retail 300 m ²
			Total 300 m ²
		DS 1.3	Outdoor pavilion or pergola area/s have a maximum combined building footprint of 200m ² . Note: A written calculation of the progressive total of GFA is to be provided and lodged with the Nominated Assessing Authority at the time of Compliance Assessment to demonstrate compliance with GFA across the QWBIRD
SPI 2	Built Form	DS 2	Built Form
SPI 2.1	Development addresses the proximity of the Brisbane River and provides for	DS 2.1	New built form is to be a maximum of 2 storeys and 8.5m in height.
SDI 2 2	a boardwalk or floating landings to extend into the Brisbane River. The provision of a boardwalk is aimed at creating a relaxed and open pedestrian	DS 2.2	New built form is contained within the 'extent of maximum built form' indicated in <i>Figure 76</i> and designed generally in accordance with the Architectural Design Criteria in Section 5.6 .
5112.2	environment whilst catering for pedestrians to linger and connect with the water.	DS 2.3	Development is designed to provide for a continuous public boardwalk along the waterfront with
SPI 2.3	Viewing platforms may be located at intervals along the boardwalk, inclusive of educational multimedia.		a minimum width of 3m, incorporating small, separate buildings/structures which are visually separated. Amenities may include urban design elements such as landscaping, seating areas,
SPI 2.4	The design of the development is to maintain the Gardens Point CityCat stop.		water bubblers, educational multimedia and lighting designed generally in accordance with the Landscape Design Criteria in Section 6 and Public Realm Design Criteria in Section 5.6 .
	The design of development respects the safety and integrity of the REX.	DS 2.4	The boardwalk is designed generally in accordance with the
SPI 2.6	Development is designed to be sympathetic to the natural setting and to complement the character of the Brisbane River.	DC 2 F	Foreshore Management Criteria in Section 6.
SPI 2.7	The scale, design and external finish of structures complements the natural		New development is designed to respect Significant views or outlooks identified in <i>Figure 76</i> . No development is to occur within the CityCat exclusion zone as defined in Appendix A .
	character of the area, and integrates and blends in with the river.		New built form is located outside the REX curtilage as defined in Appendix A .
		DS 2.8	Development involves gazebos and shelters with a maximum individual building footprint for of 90m ² .
		DS 2.9	Development maintains public access to the river, except where: • Access will be temporarily restricted to undertake maintenance or manage safety concerns.
SPI 3	Public Realm	DS 3	Public Realm
SPI 3.1	Development in the Sub-Precinct is designed to retain the function of the	DS 3.1	The public realm is designed generally in accordance with the
SDI 3 2	Bicentennial Bikeway through dedicated pathways and/or shared zones. Public realm improvements prioritise pedestrian and cyclist safety and amenity.	DS 3.2	Public Realm Design Criteria in Section 5.6 of the PoD. existing The maximum extent of reclamation built-out from the natural river bank into the river
	The design of the public realm reflects the landscape vision, strategic principles		is 60m and the length of the Sub-Precinct. The extent is to be determined generally in accordance with the Technical Environmental, Engineering Criteria in Section 6.
	and intents for the public realm set out in the Landscape Concept Report.	DS 3.3	Development achieves pedestrian priority and an inviting environment by
			providing streetscape and public realm treatments and furniture which allow for rest areas, shaded viewpoints and ambling through the Sub-Precinct.
		DS 3.4	Development provides open space areas that promote occupation as well as movement, which: • Provide areas of shade and shelter; • Provides lighting generally in accordance with the Lighting Management Criteria in Section 6; • Are accessible for all users; • Integrates public art; • Provide adequate public amenities; and • Generally accord with the CPTED Criteria in Section 6.
		DS 3.5	Development delivers a safe and equitable public realm for all users by incorporating Crime Prevention Through Environmental Design (CPTED) principles generally in accordance with the CPTED Criteria in Section 6.

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA		
SPI 4 Access and Mobility	DS 4	Access and Mobility		
SPI 4.1 Vehicular access is limited to an emergency and service vehicle access point from Gardens Point Road to the Key public space and Landing. SPI 4.2 Dual pedestrian routes are provided along the boardwalk and land-side of the Sub-Precinct, to encourage public access to the riverfront. SPI 4.3 Development includes the enhancement of the Bicentennial Bikeway so that a dedicated cycleway through the landward side of Sub-Precinct is provided. SPI 4.4 Development is to ensure that it does not adversely impact on access to the Gardens Point CityCat Terminal.	DS 4.3	Development is designed to provide for access for emergency vehicles. No on-site car parking is provided. Development is designed to maintain access from the Sub-Precinct to the Gardens Point CityCat Terminal. Key connectivity routes for pedestrians and cyclists are designed generally in accordance with Figure 77 and accord with the following: Key pedestrian routes contain a minimum pathway width of 3m; Where for the Bicentennial Bikeway, a minimum unobstructed cycle pathway width of 3m, and a minimum pedestrian path (1-3m; Key existing pedestrian connections are to be maintained; and Cycle connection with a minimum unobstructed cycle path of 3m.		
SPI 5 Heritage	DS 5	Heritage		
SPI 5.1 The importance of the Brisbane River to Indigenous communities is recognised and incorporated into interpretative art and landscape design. SPI 5.2 Development addresses the archaeological potential of the site. SPI 5.3 Development considers the impact on maritime archaeology.	DS 5.1	Indigenous and non-Indigenous history is reflected in display areas and artwork, educational kiosks/plaques and any landscape improvements generally in accordance with the Heritage Interpretation Criteria in Section 6. Development is carried out generally in accordance with the Archaeological Management Criteria in Section 6.		
SPI 6 Environment and Sustainability	DS 6	Environment and Sustainability		
SPI 6.1 Development addresses the proximity of the Brisbane River, and provides for reclamation areas and/or landings to extend into the Brisbane River. SPI 6.2 Development is to provide appropriate buffers to protect significant vegetation in adjoining Sub-Precincts to preserve the biological diversity and ecological functioning of retained marine vegetation.	DS 6.1 DS 6.2	Development incorporates ecologically sustainable design principles including appropriate orientation, shading, natural daylight and the ability to capture cooling breezes generally in accordance with the ESD Criteria in Section 6. Development is carried out generally in accordance with the Technical Environmental and Engineering Criteria in Section 6.		
and coological fall-cooling of retained marine regetation.	DS 6.3	Development adjoining the Brisbane River is designed to generally maintain water quality, existing hydrological characteristics and ecological functioning of the riverine area, generally in accordance with the Hydraulic Design Criteria in Section 6.		
	DS 6.4	Cleared, degraded or disturbed waterway and waterway areas within the site are rehabilitated generally in accordance with the Environmental Management Plan Criteria in Section 6 .		
	DS 6.5	Removal of vegetation is carried out generally in accordance with <i>Figure</i> 78 and the Environmental Management Criteria in Section 6.		
		New built form is designed to achieve the following: Does not contain habitable floors or essential infrastructure or services below the nominated inundation level for the defined event unless attenuated generally in accordance with the Hydraulic Design Criteria in Section 6; or Is temporary, readily relocatable or able to be abandoned. A report by a hydrologist is to be lodged with the Nominated Assessing Authority to demonstrates compliance with the Hydraulic Design Criteria in Section 6.		
	DS 6.7	Tidal works are undertaken generally in accordance with the Tidal Works Criteria in Section 6 .		

FIGURE 76: SUB-PRECINCT 1g OVERALL INTENT PLAN





Sub-precinct boundary

Spaces



Gateway

Connectivity

Key existing pedestrian connection

Key pedestrian route Cycle connection

■■■■ Bicentennial Bikeway

Gardens Point CityCat terminal



Recreation River Landing

Vegetation



Significant vegetation

Built Form and River Overlays



Extent of maximum build out for jetties or landing



Indicative extent of maximum built form to be interpreted with maximum allowable GFA

Significant Views

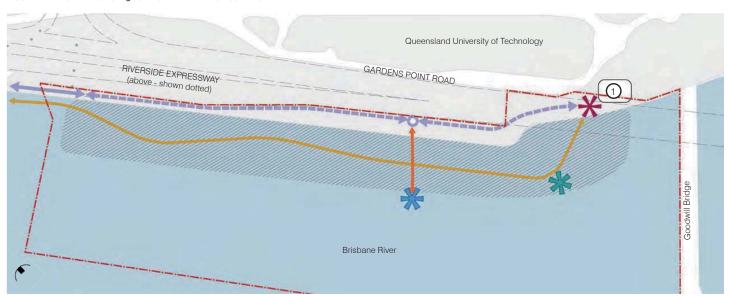


Significant view or outlook



Expansive view across river to South Bank

FIGURE 77: SUB-PRECINCT 1g PUBLIC REALM AND CIRCULATION PLAN



LEGEND Sub-precinct boundary Spaces * Gateway Connectivity Key existing pedestrian connection Key pedestrian route Cycle connection ■■■■ Bicentennial Bikeway Gardens Point CityCat terminal Recreation River Landing Connection to QUT Gardens Point Campus, City Botanic Gardens and Goodwill Bridge River Overlays /////// Extent of maximum build out for jetties or landing

FIGURE 78: SUB-PRECINCT 1g ENVIRONMENTAL PARAMETERS PLAN



LEGEND

Sub-precinct boundary

BCC Flood Planning Area 5

Vegetation

Significant tree*

Locally occurring trees*

Mangroves*

Mangrove tree of significance*

Mangrove tree *

^{*} Indicative tree removal and retention location. For exact location and extent of tree removal and retention refer to the Environmental Management Criteria

5.2.9 Sub-Precinct



5.2.9.1 USES AND WORKS SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development (Compliance Assessment) for Sub-Precinct 1h are outlined in *Table 38* to the right.

The works that comprise Approved Development (Compliance Assessment) for Sub-Precinct 1h are outlined in *Table 39* to the right. TABLE 38: USES SUBJECT TO COMPLIANCE
ASSESSMENT FOR SUB-PRECINCT 1h

USES

- Bar
- Community Use
- · Educational Establishment
- Food and Drink Outlet
- Function Facility
- Hotel
- Low Impact Industry (where Microbrewery)
- Market
- Office
- Resort Complex
- Shop
- Shopping Centre
- Short-Term Accommodation

TABLE 39: WORKS SUBJECT TO COMPLIANCE
ASSESSMENT FOR SUB-PRECINCT 1h

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING

- · Building on a Heritage Place
- Operational Work for Filling or Excavation
- · Operational Work for advertising devices on a Heritage Place
- Operational Work that is clearing of vegetation, including the removal, destruction or damage of Significant Vegetation, marine plants and where on a Heritage Place
- Operational Work on or adjacent to a Heritage Place
- Operational Work for roadworks on a Local Government Road.

5.2.9.2 INTENTS AND SPECIFIC DESIGN CRITERIA

The Intents and Specific Design Criteria for Sub-Precinct 1h are specified in Table 40 below against each of the Development Outcome Themes.

The approved uses and works in Sub-Precinct 1h must be generally in accordance with the Intents and Specific Design Criteria identified in Table 40.

TABLE 40: SUB-PRECINCT 1h INTENT AND DESIGN CRITERIA

SUB-PRECINCT INTENT		SPECIF	SPECIFIC DESIGN CRITERIA	
SPI1	Land Use	DS 1	Land Use	
SPI1.1	Development delivers a range of uses, including potential food and beverage, bar and hotel uses, to activate the existing heritage structures (which are The Mansions, the Commissariat Store, the former DPI Building, and former Government Printery Office).	DS 1.1 DS 1.2	The use is generally in accordance with the relevant provisions of Section 5.6 - Specific Use Criteria. The gross floor area of specified uses in the Sub-Precinct does not to exceed the maximum GFA for any individual use category or the total GFA identified in Table 40.1. TABLE 40.1 MAXIMUM STANDARD AND PLANNED GFA USE MAXIMUM GFA Residential 1,850 m² Commercial 3,800 m² Retail 5,250 m² Total 10,900 m² Development in the Sub-Precinct for Residential Use: a. Does not exceed a maximum of 10 Short-Term Accommodation units; or b. The number of units under a) may be exceeded where the total of 1,600 Short-Term Accommodation units for all Precincts/Sub-Precincts is not exceeded. A written calculation of the progressive total of GFA and unit numbers is to be provided	
SPI 2	Built Form	DS 2	and lodged with the Nominated Assessing Authority at the time of Compliance Assessment to demonstrate compliance with GFA and unit numbers across the QWBIRD. Built Form	
	Development is designed so that it retains and conserves the cultural heritage significance of The Mansions, the Commissariat Store, the former DPI Building, and former Government Printing Office as described in the relevant Conservation Management Plans. Development provides for the adaptive re-use of the heritage buildings to be designed generally in accordance with the relevant Conservation Management Plans.		New built form within the heritage place known as the Commissariat Store is limited to temporary stalls or structures within the forecourt for temporary events or markets and designed generally in accordance with the Conservation Management Criteria in Section 6; Development within the heritage place known as the former Government Printing Office: Is designed to be generally in accordance with the Conservation Management Criteria in Section 6; Creates activation within the ground plane generally in accordance with Figure 80; and Maintains the courtyard between the buildings as publicly accessible open space generally in accordance with the Public Realm Design Criteria in Section 5.6. Development within the heritage place known as the former DPI Building:	
			Is designed to be generally in accordance with the Conservation Management Criteria in Section 6; and Includes external terraces at ground level to activate the public realm on the rear and side elevations. Development within the heritage place known as the The Mansions is carried out generally in accordance with the Conservation Management Criteria in Section 6.	
SPI 3	Public Realm	DS 3	Public Realm	
SPI 3.3	Development is designed to improve and activate the existing streetscape to William and George Streets where practicable as indicated in Figure 79. Development provides an enhanced pedestrian experience through Stephens Lane. Streetscaping of William and George Streets provides a subtropical character, and public realm improvements which prioritise pedestrian safety and amenity. The design of the public realm reflects the landscape vision, strategic principles and intents for the public realm set out in the Landscape Concept Report.	DS 3.3	The public realm is designed generally in accordance with the Public Realm Design Criteria in Section 5.6 of the PoD. Development is designed to maintain access to the former DPI Building and the Commissariat Store generally in accordance with the Public Realm Design Criteria in Section 5.6. Development of Stephens Lane is designed to prioritise pedestrians through the inclusion of the following elements where appropriate: Surface treatments; Streetscape treatments; Signage and visual cues to deliver wayfinding; and Physical cues at the William and George Street entrances. The public realm is designed to respect and reflect the heritage of the Sub-Precinct through the use of appropriate materials and colour and by ensuring the landscaping does not negatively impact heritage fabric.	
		DS 3.5	Development delivers a safe and equitable public realm for all users by incorporating Crime Prevention Through Environmental Design (CPTED) principles generally in accordance with the CPTED Criteria in Section 6.	

			and Figure 132.
SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
SPI 4	Access and Mobility	DS 4	Access and Mobility
SPI 4.1 SPI 4.2	Vehicle circulation is provided along William and George Streets and access points are minimised. Development prioritises pedestrian movements and streetscape improvements.	DS 4.1	Servicing is accommodated via Sub-Precinct 1a, Queens Wharf Road and for The Mansions via the Precinct 3 basement and/or George Street generally in accordance with <i>Figure 82</i> .
	. Development profitates pedestrial movements and successage improvements.	DS 4.2	Car parking is provided in accordance with the rates specified in the Traffic Engineering Criteria in Section 6 .
		DS 4.3	Development provides a clear wayfinding connection from the courtyard of the former Government Printing Office to the rear of the former Land Administration Building.
		DS 4.4	Key connectivity routes for pedestrians are designed generally in accordance with Figure 82 and accord with the following: • For City street pedestrian movement (footpaths): - Where on a heritage street frontage the existing widths are to be increased where possible or maintained (for the length of the existing heritage building facade); and - Elsewhere, a minimum unobstructed pathway width of 2.4m and a minimum 3.75m footpath; • For cross block links, a minimum unobstructed pathway width of 3.2m; and • For Stephens Lane, maintains existing width.
SPI 5	Heritage	DS 5	Heritage
SPI 5.1	Development is designed so that it retains, conserves and adpatively re-uses heritage places in the Sub-Precinct as identified in the relevant Conservation Management Plans, as indicated in Figure 81, and is designed generally in accordance with the Conservation Management Criteria in Section 6.	DS 5.1	The design of the public realm assists in the activation and adaptation of the of heritage buildings generally in accordance with the Public Realm Design Criteria in Section 5.6 and Conservation Management Criteria in Section 6.
SPI 5.2	Development respects the setting, character and appearance of the existing and adjacent heritage buildings and structures.	DS 5.2	The design of development for the adaptive re-use of the heritage buildings is carried out generally in accordance with the Conservation Management Criteria in Section 6 .
SPI 5.3	The visual relationship between this Sub-Precinct and the heritage buildings (the former Land Administration Building, Harris Terrace and former State Library) in	DS 5.3	Any subterranean excavation within William Street or adjacent to the former DPI Building, is to be undertaken in accordance with the Archaeological Management Criteria in Section 6 .
SPI 5.4	adjoining Sub-Precincts is addressed in the design of new development. Development addresses the archaeological potential of the site.	DS 5.4	Development is to be undertaken generally in accordance with the Construction Management Criteria in Section 6 .
	adjoining Sub-Precincts is addressed in the design of new development.	DS 5.4	
SPI 6	adjoining Sub-Precincts is addressed in the design of new development. Development addresses the archaeological potential of the site.		the Construction Management Criteria in Section 6.

FIGURE 79: SUB-PRECINCT 1h OVERALL INTENT PLAN

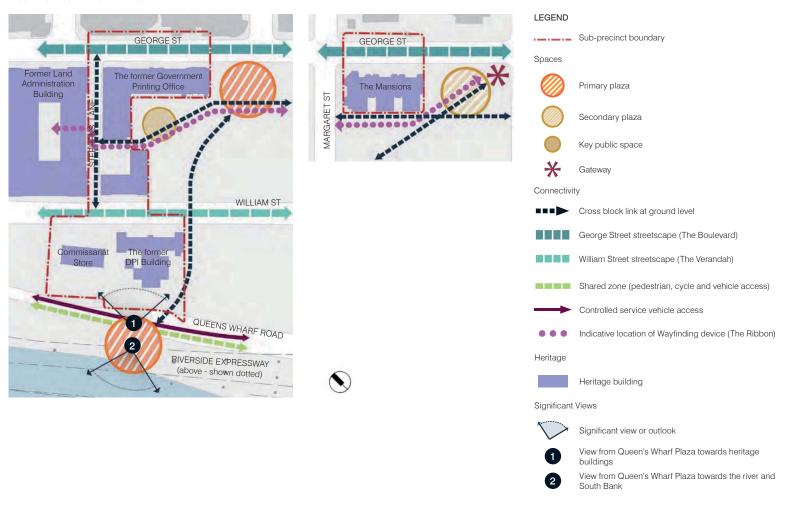
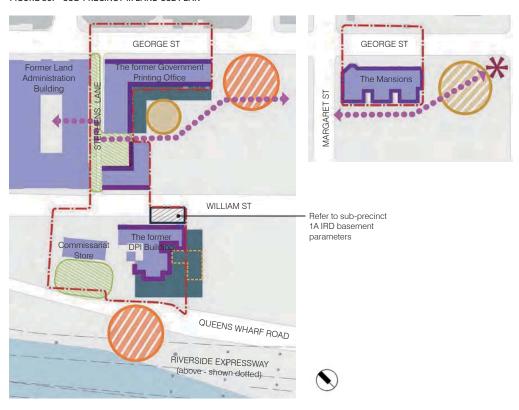


FIGURE 80: SUB-PRECINCT 1h LAND USE PLAN





Indicative extent of maximum build out from heritage building to be interpreted with maximum allowable GFA. Built form to be generally in accordance with the Conservation Management

Service tunnel - refer to 1A IRD basement

Passive edge (aligned with building envelope)

Active edge (aligned with building envelope)

Extent of maximum basement (built to boundary) - refer to 1A IRD basement parameters

Criteria in Section 6.

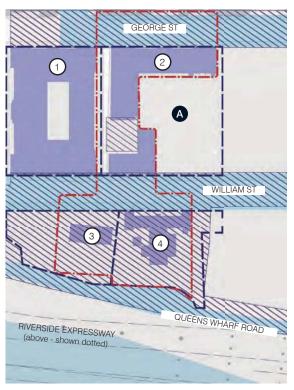
parameters

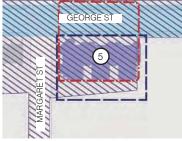
Built Form

Extent of basement is subject to conditions of approval and requires compliance assessment.

The service tunnel width and height (6m wide and 5m high) is not supported. The design and details including the extent of the service tunnel is subject to conditions of approval and requires compliance assessment.

FIGURE 81: SUB-PRECINCT 1h HERITAGE AND ARCHAEOLOGY PLAN







LEGEND

Sub-precinct boundary Heritage and Archeology

Extent of Heritage Place (not including Early Streets of Brisbane)

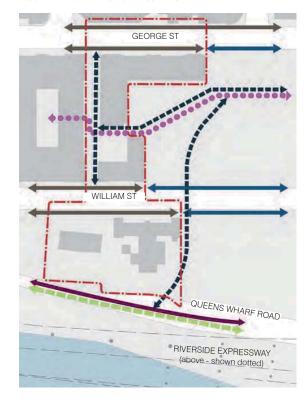
Early Streets of Brisbane

Heritage building

High archaeological potential

- Former Land Administration Building
- 2 The former Government Printing Office
- 3 Commissariat Store
- 4 The former DPI Building
- (5) The Mansions
- A Commandant's Cottage Footprint (Interpretive)

FIGURE 82: SUB-PRECINCT 1h CONNECTIVITY PLAN







LEGEND

Sub-precinct boundary

Connectivity

■■■ Cross block link at ground level

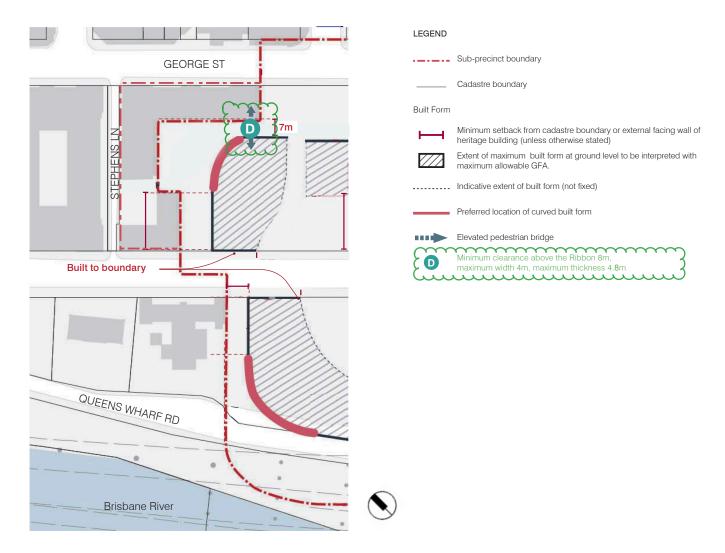
City street pedestrian movement Heritage frontage footpath

Shared zone (pedestrian, cycle and vehicle

Controlled service vehicle access

Indicative location of Wayfinding device (The Ribbon)

FIGURE 82a: SUB-PRECINCT 1h GROUND LEVEL BUILT FORM PARAMETERS (RLxx TO RLxx)



5.2.10 **Sub-Precinct** Miller Park



5.2.9.3 USES AND WORKS SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development (Compliance Assessment) for Sub-Precinct 1i are outlined in Table 41 to the right.

The works that comprise Approved Development (Compliance Assessment) for Sub-Precinct 1i are outlined in Table 42 to the right.

TABLE 41: USES SUBJECT TO COMPLIANCE ASSESSMENT FOR SUB-PRECINCT 1i

USES

Park

TABLE 42: WORKS SUBJECT TO COMPLIANCE ASSESSMENT FOR SUB-PRECINCT 1i

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING

- Building on a Heritage Place
- · Operational Work for Filling or Excavation;
- Operational Work for advertising devices on a Heritage Place;
- Operational Work that is clearing of vegetation, including the removal, destruction or damage of Significant Vegetation, marine plants and where on a Heritage Place
- Operational Work on or adjacent to a Heritage Place
- Operational Work for roadworks on a Local Government Road.

Minimum 50% of the toal area as softscape and a minimum turf area of 150m²

5.2.10.1INTENTS AND SPECIFIC DESIGN **CRITERIA**

The Intents and Specific **Design Criteria for** Sub-Precinct 1i are specified in Table 43 to the right against each of the Development Outcome Themes.

The approved uses and works in Sub-Precinct 1i must be generally in accordance with the Intents and Specific Design Criteria identified in Table 43.

SPI 6.1 Development addresses the environmental significance of existing trees.

ABLE 4	3: SUB-PRECINCT 1i INTENT AND DESIGN CRITERIA			
SUB-PRECINCT INTENT			IC DESIGN CRITERIA	
SPI 1	Land Use	DS 1	Land Use	
SPI 1.1 SPI 1.2	Development provides for the continued use of the space as a publicly accessible open space. Small-scale uses, such as coffee carts or pop-up bars, are considered acceptable where sensitive to the Heritage Place.	DS 1.1 DS 1.2	The use is generally in accordance with the relevant provisions of Section 5.6 - Sport The approved uses and works in Sub-Precinct 1i must be generally in accordance with the Intents and Design Criteria.	ecific Use Criteria.
SPI 2	Built Form	DS 2	Built Form	
	New built form is limited in scale to maintain the openness and cultural heritage significance of the Park. New built form supports the activation and re-use of the former State Library.		Development in the form of decking is contained within the building envelopes for Sub-Precinct identified in <i>Figure 84</i> and is designed to include light-weight materi Development protects significant views identified in <i>Figure 83</i> . Light-weight structures such as gazebos and shelters do not exceed a maximum footprint of 10% of the area of Miller Park.	
SPI 3	Public Realm	DS 3	Public Realm	
SPI 3.3	Development uses landscaping, built structures and lighting to contributes to a public realm and promote passive recreation, connectivity and opportunities to view the Brisbane River. Significant view or outlook towards the Brisbane River from Miller Park are maintained generally in accordance with Figure 31:83 Streetscaping of William Street provides a subtropical character, and public realm improvements which prioritise pedestrian safety and amenity. The design of the public realm reflects the landscape vision, strategic principles and intents for the public realm and the overall landscape concepts and Sub-Precinct concepts set out in the Landscape Concept Report.	DS 3.3	The public realm is designed generally in accordance with the Public Realm Design Criteria in Section 5.6 of the PoD. Development is designed to include the following key improvements: • Garden and softscape areas, with a turfed area of a minimum of 100m²; • Seating areas; and • Sculpted terraces generally in accordance with the Public Realm Design Criterian Development is designed to maximise the benefits of a subtropical climate in the provement network generally in accordance with the Public Realm Design Criterian Development delivers a safe and equitable public realm for all users by incorporating Crime Prevention Through Environmental Design (CPTED) principles generally in accordance with the CPTED Criteria in Section 6.	oublic realm and
SPI 4	Access and Mobility	DS 4	Access and Mobility	
	Development provides a cross block link through Miller Park from Queen's Gardens to the Queens Wharf Road. Development is to ensure pedestrian movement along William Street and Queens Wharf Road.		No on-site car parking is provided. A cross block link from William Street to Queens Wharf Road is provided generally with <i>Figure 83</i> and contains a pathway and stairway with a minimum unobstructed	
SPI 5	Heritage	DS 5	Heritage	
SPI 5.1 SPI 5.2	Development is designed so that it retains and conserves the cultural heritage significance of Miller Park as identified in the relevant Conservation Management Plan, as indicated in Figure 85 and is designed generally in accordance with the Conservation Management Criteria in Section 6. Development has regard to the archaeological potential of the site generally in accordance with the Archaeological Management Criteria in Section 6.	DS 5.3		
	accordance with the Archaeological Hanagement Criteria in Section 6.	DS 5.4	Development retains a physical and visual connection to the Commissariat Store.	

DS 6.1 Development is designed to retain the Significant Tree identified in Figure 86 where practicable.

FIGURE 83: SUB-PRECINCT 1i OVERALL INTENT PLAN

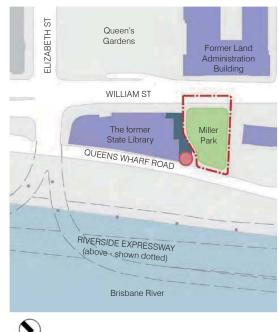




LEGEND

Sub-precinct boundary Controlled service vehicle access Heritage Spaces Heritage building Heritage park Significant Views Connectivity William Street streetscape (The Significant view or outlook Verandah) View towards the river and South Cross block link Bank

FIGURE 84: SUB-PRECINCT 1i LAND USE PLAN





LEGEND

Sub-precinct boundary

Heritage

Heritage Building

Built Form

Indicative extent of maximum build out from heritage building - Refer to Sub-Precinct 2C

Vertical circulation core - Refer to Sub-Precinct 2C

Open Space

Indicative extent of open recreation space, minimum softscape 370 m²

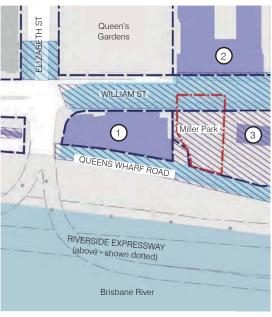
Vertical circulation core - Refer to

Shared zone (pedestrian, cycle

Sub-Precinct 2C

and vehicle access)

FIGURE 85: SUB-PRECINCT 11 HERITAGE AND ARCHAEOLOGY PLAN





LEGEND

Sub-precinct boundary

Heritage and Archeology

Extent of Heritage Place (not including Early Streets of Brisbane)

(1) The former State Library

Former Land Administration Building

Commissariat Store

Early Streets of Brisbane

Heritage building

High archaeological potential

FIGURE 86: SUB-PRECINCT 1i ENVIRONMENTAL PARAMETERS PLAN





LEGEND

Sub-precinct boundary

Vegetation





^{*} Indicative tree removal and retention location. For exact location and extent of tree removal and retention refer to the Environmental Management Criteria

5.3 **PRECINCT 2: FORMER TREASURY AND** CASINO REPURPOSING PRECINCT

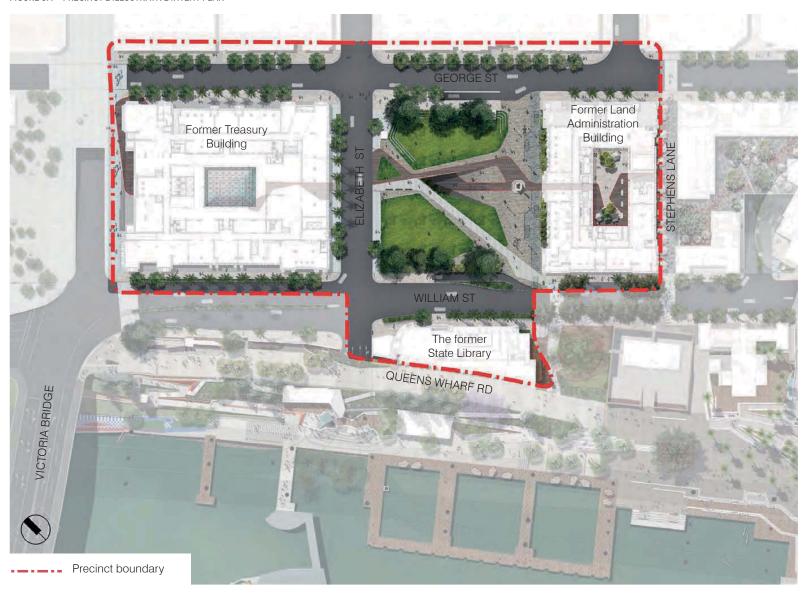
5.3.1 **PRECINCT** INTENTS

The Intents for Precinct 2 are specified in Table 44 to the right against each of the Development Outcome Themes. The Intents form the basis for the Sub-Precinct Intents and Specific Design Criteria, which are to be used during Compliance Assessment in accordance with Section 1.3.3.3 of this PoD.

TABLE 44:	PRECINCT 2 INTENTS

ТНЕМЕ		DEVELOPMENT OUTCOMES					
T1	T1. Land Use T1.1 Development provides for the adaptive re-use of heritage buildings and spaces for retail, commercial and components of residential development.						
		T2.1	Development fits responsively into the street and is of a high architectural quality, designed to complement the wider CBD setting.				
		T2.2	New development is of a low scale and has a positive relationship with the site's natural topography, the scale of surrounding development, the setting of the heritage buildings and the effect on the skyline.				
		T2.3	Development is designed to address the four sides of Queen's Gardens and the formal geometry of the former Treasury Building, the former Land Administration Building, the former State Library and George Street as well as the formal geometry of the gardens.				
		T3.1	Queen's Gardens is retained as an urban civic green space providing opportunities for passive recreation and subterranean development as indicated in <i>Figure 87</i> .				
		T3.2	Development is designed to provide a continuation of the public realm network, to create a connected and open pedestrian environment.				
		T3.3	Development incorporates public realm enhancements that enable the QWBIRD to integrate and connect to the existing fabric of the City.				
		T4.1	Development provides for vehicular access via William and George Streets.				
	Mobility	T4.2	Development is designed to address access requirements, where traffic impacts are controlled and vehicular access points reinforce pedestrian amenity, building form and streetscape.				
		T4.3	Development of Queen's Gardens contains pedestrian linkages from Elizabeth Street to William Street to connect to Miller Park.				
T5	Heritage	T5.1	Development is designed so that it generally retains, conserves and adaptively re-uses heritage places in the Sub-Precinct as identified in the relevant Conservation Management Plan.				
		T5.2	Development involving works in an area of High or Moderate Archaeological significance has regard to the archaeological potential of the area in accordance with the Archaeological Management Plan.				
Т6	Environment and Sustainability	T6.1	Development promotes ecologically sustainable development by: Incorporating subtropical landscaping in the public realm; and Providing development that is climatically responsive subtropical.				

FIGURE 87: PRECINCT 2 ILLUSTRATIVE INTENT PLAN



This is an illustrative representation only and is subject to further concept design to accord with the principles and criteria of the PoD

FIGURE 88: PRECINCT 2 SUB-PRECINCT PLAN





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5.3.2 Sub-Precinct

The former
Treasury Building



5.3.2.1 USES AND WORKS SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development (Compliance Assessment) for Sub-Precinct 2a are outlined in *Table 45* to the right.

The works that comprise Approved Development (Compliance Assessment) for Sub-Precinct 2a are outlined in *Table 46* to the right. TABLE 45: USES SUBJECT TO COMPLIANCE
ASSESSMENT FOR SUB-PRECINCT 2a

USES

- Bar
- Club
- Community Use
- Educational Establishment
- Food and Drink Outlet
- Function Facility
- Health Care Service
- Health Care
 Hotel
- Market
- · Nightclub Entertainment Facility
- Office
- Shop
- Shopping Centre
- · Short-Term Accommodation

TABLE 46: WORKS SUBJECT TO COMPLIANCE ASSESSMENT FOR SUB-PRECINCT 2a

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING

- · Building on a Heritage Place
- · Operational Work for Filling or Excavation
- · Operational Work for advertising devices on a Heritage Place;
- Operational Work that is clearing of vegetation, including the removal, destruction or damage of Significant Vegetation, marine plants and where on a Heritage Place
- Operational Work on or adjacent to a Heritage Place
- Operational Work for roadworks on a Local Government Road.

5.3.2.2 INTENTS AND SPECIFIC DESIGN CRITERIA

The Intents and Specific Design Criteria for Sub-Precinct 2a are specified in *Table 47* below against each of the Development Outcome Themes.

The approved uses and works in Sub-Precinct 2a must be generally in accordance with the Intents and Specific Design Criteria identified in *Table 47*.

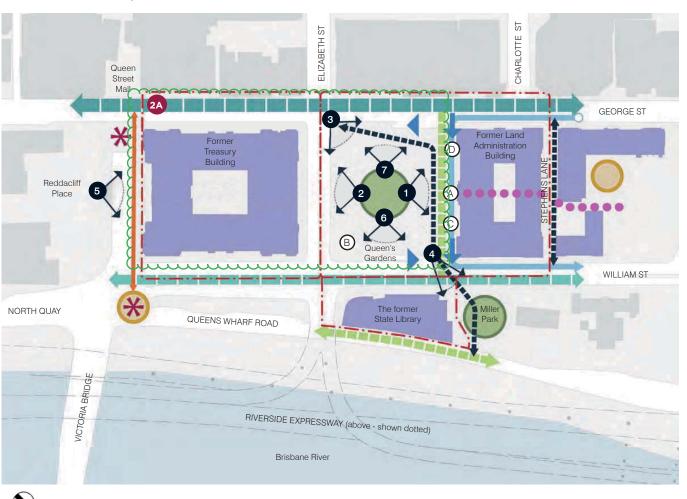
TABLE 47: SUB-PRECINCT 2a INTENT AND DESIGN CRITERIA

Treasury Building principally for retail and residential uses. PSP1.2 Development provides for the active use of the former Treasury Building. Building and the active use of the former Treasury Building. Building and the active use of the former Treasury Building. Building and the active use of the former Treasury Building. Building and the active use of the former Treasury Building. Building and the active use of the former Treasury Building. Building and the active use of the former Treasury Building. Building and the active use of the former Treasury Building as indicated in Figure 89. Building and the active and the sub-Present to residential Use: Building and the sub-Present to the sedential Use: Building and the sub-Present to residential Use: Building and the sub-Present of the Sub-Present clientified in Figure 89.	SUB-PR	RECINCT INTENT	SPECIFI	SPECIFIC DESIGN CRITERIA		
Treasury Building principally for retail and residential uses. SP11.2 Development provides for the active use of the former Treasury Building. Built Form DEST.2 Maximum Gradient Sub-Precipitation in 76th 47.7. TABLE 47.3 Maximum Gradient Sub-Precipitation in 76th 47.7. TABLE 47.3 Maximum Gradient Sub-Precipitation with the sub-Precipitation	SPI 1	Land Use	DS 1	Land Use		
Residential 8,500 m² Commercial 2,120 m² Retail 12,700 m² Total 2,120 m² Retail 12,700 m² Total 2,200 m		Treasury Building principally for retail and residential uses.		GFA for any individual use category or the total GFA identified in <i>Table 47.1.</i>		
SPI 2.1 The existing built form and scale is to be maintained. DS 2.1 Development is contained within the building envelopes for the Sub-Precinct identified in Figure 89, Figure 91 and Figure 95. DS 2.2 Development is designed to protect significant views or outlooks identified in Figure 89, DS 2.3 Development within the Sub-Precinct does not exceed the existing height of the former Treasury Building; PS 2.1 Development of the former Treasury Building; PS 2.2 Development of the former Treasury Building; PS 2.3 Development of the former Treasury Building; PS 2.4 Development of the former Treasury Building; PS 2.5 Development of the former Treasury Building; PS 2.6 Development of the former Treasury Building; PS 3.6 Development is development on Within the pround plane where identified as an Active or Passive edge generally in accordance with the Architectural Design Criteria in Section 5.6 Description of Descriptio			DS 1.3	Residential 8,500 m² Commercial 21,200 m² Retail 12,700 m² Total 21,200 m² Development in the Sub-Precinct for Residential Use: a. Does not exceed a maximum of 70 Short-Term Accommodation units; or b. The number of units under a) may be exceeded where the total of 1,600 Short-Term Accommodation units for all Precincts/Sub-Precincts is not exceeded. Note: A written calculation of the progressive total of GFA and unit numbers is to be provided and lodged with the Nominated Assessing Authority at the time of Compliance		
Figure 93. Figure 93 and Figure 95.	SPI 2	Built Form	DS 2	Built Form		
SPI 3.1 Streetscaping of George Street reinforces its role as a boulevard and key pedestrian spine. SPI 3.2 Public realm improvements on George, William and Elizabeth Streets enhance the setting of the former Treasury Building as indicated in Figure 93. SPI 3.3 The design of the public realm reflects the landscape vision, strategic principles and intents for the public realm and the overall landscape concepts and Sub-Precinct concepts set out in the Landscape Concept Report. SPI 4. Access and Mobility SPI 4.1 Development maintains the functionality of George, William and Elizabeth Streets as key connector roads in the City Centre. SPI 4.2 Development utilises existing parking and access points. SPI 4.3 Connectivity and public access through Sub-precinct 2a is provided from Reddacliff Place to Elizabeth Street to ensure the publics ability to appreciate the former Treasury Building as a key heritage street protage is required to the public realm in Section 5.6 of the PoD. DS 3. Development is designed generally in accordance with the Public Realm Design Criteria in Section 6 streets cape and landscape palete that includes subtropical streets cape and landscape palete that includes subtropical streets are accordance with the Public Realm Design Criteria in Section 6. DS 3. Development delivers a safe and equitable public realm and movement and movement and movement and movement through Environmental Design (CPTED) principles generally in accordance with the CPTED Criteria in Section 6. SPI 4.1 Development maintains the functionality of George, William and Elizabeth Streets as key connector roads in the City Centre. DS 4. Access and Mobility DS 4. Access and Mobility DS 4. Access and Mobility of George with the Traffic Engineering Criteria in Section 5.6. DS 4.3 Key connectivity routes for pedestrians are designed generally in accordance with the following: - For City Street pedestrian movement (footpaths): - For City Street pedestrian movement (footpaths): - Where on a Heritage street frontage the e	SPI 2.1	The existing built form and scale is to be maintained.	DS 2.2 DS 2.3 DS 2.4	in Figure 89, Figure 91 and Figure 95. Development is designed to protect significant views or outlooks identified in Figure 89. Development within the Sub-Precinct does not exceed the existing height of the former Treasury Building, including roof plant. Development of the former Treasury Building: Retains and conserves the historical and aesthetically significant building elements as identified in the Conservation Management Criteria in Section 6; and Creates activation within the ground plane where identified as an Active or Passive edge generally in accordance with the Architectural Design Criteria in Section 5.6. Depth of basement does not exceed the existing basement level as indicated in Figure 90 and is		
SPI 3.2 Public realm improvements on George, William and Elizabeth Streets enhance the setting of the former Treasury Building as indicated in Figure 93. SPI 3.3 The design of the public realm reflects the landscape vision, strategic principles and intents for the public realm and the overall landscape concepts and Sub-Precinct concepts set out in the Landscape Concept Report. SPI 4. Access and Mobility SPI 4.1 Development maintains the functionality of George, William and Elizabeth Streets as key connector roads in the City Centre. SPI 4.2 Development utilises existing parking and access points. SPI 4.3 Connectivity and public access through Sub-precinct 2a is provided from Readough III Place to Elizabeth Street to ensure the publics ability to appreciate the former Treasury Building as a key better from the Treasury Building as a key better the subtropical state to the public access through Sub-precinct 2a is provided the former Treasury Building as a key better the subtropical climate in the public realm and movement network by establishing a consistent subtropical streets as the public realm and movement network by establishing a consistent subtropical streets cape and landscape palette that includes subtropical streets streets as the public realm and movement network by establishing a consistent subtropical streets as the public realm and movement network by establishing a consistent subtropical streets as the public realm and movement the public access through Sub-precinct 2a is provided from a condance with the Public Realm Design Criteria in Section 6. SPI 4.3 Connectivity and public access through Sub-precinct 2a is provided from accordance with Figure 94 and accord with the following: - For City Street pedestrian movement (footpaths): - Where on a Heritage street frontage the existing widths are maintained	SPI 3	Public Realm	DS 3			
SPI 4.1 Development maintains the functionality of George, William and Elizabeth Streets as key connector roads in the City Centre. SPI 4.2 Development utilises existing parking and access points. SPI 4.3 Connectivity and public access through Sub-precinct 2a is provided from Reddacliff Place to Elizabeth Street to ensure the publics ability to appreciate the former Treasure, Building as a key heritage place is maintained DS 4.1 No on-site car parking is provided. DS 4.2 Vehicle access for servicing is maintained from Queens Wharf Road and managed generally in accordance with the Traffic Engineering Criteria in Section 5.6. DS 4.3 Key connectivity routes for pedestrians are designed generally in accordance with Figure 94 and accord with the following: For City Street pedestrian movement (footpaths): - Where on a Heritage street frontage the existing widths are maintained	SPI 3.2	Public realm improvements on George, William and Elizabeth Streets enhance the setting of the former Treasury Building as indicated in <i>Figure 93</i> . The design of the public realm reflects the landscape vision, strategic principles and intents for the public realm and the overall landscape concepts and	DS 3.2	Public Realm Design Criteria in Section 5.6 of the PoD. Development is designed to maximise the benefits of a subtropical climate in the public realm and movement network by establishing a consistent subtropical streetscape and landscape palette that includes subtropical species and subtropical street trees in accordance with the Public Realm Design Criteria in Section 6. Development delivers a safe and equitable public realm for all users by incorporating Crime Prevention Through Environmental Design (CPTED)		
Elizabeth Streets as key connector roads in the City Centre. SPI 4.2 Development utilises existing parking and access points. SPI 4.3 Connectivity and public access through Sub-precinct 2a is provided from Reddacliff Place to Elizabeth Street to ensure the publics ability to appreciate the former Transayur, Building as a key heritage place is maintained from Queens Wharf Road and managed generally in accordance with the Traffic Engineering Criteria in Section 5.6. SPI 4.3 Connectivity routes for pedestrians are designed generally in accordance with Figure 94 and accord with the following: For City Street pedestrian movement (footpaths): Where on a Heritage street frontage the existing widths are maintained	SPI 4	Access and Mobility	DS 4	Access and Mobility		
(for the length of the existing heritage building facade). DS 4.4. Connectivity and public access through Sub-precipt 2a is provided on the George	SPI 4.2 SPI 4.3 Reddaclif	Elizabeth Streets as key connector roads in the City Centre. Development utilises existing parking and access points. Connectivity and public access through Sub-precinct 2a is provided from ff Place to Elizabeth Street to ensure the publics ability to appreciate the	DS 4.2 DS 4.3	Vehicle access for servicing is maintained from Queens Wharf Road and managed generally in accordance with the Traffic Engineering Criteria in Section 5.6. Key connectivity routes for pedestrians are designed generally in accordance with Figure 94 and accord with the following: For City Street pedestrian movement (footpaths): Where on a Heritage street frontage the existing widths are maintained (for the length of the existing heritage building facade).		

DS 4.4 Connectivity and public access through Sub-precinct 2a is provided on the George, Elizabeth and William Street frontages. Public access on the Elizabeth Street frontage is also maintained to provide activation of the city block between William and George Streets.

SUB-PRECINCT INTENT SPECIFIC DESIGN CRITERIA SPI 5 Heritage DS 5 Heritage SPI 5.1 Development is designed so that it retains, conserves and adaptively re-uses the heritage DS 5.1 Development is designed generally in accordance with the places in the Sub-Precinct as identified in the relevant Conservation Management Plan and is Construction Management Criteria in Section 6. designed generally in accordance with the Conservation Management Criteria in Section 6. DS 5.2 Development addresses the features in Figure 92 and is designed generally in SPI 5.2 The scale and form of the former Treasury Building is maintained along accordance with the Conservation Management Criteria in Section 6. the frontages of Elizabeth, William, George and Queen Streets. DS 5.3 In the event that subterranean excavation is required under existing heritage elements, excavation must be undertaken in accordance with the Archaeological Management Criteria in Section 6. DS 5.4 Awnings are designed: To be located and positioned generally in accordance with the Not to obscure decorative facades features. Conservation Management Criteria in Section 6; Awning to be a maximum of 4m from ground level With materials that are to be visually light-weight and modern and sympathetic to the heritage fabric; · To be reversible (able to be removed with no permanent markers that an awning was previously attached); · With a minimum height of the underside of 3.2m from the adjacent ground level. DS 5.5 Internal works and modifications to the former Treasury Building are carried out generally in accordance with the Conservation Management Criteria in Section 6. SPI 6 Environment and Sustainability DS 6 Environment and Sustainability SPI 6.1 Development enhances the ESD performance of the existing building where DS 6.1 Buildings are designed to incorporate sustainability and energy efficiency practicable and sensitive to the heritage significance of the building. initiatives generally in accordance with the ESD Criteria in Section 6. DS 6.2 New development is carried out generally in accordance with the Technical Environmental Criteria in Section 6. DS 6.3 Where involving new signage, development is designed generally in accordance with the Advertising Management Criteria in Section 6.

FIGURE 89: SUB-PRECINCTS 2a, 2b AND 2c OVERALL INTENT PLAN



LEGEND

Sub-precinct boundary

Precinct label

Spaces

Heritage park

★ Gateway

Key public space

Connectivity

George Street streetscape (The Boulevard)

William Street streetscape (The Verandah)

Cross block link

Key existing pedestrian connection

Indicative location of Wayfinding device (The Ribbon)

Shared zone (pedestrian, cycle and limited, controlled vehicle access)

Limited vehicle drop-off with one way access within

shared zone (max 4m)

Indicative vehicle access point (location and direction not fixed)

Heritage

Heritage building

A Queen Victoria Statue - to be retained in location

B Thomas Joseph Ryan Statue - to be retained in location

St Johns Pro-Cathedral Altar Stone- to be retained in location

Trophy of British Valour - to be retained within Queen's Gardens

Significant Views

Significant view or outlook

View of the former Land Administration Building primary facade

View of former Treasury Building facade

Wiew from intersection across Queen's Gardens

4 View towards Miller Park and the river

5 View of former Treasury Building main entry facade

6 View of Former State Library and Miller Park

View of Family Services Building

FIGURE 90: SUB-PRECINCTS 2a, 2b AND 2c BASEMENT PARAMETERS PLAN

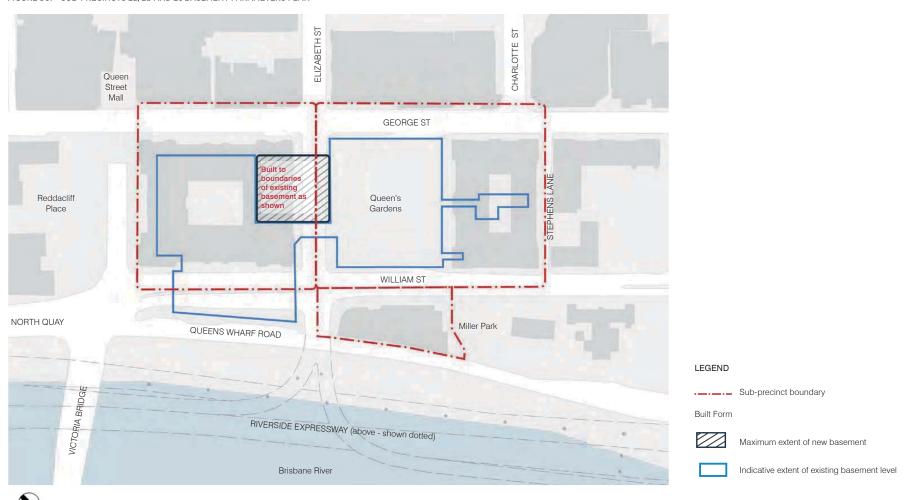


FIGURE 91: SUB-PRECINCTS 2a, 2b AND 2c BUILT FORM AND OPEN SPACE PARAMETERS

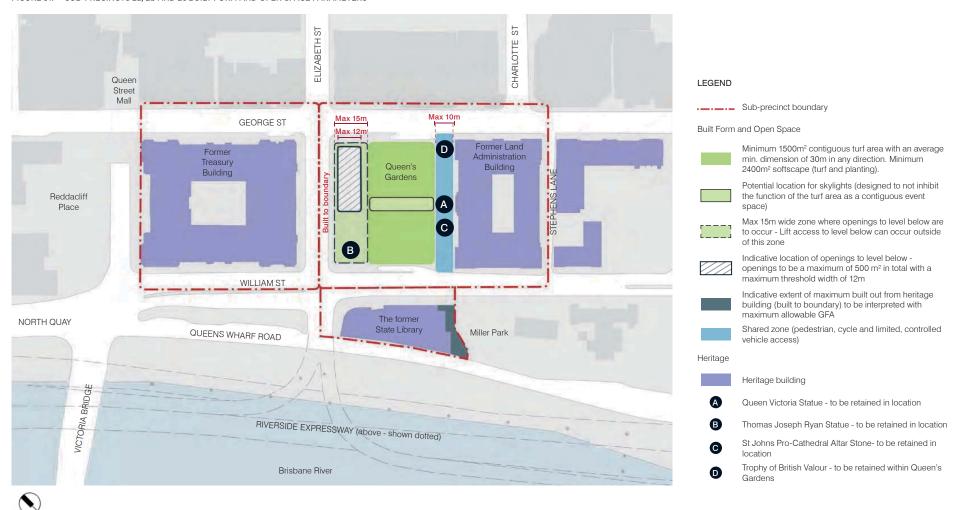


FIGURE 92: SUB-PRECINCTS 2a, 2b AND 2c HERITAGE PARAMETERS

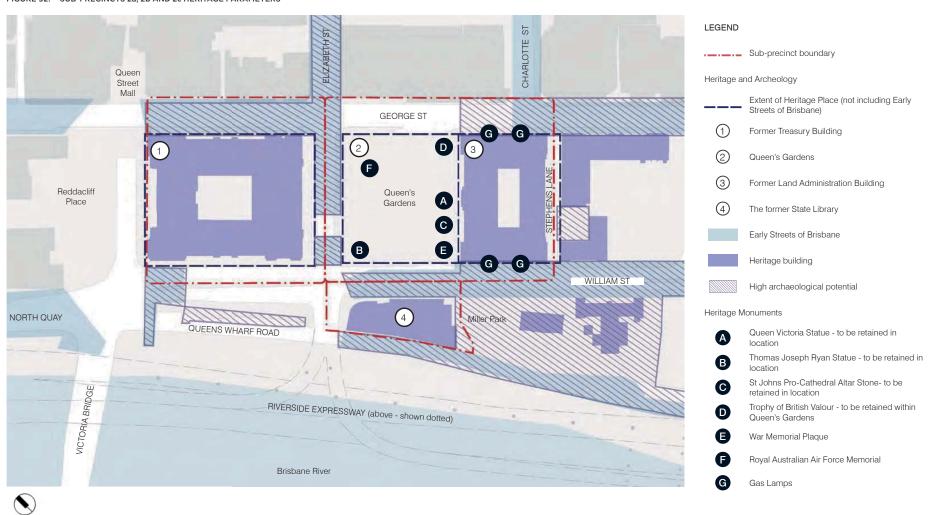


FIGURE 93: SUB-PRECINCTS 2a, 2b AND 2c PUBLIC REALM PARAMETERS



Queen's Gardens

FIGURE 94: SUB-PRECINCTS 2a, 2b AND 2c CONNECTIVITY, ACCESS AND MOBILITY PARAMETERS

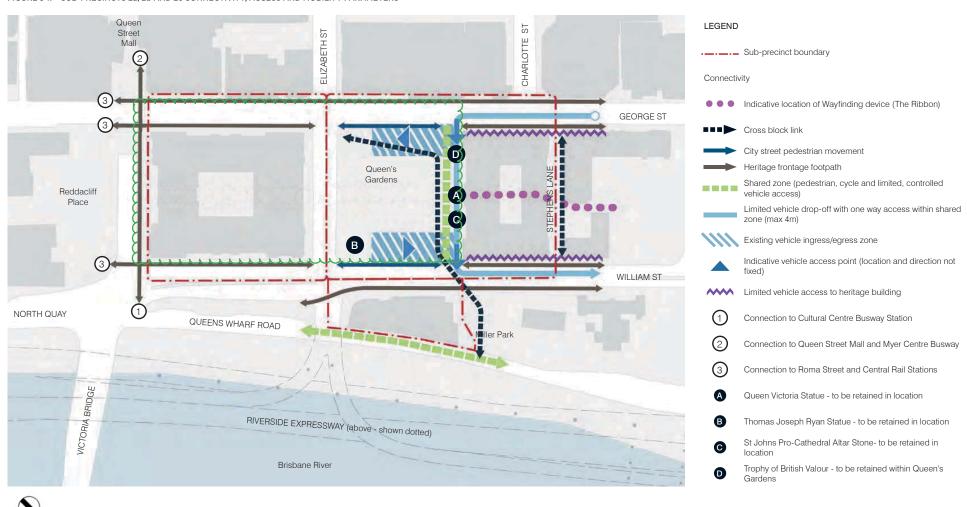
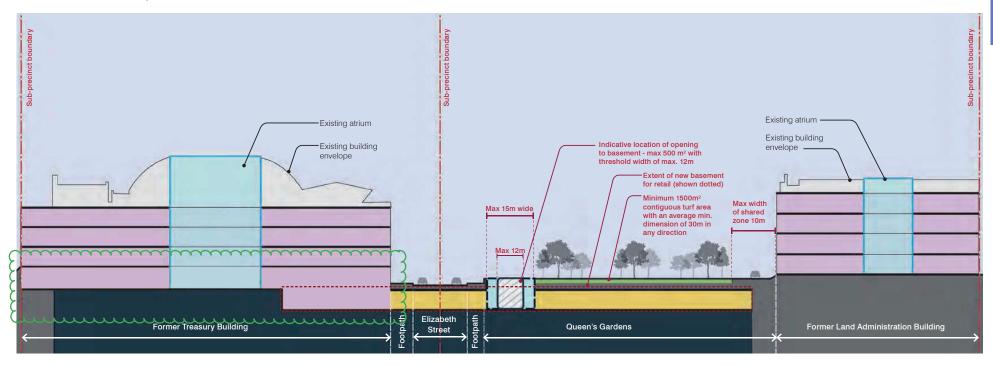
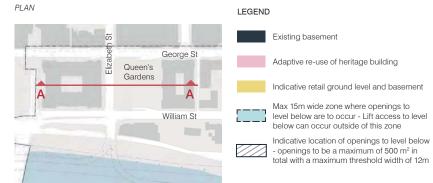


FIGURE 95: SUB-PRECINCTS 2a, 2b AND 2c SECTION





5.3.3 **Sub-Precinct** The former Land Administration Building



5.3.3.1 USES AND WORKS **SUBJECT TO** COMPLIANCE ASSESSMENT

The uses that comprise **Approved Development** (Compliance Assessment) for Sub-Precinct 2b are outlined in Table 48 to the right.

The works that comprise Approved Development (Compliance Assessment) for Sub-Precinct 2b are outlined in Table 49 to the right.

5.3.3.2 INTENTS AND SPECIFIC DESIGN **CRITERIA**

The Intents and Specific Design Criteria for Sub-Precinct 2b are specified in Table 50 to the right against each of the Development Outcome Themes.

The approved uses and works in Sub-Precinct 2b must be generally in accordance with the Intents and Specific Design Criteria identified in Table 50.

TABLE 48: USES SUBJECT TO COMPLIANCE ASSESSMENT FOR SUB-PRECINCT 2b

USES

- Bar
- · Community Use
- Function Facility
- Food and Drink Outlet
- Indoor Sport and Recreation
- Market
- Office
- Park
- Parking Station
- Resort Complex
- Shop
- Shopping Centre
- Short-Term Accommodation

TABLE 49: WORKS SUBJECT TO COMPLIANCE ASSESSMENT FOR SUB-PRECINCT 2b

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING

- Building on a Heritage Place
- Operational Work for Filling or Excavation
- Operational Work for advertising devices on a Heritage Place
- Operational Work that is clearing of vegetation, including the removal, destruction or damage of Significant Vegetation, marine plants and where on a Heritage Place
- Operational Work on or adjacent to a Heritage Place
- Operational Work for roadworks on a Local Government Road.

TABLE 50: SUB-PRECINCT 2b INTENT AND DESIGN CRITERIA

SUB-PRECINCT INTENT

Land Use

Development provides for the adaptive re-use of the former Land Administration Building for Short-Term Accommodation and retail uses to create a vibrant atmosphere within the Sub-Precinct that contributes to the activation of the George Street, William Street and Stephens Lane frontages. SPI 1.2 Development provides for the continued use of Queen's Gardens primarily as a civic public

space, with subterranean retail potential, that respects its historic setting and usage as an assembly place, recreation space and important green space within the CBD.

SPECIFIC DESIGN CRITERIA

Land Use

The use is generally in accordance with the relevant provisions of Section 5.6 - Specific Use Criteria.

The gross floor area of specified uses in the Sub-Precinct does not to exceed the maximum GFA for any individual use GFA for any individual use category or the total GFA identified in Table 50.1.

TABLE 50.1 MAXIMUM STANDARD AND PLANNED GFA

USE	MAXIMUM GFA
Residential	9,400 m ²
Commercial	1,450 m ²
Retail	4,250 m ²
Total	15,100 m ²

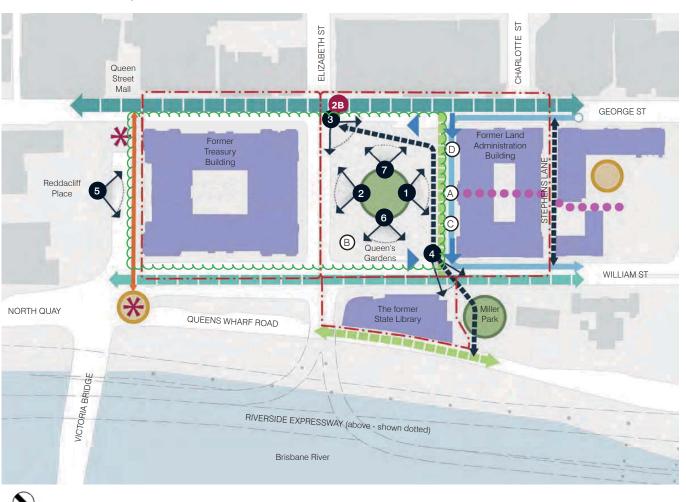
- Development in the Sub-Precinct for Residential Use:
 - a. Does not exceed a maximum of 170 Short-Term Accommodation units; or
 - b. The number of units under a) may be exceeded where the total of 1,600 Short-Term Accommodation units for all Precincts/Sub-Precincts is not exceeded.

Note: A written calculation of the progressive total of GFA and unit numbers is to be provided and lodged with the Nominated Assessing Authority at the time of Compliance Assessment to demonstrate compliance with GFA and Unit numbers across the QWBIRD.

SUB-PRECINCT INTENT			SPECIFIC DESIGN CRITERIA	
SPI 2	Built Form	DS 2	Built Form	
SPI 2.1 SPI 2.2	The scale and mass of the former Land Administration Building is maintained. Alterations at roof level of the former Land Administration Building do not extend beyond the height of the existing building. New built form within Queen's Gardens is located below ground level.	DS 2.1 DS 2.2 DS 2.3	Development is contained within the building envelopes for the Sub-Precinct identified in Figure 96, Figure 98 and Figure 102. Development is designed to protect significant views or outbooks identified in Figure 96. Development of the former Land Administration Building: • Is carried out generally in accordance with the Conservation Management Criteria in Section 6; • Provides passive edges to street frontages generally in accordance with the Architectural Design Criteria in Section 5.6; and • Does not extend above the height of the existing roof line. Development of Queen's Gardens: • Is designed generally in accordance with the Conservation Management Criteria in Section 6; • Retains interpretive elements generally in accordance with the Heritage Interpretation Criteria in Section 6; and • Creates activation through the use of subterranean elements. Development enhances the relationship between Queen's Gardens and the surrounding heritage buildings (the former Land Administration Building, the Former Treasury Building, the Family Services Building and the former State Library) by: • Respecting and responding to the historic formal geometry of the heritage building facades on all four edges of Queen's Gardens and the formal entry to the former Land Administration Building; • Retaining the Queen Victoria status estting and historical significance in the current location; • Apart from the Queen Victoria status, respecting the heritage monuments, where retained in the park, ensuring the historical significance of these monuments is retained; • Celebrating views of Queen's Gardens and the heritage places framing Queen's	
		DS 2.6 DS 2.7	Gardens and ground level views to Gatterns-Gultural Centre and the northern end of South Bank Parklands in accordance with Figure 17: Maintaining strong visual and physical connectivity at the natural ground place ensuring any proposed increase in level change does not exceed 400mm, does not detrimentally impact of the design intent as a civic space and/or compromise universal access and preserves key view corridors nominated on Figure 17; Demonstrating that if a void is proposed, that this is limited in size as not to detract from the character and experience of the garden as a civic space and is located generally in accordance with Figure 95-98 and 102 Delivering a physical, subterranean pedestrian connection between the former Treasury-Building Queen's Gardens and the former Land Administration Building; Maintaining visual connectivity at the ground plane; Ensuring any built form is low profile and predominately transparent in nature; Providing a transition from the broader CBD into the GWBIRD; Providing a memorable and attractive gateway to QWBIRD; and Respecting the historic formal geometry of Queen's Gardens and its relationship with the adjoining heritage structures on all four edges of Queen's Gardens. Depth of basement does not exceed the existing basement level and is designed generally in accordance with the Technical Environmental, Engineering Criteria in Section 6.	
SPI 3	Public Realm	DS 3	Public Realm	
SPI 3.1	Streetscaping of George and William Streets provides a subtropical character and contributes to a high-quality public realm.	DS 3.1	The public realm is designed generally in accordance with the Public Realm Design Criteria in Section 5.6 of the PoD.	
SPI 3.2		gure 100 DS 3.2	Development provides cross block links and pedestrian connections in accordance with	
	pedestrian safety and amenity, as indicated in <i>Figure 100.</i>	DS 3.3		
SPI 3.3	Development provides for the continued use of Queen's Gardens for passive recreation. Public realm improvements in the Queen's Gardens, including seating areas, lighting and improved access, retain key view lines across the park to the east and west towards the former Land Administration Building and the former Treasury Building.		 Delivers a high quality public realm that: Provides a minimum of 30% natural (tree at maturity) shade cover; Consists of a subtropical planting palette that references the historic context of the Gardens; Maintains the current extent of public realm of Queen's Gardens; 	
SPI 3.4	The design of the public realm reflects the landscape vision, strategic principles and intents for the public realm and the overall landscape concepts and Sub-Precinct concepts set out in the Landscape Concept Report.		 Provides a total maximum softscape area of 2400 m² incorporating at least 1400m² turf area with a minimum turf width of 30m; No net loss of planting areas; Consists of a palette of materials for hard landscaping which utilises colours and textures that 	
SPI 3.5	Queen's Gardens is retained as a public park to provide a high-functioning urban space,		do not mimic, but are compatible with its materials and those of adjacent heritage places; - Maintains a formal geometry which clearly identifies primary entrances to heritage places and assists with wayfinding through the precinct; - Delivers a high quality public realm outcome between the interface of the former Land Administration Building and Queen's Gardens that: - Prioritises this space as public open and pedestrian space; - Allows for limited vehicular traffic; - Provides appropriate softscape planting to break up large expanses of hardscape; Includes seating areas; - Access to William Street and George Street designed generally in accordance with the Equitable Access Criteria in Section 6; and - The integration of existing venting/ exhausts into the design.	

SUB-PR	ECINCT INTENT	SPECIF	IC DESIGN CRITERIA
		DS 3.4	Development enables the engagement of the public realm with the former Land Administration Building through appropriate landscaping, surface treatments and inviting entrances, and ensure that it respects the existing relationship between the heritage built form and the existing streetscape on William Street. Development is designed to maximise the benefits of a subtropical climate in the public realm and movement network by establishing a consistent subtropical streetscape and landscape palette that includes subtropical species and subtropical street trees in accordance with the Public Realm Design Criteria in Section 6.
		DS 3.6	Development delivers a safe and equitable public realm for all users by incorporating Crime Prevention Through Environmental Design (CPTED) principles generally in accordance with the CPTED Criteria in Section 6 .
SPI 4	Access and Mobility	DS 4	Access and Mobility
	Car parking is provided below ground level within Queen's Gardens. Existing access and egress points are provided on George and William Streets.		Vehicle access and circulation is generally in accordance with <i>Figure 101</i> and is designed generally in accordance with the Traffic Engineering Criteria in Section 6.
		DS 4.2	Car parking is provided generally in accordance with the rates specified in the Traffic Engineering Criteria in Section 6 .
		DS 4.3	Key connectivity routes for pedestrians, cyclists and vehicles are designed generally in accordance with Figure 101 and accord with the following: • A physical pedestrian connection is provided in the underground place between the former-Treasury-Building Queen's Gardens and the former Land Administration Building; • For City street pedestrian movement (footpaths): • Where on a Heritage street frontage the existing widths are maintained (for the length of the existing heritage building facade); and • Elsewhere, a minimum unobstructed pathway width of 2.4m. and minimum 3.75m footpath. • For cross block links a minimum unobstructed pathway width of 3.2m; • For the Shared zone (pedestrian, cycle and limited, controlled vehicle access) a minimum 10m link is provided.
SPI 5	Heritage	DS 5	Heritage
	Development is designed so that it retains, conserves and adaptively reuses Heritage Places in the Sub-Precinct as identified in the relevant Conservation Management Plan and is designed generally in accordance with the Conservation Management Criteria in Section 6. Development maintains the visual impact of the former Land Administration Building along the frontage of William and George Streets, and from Queen's Garden. Development ensures the visual connection between the four heritage buildings fronting Queen's Gardens is maintained.	DS 5.3 DS 5.4 DS 5.5 DS 5.6	Development is designed generally in accordance with the Construction Management Criteria in Section 6. Development enables the retention of statues and heritage elements in accordance with Figure 99 and the Conservation Management Criteria in Section 6. Awnings are designed: To be located and positioned in accordance with the Conservation Management Criteria in Section 6; To not obscure decorative facade features; With materials that are visually light-weight, modern and sympathetic to the heritage fabric; To be reversible (able to be removed with no permanent markers that an awning was previously attached); With minimum height of the underside of 3.2m from the adjacent ground level; and With maximum height of 4m from the adjacent ground level. Where development involves works within 10m of a heritage building or within a Heritage Place identified in Figure 99 it is to be generally in accordance with the Construction Management Criteria in Section 6. Any excavation within the Sub-Precinct is designed to address the structural integrity of the former Land Administration Building and undertaken generally in accordance with the Structural Monitoring Criteria in Section 6. A pool to the former Land Administration Building is subject to compliance assessment and a HIS. Additional openings to the Stephens Lane wall external to the former Land Administration Building are to be minimised in number and size and should occur where heritage fabric has previously been
SPI 6	Environment and Sustainability	DS 6	disturbed. Any facade works are designed to be generally be in accordance with the approved CMP. Environment and Sustainability
SPI 6.1		DS 6.1	Development incorporates ecologically sustainable design principles including appropriate orientation, shading, natural daylight and the ability to capture cooling breezes generally in accordance with the ESD Criteria in Section 6. Where involving new signage, development is designed to be reversible (able to be
		D3 6.2	where involving new signage, development is designed to be reversible (able to be removed with no permanent markers that an element was attached) and generally in accordance with the Advertising Management Criteria in Section 6.
			New development is carried out generally in accordance with

FIGURE 96: SUB-PRECINCTS 2a, 2b AND 2c OVERALL INTENT PLAN



LEGEND

Sub-precinct boundary

Precinct label

Spaces

Heritage park

*

Gateway

Key public space

Connectivity

George Street streetscape (The Boulevard)

■■■ Cross block link

Key existing pedestrian connection

Indicative location of Wayfinding device (The Ribbon)

Shared zone (pedestrian, cycle and limited,

William Street streetscape (The Verandah)

controlled vehicle access)

Limited vehicle drop-off with one way access within shared zone (max 4m)

Indicative vehicle access point (location and direction not fixed)

Heritage

Heritage building

Queen Victoria Statue - to be retained in location

B Thomas Joseph Ryan Statue - to be retained in

St Johns Pro-Cathedral Altar Stone- to be retained in location

Trophy of British Valour - to be retained within Queen's Gardens

Significant Views

Significant view or outlook

View of the former Land Administration Building primary facade

View of former Treasury Building facade

3 View from intersection across Queen's Gardens

4 View towards Miller Park and the river

View of former Treasury Building main entry facade

6 View of Former State Library and Miller Park

View of Family Services Building

FIGURE 97: SUB-PRECINCTS 2a, 2b AND 2c BASEMENT PARAMETERS PLAN

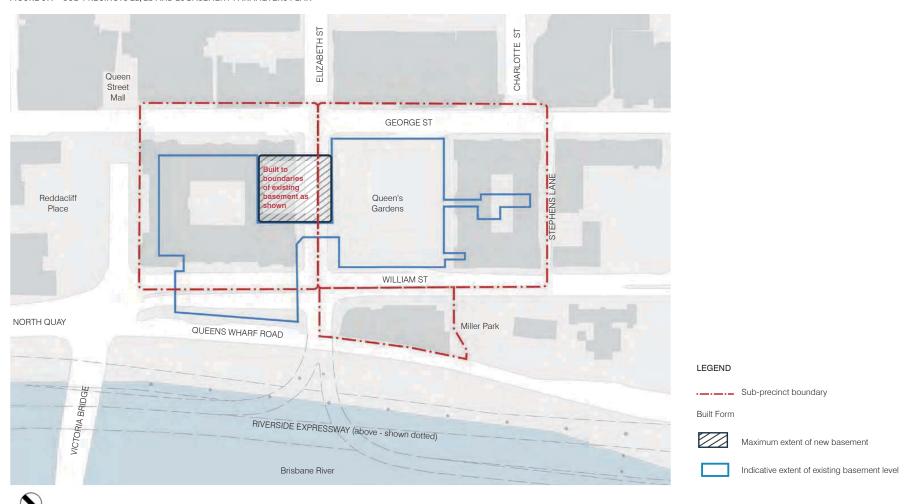


FIGURE 98: SUB-PRECINCTS 2a, 2b AND 2c BUILT FORM AND OPEN SPACE PARAMETERS

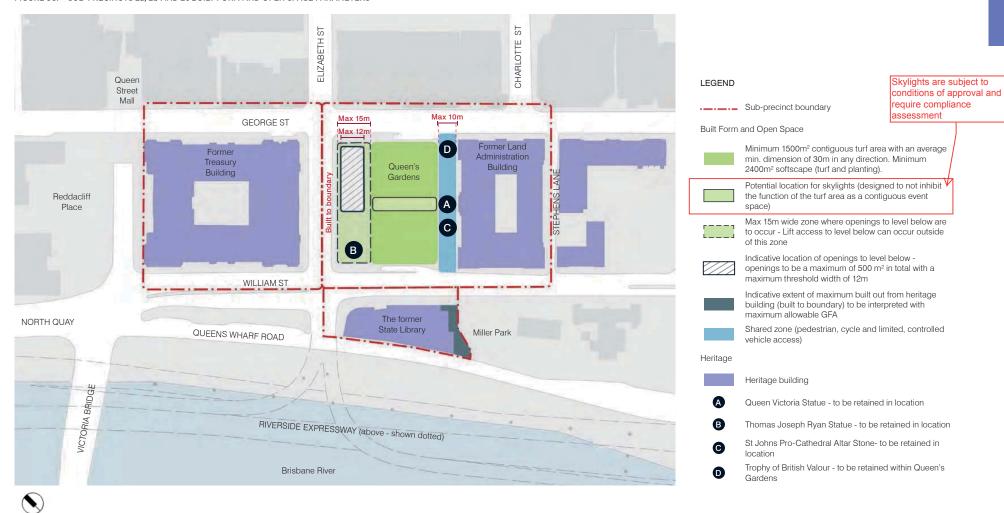


FIGURE 99: SUB-PRECINCTS 2a, 2b AND 2c HERITAGE PARAMETERS

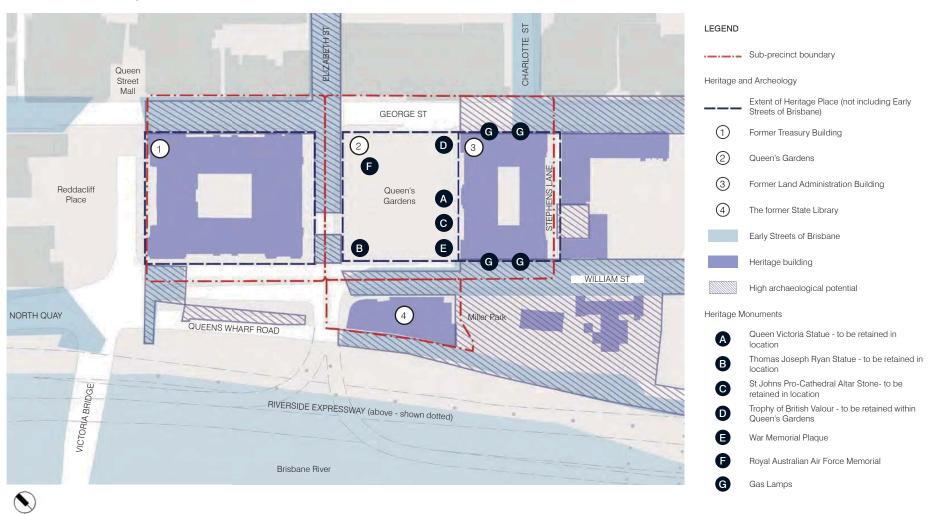
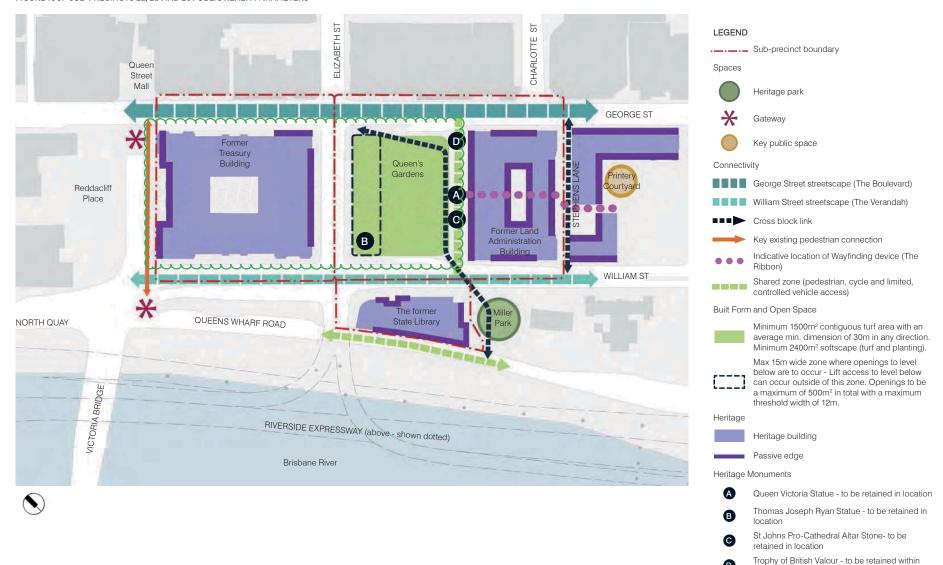


FIGURE 100: SUB-PRECINCTS 2a, 2b AND 2c PUBLIC REALM PARAMETERS



Queen's Gardens

FIGURE 101: SUB-PRECINCTS 2a, 2b AND 2c CONNECTIVITY, ACCESS AND MOBILITY PARAMETERS

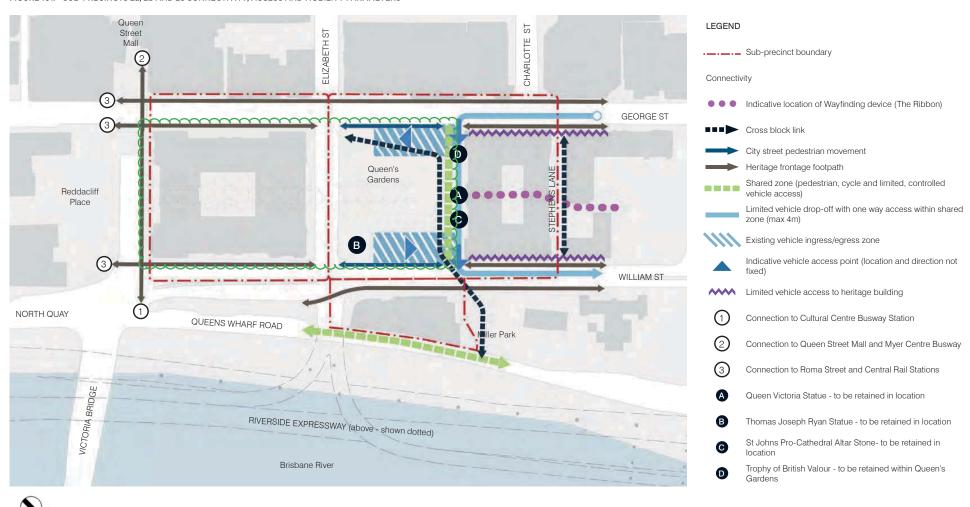
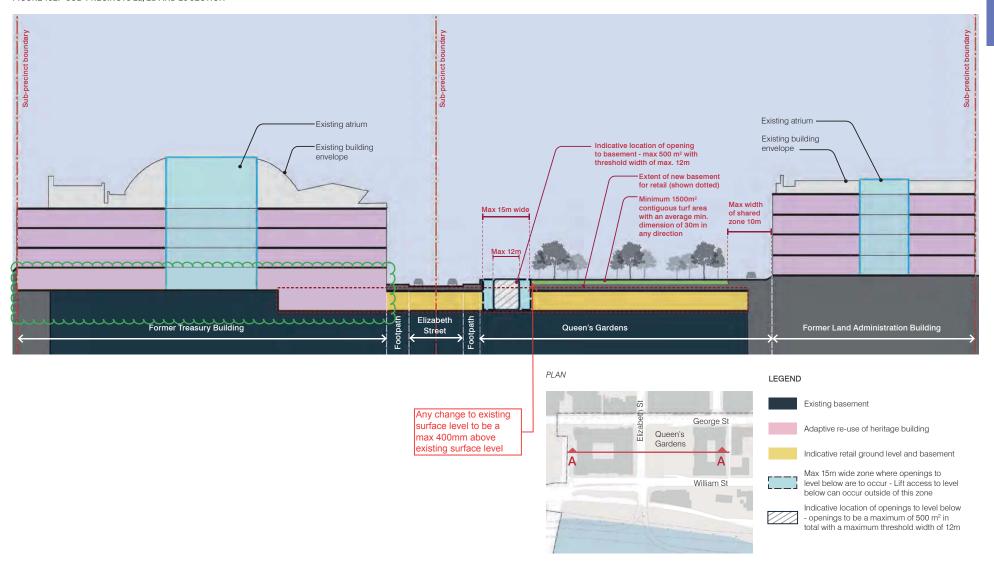


FIGURE 102: SUB-PRECINCTS 2a, 2b AND 2c SECTION



5.3.4 Sub-Precinct

2c The former State Library



5.3.4.1 USES AND WORKS SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development (Compliance Assessment) for Sub-Precinct 2c are outlined in *Table 51* to the right.

The works that comprise Approved Development (Compliance Assessment) for Sub-Precinct 2c are outlined in *Table 52* to the right. TABLE 51: USES SUBJECT TO COMPLIANCE
ASSESSMENT FOR SUB-PRECINCT 2c

USES

- Bar
- · Community use
- Clu
- · Food and Drink Outlet
- Function Facility
- Office
- Service Industry
- ServiceShop
- Theatre

TABLE 52: WORKS SUBJECT TO COMPLIANCE
ASSESSMENT FOR SUB-PRECINCT 2c

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING

- Building on a Heritage Place
- Operational Work for Filling or Excavation
- Operational Work for advertising devices on a Heritage Place;
- Operational Work that is clearing of vegetation, including the removal, destruction or damage of Significant Vegetation, marine plants and where on a Heritage Place
- Operational Work on or adjacent to a Heritage Place
- Operational Work for roadworks on a Local Government Road.

5.3.4.2 INTENTS AND SPECIFIC DESIGN CRITERIA

The Intents and Specific Design Criteria for Sub-Precinct 2c are specified in Table 53 to the right against each of the Development Outcome Themes.

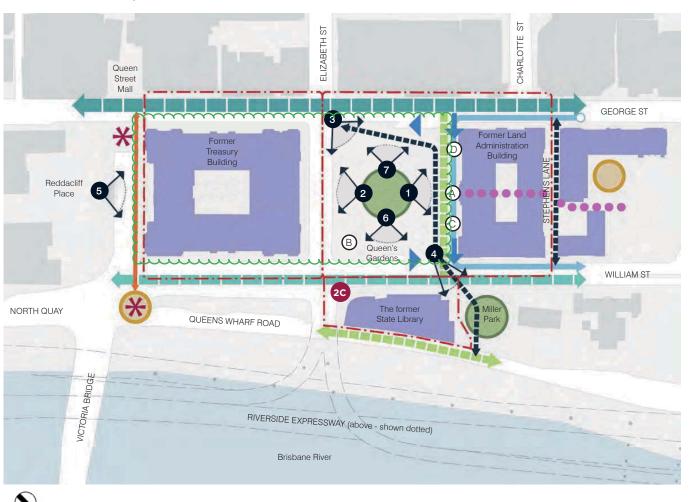
The approved uses and works in Sub-Precinct 2c must be generally in accordance with the Intents and Specific Design Criteria identified in Table 53.

TABLE 53: SUB-PRECINCT 2c INTENT AND DESIGN CRITERIA

SUB-PR	ECINCT INTENT	SPECIFIC DESIGN CRITERIA		
SPI1	Land Use	DS 1	Land Use	
SPI 1.1	Development provides for the adaptive re-use of the former State Library for a range of retail, commercial and community uses.	DS 1.1 DS 1.2	The use is generally in accordance with the relevant provisions of Section 5.6 - Specific Use Criteria. The gross floor area of specified uses in the Sub-Precinct does not to exceed the maximum GFA for any individual use category or the total GFA identified in Table 53.1. TABLE 53.1 MAXIMUM STANDARD AND PLANNED GFA USE MAXIMUM GFA	
			Commercial 3,200 m ²	
			Retail 600 m ²	
			Total 3,800 m ²	
			Note: A written calculation of the progressive total of GFA is to be provided and lodged with the Nominated Assessing Authority at the time of Compliance Assessment to demonstrate compliance with GFA across the QWBIRD.	
SPI 2	Built Form	DS 2	Built Form	
	The scale and mass of the former State Library is maintained. Development retains the existing mural on the porthern faced.	DS 2.1	Development in the form of decking and a pedestrian lift is contained generally within the building envelopes for the Sub-Precinct identified in Figure 105.	
	 2 Development retains the existing mural on the northern facade as a key component of any re-use of the building. 3 Development adjoining the former State Library does not extend beyond the existing ridgeline: Parapet lir 		Any additions to the building are designed generally in accordance with the Conservation Management Criteria in Section 6 .	
SPI 2.3			Development of the former State Library:	
			 Is designed in a manner-that Has regard to the historically and aesthetically significant building elements and original fabric generally in accordance with the Conservation Management Criteria in Section 6; and Creates a Passive Edge to the street generally in the location identified in Figure 107. 	
		DS 2.4	Development is designed in a manner that provides for external dining areas located in or directly adjacent to the public realm.	
		DS 2.5	Awnings are designed: To be located and positioned without obstructing the building's fenestration; With materials that are to be light-weight in nature, modern and sympathetic to the heritage fabric; To be reversible (able to be removed with no permanent markers that an awning was previously attached); and With minimum height of the underside of 3.2m from the adjacent ground level, where practicable unless otherwise agreed to in writing by the MEDQ.	
SPI 3	Public Realm	DS 3	Public Realm	
SPI 3.1	The design of the streetscape of George, William and Elizabeth Streets provides a subtropical character and contributes to a high-quality public realm as indicated in <i>Figure 103</i> .	DS 3.1	The public realm is designed generally in accordance with the Public Realm Design Criteria in Section 5.6 of this PoD.	
SPI 3.2	The design of the public realm reflects the landscape vision, strategic principles and intents for the public realm and overall landscape concepts and Sub-Precinct concepts set out in the Landscape Concept Report.	DS 3.2	Development is-designed maximises the benefits of a subtropical climate in the public realm and movement network by establishing a consistent subtropical streetscape and landscape palette that includes subtropical species and subtropical street trees in accordance with the Public Realm Design Criteria in Section 6.	
		DS 3.3	Development delivers a safe and equitable public realm for all users by incorporating Crime Prevention Through Environmental Design (CPTED) principles generally in accordance with the CPTED Criteria in Section 6 .	
SPI 4	Access and Mobility	DS 4	Access and Mobility	
SPI 4.1	Development provides equitable access from William Street into the former State Library, and from the former State Library to Miller Park where practicable unless otherwise agreed to in writing by the MEDQ.	DS 4.1	Development provides pedestrian connections generally in accordance with Figure 108 that achieve: For City street pedestrian movement (footpaths): Where on a Heritage street frontage the existing widths are maintained (for the length of the existing heritage building facade). For cross block links a minimum unobstructed pathway width of 3.2m. 24/7 accessible public lift connection between Queens Wharf Road and the deck extension to the side of former State Library (mid level access to provide access to lower terrace of Millar Park).	

SUB-PRECINCT INTENT SPECIFIC DESIGN CRITERIA SPI 5 Heritage DS 5 Heritage SPI 5.1 Development is designed so that it retains, conserves and adaptively re-uses the heritage DS 5.1 Development is designed in accordance with the Conservation Management Criteria in Section 6. place in the Sub-Precinct as identified in the relevant Conservation Management Plan. DS 5.2 Where development involves works within 10m of a Heritage Place identified in Figure 106 SPI 5.2 Development maintains the visual prominence of the former State Library along the it is to generally in accordance with the Construction Management Criteria in Section 6. frontage of William Street, Queens Wharf Road and from Queen's Gardens. DS 5.3 Any additional built form such as terraces or decks is constructed of light-weight materials and is designed to be integrated into the historic fabric of the building. DS 5.4 Development involving works in Areas of High or Moderate Archaeological significance has regard to the archaeological potential of the area generally in accordance with the Archaeological Management Criteria in Section 6. SPI 6 Environment and Sustainability DS 6 Environment and Sustainability SPI 6.1 Development incorporates ecologically sustainable design principles including appropriate Where practicable, Development maximises the benefits of a subtropical climate by incorporating orientation, shading, natural daylight and the ability to capture cooling breezes. ecologically sustainable design principles generally in accordance with the ESD Criteria in Section 6. DS 6.2 The development incorporates sustainable landscape practices generally in accordance with Public Realm Design Criteria in Section 6. DS 6.3 Where involving new signage, development is designed generally in accordance with the Advertising Management Criteria in Section 6.

FIGURE 103: SUB-PRECINCTS 2a, 2b AND 2c OVERALL INTENT PLAN



LEGEND

.__._ Sub-precinct boundary

Precinct label

Spaces

Heritage park

*

Gateway

Key public space

Connectivity

George Street streetscape (The Boulevard)

Cross block link

Key existing pedestrian connection

Indicative location of Wayfinding device (The Ribbon)

William Street streetscape (The Verandah)

Shared zone (pedestrian, cycle and limited, controlled vehicle access)

Limited vehicle drop-off with one way access within shared zone (max 4m)

Indicative vehicle access point (location and direction not fixed)

Heritage

Heritage building

(A) Queen Victoria Statue - to be retained in location

B Thomas Joseph Ryan Statue - to be retained in location

St Johns Pro-Cathedral Altar Stone- to be retained in location

Trophy of British Valour - to be retained within Queen's Gardens

Significant Views

Significant view or outlook

View of the former Land Administration Building primary facade

View of former Treasury Building facade

View from intersection across Queen's Gardens

4 View towards Miller Park and the river

5 View of former Treasury Building main entry facade

6 View of Former State Library and Miller Park

View of Family Services Building

FIGURE 104: SUB-PRECINCTS 2a, 2b AND 2c BASEMENT PARAMETERS PLAN

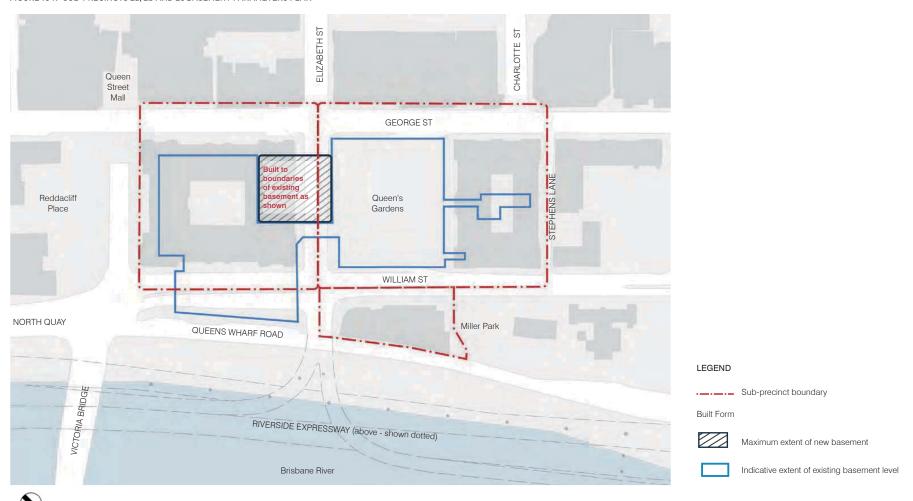


FIGURE 105: SUB-PRECINCTS 2a, 2b AND 2c BUILT FORM AND OPEN SPACE PARAMETERS

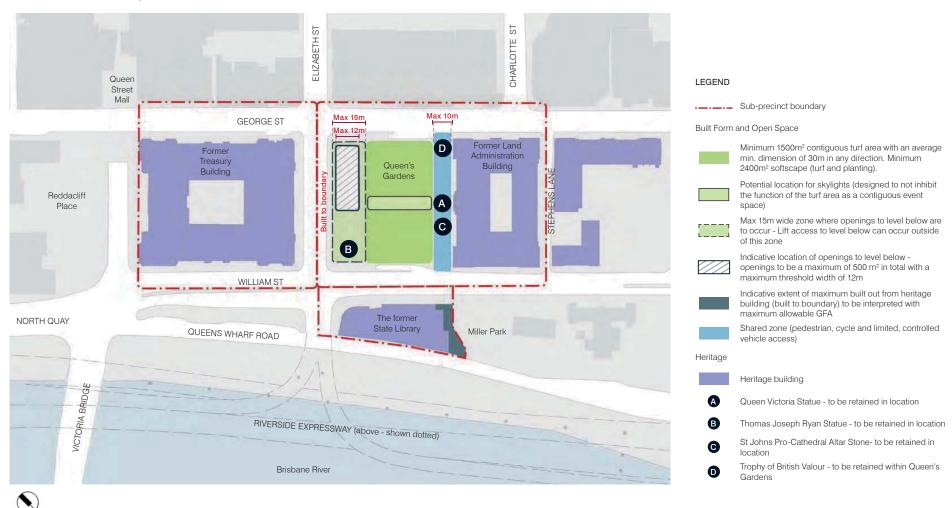


FIGURE 106: SUB-PRECINCTS 2a, 2b AND 2c HERITAGE PARAMETERS

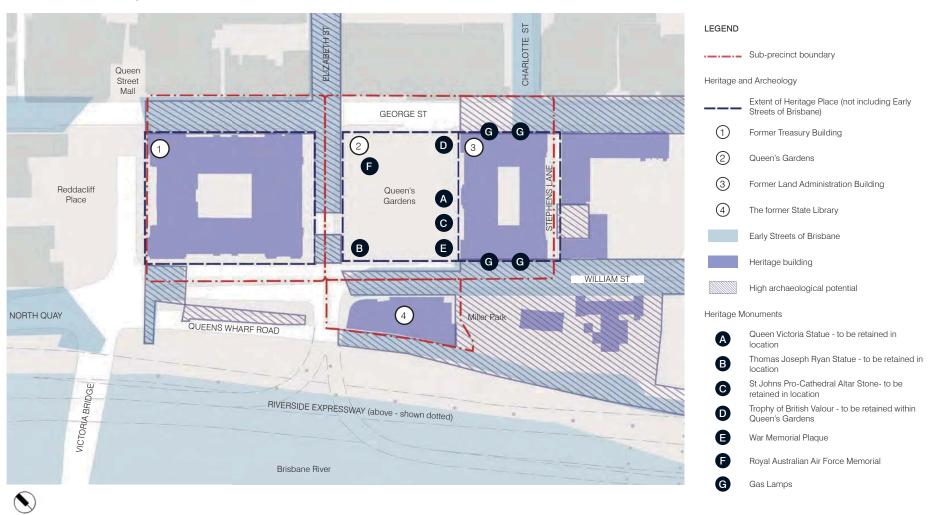
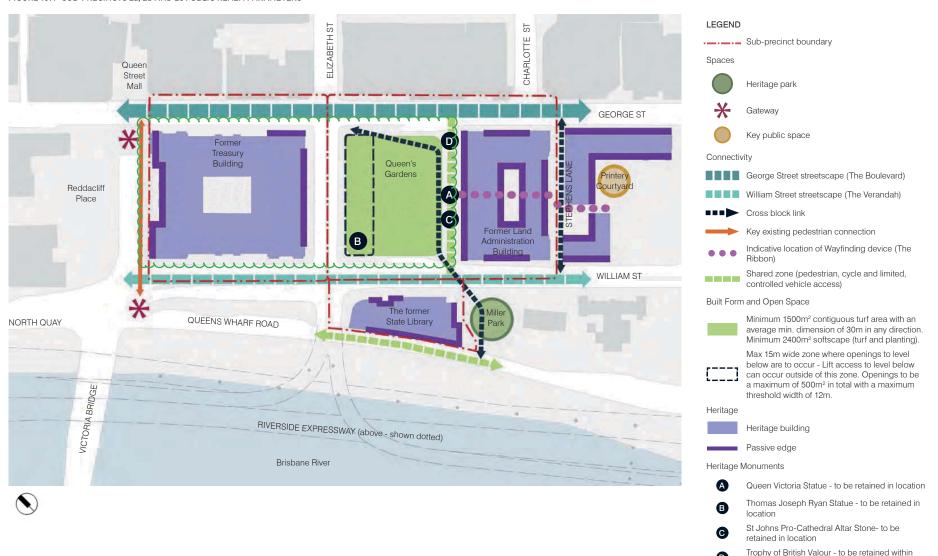


FIGURE 107: SUB-PRECINCTS 2a, 2b AND 2c PUBLIC REALM PARAMETERS



Queen's Gardens

FIGURE 108: SUB-PRECINCTS 2a, 2b AND 2c CONNECTIVITY, ACCESS AND MOBILITY PARAMETERS

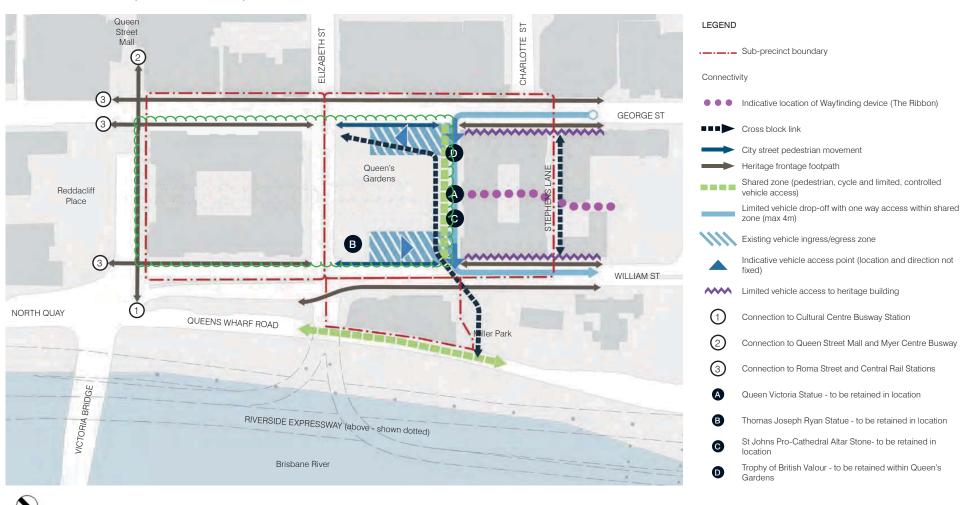
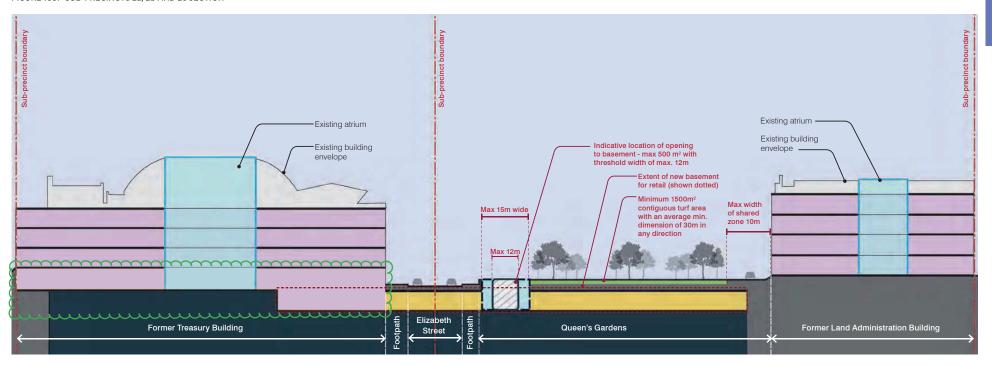
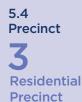


FIGURE 109: SUB-PRECINCTS 2a, 2b AND 2c SECTION









5.4 PRECINCT 3: RESIDENTIAL PRECINCT

5.4.1 USES AND WORKS SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development (Compliance Assessment) for Precinct 3 are outlined in *Table 54* to the right.

The works that comprise Approved Development (Compliance Assessment) for Precinct 3 are outlined in *Table 55* to the right. TABLE 54: USES SUBJECT TO COMPLIANCE ASSESSMENT FOR PRECINCT 3

USES

- Bar
- Childcare Centre
- Cluk
- · Community Use
- Educational Establishment
- Food and Drink Outlet
- Function Facility
- Health Care Service
- High Impact Industry (where relating to fuel burning for power generators associated with other uses subject to Compliance Assessment)
- Hote
- · Indoor Sport and Recreation
- Market
- Medium Impact Industry (where relating to fuel burning for power generators associated with other uses subject to Compliance Assessment)
- Multiple Dwelling
- Office
- Park
- Parking Station (where for car parking for visitors to the QWBIRD)
- Resort Complex
- · Sales Office
- Service Industry
- Shop
- Shopping centre
- Short-Term Accommodation
- Showroom
- Special Industry (where relating to fuel burning for power generators associated with other uses subject to Compliance Assessment)
- Substation
- · Telecommunications Facility
- Theatre
- · Tourist Attraction
- · Utility Installation

TABLE 55: WORKS SUBJECT TO COMPLIANCE ASSESSMENT FOR PRECINCT 3

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING

- · Building Work on a Heritage Place
- · Operational Work for Filling or Excavation
- Operational Work for advertising devices on a Heritage Place;
- Operational Work that is clearing of vegetation, including the removal, destruction or damage of Signifi cant Vegetation, marine plants and where on a Heritage Place
- · Operational Work on or adjacent to a Heritage Place
- Operational Work for roadworks on a Local Government Road.

5.4.2 INTENTS AND SPECIFIC **DESIGN CRITERIA**

The Intents and Specific Design Criteria for Precinct 3 are specified in *Table 56* against each of the Development Outcome Themes. The Intents form the basis for the Sub-Precinct Intents and Specific Design Criteria, which are to be used during Compliance Assessment in accordance with Section 1.3.3.3 of this PoD.

The approved uses and works in Precinct 3 must be generally in accordance with the Intents and Specific Design Criteria identified in Table 56.

TABLE 56: PRECINCT 3 INTENT AND DESIGN CRITERIA

PRECINCT INTENT SPECIFIC DESIGN CRITERIA

PI1.1	Development provides for high-rise residential apartments set above an activated ground plane and public realm.
PI1.2	Development contributes to an active streetscape on the ground plane in accordance with Figures 119 and 119b and by containing small scale non residential uses including cafes.

· Maximise surveillance of the public realm; and

restaurants and shops that:

Provide a strong interaction between the Street Building and the pedestrians.

DS1.4a The maximum gross floor area of a Shopping Centre use will not exceed 5,000m2

- DS 1.1 The use is generally in accordance with the relevant provisions of Section 5.6 Specific Use Criteria.
- DS 1.2 Where development includes a podium or Street Building, the first three levels of development contain active uses to street frontages, public spaces and cross block pedestrian links.
- DS 1.3 Development contributes to an active streetscape on the ground plane generally in accordance with the active edges identified in Figures 124a or 124b for the relevant built form typology and by containing small scale active uses that:
 - · Create natural surveillance of the public realm; and
 - Provide an interaction between the Street Building and the pedestrians.
- DS 1.4 The gross floor area of specified uses in the Precinct does not exceed the maximum GFA for any individual use category or the total GFA identified in Table 56.1, and subject to the following:
 - . Commercial Use Category: Collectively up to a maximum gross floor area of 10,000m2 out of the total of 50,000m2 and no more than 30% of the total gross floor area at ground floor in the Street Buildings for Tower 5 or Tower 6 for the following uses in the Commercial Use Category - Childcare Centre, Community Use, Function Facility, Health Care Service, Indoor Sport and Recreation, Resort Complex, Sales Office , Service Industry, Theatre and Tourist Attraction;
 - · Retail Use Category: Shop, Showroom and Shop uses within a Shopping Centre uses do not exceed a maximum individual tenancy size of 1,200m2.

TABLE 56.1 MAXIMUM PLANNED AND STANDARD GFA

USE	MAXIMUM GFA
Residential	117,450 m ²
Commercial	50,000 m ²
Retail	10,000 m ²
Total	121,700 m ²

Note: The maximum GFA indicated for each use in Table 56.1 adds up to more than the total GFA due to alternative options being available for the use of podium/Street Building levels above the ground storey and the alternative residential or commercial uses for the tower levels. However the maximum allowable GFA is as stated in Table 56.1 for each use, up to the stated total maximum GFA.

DS 1.5 Development in the Precinct for Residential Use:

- a. Does not exceed a maximum of 70 Short-Term Accommodation units and a maximum of 1350 Multiple Dwelling units (Precinct 3); or
- The number of units under a) may be exceeded where the total of 2,000 Multiple Dwelling units and 1,600 Short-Term Accommodation units for all Precincts/Sub-Precincts is not exceeded; and
- c. The gross floor area for the Residential Use Category is greater than the combined Gross Floor Area of the Commercial and Retail Use Categories.

Note: A written calculation of the progressive total of GFA and unit numbers is to be provided and lodged with the Nominated Assessing Authority at the time of Compliance Assessment to demonstrate compliance with GFA and Unit numbers across the QWBIRD.

Note: for the avoidance of doubt, staging of Development in Precinct 3 does not require that Residential Uses are to commence use prior to Commercial or Retail Uses.

PRECINCT INTENT

PI2	Built Form	
PI2.1	Development fits responsively into the street scene and is of an architectural quality to complement the wider CBD setting and the prominant location of Precinct 3.	
PI2.2	All other new development is designed to include a built form typology as indicated in <i>Figure 112</i> amprising a ground level or plaza, podium or Street Building, or transition element and tower.	
PI2.3	Tall buildings have regard to the site's natural topography, the scale of surrounding development and the effect on the skyline.	
INTEGR	EGRATION	
PI2.4	Development forms the edge of the QWBIRD and sensitively addresses the relationship with Parliament House, The Queensland Club and the Botanic Gardens. Development is also sensitive to the setting, character and appearance of The Mansions.	
PI2.5	The key view at pedestrian level from Margaret Street to Parliament House along the rear of The Mansions is maintained.	

DS 2.4b Development involving a Street Building does not exceed a maximum Street Building height of RL 24 for Tower 5 and RL 30 for Tower 6 in accordance with Figure 115b and Figures 121b, 122b, 123b and 123c.

DS2.6b The tower elements of buildings in a tower in plaza typology have a maximum floor plate area of 1,550m2 for Tower 5 and 1,700m2 for Tower 6, above a minimum height of RL35 for Tower 6 and RL29 for Tower 5.

DS 2.16 Development is to demonstrate that the three dimensional form of the adjacent heritage buildings, including their rooftops, remain prominent and legible in views of the streetscapes.

DS 2.17 Development protects and reinforces the visual and physical relationship between the heritage buildings in George and Alice Street including views to and between the heritage buildings and views from Margaret Street to Parliament House and at the rear of the Mansions by adopting the setbacks and addressing the heritage integration criteria.

DS 2.18 Any podium or Street Building is to adopt an architectural language that respects that of the podium in sub-precinct 1a to create design legibility for the development

DS2.22 - The Alice and William Street frontages may include a Limited Building Articulation Zone in accordance with Figures 118b, 122b and 123b. The Limited Building Articulation Zone occurs within the levels from RL 35 and above and is a maximum projection of 0.5m beyond the minimum setback.

SPECIFIC DESIGN CRITERIA

OS 2 Built Form

DS 2.1 The height of any building does not exceed 274m AHD.

Note: No part of a building structure, object or activity intrudes into prescribed airspace and must be consistent with the provisions of the State Planning Policy, Part D - Planning for Infrastructure; Strategic airports and aviation facilities, and obtain any other relevant approval as required regarding the safety and efficiency of operational airspace.

- DS 2.2 New built form typology for Tower 5 and Tower 6 adopts a consistent approach to the built form typology being either a podium and tower typology generally in accordance with Figures 113a, 114, 115a, 116, 117, 118a,119a, 121a, 122a, 123a, 124a and 123b ard a tower in plaza typology that includes a Street Building generally in accordance with Figures 113b, 114b, 115b, 118b, 121b, 121b, 121b, 121b, and 123b, 124b, 127b, and 123b, 124b, 127b, and 123b, 124b, 127b, 128b, 127b, 128b, 12
- DS2.3 New built form is designed to generally accord with the building setbacks identified for applicable built form typologies in Figure 114 through to Figure 123c, the Architectural Design Criteria in Section 5.6. In addition, new built form achieves the following minimum setbacks at ground level, free of columns, in accordance with Figures 119and 119b:
 - 7m to the rear of The Mansions, for the length of the rear facade of The Mansions unless otherwise indicated; and
 - · 7m from the George Street frontage and 3m from the Margaret Street frontage.
- DS 2.4a Development involving a podium does not exceed a maximum podium
- height of 25m equivalent to RL38 accordance with Figures 117. Figure 116 and Figures 121a, Figure 122a, Figure 123a
- DS 2.5 The design of development is to incorporate materials that are generally in accordance with the Architectural Design Criteria in Section 5.6.
- DS 2.6a The tower elements of buildings in a tower and podium typology have a slender design with a maximum floor plate area of no more than 1,350m² above maximum podium height.
- DS 2.7 Above maximum podium or Street Building height, tower levels are separated by a minimum of 12m as indicated in Figure 118a and 118b and are designed generally in accordance with Figure 112 and the Architectural Design
 - by a minimum of 12m as indicated in *Figure 118a* and *118b* and are designed generally in accordance with *Figure 112* and the Architectural Design Criteria in Section 5.6.
- DS 2.8 Where located on an Active Edge identified by *Figures 124 and 124b*, development is designed generally in accordance with the relevant Architectural Design Criteria in **Section 5.6**.
- DS 2.9 Where located on a Passive Edge identified by *Figures 124a* and 124b, development is designed generally in accordance with the relevant Architectural Design Criteria in Section 5.6
- DS 2.10 Roof forms are designed generally in accordance with the Architectural Design criteria in Section 5.6.
- DS 2.11 The depth of basement does not exceed RL-20 and is designed generally in accordance with the Technical Environmental, Engineering Criteria in Section 6.
- —DS 2.12 Where for a connecting tunnel between Precinct 1a and 3, a minimum depth of 0.8m is provided for deep planting for street trees.
- DS 2.12 Any new built form located within Bellevue Plaza is to be 1 storey in height, a maximum of 100m² and integrated with the public realm generally in accordance with the Landscape Concept Report, constructed of lightweight materials and incorporate active edges as shown in Figure 124a and 124b.

INTEGRATION

- DS 2.13 The bulk, scale and treatment of new built form respects the significance of its heritage context, including sensitive interfaces with Parliament House and The Mansions and addresses the Heritage Integration Criteria in Section 5.6 and the principles in Figure 112.
- DS 2.14 Where for new built form at the rear of The Mansions, changes to the facade articulation or setback within the transition element of the building occur below the sightline indicated in *Figures 121 and 121b*.
- DS 2.15 Bellevue Plaza is to provide an entry statement of high quality architectural and

landscape merit that respectfully contrasts with adjacent heritage buildings and is designed generally in accordance with the Architectural Design Criteria and Heritage Integration Criteria in Section 5.6, the Conservation Management Criteria in Section 6 (as related to The Mansions) and the Heritage Interpretation Criteria in Section 6.

DS 2.19 New built form should adopt a high quality contemporary architectural language at ground level that respectfully contrasts with the adjacent The Mansions building and Parliament House and is designed generally in accordance with the Architectural Design Criteria in Section 5.6 and the Conservation Management Criteria in Section 6 (as related to The Mansions).

DS 2.20 New development maintains the views to the Alice Street and Botanical Gardens elevations of Parliament House and its mansard roof form when viewed from the intersection of George and Margaret Streets.

DS 2.21 New buildings should be located and positioned so that significant pedestrian sight lines and movement patterns through and around the precinct are maintained.

d)-A wayfinding device to lead pedestrians from the rear of The Mansions to the pedestrian crossing point at the intersection of George Street and Alice Street to enable connection to the Botanical Gardens;

DS3.5 Development provides a cross block link from William Street to George Street allowing a pedestrian and visual connection from William Street to George Street generally in the location indicated in Figure 124a or 124b.

PRECINCT INTENT

PI3 Public Realm

- PI3.1 Development provides a continuation of the public realm network, to create a landscaped urban pedestrian environment that forms a green link with the Botanical Gardens and The Ribbon wayfinding device within the QWBIRD.
- PI3.2 Streetscaping of George, William, Alice and Margaret Streets provides a subtropical character and contributes to a quality public realm generally in accordance with the Public Realm Design Criteria in Section 5.6.
- PI3.3 Public realm improvements along George Street are designed in a manner that provides for pedestrian safety and amenity.
- PI3.4 The design of the public realm reflects the landscape vision, strategic principles and intents for the public realm and the overall landscape concepts and Precinct concepts set out in the Landscape Concept Report.

SPECIFIC DESIGN CRITERIA

DS 3 Public Realm

- DS 3.1 The public realm is designed to have a green, open space character generally in accordance with the Public Realm Design Criteria in Section 5.6 and Figure 113a or , 113b, 124a or 124b for the relevant built form typology
- DS 3.2 Development incorporates a plaza ('Bellevue Plaza') with a minimum size of 900m² of public realm/plaza area and located generally in the location indicated in *Figure 113a* or 113band *Figure 124a* or 124b and provides:
 - a. A direct view line to the Botanic Gardens;
 - **b.** A minimum frontage to George Street of 20m; and
 - c. A minimum area of turf-of 450m² of softscape consisting 350m² of turf and 100m² of planting.
- DS 3.3 Streets and pedestrian routes involve a range of treatments to footpaths, vehicle movement areas, street landscaping and street furniture in accordance with the Public Realm Design Criteria in Section 5.6.
- DS 3.4 Development delivers a safe and equitable public realm for all users by incorporating Crime Prevention Through Environmental Design (CPTED) principles generally in accordance with the CPTED Criteria in Section 6.

PI4 Access and Mobility

- PI4.1 Development provides for vehicular access via Alice Street.
- PI4.2 On-site car parking is provided within the basement.
- PI4.3 Provision is made for pedestrian connections through the site.

DS5.5 New Development is to:

- be respectful of the heritage streetscape on the south side of George Street, comprising the Land Administration Building, Former Government Printery, Harris Terrace, the Mansions and Parliament House, as well as the Alice Street streetscape comprising Parliament House, the Queensland Club and the Botanic Gardens in the context of the visual relationships between the heritage buildings/ places, street rhythm and scale, generally in accordance with the setbacks and the Heritage Integration Criteria in Section 5.6 and Figure 112; and
- Be separated from and not set forward of heritage places to ensure the threedimensional form of the heritage buildings remain prominent and legible in the streetscape.

DS 4 Access and Mobility

- DS 4.1 The design of the development incorporates access and circulation generally in accordance with Figure 125a or 125b for the relevant built form typology
- **DS 4.2** The design of the development does not provide vehicle access directly from George Street and provides adequate separation between cross block links and servicing and access locations.
- DS 4.3 Car parking is provided generally in accordance with the car parking rates in the Traffic Engineering Criteria in Section 6.
 DS 4.4 Car parking is located below ground level in basement car parking.
- to be provided

 DS 4.5 A subterranean access is designed for the basement beneath Margaret Street to link with
- Precinct 1 generally in the location identified within Figure 114 and Figure 125. No car parking is
 - to be provided within the basement tunnel between Precints 1 and 3 identified in Figure 126.
- DS 4.5 Development provides pedestrian connections for the built form typology generally in accordance with Figure 124a or 124b and Figure 125a or 125b that achieve:
 - · city street pedestrian movement (footpaths):
 - Where on a heritage street frontage the existing widths are maintained (for the length of the existing heritage building facade); and
 - Elsewhere, a minimum unobstructed pathway width of 2.4m and a minimum footpath width of 3.75m
 For cross block links a minimum unobstructed pathway width of 3.2m.

PIS Heritag

- PI5.1 Development is designed so that it respects and sensitively addresses the adjacent heritage places generally in accordance with *Figure 112*.
- PI5.2 The continuation of a heritage walking trail through the QWBIRD, together with interpretative signage, highlights the heritage significance of places adjoining the development, including Bellevue Plaza
- PI5.3 Development provides for the recognition and interpretation of the site of the Bellevue Hotel.

DS 5 Heritage

- DS 5.1 Development is designed-generally in accordance with the Conservation Management Criteria in Section 6.
- DS 5.2 Unless otherwise indicated in Figures 119a and 119b, new built form is designed to be is setback a minimum of 7m from the rear and side of The Mansions generally in accordance with *Figures 121a and 121b*.
- DS 5.3 Development is carried out generally in accordance with the
 - Archaeological Management Criteria in Section 6.
- 5.5.4 Development provides for the recognition and interpretation of the site of the Bellevue Hotel generally in accordance with the Heritage Interpretation Criteria in Section 6.

PI6 Environment and Sustainability

- PI6.1 Development is designed to manage noise impacts on the amenity of residents.
 - P16.2 Development incorporates best practice subtropical design and promotes ecologically sustainable design principles.

Environment and Sustainability

- DS 6.1 New development is designed generally in accordance with the Technical Environmental Criteria in Section 6.
- DS 6.2 Development incorporates ecologically sustainable design principles through the use of orientation, shading and natural ventilation, generally in accordance with the ESD Criteria in Section 6 and generally in accordance with the Architectural Design Criteria in Section 5.6.
- DS 6.3 Where involving new signage, development is designed generally in accordance with the Advertising Management Criteria in Section 6.

PI7 Sequencing

PI7.1 Staging of the development, is undertaken in a logical manner commensurate with the extent of development within each stage.

DS 7 Sequencing

DS7.1 Development can be undertaken in a staged manner in a logical and orderly sequence, including the basements.

DS7.2 Where the development of a basement is completed in advance of the delivery of the associated tower, the interim use of a Temporary Parking Station is allowed in accordance with Section 4.1.

FIGURE 111: PRECINCT 3 PLAN

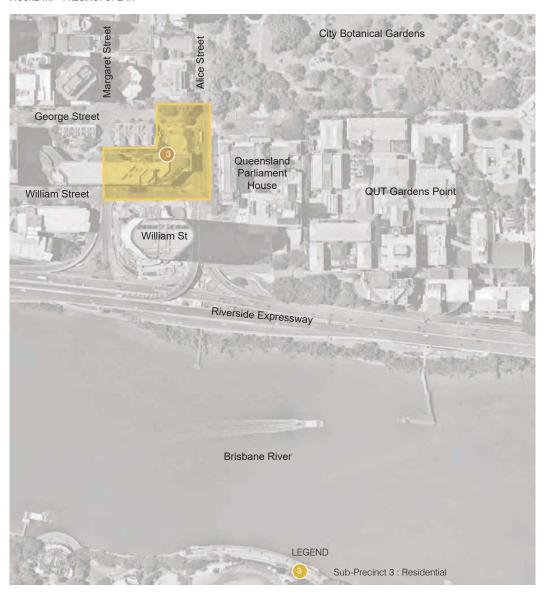


FIGURE 112: BUILT FORM TYPOLOGIES AND PRINCIPLES NEW BUILT FORM HERITAGE INTEGRATION TOWER IN PODIUM AND PODIUM AND COMPONENT ROLE AND ARCHITECTURAL PRINCIPLES TOWER TOWER PLAZA » Top of roof is expressed to complement the building CROWN » Where useable space is available, wind and sun protection is ROOF ELEMENT provided » Plant and mechanical areas are screened » Tower forms will be cohesive, distinctive TOWER » Tower forms will be contemporary, modern **TOWER** TOWER ELEMENT architectural expressions » Can be curved or orthogonal in form TOWER Where adjacent to heritage buildings, the podium/Street Building built form is to UPPER adopt a high-quality » Can include curved or rectilinear built form that PODIUM contemporary architectural language is respectful of adjacent heritage places that respectfully juxtaposes with the TRANSITION heritage fabric. PODIUM ELEMENT Podium/Street Building Rectilinear in form where fronting configuration ensures George Street and other street frontages human scale at ground STREET BUILDING and where involving a podium or Street LOWER PODIUM/ level. Building STREET Built form of podium/ BUILDING Application of heritage themes such as Street Building maintains utilising materials that are recessive or kev views to and between sensitively draw on the colour and Heritage Places. texture palette of adjacent heritage fabric. Application of heritage Built form at ground level reflects HUMAN integration principles as GROUND OR the highest level of respect outlined in Section 5.6 PLAZA LEVEL ELEMENT for heritage (refer to heritage integration principles in Section 5.6)

minimum

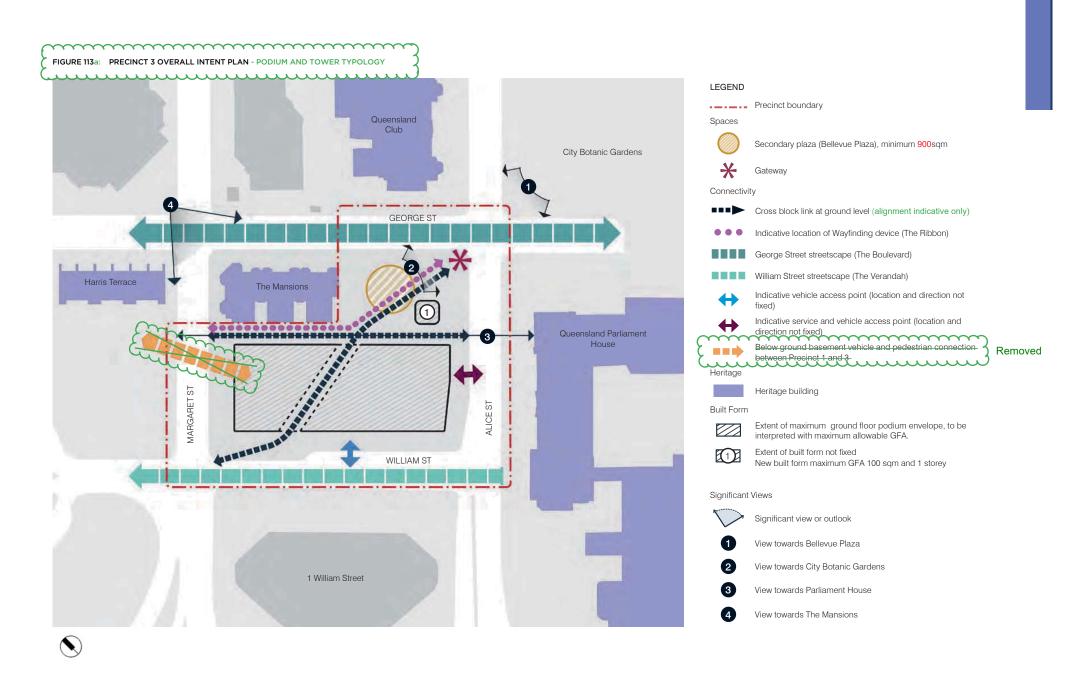
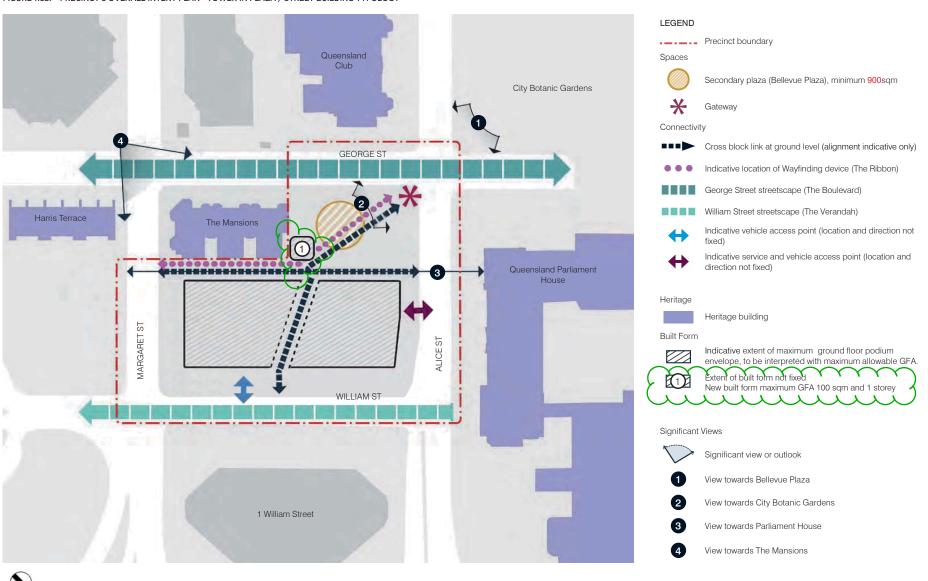
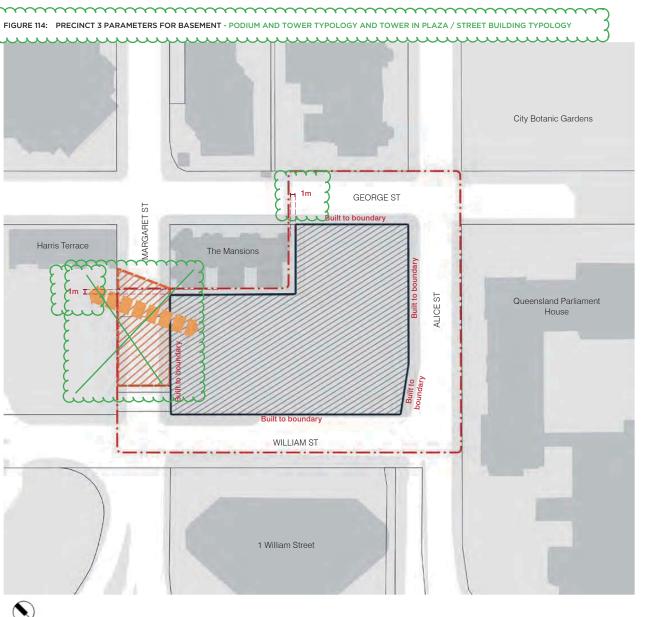


FIGURE 113b: PRECINCT 3 OVERALL INTENT PLAN - TOWER IN PLAZA / STREET BUILDING TYPOLOGY





Extent of basement is subject to conditions of approval and requires compliance assessment.

LEGEND

Sub-precinct boundary

Cadastre boundary

Built Form

Minimum setback from cadastre boundary or heritage building (unless otherwise stated)

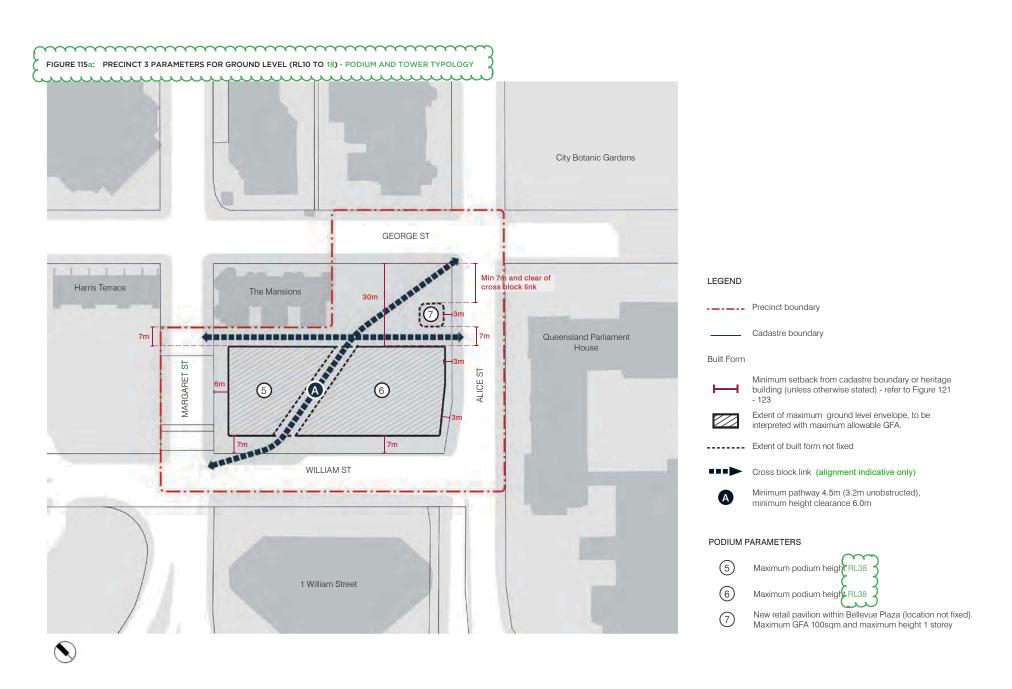
Extent of maximum basement envelope, to be interpreted with

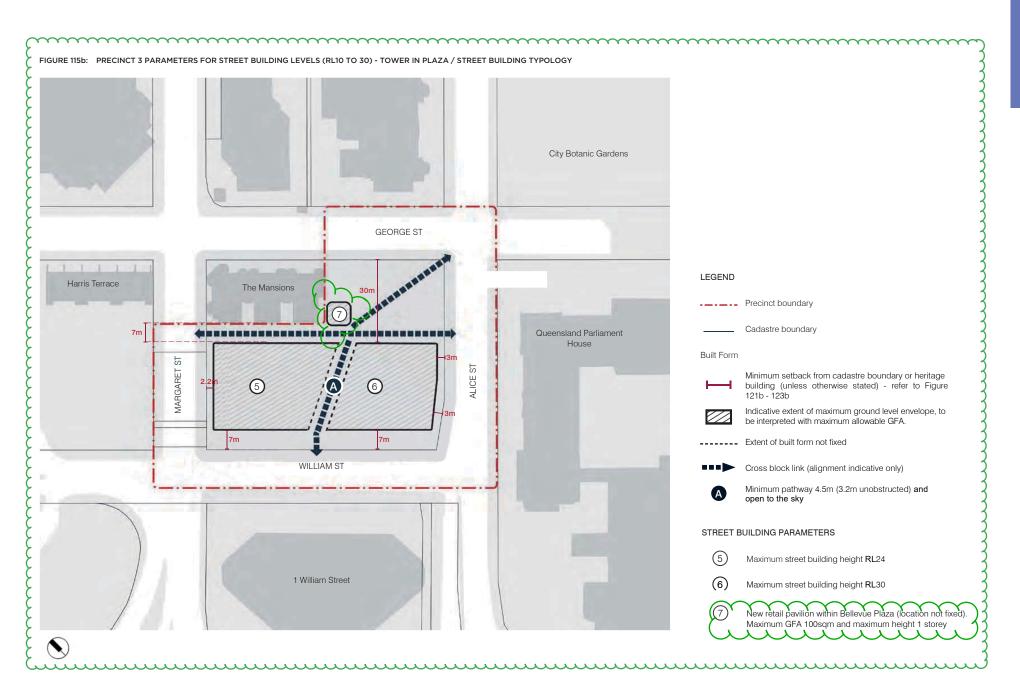
maximum allowable GFA Extent of tunnel zone, to be interpreted with tunnel parameters

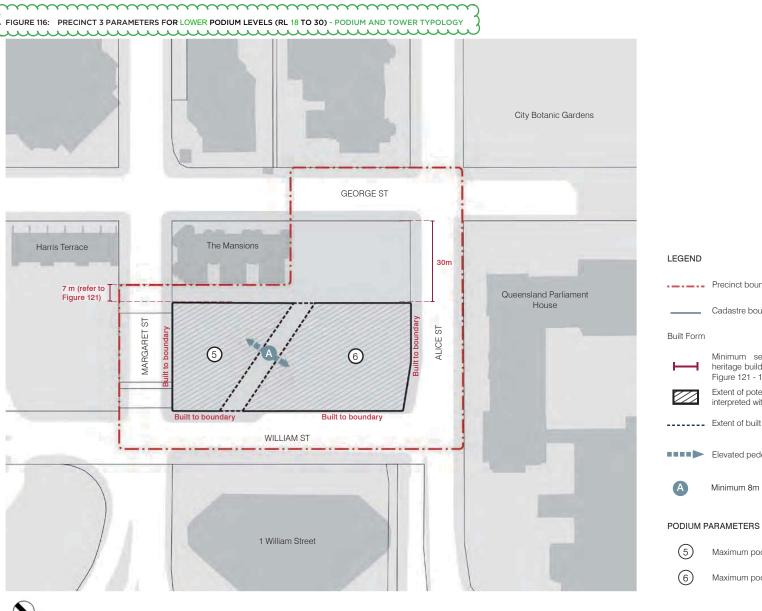
Basement vehicle and pedestrian tunnel between Precinct 1

Extent of tunnel zone is subject to conditions of approval and requires compliance assessment

Removed







Precinct boundary

Cadastre boundary

Minimum setback from cadastre boundary or heritage building (unless otherwise stated) - refer to

Figure 121 - 123

Extent of potential upper podium envelope, to be interpreted with maximum allowable GFA.

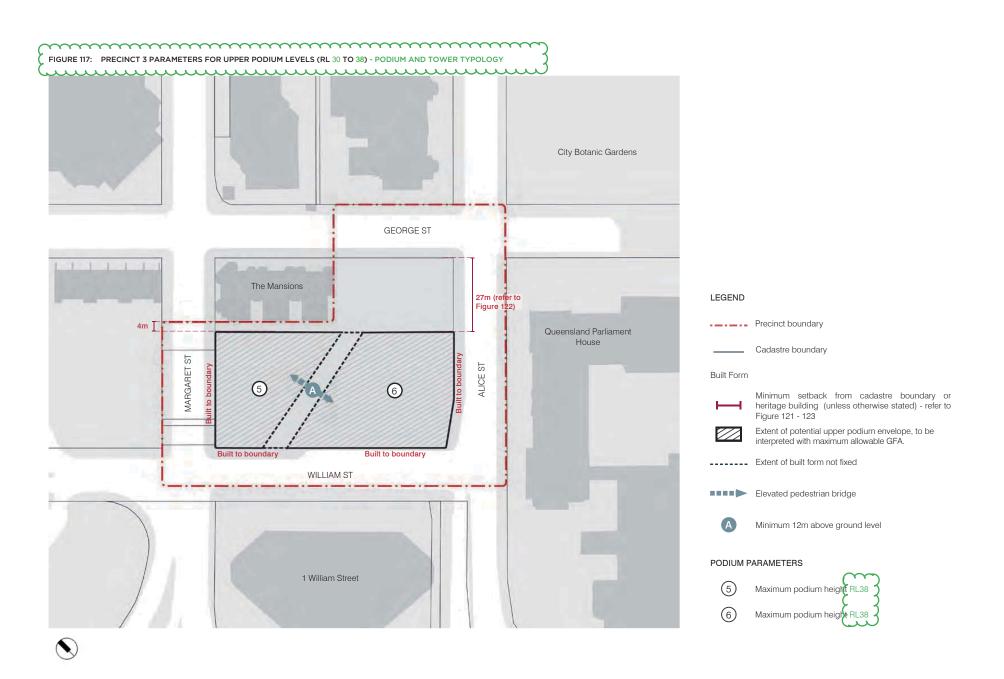
----- Extent of built form not fixed

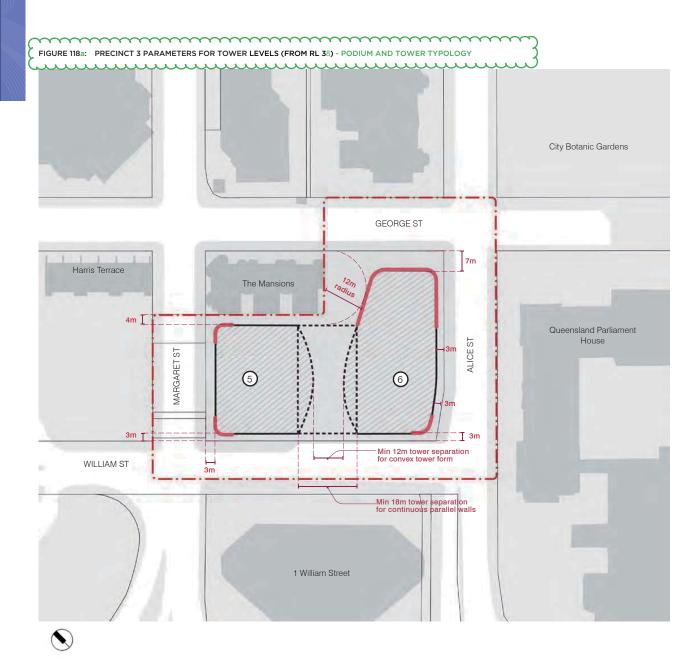
■■■■ Elevated pedestrian bridge

Minimum 8m above ground level

Maximum podium heig it RL38

Maximum podium height RL38





LEGEND

Precinct boundary

Cadastre boundary

Built Form

Minimum setback from cadastre boundary or heritage building (unless otherwise stated) refer to Figure 121 - 123

Extent of maximum tower envelope, to be interpreted with maximum allowable GFA.

----- Extent of built form not fixed

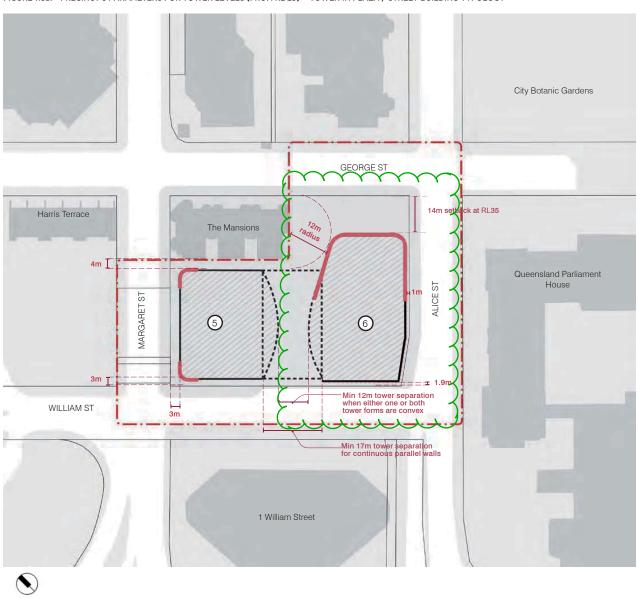
Preferred location of curved built form

TOWER PARAMETERS

Maximum 70 storeys, or lesser of 238m AHD (Top of Crown)

(6) Maximum 60 storeys, or lesser of 195m AHD (Top of Crown)

FIGURE 118b: PRECINCT 3 PARAMETERS FOR TOWER LEVELS (FROM RL 29) - TOWER IN PLAZA / STREET BUILDING TYPOLOGY



Limited Building Articulation Zone is subject to conditions of approval and requires compliance assessment.

LEGEND

---- Precinct boundary

Cadastre boundary

Built Form

Minimum setback from cadastre boundary or heritage building (unless otherwise stated) -

refer to Figure 121b - 123b

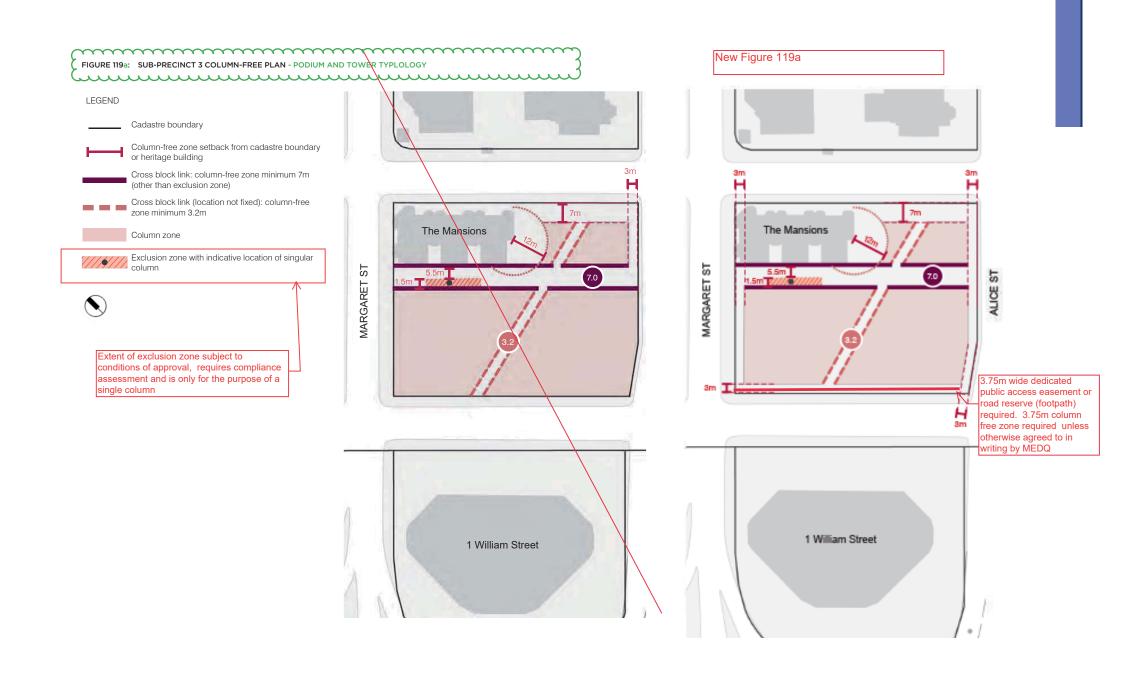
Indicative extent of maximum tower envelope, to be interpreted with maximum allowable GFA.

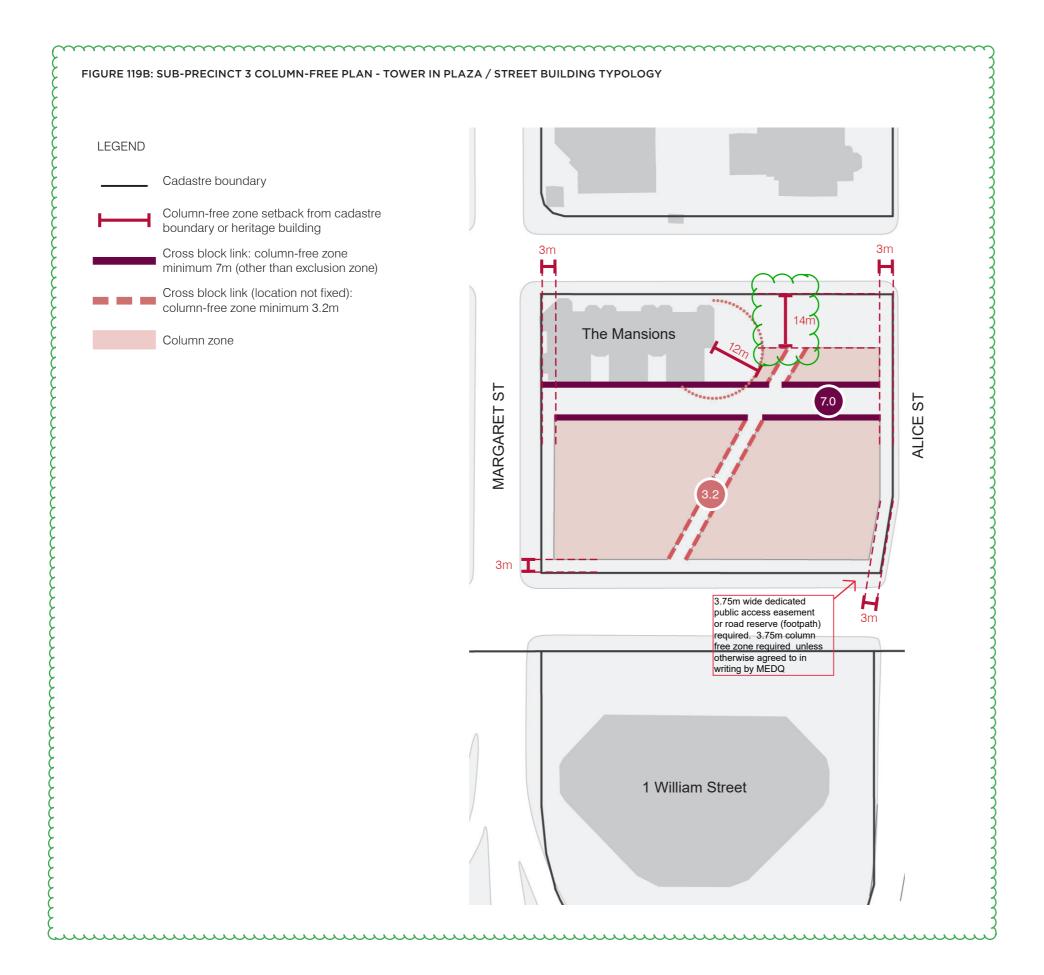
Extent of built form not fixed

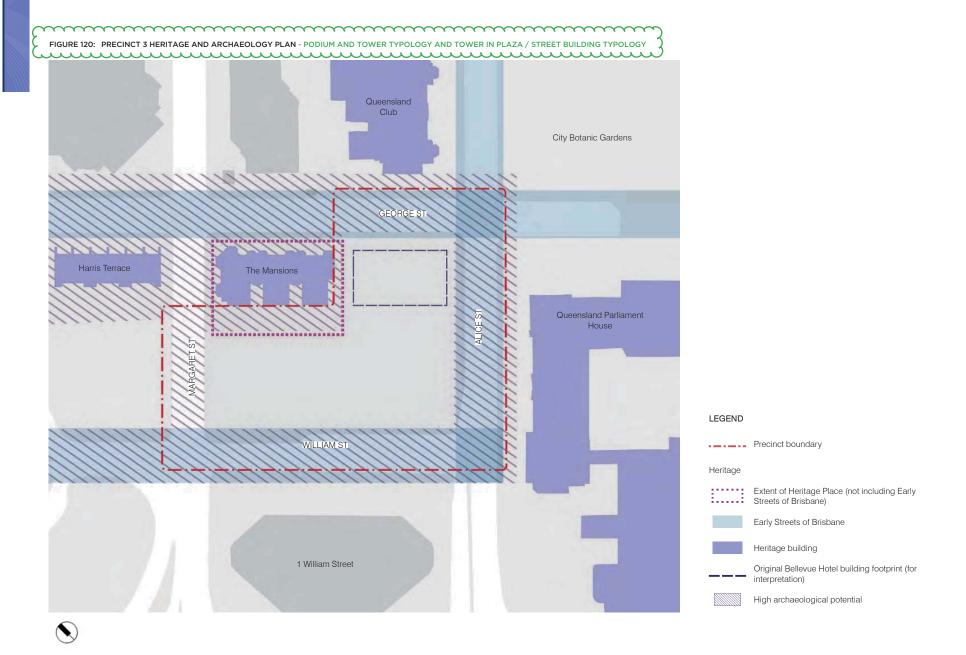
Possible location of curved built form
Limited Building Articulation Zone

TOWER PARAMETERS

- Maximum 70 storeys from start of tower levels and 274m AHD (Top of Crown)
- 6 Maximum 60 storeys from start of tower levels and 231m AHD (Top of Crown)







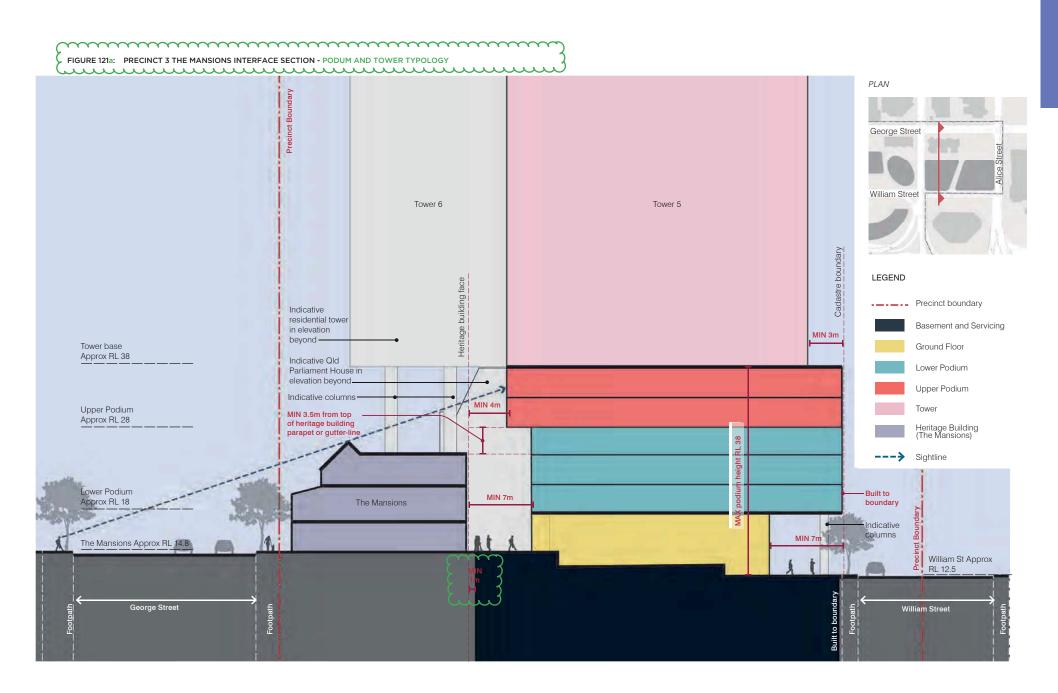
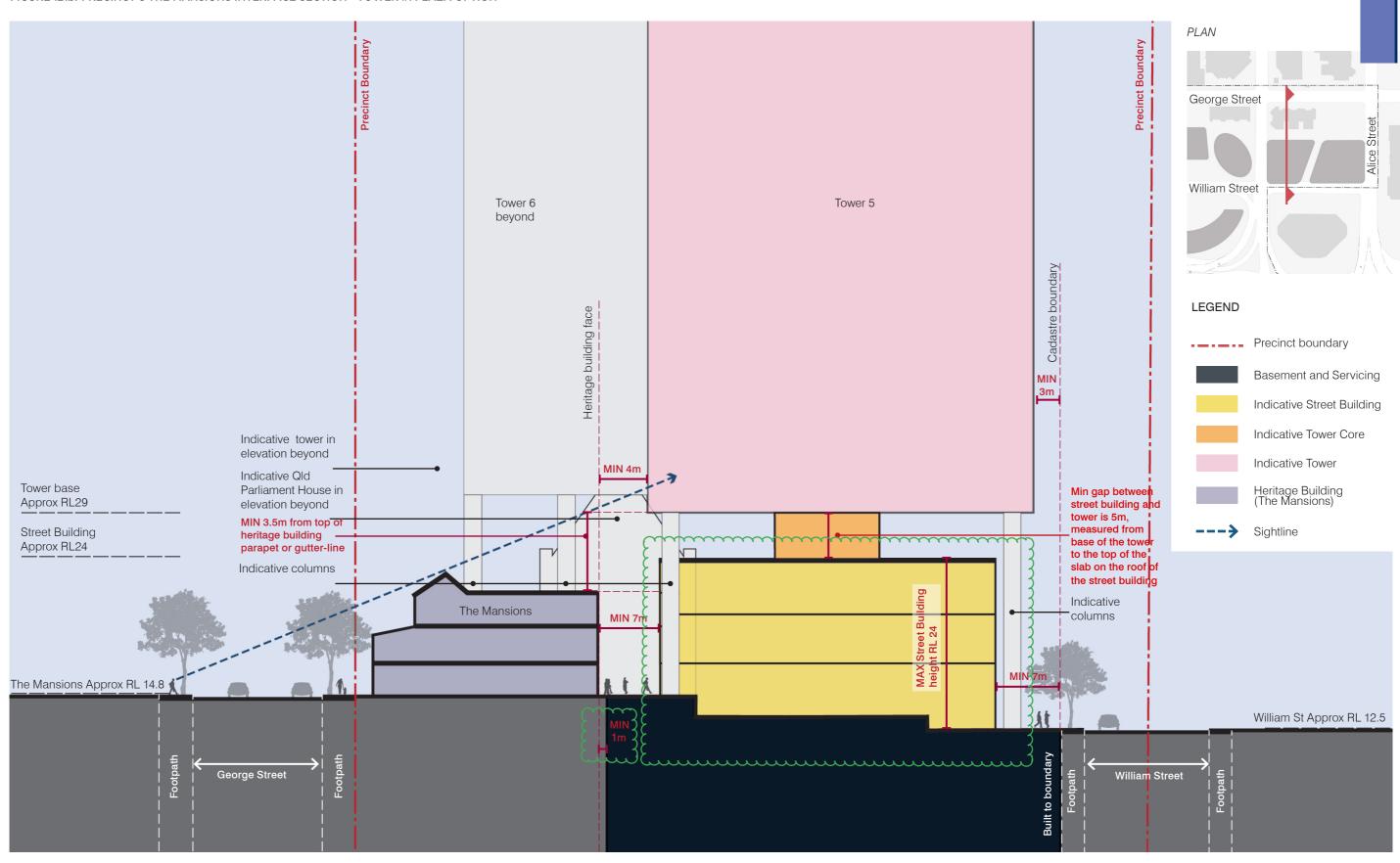
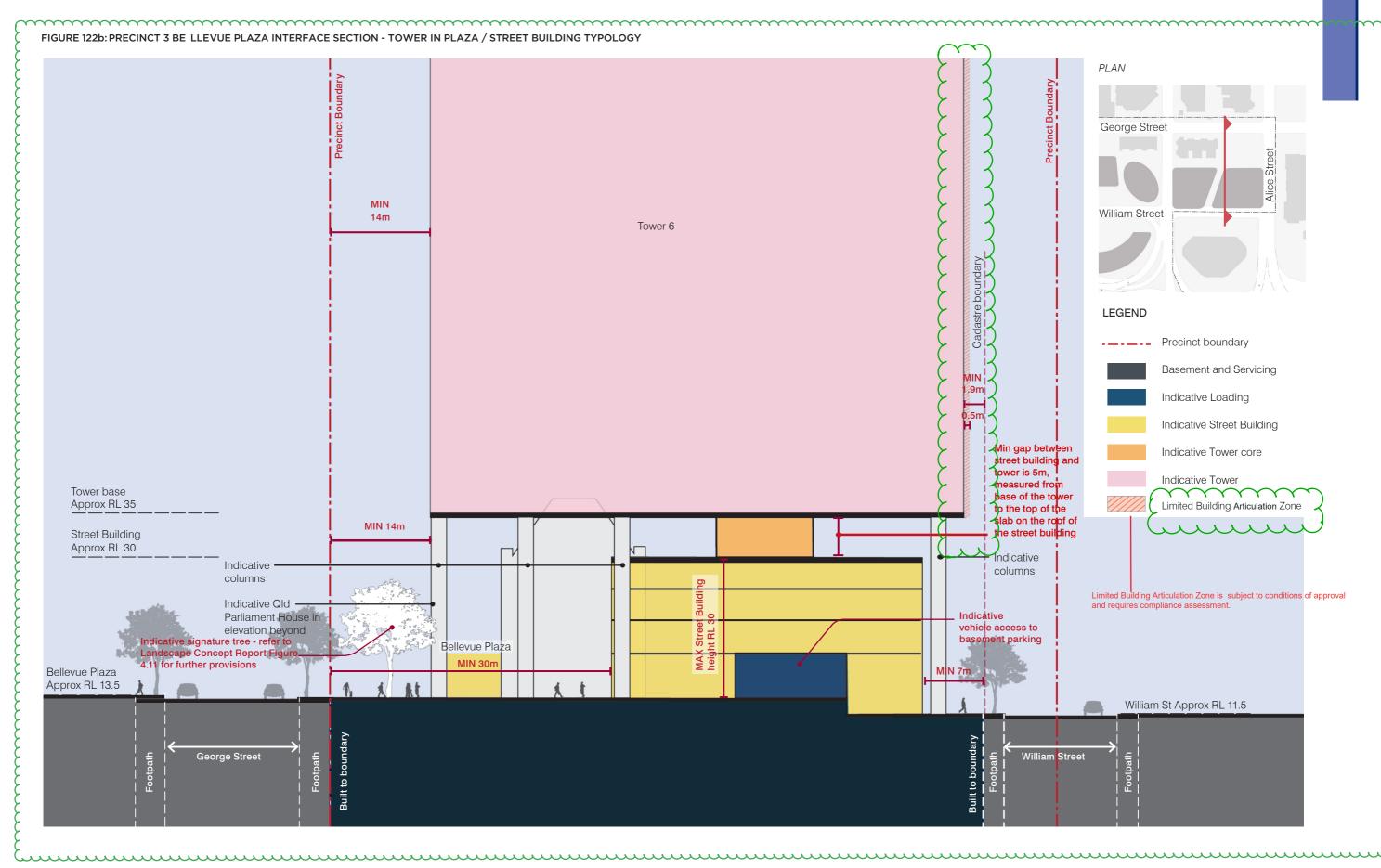


FIGURE 121b: PRECINCT 3 THE MANSIONS INTERFACE SECTION - TOWER IN PLAZA OPTION







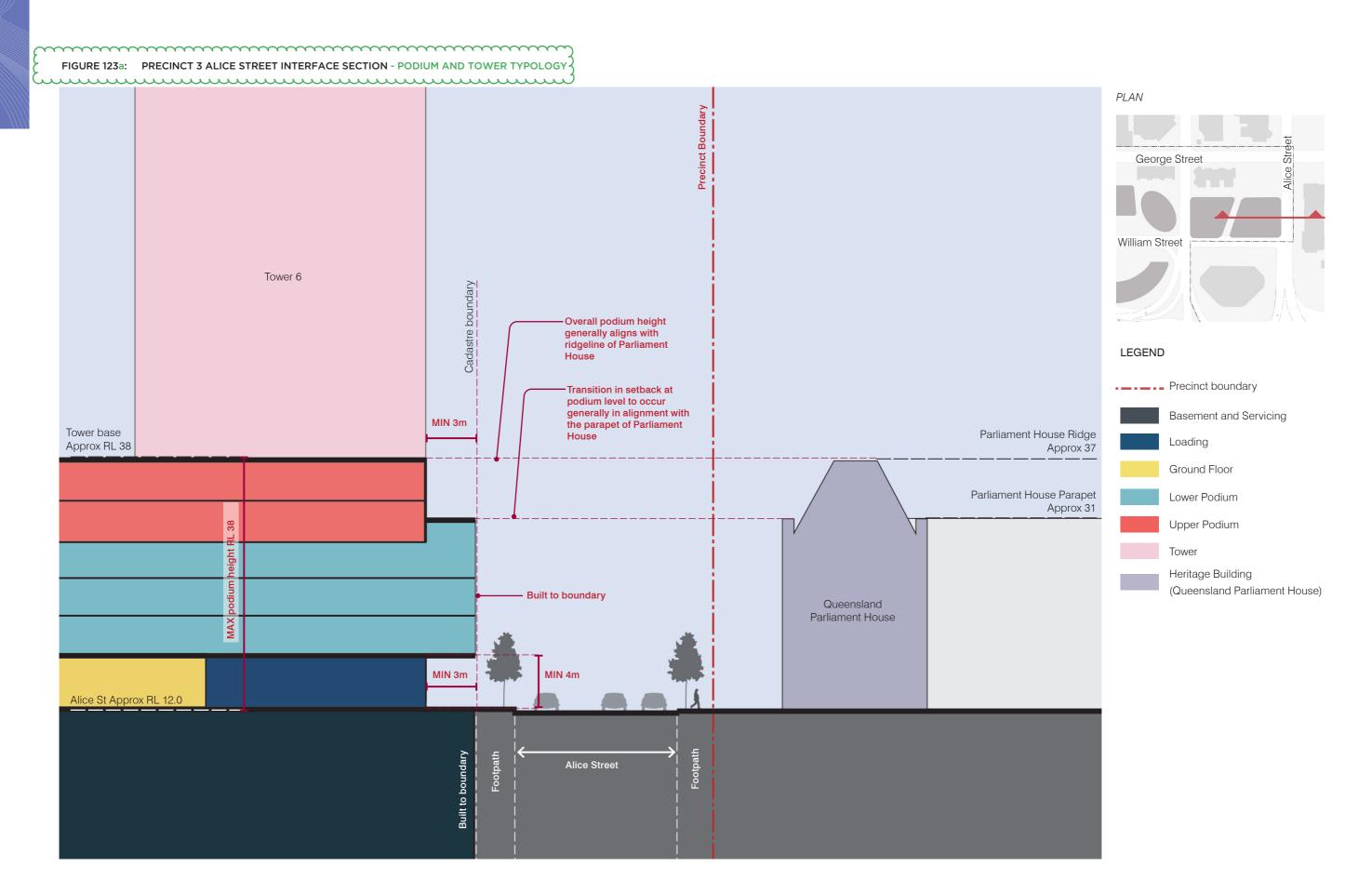


FIGURE 123B: PRECINCT 3 ALICE STREET INTERFACE SECTION - TOWER IN PLAZA OPTION

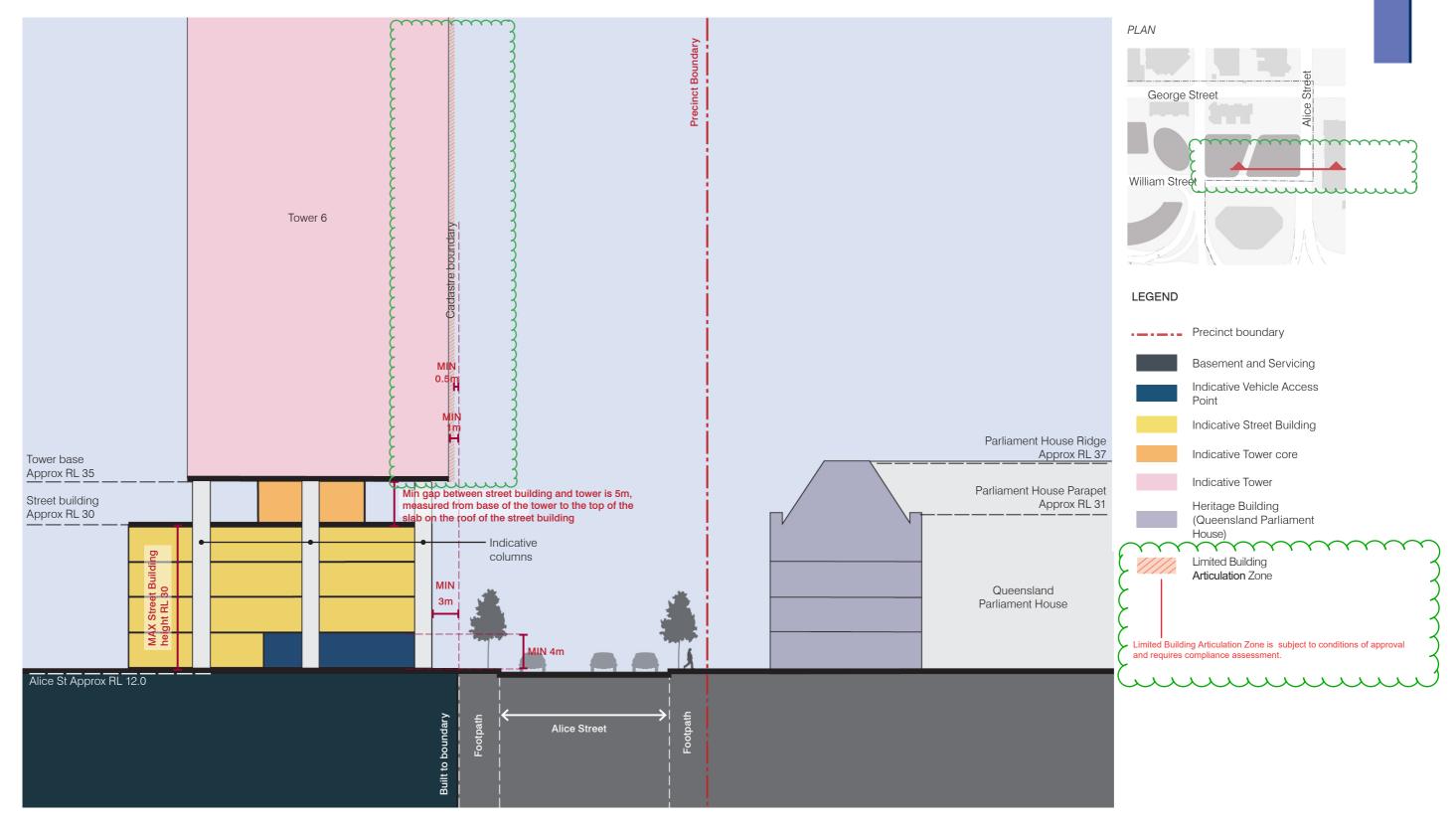
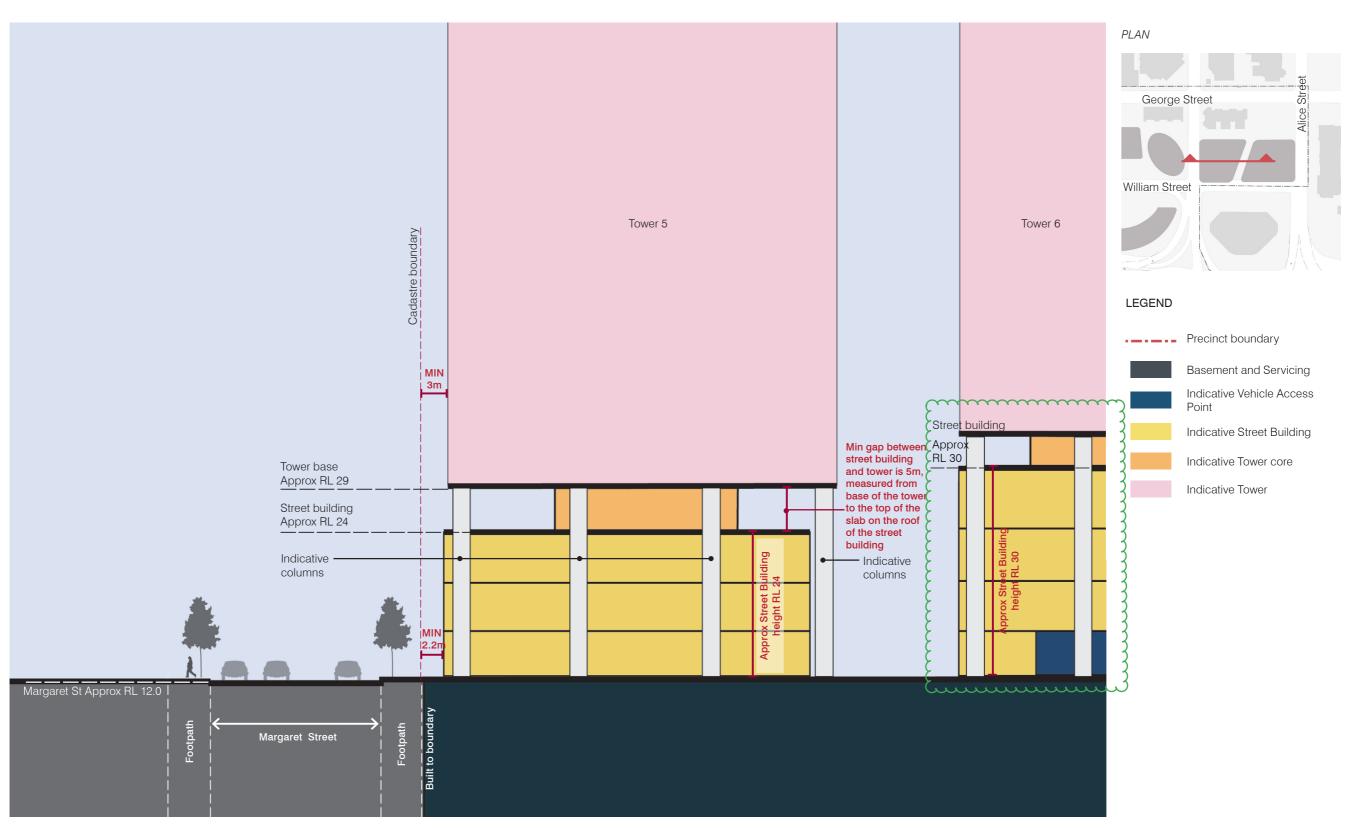


FIGURE 123C: PRECINCT 3 MARGARET STREET INTERFACE SECTION - TOWER IN PLAZA OPTION



200 **Queen's Wharf Brisbane** Plan of Development

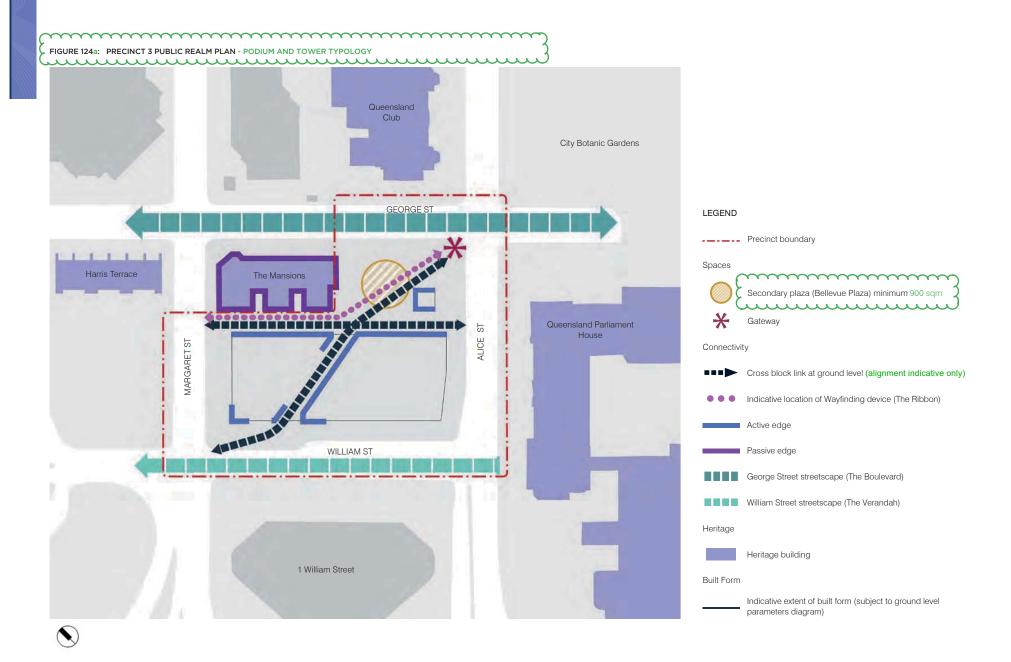
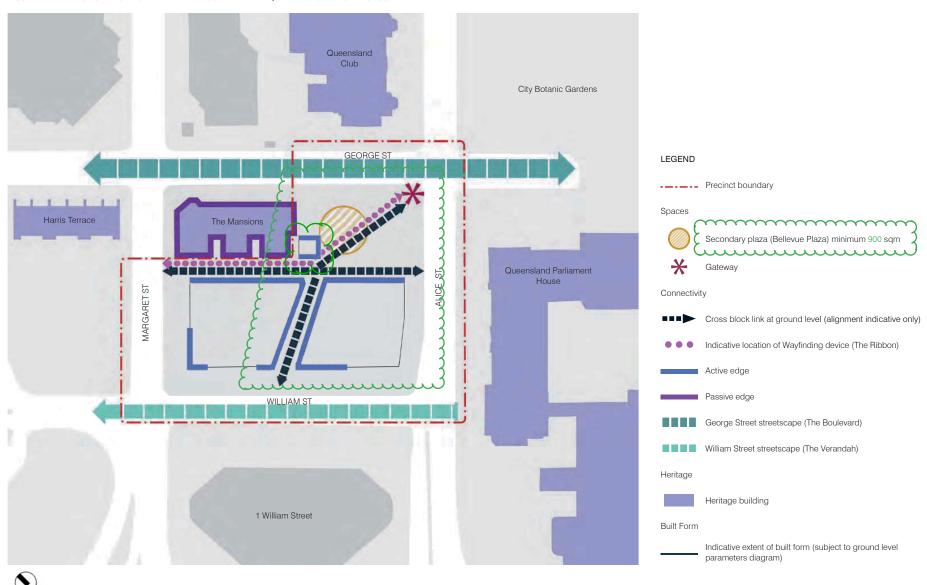
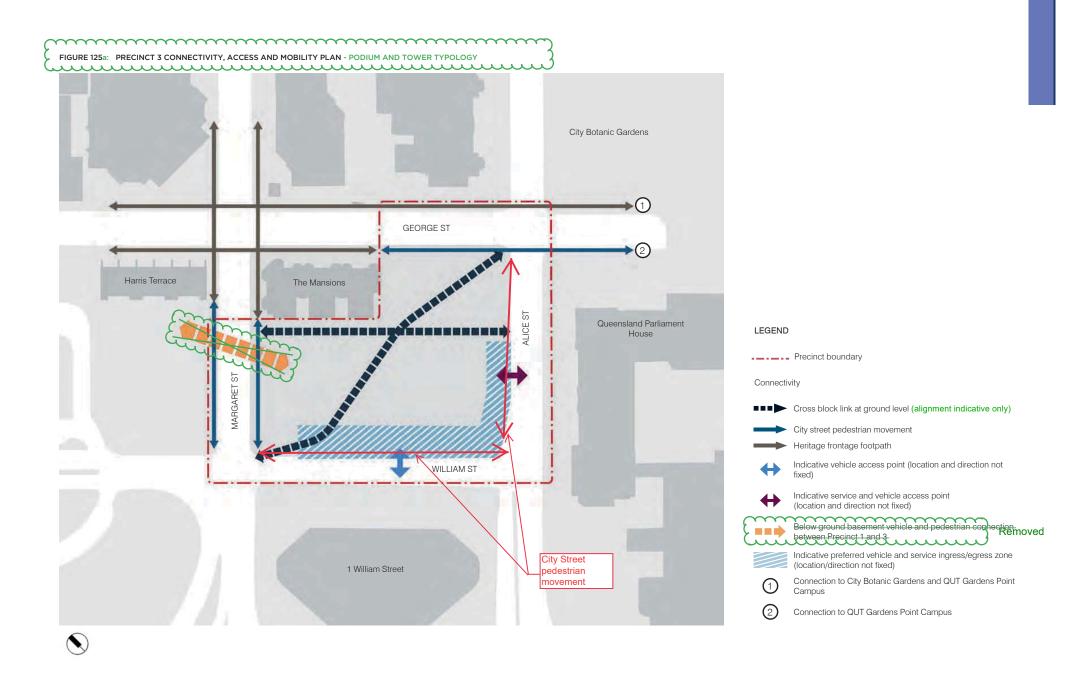
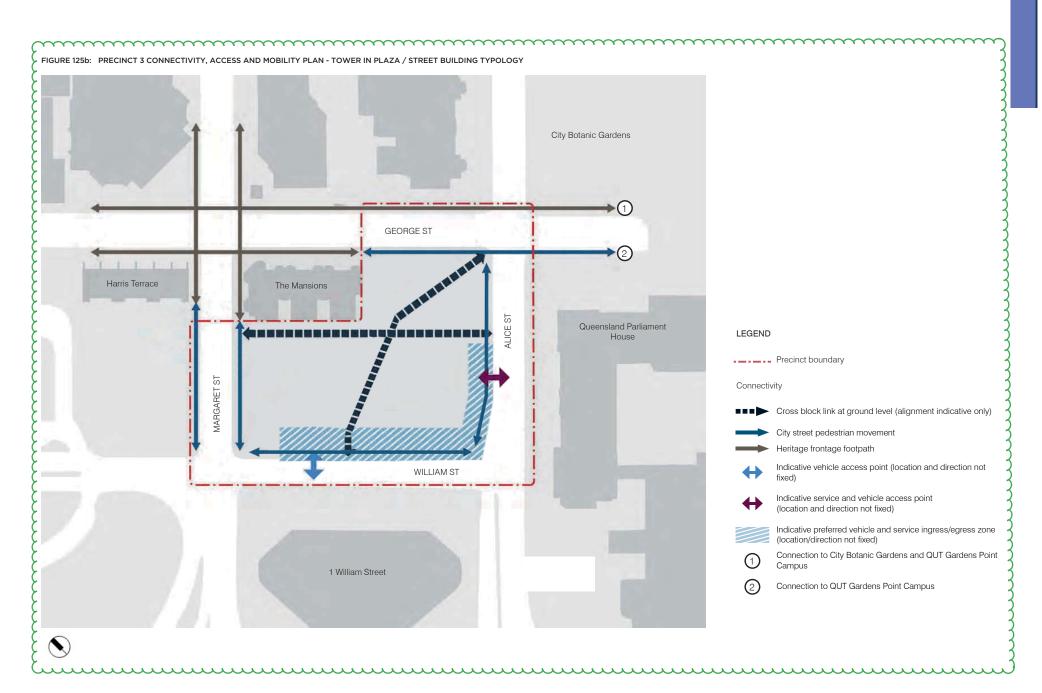
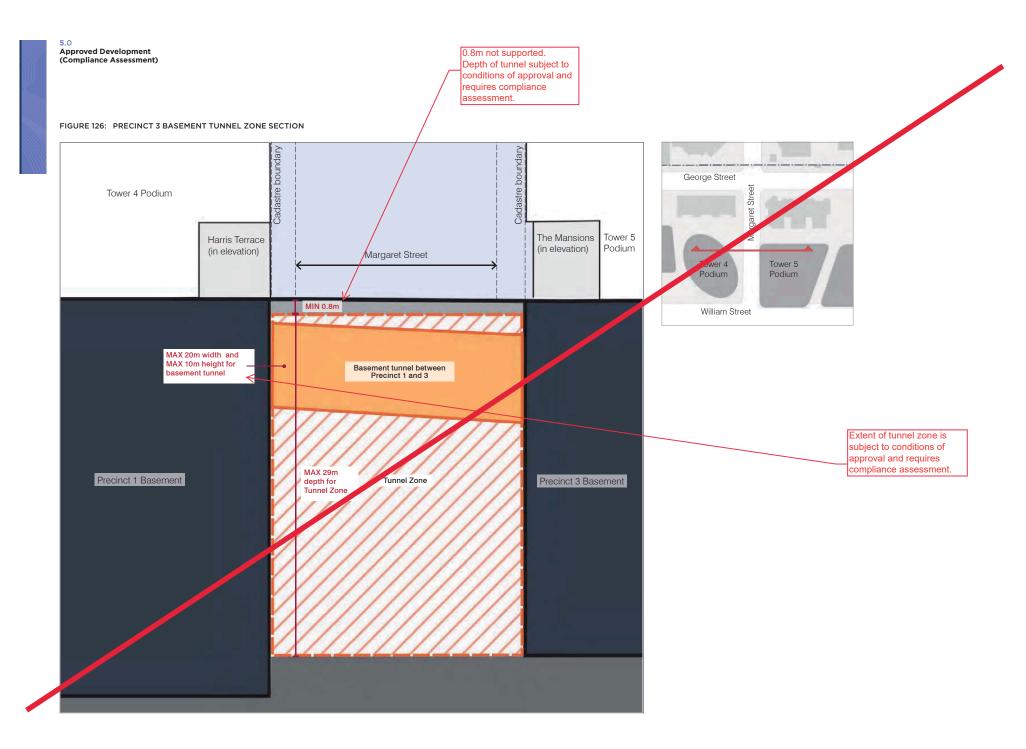


FIGURE 124b: PRECINCT 3 PUBLIC REALM PLAN - TOWER IN PLAZA / STREET BUILDING TYPOLOGY









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5.5 **PRECINCT 4: PDA-ASSOCIATED DEVELOPMENT PRECINCT**

5.5.1 PRECINCT INTENTS

The Intents for Precinct 4 are specified in *Table 57* to the right against each of the Development Outcome Themes. The Intents form the basis for the Sub-Precinct Intents and Specific Design Criteria, which are to be used during Compliance Assessment in accordance with Section 1.3.3.3 of this PoD.

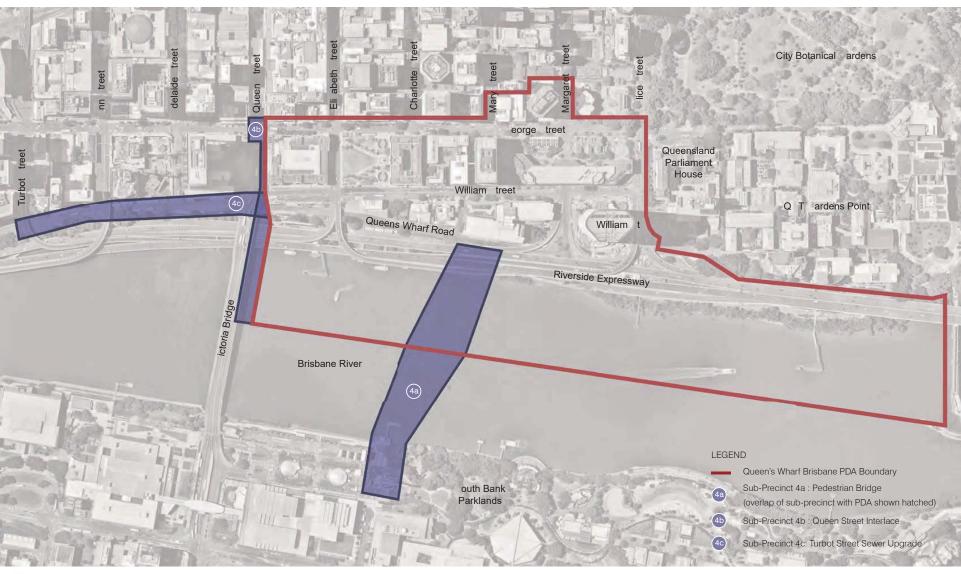
The Intents and Specific Design Criteria reflect the Instruments of Declaration for PDA-associated Development mentioned in **Section** 1 of this PoD. Each Sub-Precinct refers to one of three areas declared for PDA-assessable development as indicated in *Figure 127*, namely:

- » Sub-Precinct 4a (Pedestrian Bridge) comprises Area B: PDA-Assessable Development and land within the PDA boundary;
- » Sub-Precinct 4b (Queen Street Interface) comprises Area A: PDA-Assessable Development; and
- » Sub-Precinct 4c (Turbot Street Sewer Upgrade) comprises Area C: PDA-Assessable Development.

TABLE 57:	PRECINCT 4 INTEN	JT!

THEM	E	DEVEL	OPMENT OUTCOMES		
Т1	Land Use	T1.1	Development comprises development infrastructure for the QWBIRD in the form of: • Public realm improvement works and associated ancillary works and water connection services wor • New trunk sewer development and associated ancillary work; and • A pedestrian bridge for connectivity to the South Bank Parklands and associated ancillary works. Where within Sub-Precinct 4a, development provides opportunities for small-scale food and drink outlet		
T2	Built Form	T2.1 T2.2	With the exception of Sub-Precinct 4a, development is of a low scale nature associated with the delivery of public realm improvements and infrastructure networks associated with the QWBIRD. Where within Sub-Precinct 4a, development comprises a pedestrian bridge structure linking Sub-Precinct 1a to South Bank Parklands.		-
Т3	Public Realm	T3.1 T3.2	Where within Sub-Precincts 4a and 4b, development comprises public realm enhancements that enable the GWBIRD to integrate and connect to the existing fabric of the City and South Bank Parklands. Development for Sub-Precinct 4a does not substantially reduce the existing public realm of South Bank I	Parklands.	-
T4	Access and Mobility	T4.1	Development provides a cross-river pedestrian connection between George Street, the river and South Bank Parklands.		-
		T4.2	Development i s designed to minimises any adverse impact on the local road network during construction and operation.		
		T4.3	Development within South Bank Parklands is designed to safeguard the function of pedestrian paths, cycleways and service vehicle accessways.		conserves and / or ly re-uses heritage places
T5	Heritage	T5.1	Development is designed so that it does not destroy or substantially reduce the cultural heritage significance of heritage elements of high significance in the Sub-Precincts as identified in the relevant Conservation Management Plan.	_	
		T5.2	Development supports the preservation and creation of significant views to heritage buildings, through and from the QWBIRD.		
		T5.3	Archaeological heritage is considered and managed generally in accordance with the Archaeological Management Criteria in Section 6 .		
Т6	Environment and Sustainability	T6.1	and sited Development within the Brisbane River is located, sited are designed to avoid, manage or mitigate risk and adverse impacts from flooding.		-
		T6.2	Development minimises the removal of significant vegetation and marine plants.		

FIGURE 127: PRECINCT 4 PLAN





5.5.2 Sub-Precinct 4a Pedestrian Bridge



5.5.2.1 USES AND WORKS SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development (Compliance Assessment) for Sub-Precinct 4a are outlined in *Table 58* to the right.

The works that comprise Approved Development (Compliance Assessment) for Sub-Precinct 4a are outlined in *Table 59* to the right. TABLE 58: USES SUBJECT TO COMPLIANCE ASSESSMENT FOR SUB-PRECINCT 4a

USES

- · Food and Drink Outlet
- · Pedestrian Bridge
- · Utility installation

TABLE 59: WORKS SUBJECT TO COMPLIANCE ASSESSMENT FOR SUB-PRECINCT 4a

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING

- · Building Work on or adjacent to a Heritage Place
- Operational Work for Filling or Excavation
- · Operational Work for placing advertising devices
- Operational Work that is clearing of vegetation, including the removal of Significant Vegetation and marine plants
- Operational Work on or adjacent to a Heritage Place
- Operational Work associated with the taking or interfering with water from a watercourse
- · Operational Work for tidal works
- Operational Work within a Coastal Management District
- Operational Work for roadworks on a Local Government Road
- Building Work for development that is PDA-associated development
- Operational Work for development that is PDA-associated development
- Operational Work in, or under, premises that materially affects premises or their use
- Operational Work for roadworks on a Local Government road

5.5.2.2 INTENTS AND SPECIFIC DESIGN CRITERIA

The Intents and Specific Design Criteria for Sub-Precinct 4a are specified in Table 60 to the right against each of the Development Outcome Themes.

The approved uses and works in Sub-Precinct 4a must be generally in accordance with the Intents and Specific Design Criteria identified in Table 60.

TABLE 60: SUB-PRECINCT 4a INTENT AND DESIGN CRITERIA

TABLE 6	0: SUB-PRECINCT 4a INTENT AND DESIGN CRITERIA			
SUB-PF	ECINCT INTENT	SPECIF	IC DESIGN CRITERIA	Ь
SPI1	Land Use	DS 1	Land Use	C
SPI 1.1	Development provides a pedestrian connection between the Resort Sub-Precinct Ia and the South Bank Parklands via a pedestrian bridge crossing the Brisbane River and landing in the South Bank Parklands. Active uses within this Sub-Precinct are limited to Food and Drink Outlets on the bridge deck. Change to approval May 2018 - removal of words ' a dramatic slender arch	DS 1.1 DS 1.2	The use is generally in accordance with the relevant provisions of Section 5.6 - Specific Use Criteria. The gross floor area of specified uses in the Sub-Precinct does not exceed the maximum GFA for any individual use category or the total GFA identified in Table 60.1 TABLE 60.1 MAXIMUM STANDARD AND PLANNED GFA USE MAXIMUM GFA Retail 50 m² Total 50 m² Note: A written calculation of the progressive total of GFA is to be provided and lodged with the Nominated Assessment to demonstrate compliance with GFA across the GWBIRD	
SPI 2	Built Form	DS 2	Built Form	
	Development is designed to provide a structural form that is generally in accordance with the Declaration for Area B. Development connects into the core of Sub-Precinct Ia and lands at South Bank generally in the location identified in Figure 196.128 Development is designed having regard to the transport functionality and safety of the REX and Brisbane River.	DS 2.3 DS 2.4 DS 2.5	The bridge design incorporates lighting to highlight the structure as a feature of the night-time riverscape in accordance with the Lighting Management Criteria in Section 6. The bridge shall be designed in accordance with Figure 129a and 124b. 129b The bridge is designed to connect into the core development of Sub-Precinct la at lower podium level approximately RL21 and directly connect to the river terrace. The bridge design should incorporate an observation platform which bloes not impact on the unobstructed pedestrian path of the bridge and is designed generally in observation.	are to be optimise the City and onk, provide a num platform/on area of viewing or
SPI 3	Public Realm	DS 3	accordance with the Public Realm Design Criteria in Section 5.6 and Figure 128. are to incl Public Realm as a rest	ude seating point and
SPI 3.2	New development comprises a dedicated component of the public realm and provides for unrestricted access for pedestrians. At each landing point to the northern and southern banks of the river, development will integrate with public access areas. The design of the public realm reflects the landscape vision, strategic principles and intents for the public realm and the overall landscape concepts and Sub-Precinct concepts set out in the Landscape Concept Report.	DS 3.4	The bridge is dedicated as a public realm connection, with public access for pedestrians. The bridge is designed for pedestrians and not for bicycles/cyclists or vehicles other than for emergency service vehicles. The bridge is designed generally in accordance with the Equitable Access Design Criteria in Section 6.	on platform is itional to the

Change to approval May 2018 - correction to figure references

SUB-PRECINCT INTENT SPECIFIC DESIGN CRITERIA SPI 4 Access and Mobility DS 4 Access and Mobility SPI 4.1 New development functions as a pedestrian connection with equitable access SPI 4.1 Key routes for pedestrians and cyclists are designed generally in accordance with Figure 128 and accord with the following: provided at both ends of the bridge from South Bank to Sub-Precinct 1a. · Where for the above ground 'key pedestrian route' the design includes: SPI 4.2 Development provides access for the general public allowing - A minimum pathway width of 4.5m; connectivity between South Bank and the QWBIRD. - Signage to restrict cycling; and SPI 4.3 Development provides for a safe and easy way for Brisbane's commuters and - Provision for equitable access at both ends of the route. visitors to cross the river and will allow for viewing areas along the bridge SPI 4.2 The design of development retains a key shared pedestrian and length to stop and enjoy the river setting and views of the City. cycle routes along the river frontage at South Bank. SPI 4.4 Development forms an integral component of the city pathways providing a functional linkage to transport networks in the CBD and South Bank. SPI 4.3 Pedestrian bridge to be designed to allow for emergency access. SPI 5.1 Development is designed so that it retains and conserves heritage places in the Sub-Precinct, New built form does not encroach within the curtilage of the designated State Heritage being the Queensland Performing Arts Centre and the Nepalese Peace Pagoda. Places of the Queensland Performing Arts Centre and the Nepalese Peace Pagoda. SPI 5.2 Development involving works in the Area of High or Moderate Archaeological Potential of the area DS 5.2 Development provides for the recognition and interpretation of the heritage is managed generally in accordance with the Archaeological Management Criteria in Section 6. significance of the site generally in accordance with the Heritage Interpretation Criteria and the Archaeological Management Criteria in Section 6. SPI 5.3 Development considers the impact on maritime archaeology. SPI 6 Environment and Sustainability DS 6 Environment and Sustainability SPI 6.1 The design and construction of the bridge and location of piers DS 6.1 The removal of marine plants and trees, including Significant Vegetation to facilitate landing should safeguard navigation access along the river. areas is undertaken in accordance with the Environmental Management Criteria in Section 6. SPI 6.2 Development is designed to incorporate ecologically sustainable DS 6.2 Tidal works are undertaken generally in accordance with the Tidal Works Criteria in Section 6. design principles, energy efficiency and material recycling. DS 6.3 Development is carried out generally in accordance with the relevant Environmental SPI 6.3 Development is designed to incorporate lighting to create a safe pedestrian Criteria in Section 6 and the Engineering Criteria presented in Table 70 of Section 6. environment generally in accordance with CPTED principles.

FIGURE 128: SUB-PRECINCT 4A KEY PRINCIPLES PLAN

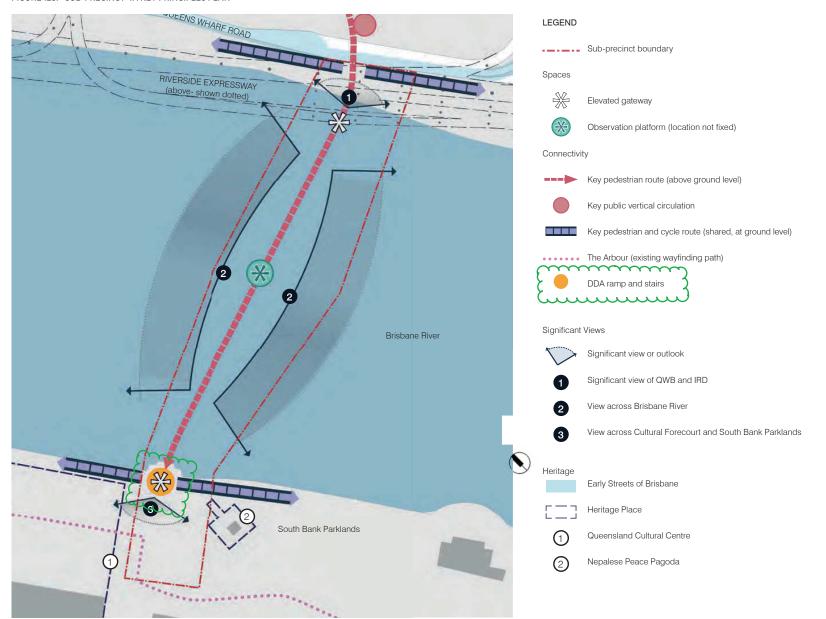
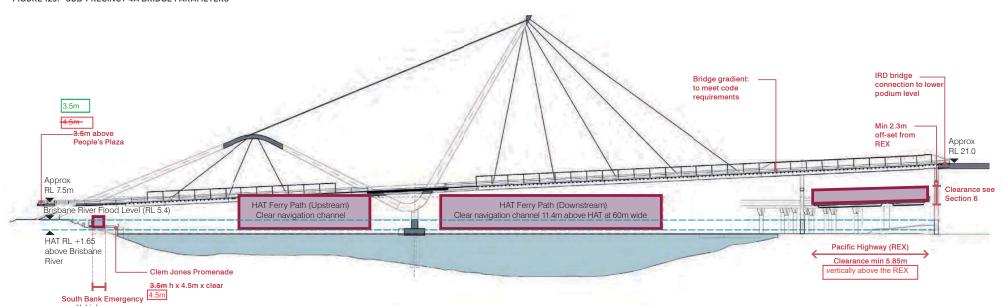
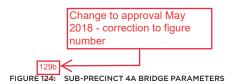
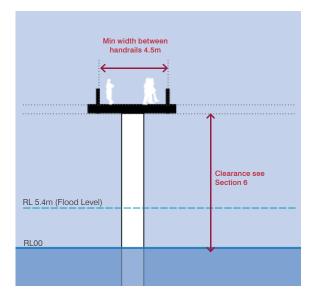


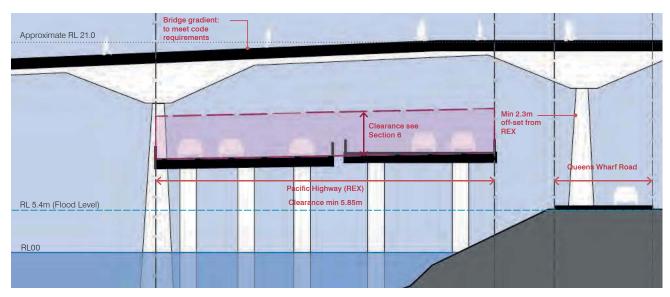
FIGURE 129: SUB-PRECINCT 4A BRIDGE PARAMETERS

Vehicle access









5.5.3 Sub-Precinct 4b Queen Street Interface



5.5.3.1 USES AND WORKS SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development (Compliance Assessment) for Sub-Precinct 4b are outlined in *Table 61* to the right.

The works that comprise Approved Development (Compliance Assessment) for Sub-Precinct 4b are outlined in *Table 62* to the right. TABLE 61: USES SUBJECT TO COMPLIANCE ASSESSMENT FOR SUB-PRECINCT 4b

USES

- Park
- · Utility installation

TABLE 62: WORKS SUBJECT TO COMPLIANCE ASSESSMENT FOR SUB-PRECINCT 4b

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING

- · Building Work on or adjacent to a Heritage Place
- Operational Work for Filling or Excavation
- · Operational Work for placing advertising devices on a Heritage Place
- Operational Work that is clearing of vegetation, including the removal, destruction or damage of Significant Vegetation and marine plants
- Operational Work for tidal work
- Operational Work within a Coastal Management District
- Operational Work for taking or interfering with water from a watercourse
- Operational Work on or adjacent to a Heritage Place
- Operational Work for roadworks on a Local Government Road
- Building Work for development that is PDA-associated development
- · Operational Work for development that is PDA-associated development
- Operational work in, or under, premises that materially affects premises or their use
- Operational work for roadworks on a Local Government road

5.5.3.2 INTENTS AND SPECIFIC DESIGN CRITERIA

The Intents and Specific Design Criteria for Sub-Precinct 4b are specified in Table 63 below against each of the Development Outcome Themes.

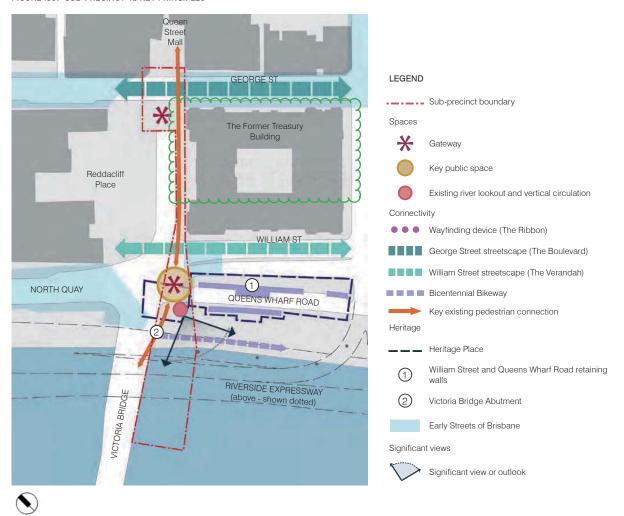
The approved uses and works in Sub-Precinct 4b must be generally in accordance with the Intents and Specific Design Criteria identified in *Table 63*.

TABLE 63: SUB-PRECINCT 4b INTENT AND DESIGN CRITERIA

SUB-PR	ECINCT INTENT	SPECIF	IC DESIGN CRITERIA
SPI1	Land Use	DS 1	Land Use
SPI 1.1	Development is designed to provide for the continued function of Queen Street, George Street William Street, Queens Wharf Road and the Bicentennial Bikeway.	DS 1.1 DS 1.2 DS 1.3	Development is designed to function as-public realm improvement work including footpath works, landscape works and foreshore improvements, generally in accordance with the Declaration for Area A and is to integrate with the surrounding existing and proposed public realm landscape treatments. No additional GFA is provided. Water Connection Services Work is designed to be generally in accordance with the Declaration for Area A and the relevant Queensland Urban Utilities requirements.
SPI 2	Built Form	DS 2	Built Form
SPI 2.1	Landscape works enhance the public realm of the Queen Street frontage of the QWBIRD, as well as the road reserve and riverfront foreshore area abutting the Victoria Bridge.	DS 2.1	New development is designed generally in accordance with the Public Realm Design Criteria in Section 5.6 .
SPI 3	Public Realm	DS 3	Public Realm
SPI 3.1	Landscape works enhance the connection from Queen Street to the river and the heart of the QWBIRD.	DS 3.1	The public realm is designed generally in accordance with the Public Realm Design Criteria in Section 5.6 of the PoD.
	Landscape works provide for treatments that act as urban markers to indicate one has 'arrived' at the QWBIRD. The design of the public realm reflects the landscape vision, strategic principles and intents for the public realm and the overall landscape concepts and Sub-Precinct concepts set out in the Landscape Concept Report.	DS 3.2	Landscape works enhance the connection of Queen Street, to the river and the heart of the QWBIRD through the use of elements such as: • A continuation of the pedestrian pavement across an intersection crossing point; • Public art on key view lines to provide wayfinding cues to points of transition; and • The existing 'River Lookout' point with views of the river and South Bank.
		DS 3.3	Streets and pedestrian routes involve a range of treatments to footpaths, vehicle movement areas and street landscaping generally in accordance with the Public Realm Design Criteria in Section 5.6 .
		DS 3.4	Footpath works create an arrival plaza and a continuous pedestrian connection from Reddacliff Place and the Queen Street Mall to the Botanic Gardens through the QWBIRD generally in accordance with the Public Realm Design Criteria in Section 5.6 .
SPI 4	Access and Mobility	DS 4	Access and Mobility
SPI 4.1	Landscape Works include connections between the River, Reddacliff Place and the Queen Street Mall.	DS 4.1	Development is designed to maintain vehicular, pedestrian and cycle access and circulation generally in accordance with <i>Figure 130</i> .
	Landscape Works maintain a continuous and generous urban corridor for people moving between the CBD and South Brisbane via the Victoria Bridge. Landscape Works continue pedestrian and cyclist connectivity upgrade works identified in Sub-Precinct 1c.	DS 4.2	Key connectivity routes for pedestrians, cyclists and vehicles are designed generally in accordance with Figure 130 and accord with the following: • Where for the Bicentennial Bikeway, the design includes: - Minimum 3.0m unobstructed cycle path or as otherwise agreed to in writing by the MEDQ; and - Minimum 1.8m pedestrian path. • Key existing pedestrian routes are maintained.
SPI 5	Heritage	DS 5	Heritage
SPI 5.1	Development retains and conserves heritage places generally in accordance with the Conservation Management Criteria in Section 6 .	DS 5.1	Development is designed generally in accordance with the Conservation Management Criteria in Section 6 .
	New development respects the setting of the former Treasury Building and provides a unifying public realm to connect to the wider QWBIRD. Landscape Works respect the significance of adjoining heritage elements (Victoria Bridge abutment and the former Treasury Building) and are undertaken generally in accordance with the Conservation Management Criteria in Section 6.	DS 5.2	Development provides for the recognition and interpretation of the heritage significance site generally in accordance with the Heritage Interpretation Criteria and the Archaeological Management Criteria in Section 6 .

SUB-PRECINCT INTENT SPECIFIC DESIGN CRITERIA SPI 6 Environment and Sustainability DS 6 Environment and Sustainability SPI 6.1 Development incorporates Water Sensitive Urban Design principles. **DS 6.1** Development is designed so that infrastructure and access to the CityCat terminal is maintained. SPI 6.2 Existing key items of essential infrastructure are addressed in the design of new development. DS 6.2 Development addresses the proximity of the Brisbane River, and the potential for reclamation areas and/or landings to extend into the Brisbane River DS 6.3 Development is designed to protect the biological diversity and ecological functioning of retained marine vegetation. DS 6.4 Development is carried out generally in accordance with the Environmental Management Criteria and the Engineering Criteria prescribed in Table 70 of Section 6. DS 6.5 Development adjoining the Brisbane River is undertaken in a manner that provides for the maintenance of water quality, existing hydrological characteristics and ecological functioning of the riverine area, in accordance with the Hydraulic Design Criteria and the Engineering Management Criteria in Section 6.

FIGURE 130: SUB-PRECINCT 4b KEY PRINCIPLES



5.5.4 **Sub-Precinct**

Turbot Street Sewer Upgrade



The uses that comprise Approved Development (Compliance Assessment) for Sub-Precinct 4c are outlined in Table 64 to the right.

ASSESSMENT

The works that comprise Approved Development (Compliance Assessment) for Sub-Precinct 4c are outlined in Table 65 to the right.

TABLE 64: USES SUBJECT TO COMPLIANCE ASSESSMENT FOR SUB-PRECINCT 4c

USES

· Utility installation

TABLE 65: WORKS SUBJECT TO COMPLIANCE ASSESSMENT FOR SUB-PRECINCT 4c

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING

- Building Work on or adjacent to a Heritage Place
- Operational Work for Filling or Excavation
- Operational Work for placing advertising devices
- Operational Work that is clearing of vegetation, including the removal, destruction or damage of Significant Vegetation and marine plants
- Operational Work on or adjacent to a Heritage Place
- Operational Work for roadworks on a Local Government Road
- Building Work for development that is PDA-associated development
- Operational Work for development that is PDA-associated development
- Operational Work in, or under, premises that materially affects premises or their uses
- Operational Work for roadworks on a Local Government Road

5.5.4.2 INTENTS AND SPECIFIC DESIGN **CRITERIA**

The Intents and Specific **Design Criteria for** Sub-Precinct 4c are specified in Table 66 to the right against each of the Development Outcome Themes.

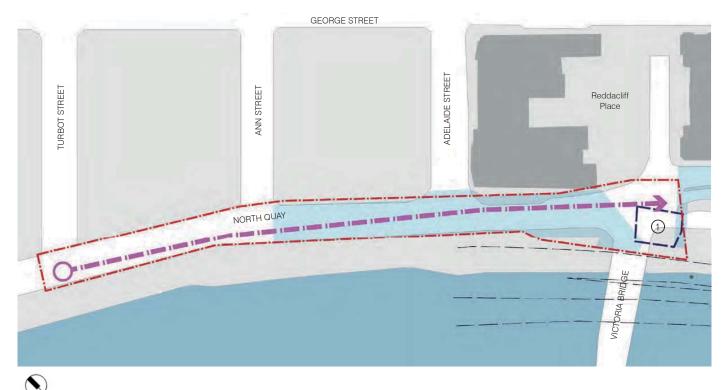
The approved uses and works in Sub-Precinct 4c must be generally in accordance with the Intents and Design Criteria identified in Table 66.

TABLE 66: SUB-PRECINCT 4c INTENT AND DESIGN CRITERIA

SUB-PRECINCT INTENT SPECIFIC DESIGN CRITERIA

SPI1	Land Use	DS 1	Land Use
SPI 1.1	Development provides for the continued function of North Quay as a local road and conduit for services.	DS 1.1	Development comprises a Utility Installation use, being new trunk sewer development including the construction of a sewer and ancillary works and is designed to maintain North Quay's continued function as a local road.
		DS 1.2	No additional GFA is provided.
SPI 2	Built Form	DS 2	Built Form
SPI 2.1	Development is limited to below ground infrastructure.	DS 2.1	Development is designed generally in accordance with <i>Figure 131</i> .
SPI 3	Public Realm	DS 3	Public Realm
SPI 3.1	Development is-designed in a manner-that does not adversely impact on the public realm.	DS 3.1	Development is designed to maintain the function and operation of North Quay as a local road and pedestrian connection.
SPI 4	Access and Mobility	DS 4	Access and Mobility
SPI 4.1	Development is designed to maintain access and vehicular connections on North Quay.	DS 4.1	Vehicle, pedestrian and cycle access and circulation is maintained.
SPI 5	Heritage	DS 5	Heritage
SPI 5.1	Development has regard to the archaeological potential of the site.	DS 5.1	Where development involves excavation or tunnel boring within an Area of High or Moderate Archaeological Potential, development is carried out in accordance with the Archaeological Management Criteria in Section 6 .
SPI 6	Environment and Sustainability	DS 6	Environment and Sustainability
SPI 6.1	Development is designed to maintain the amenity and safety of pedestrians, vehicles and occupiers of surrounding buildings.	DS 6.1	Development is carried out generally in accordance with the relevant Technical Criteria in Section 6 .

FIGURE 131: SUB-PRECINCT 4c KEY PRINCIPLES



LEGEND

Sub-precinct boundary

Indicative trunk sewer line

Indicative connection to existing manhole

Early Streets of Brisbane

- Heritage Place

Victoria Bridge Abutment

5.6 **GENERAL AND SPECIFIC USE CRITERIA - ALL PRECINCTS**

In addition to the Precinct/Sub-Precinct Specific Design Criteria, the land use general and specific provisions in *Table 67* and *Table 68* below are applicable to development being assessed in accordance with the Compliance Assessment process under Section 5 of the Plan of Development where described on the following pages.

The General and Specific Use Design Criteria are only applicable where expressly identified as being applicable to development for a general or specific use in the Precinct/Sub-Precinct Specific Design Criteria. Where the General and Specific Use Design Criteria conflict with the relevant Precinct/Sub-Precinct Specific Design Criteria, the latter will prevail to the extent of the conflict.

TABLE 67: GENERAL USE CRITERIA APPLICABILITY

CRITERIA/ SUB-PRECINCT 1a 1b 1c

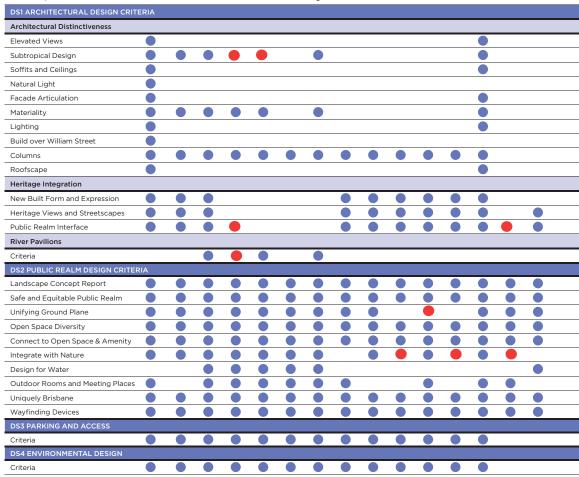


TABLE 68: GENERAL USE DESIGN CRITERIA

Architectural Design Criteria

Note: The design of development is to be generally in accordance with the Architectural Design Criteria applicable to the relevant Precincts. Where it is possible by selecting an option or a specific number of options, the phrase 'selection required - minimum [number] of [total number] has been used and the number of options required for selection specified. When a selection is required from a list of possibilities, a minimum number of options out of a total number will be specified. Where 'examples of permitted development' are provided, they represent an illustrative interpretation of features or developments that would comply with the corresponding criterion. They comprise examples of ways of complying with the criterion but are not exhaustive in terms of achieving compliance. Where 'examples of development not permitted' are shown, they represent an illustrative interpretation of features or developments that would not comply with the corresponding criterion.

ARCHITECTURAL DISTINCTIVENESS

Flevated Views

For new built form, building orientation captures significant views immediate to the public realm, human activity and distant to the river, CBD, natural landscape and skyline.

EXAMPLES OF PERMITTED DEVELOPMENT



EXAMPLES OF DEVELOPMENT NOT PERMITTED



Subtropical Design

DS 1.2 Submit to EDQ for compliance assessment, a report addressing how the proposed new built form design for the precinct incorporates they key elements and sub elements in Council's New World City Design Guide: Buildings that Breathe. Where specific elements cannot be incorporated into the building design, adequate justification must be provided in writing to EDQ and the design is to demonstrate how the intent of the key element is still achieved in the building design.

EXAMPLES OF PERMITTED DEVELOPMENT

EXAMPLES OF DEVELOPMENT NOT PERMITTED



Inclusion of

and outdoor rooms





that are naturally

Brisbane's outdoor lifestyle







context or climate

- DS 1.3 New built form is to be designed to incorporate high quality finishes for soffits and ceilings where visible from the public realm and are to conceal all services and allow no opportunity for vermin. This design response should deliver a holistic treatment to the facade finish and provide high quality design and visual interest in line with significant contributions to the street and public realm. This should be provided in the following locations:
 - a. The upper podium fronting George Street;
 - b. The build over William Street:

Soffits and Ceilings

- c. The build over of Bellevue Plaza;
- d. The underside of River View Terrace; and
- e. The soffit of any tower form in the tower in plaza / Street Building typology.

EXAMPLES OF PERMITTED DEVELOPMENT

EXAMPLES OF DEVELOPMENT NOT PERMITTED



Articulated surface that expresses structural system in a decorative way



Articulated surface that incorporates lighting and materiality to create visual depth and design expression



Articulated surface that expresses materiality to create visual depth and



Unarticulated surface that lacks expression. visual variety and visual interest

 \otimes



Visible building services for a tower in plaza built form

DS 1 Architectural Design Criteria

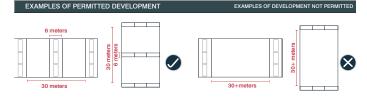
Natural Light

DS 1.4 New built form is to be designed to allow natural light to penetrate into the foyers, open-air tenancies and laneways. Examples include the use of building setbacks, lightwells, skylights and permeable facades.

EXAMPLES OF DEVELOPMENT NOT PERMITTED EXAMPLES OF PERMITTED DEVELOPMENT No light well

Facade Articulation

- DS 1.5 All visible external walls are required to be either articulated or architecturally treated to create visual interest and avoid a broad expanse of visually impermeable walls through the following:
 - a. The maximum horizontal length of a uniform elevation treatment without façade variation (through texture, colour, material or pattern) or substantial articulation or openings or glazing is to be 30m. Substantial articulation is a curved or angled facade or full break of 6m or a change in building line to incorporate protrusions, recesses or voids for a length of not less than 5m.
 - b. Visible service areas (and other utility requirements) where permissible by the relevant authority should be treated as an integral part of the overall design be fully screened from public areas and use high quality materials.



- DS 1.6 Where a podium is proposed the podium should be designed as a street building with facade treatment that is designed to:
 - · Address and activate the street and any adjacent publicly accessible space with a high level of permeability, landscape shade and shelter;
 - · Provide a strong interface and transition between the street and tower above;
 - · Contribute to a cohesive streetscape and built form character.

Materiality

- **DS 1.7** New built form is to be designed to include high quality materials in the facade to respond to local character, climate, scale and detail of built form. Where development is for new built form, external facade materials at ground and podium levels are to include a selection from the following materials:
 - · Glazing clear tinted or colour backed;
 - Brickwork;
 - · Painted precast concrete panels;
 - In situ concrete;
 - Timber;
 - · Panel systems including prefinished metal panels, tiles, stones; or
 - · Recycled materials (e.g. timber).

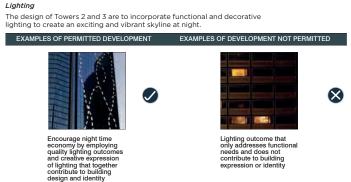
climate and lifestyle

Note: The intent is to provide facade variation, articulation and architectural interest in the new built form appearance.



Liahtina

lighting to create an exciting and vibrant skyline at night.



building's identity

Where building over William Street, development is to deliver a design response of outstanding architectural merit which provides a highly significant public realm contribution to the city demonstrating design excellence.

DS 1 Architectural Design Criteria

Building over William Street

where building over William Street, development is to be designed to deliver a high DS 1.9 quality architectural response and public realm contribution to the City.

Development is designed to:

- Minimise the bulk of the building over William Street by terracing the built form:
- Ensure the design responds to its site characteristics, context and setting:
- · Deliver an innovative design response which considers the use of world-class public art, visually interesting detailing of the façade and built form;
- Provide an attractive interface with the street having regard to scale, proportion, detailing, materials and activation;
- · Reinforce the city grid and prioritise the street as a pedestrian street;
- · Provide a safe and equitable pedestrian environment which accommodates movement of all pedestrians;
- · Provide integrated green infrastructure into the design to respond to noise and pollution and improve visual aesthetics;
- Ensure no columns are located within the footpath and the column grid reinforces the historic street alignment.

EXAMPLES OF PERMITTED DEVELOPMENT

EXAMPLES OF DEVELOPMENT NOT PERMITTED



Tiered built form with articulated facade fronting



Large blank, unarticulated, sheer facade

DS 1.10 Where within the Articulation Zone, new built form is highly articulated or curved and exhibits outstanding architectural merit.

The rooftops of tower elements are designed as integral parts of the facade of the building and create interest in the skyline.

EXAMPLES OF PERMITTED DEVELOPMENT

EXAMPLES OF DEVELOPMENT NOT PERMITTED











Rooftop designed as a crowning element that creates visual interest in Brishane's skyline and is an integral part of the overall building facade

services and mechanical equipment visible on tower rooftons

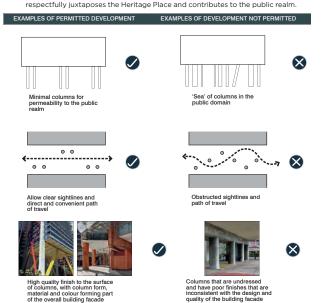
- DS 1.12 Mechanical plant, equipment and storage areas equipment are to be:
 - · Screened or designed as an architectural feature of buildings;
 - Not located in key or prominent public realm areas:
 - Where viewed from above are appropriately screened to minimise visual impact; and
 - · Where located on a roof, incorporated into the roof form.

Columns

DS 1.13 Where involving structural columns within a setback, the number of columns is to be minimised to

maintain permeability to the public realm. The footprint of each column is to be a maximum of 3m²,

- with the exception of a 5m2 column at the corner of Harris Lane and Margaret Street. DS 1.14 The design of columns provides:
 - · Permeability within the public realm
 - A cohesive pattern that demonstrates the legibility of the structural system and respects
 - the cohesive language of adjacent heritage places through scale and proportion:
 - · A minimum distance of 1m between the column and the face of the building; A high quality finish to the surface of the column (not undressed concrete or steel);
 - · Where adjoining a Heritage Place, the column pattern and design forms an integral part of the public realm and the architectural response demonstrates how it



Street Buildings

DS 1.15 Where involving a tower in plaza built form, the development provides a Street Building which provides:

- · A façade design with a high-quality treatment and materiality that respectfully contrasts with the adjoining heritage place and contributes to a cohesive
- streetscape that maintains the prominence of heritage buildings fronting George Street, Alice Street and Margaret Street;
- · A substantial break between the roof form of the street building to the underside of the tower:
- · Materiality to the tower cores between the top of the Street Building and Tower is designed and integrated as an expression of the structural functionality of this element of the building;
- The rooftop of the Street Building does not include unscreened areas of building plant and equipment. Any plant and equipment is to be screened from view from surrounding towers through the use of screening materials consistent with the materiality of the street building.

DS1.15a Development on the top of the Street Buildings, below the base of the towers:

- . May include balustrades on the roof of the Street Building which do not exceed a height of 1.2m which are to be visually lightweight, with solid balustrades limited to a maximum of 25% of total balustrade length;
- May include features such as landscape, arbours, pavilions and services which are not limited in scale. Where services are proposed, they are to be visually screened so as to not be prominent when viewed from surrounding buildings, streets and public realm;
- . May include core and other acceptable built form which do not exceed 60% of the Street Building footprint;
- May include built form which is setback a minimum of 5m from the edge of the building and does not exceed 4m in height. The acceptable built form may be increased in height only where increase is equivalent to an increase in the minimum 5m separation between the roof of the Street Building and the base of the Tower.

DS 1 Architectural Design Criteria

HERITAGE INTEGRATION CRITERIA

New Built Form Expression

- DS 1.17 Where new development is located adjacent to heritage buildings, the new development will adopt a high-quality contemporary architectural language that respectfully contrasts with the heritage place by:
 - Ensuring facade proportions and detailing of new development references adjacent heritage elements or features, including: cornice, parapet and eaves lines; solid to void ratios; façade rhythm; and/or fenestration arrangements.
 - Utilising materials that are recessive or that sensitively respond to the materials, colour and texture palette of the adjacent heritage place without mimicking its fabric or form.

Where new development of a greater scale is visible behind the principal elevation/s of heritage places when seen from key viewpoints (including when viewing the heritage place from the opposite side of the street), the design of the new development within that view cone will be recessive, acting as a backdrop to the heritage place to ensure the heritage fabric retains its prominence.

EXAMPLES OF PERMITTED DEVELOPMENT

EXAMPLES OF DEVELOPMENT NOT PERMITTED



30 St Mary Axe, London



Ballarat Regional Integrated Cancer Centre, Ballarat





Elbphilharmonie, Hamburg



Governor Phillip Tower, Sydney

Heritage views and streetscapes

- DS 1.18 Where new development is located adjacent to heritage buildings:
 - Principal elevations and heritage entrances are designed to retain their prominence in the streetscape with no new built form obscuring their presentation.
 - Heritage buildings will retain their prominence in streetscape views by setting back new built form and adopting a sensitive response to the height, massing, proportions, materiality and colour of adjacent heritage fabric.
 - Where new built form adjacent to heritage buildings is of greater height, mass and scale than the heritage place, greater setbacks will be adopted, generally in accordance with the setbacks in Section 5.

Public realm interface

- DS 1.19 The public realm surrounding heritage places, including heritage buildings and structures, is designed in a manner than respects the heritage of QWB through:
 - The use of an appropriate palette of materials for hard landscaping generally in accordance with the Public Realm Design Criteria:
 - Ensuring hard landscaping surrounding a heritage place adopts a geometry which clearly identifies primary entrances to heritage places and assists with wayfinding through the precinct;
 - Ensuring soft landscaping reflects historic plantings, where appropriate, generally in accordance with the Public Realm Design Criteria;
 - Ensuring hard and soft landscaping does not adversely impact heritage fabric through inadequate drainage and/or inappropriate planting.
 - Ensuring any new public realm provides a respectful setting to adjacent heritage places.
 - The public realm surrounding heritage buildings, structures and places, including heritage
 parks and streetscapes, incorporates high quality interpretation to allow active engagement
 with the history of the GWB, generally in accordance with the Heritage Interpretation Criteria.

Pavilions

DS 1.20 New pavilions including permanent Gazebos and shelters are designed to appear as light-weight, tectonic or transparent forms.

EXAMPLES OF PERMITTED DEVELOPMENT

EXAMPLES OF DEVELOPMENT NOT PERMITTED



Light-weight and tectonic

structures that have a degree of transparency

surrounding context









Largely enclosed structures with little permeability or transparency

Public Realm Design

Note: The design of development is to be generally in accordance with the Public Realm Design Criteria applicable to the relevant Precinct/Sub-Precincts. Where 'examples of permitted development' are provided, they represent an illustrative interpretation of features or developments that would comply with the corresponding criterion. They comprise examples of ways of complying with the criterion but they are not exhaustive. Where 'examples of development not permitted' are shown, they represent an illustrative interpretation of features or developments that would not comply with the corresponding criterion.

The Public Realm Criteria DS2.3 to DS2.10 only apply to the Precincts/Sub-Precincts as specified in Table 67.

- DS 2.1 The design of the public realm and landscaped areas is to be generally in accordance with the approved PoD Landscape Concept Report.
- DS 2.2 Development is to deliver a safe and equitable public realm for users by:
 - Incorporating Crime Prevention Through Environmental Design (CPTED) principles;
 - Complying gned to comply with the Disability Discrimination Act 1992 (Cth) in publicly accessible areas, generally in accordance with the Equitable Access Criteria in Section 6;
 - Managing gradient changes from George Street to the Brisbane
 - River, and enabling access for all users to public spaces;
 - · Providing a range of physical and visual cues; and Utilising appropriate seating, stairs and ramps.

Unifying Ground Plane

DS 2.3 The design of the public realm is to use consistency in materials and palette to visually unify the Precinct/Sub-Precinct.

EXAMPLES OF PERMITTED DEVELOPMENT

EXAMPLES OF DEVELOPMENT NOT PERMITTED

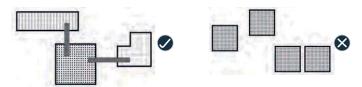


Open Space Diversity

DS 2.4 The design of the public realm is to employ a hierarchy of open spaces, varying in functional and spatial qualities and connected as a network of diverse spaces.

EXAMPLES OF PERMITTED DEVELOPMENT

EXAMPLES OF DEVELOPMENT NOT PERMITTED



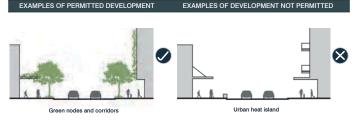
Connect to Open Space and Amenity

DS 2.5 The design of the public realm is to provide access, circulation and movement to and from open space elements and the river foreshore.



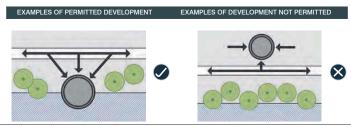
Integrate with Nature

DS 2.6 The design of the public realm is to address Brisbane's subtropical climate and outdoor lifestyle.



Design for Water

DS 2.7 The design of the public realm is to provide legible access to the river and opportunities to engage with the water



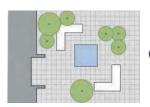
Public Realm Design

Outdoor Rooms and Meeting Places

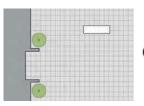
DS 2.8 The design of the public realm is to create outdoor spaces that are comfortable and appealing to occupy.

EXAMPLES OF PERMITTED DEVELOPMENT

EXAMPLES OF DEVELOPMENT NOT PERMITTED







Uniquely Brisbane

DS 2.9 The design of the public realm is to create an authentic sense of place by responding to local context, history and culture in key public spaces.

EXAMPLES OF PERMITTED DEVELOPMENT

EXAMPLES OF DEVELOPMENT NOT PERMITTED









For example, open retail plaza with subtropical planting

For example, non-descript shopping mall, without architectural expression

Wayfinding

DS 2.10 The design of the public realm is to incorporate best practice wayfinding devices to provide for the ease of movement and connectivity.

EXAMPLES OF PERMITTED DEVELOPMENT

EXAMPLES OF DEVELOPMENT NOT PERMITTED









For example, a complex array of improvised signage

DS 3 Parking and Access

The Parking and Access Criteria DS3.1 to DS3.8 only apply to the Precincts/Sub-Precincts as specified in *Table 67*.

- DS 3.1 On-site vehicle parking is to be provided generally in accordance with the car parking rates in the Traffic Engineering Criteria in Section 6.
- DS 3.2 Parking bays, manoeuvring areas, queuing areas, set down/pickup areas, aisles and driveways are to be designed in accordance with the Traffic Engineering Criteria in Section 6.
- DS 3.3 Development provides car parking which is not visible from the street, other public spaces or adjoining properties.
- DS 3.4 Development ensures that visitor or customer car parking is:
 - a. Clearly signposted;
 - b. Lit at night; and
 - c. Not located behind a security barrier.
- DS 3.5 On-site parking and manoeuvring areas are to provide for vehicles to enter and leave in a forward motion.
- DS 3.6 Where an on-site waste collection area is provided, access and manoeuvring areas are to provide for the specified vehicle.
- **DS 3.7** Bicycle parking spaces are to be provided in accordance with the rates specified in the Traffic Engineering Criteria in **Section 6**.
- DS 3.8 Bicycle parking and storage facilities are to be easily accessible and provided in the building, or on-site within 100 metres of an entrance to the building.
- DS 3.9 Where for an Office use greater than 5,000m², end-of-trip facilities for bicycles are to be provided, involving dedicated amenities that are publicly accessible for bike storage areas, lockers, toilets and change facilities.
- DS 3.10 Basement car parking levels are to be designed to comply with the following:
 - · Where involving car stackers, the minimum basement floor to ceiling height is 1800mm; and
 - · Where not involving car stackers, the minimum basement floor to ceiling height is 2300mm.

DS 4 Environmental Design

The Environmental Design Criteria DS4.1 do DS4.3 only apply to the Precincts/Sub-Precincts as specified in *Table 67*

- DS 4.1 Any reflective glass material on new built form is to have:
 - a. A level of light reflectivity of not greater than 20%; and
 - b. A level of heat transmission of not less than 20%.
- DS 4.2 Development provides:
 - **a.** Continuous weather protection to pedestrians along all street frontages except where inconsistent with an existing heritage building;
 - **b.** Awnings at a height that provides weather protection to pedestrians, aligns with adjoining awnings and respects heritage building façades;
 - c. Pedestrian shelter for non-heritage buildings in the form of an entrance awning or canopy at key public entrances/s and to be clearly legible from the street.
- DS 4.3 An awning should:
 - a. Abut footpaths;
 - b. Be provided and maintained by the building owner on their premises;
 - c. Protect the normal flow of pedestrians;
 - d. Be continuous across the frontage of a site;
 - e. Aligns to provide continuity with shelter on an adjoining premises;
 - f. Be a minimum of 3.2m and is generally not more than 4.2m above pavement height;
 - g. Extend from the face of the building or the premises line;
 - Not extend past a vertical plane 1.5m inside the kerb line to enable street trees to be planted and grow;
 - i. Have a 0.5m clearance to any tree trunk and main branches;
 - j. Align with existing awnings if the verge has been widened;
 k. Be cantilevered from the main building with any posts
 - within the verge being non-load bearing; and
 - I. Use materials that provide appropriate shade.

TABLE 69: SPECIFIC USE DESIGN CRITERIA

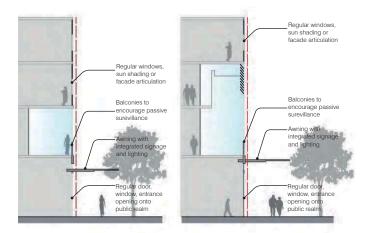
Design criteria for edge treatment DS 1 Centre Activities

DS 1a.1 Where identified in the relevant Precinct/Sub-Precinct, active edges and passive edges are to be provided with frontages that emphasise materiality to provide a visually engaging interface, including textured materials, openings, integrated art/signage.

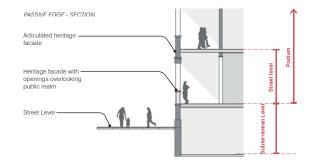
DS 1a.2 Where identified as an Active Edge, development of the ground storey is to provide:

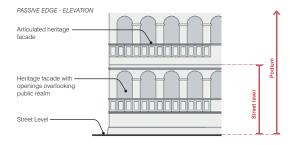
• A street building interface and subtropical semi-outdoor spaces adjacent to the footpath;

- A minimum 60% of the frontage as glazed or with operable openings to promote visual permeability, as illustrated below; and
- · Vertical articulation of every 8m including breaks in glazing;
- · Street buildings that frame and activate the public realm;
- Tenancies and pedestrian entrances at intervals and of a width consistent with the scale of frontages in the streetscape or the intended function of the public realm. to create an active, fine-grain and permeable frontage to the public realm;
- · Windows that are not obscured with signage or fixtures; and
- A ground storey fully occupied by active uses.



DS 1.3 Where identified as a Passive Edge, development of the ground storey is to have clearly identifiable entrances, allow for outdoor/footpath dining and operable openings are to be provided where generally in accordance with the Conservation Management Criteria in Section 6.





DS1a.3



- ensure the edges provide a positive contribution to the street and public realm interface and include active uses wherever possible:
- minimise the extent of service areas along the street or pubic realm edge;
- locate services in-ground or so that services are discrete, co-located and minimise impact on the street or public realm

TABLE 69: SPECIFIC USE DESIGN CRITERIA

DS 1 Centre Activities

- DS 1.4 Exhaust vent outlets for kitchens are discharged vertically where practicable and directed away from any Sensitive Use with the following constraints:
 - and directed away from any Sensitive Use with the following constraints:
 a. Separated by a minimum of 6m from a Sensitive Use, including
 - any outdoor air intake of a Sensitive Use; and
 - b. Does not cause an offensive odour or nuisance air emission affecting a Sensitive Use.
- DS 1.5 Development provides for external dining or entertainment areas to be located in or directly adjacent to the public realm.
- DS 1.6 Development for a residential use is not located on the ground floor, other than a lobby and associated spaces.
- **DS 1.7** Development for an active edge is designed to provide materials and finishes which are easily maintained and do not readily stain, discolour or deteriorate.
- DS 1.8 Development entrances are designed to be visible from the street, and are not obscured by fencing walls, advertising or dense landscaping.
- **DS 1.9** Street numbers and building names are provided on each building and are clearly identifiable from the street for pedestrians and emergency access.
- DS 1.10 Development for a publicly accessible toilet:
 - a. Is located near spaces or pathways with high pedestrian activity and use;
 - b. Has amenity that is visible from the spaces or pathways with high pedestrian activity and use;
 - c. is not visually intrusive;
 - d. Is accessed via a direct legible pathway that is consistently lit in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3; and
 - e. Has high mounted vandal-resistant luminaires for external lighting, and lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.
- DS 1.11 Development is designed and constructed to ensure refuse and recycling collection and storage facilities do not have any odour, noise or visual impacts which are detectable and disturbing at the site or adjoining sites.

DS 2 Community Uses

- DS 2.1 Where Community Uses comprise an Art Gallery and/or Museum, ancillary preparation and provision of food and drink is provided.
- DS 2.2 Development is designed so that windows, balconies, verandahs, terraces or decks from Community Uses that have a direct view into windows of habitable rooms in an adjoining residential dwelling, are screened by:
 - a. Fixed opaque glazing; or
 - b. Fixed external screens.
- DS 2.3 Community Uses are to be provided with public access that is clear and legible with appropriate signage and wayfinding. Community Uses and the associated public access is clearly differentiated from private access areas and private commercial space.

DS 3 Hotel (Function Facilities)

- DS 3.1 The Specific Use Criteria for Centre Activities will apply.
- DS 4 Industrial Low impact
- **DS 4.1** A Microbrewery is a consistent Commercial Use within the Sub-Precinct 1h.
- DS 4.2 Development is to:
 - a. Be appropriately located and designed;
 - **b.** Achieve environmental performance generally in accordance with the Technical Environmental Criteria in **Section 6**: and
 - c. Avoid or minimise the release of harmful pollutants and protects the health and safety of the occupants of a Sensitive Use or a zone or a zone precinct intended for sensitive uses.
- DS 4.3 Development may operate 24 hours a day where (a) to (c) above are complied with.

DS 5 Industrial - Medium/High/Special

- DS 5.1 Medium Impact, High Impact and Special Industry uses are limited to uses for power generation only including for stand-by/backup power supply.
- DS 5.2 The use complies with the Acoustic or Air Quality Criteria in Section 6.
- DS 5.3 Storage and handling of fuels associated with the generator is to comply with AS 1940-2004 The storage and handling of flammable and combustible liquids.

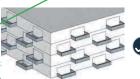
DS 6 Multiple Dwelling

- DS 6.1 Where involving Multiple Dwelling, development is to be sited and designed generally in accordance with the following:
 - a. The main pedestrian entrance to the building (or group of buildings) is located on the primary street frontage;
 - **b.** Access from the street to the entrance of the building(s) is a prominent feature and easily discerned from the street and distinguishable from other commercial uses;
 - c. Vehicular access to the site is separate from the pedestrian access; and
 - **d.** The number of dwellings, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised.
- DS 6.2 Where development is for Multiple Dwelling purposes, new built form is to incorporate balconies to provide articulation and private open space:
 - with a minimum area of 9m² for 1 bedroom apartments with a minimum depth of 2m and sufficient area to accommodate outdoor furniture (being a table and chairs) and a minimum circulation distance of 500mm around the outdoor furniture (note: where irregular shaped balconies are proposed it must be demonstrated that the balcony is of a sufficient size and dimension to accommodate outdoor furniture and a minimum circulation distance of 500mm around the outdoor furniture):
 - ∞ with a minimum area of 12m² for 2 or more bedroom apartments and a minimum depth dimension of 2.4m
 - Winter garden style balconies are permitted on levels 46 64 in Tower 4 and Towers 5 and 6 above RL 120m to provide amenable private space which is appropriate for a city centre environment and to account for wind and weather impacts of tower living. All winter garden style balconies are to provide an additional private open space area adjacent to the internal living area with
 - with a minimum area of 9m² for 1 bedroom apartments with a minimum depth of 2m and sufficient area to accommodate outdoor furniture (being a table and chairs) and a minimum circulation distance of 500mm around the outdoor furniture (note: where irregular shaped balconies are proposed it must be demonstrated that the balcony is of a sufficient size and dimension to accommodate outdoor furniture and a minimum circulation distance of 500mm around the outdoor furniture).
 - with a minimum area of 12m² for 2 or more bedroom apartments and a minimum depth dimension of 2.4m;
 - ∞ Where winter gardens are proposed, external glazing must be operable
- DS 6.3 Where habitable room windows look directly at other habitable room windows and adjacent dwellings at the
 - ground storey, or 9 metres at levels above the ground storey, privacy is to be protected by:

 a. Window sill heights being a minimum of 1.5 metres above floor level; or
- b. Fixed opaque glazing being applied to any part of a window below 1.5 metres above floor level.
- DS 6.4 Any car parking area or other associated structures are to be integrated into the design of the development such that:
 - a. They are screened from view from frontages to streets, parks and adjoining land;
 b. They are not located between the building and the street address; and
 - c. A basement or undercroft car parking area visible to the street does not protrude above the adjacent ground level by more than 2 metres.
- DS 6.5 Except where specified otherwise in a Precinct/Sub-Precinct Specific Design Criteria:
 - a. Communal open space areas are to be integrated into the Multiple Dwelling providing access to outdoor recreation areas in addition to internal facilities for example as gyms, cinemas, reading rooms and ping pong tables; and
 - **b.** Internal clothes drying facilities are to be provided within each unit.
- DS 6.6 Each dwelling is to have an external balcony or similar internal area with openable window/door access to external space directly accessible from the living area of the dwelling or rooming unit.

No air conditioning units are to be located on balconies or external walls.

Where air conditioning units are provided ensure they are an integral part of the building design.



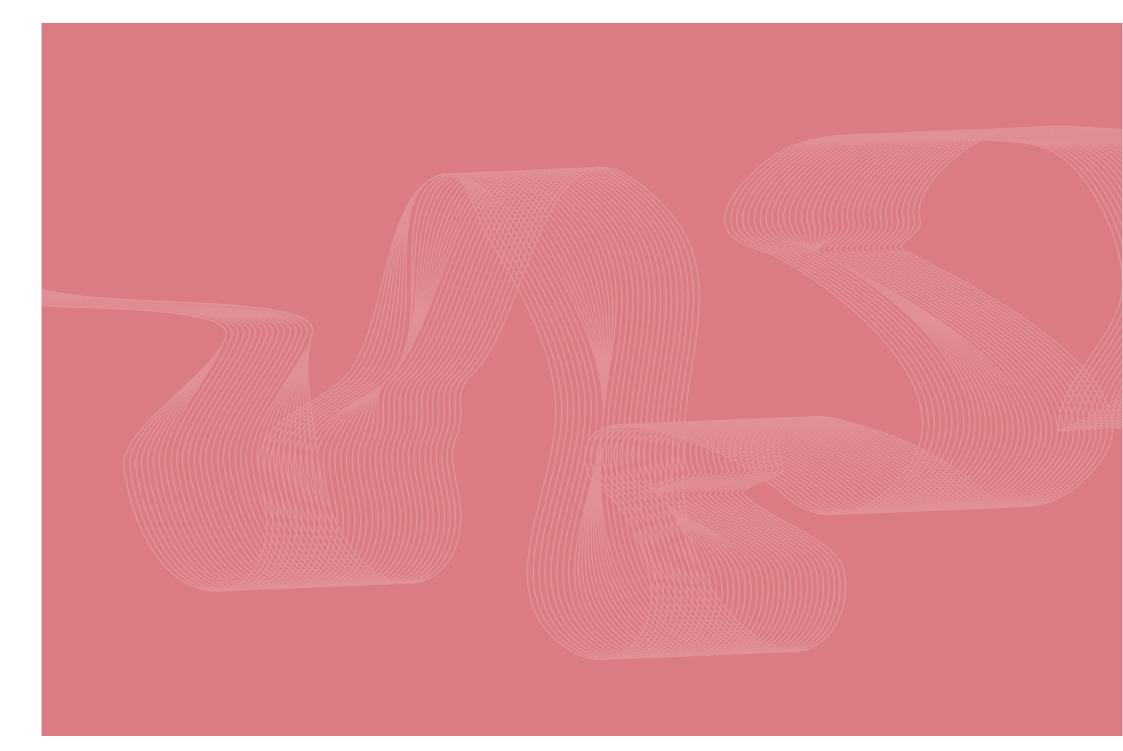
Inclusion of balconies to offer visual expression and create private outdoor spaces

located below ground in basements or sleeved

DS 6.7 Entry areas for the residents are to be provided separately from **Short-Term Accommodation** entrances for other building users and provide: DS 8.1 For all Short Term Accommodation uses, the building is to be sited and designed such that: a. For safe entry from streets, car parking areas and servicing areas: a. The main pedestrian entrance to the building (or group of buildings) b. Clearly marked, safe and secure parking areas for residents and visitors which is located on or close to the primary street frontage; are separate from parking areas provided for other building users; and b. Access from the street to the entrance of the building(s) or individual c. Installed security measures such that other building users do not have dwellings is easily discerned and distinguishable from other uses: access to areas that are designed for the private use of residents c. Vehicular access to the site is separate from the pedestrian access; d. Street and public realm frontages comprise semi-active uses/spaces such as DS 6.8 Dwelling balconies and windows do not overlook unscreened ventilation stacks or bulk waste bin storage areas commercial offering, public access fover, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance and interaction; and DS 6.9 Development is designed to have: e. The number of dwellings, rooming units, windows and balconies of habitable rooms that a. Dual aspect: or address adjoining/overlook streets, communal recreation areas and open spaces is optimised. DS 8.2 Where habitable room windows look directly at habitable room windows b. Floor-to-ceiling heights greater than 2.4m; or in an adjacent rooming unit within 2 metres at the ground storey, or 9 c. Habitable rooms with 2 or more windows or openings. metres at levels above the ground storey, privacy is protected by: a. Window sill heights being a minimum of 1.5 metres above floor level; or DS 6.10 Development where providing balconies with solid balustrades on the street frontage or visible from public space, limits solid balustrading to a maximum of 25% of the balconies on all levels. b. Fixed opaque glazing being applied to any part of a window below 1.5 metres above floor level. DS 6.11 Development where providing solid walls or fixed screening DS 8.3 Except where specified otherwise in a Precinct/Sub-Precinct Specific Criteria; a. External open space recreation areas are to be integrated into the Short-Term to balconies limits the walls and screening to: Accommodation providing access to outdoor recreation areas; and a. The side directly adjoining another balcony or private b. Taxi waiting zones do not dominate public street frontages. open space within the same building; Showroom b. A maximum of 20% or 1.0m of 1 external face, whichever is lesser, to screen utilities or private clothes lines: DS 9.1 The Specific Use Criteria for Centre Activities will apply. c. The full extent of a secondary balcony on a side elevation where for utilities DS 10 Telecommunications Facility or services. Note - This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings. DS 10.1 Telecommunications facilities co-locations are to be integrated into the building design of proposed building and comply with the Radio Communications DS 6.12 Development where providing operable, moveable or adjustable (Electromagnetic Radiation - Human Exposure) Standard 2003. screening of balconies, limits the screening to a maximum of: DS 11 Utility Installation a. 60% of the front side or rear boundary balconies to achieve visual privacy to an existing dwelling within 9m; DS 11.1 The utility is to be located in a position where it can be easily accessed b. 100% of west-facing primary balconies. for maintenance purposes or at times of emergency DS 11.2 Security devices are to be provided to prevent unauthorised entry to the utility. DS 6.13 Development provides a minimum 100m² for communal open space. DS 11.3 Safety and warning signage is to be displayed where necessary. DS 6.14 Development provides communal space that is consolidated into one useable space. Where the communal space exceeds 100m², 2 separate useable areas may be utilised within the site. DS 11.4 The location of any Utility Installation is not to impact on the functionality of verges or public open space and is not to be in visually prominent areas. DS 6.15 Development provides a maximum of 25% of the required communal space as internal space. DS 6.16 Development provides communal outdoor space that is a minimum 50% open to the sky, DS 6.17 Development provides communal outdoor space that incorporates a balanced combination of soft and hard landscape features and includes a minimum of 25% landscaping in the total area. DS 6.18 Development provides a minimum of 5% or 40m² of the site area for communal open space, whichever is greater, DS 7 Parking Station Other than for bicycle parking, parking facilities are to be operated exclusively for bona fide customers or visitors to the approved uses within the QWBIRD. The Parking Station is not to be used for commuter car parking.

DS 7.2 Any security barrier and associated payment facilities is to be located to ensure vehicle queuing does not disrupt internal traffic circulation or public road carriageways.

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6.0 TECHNICAL REQUIREMENTS

6.1 **TECHNICAL** CRITERIA -**ALL PRECINCTS**

Where specifically referenced in the Precinct/Sub-Precinct Specific Design Criteria in Section 5 and identified as applying to the Precincts/Sub-Precincts in Table 70, the following technical criteria in *Table 71* are applicable to Approved Development subject to Compliance Assessment under Section 5 of the Plan of Development where described below.

The Technical Criteria are grouped into three categories, namely:

- » Technical Heritage Criteria;
- » Technical Environmental Criteria; and
- » Technical Engineering and infrastructure Criteria.

The Technical Criteria are identified in the Precinct/Sub-Precinct Specific Design Criteria in Section 5 as applying individually or collectively as one or more of the above categories. For example, the Precinct/Sub-Precinct Specific Criteria may state that "development is to be designed generally in accordance with the Acoustic Criteria in Section 6"; or the Criteria may state that "development is to be generally in accordance with the Technical Environmental Criteria in Section 6". Where the former is stated, the Acoustic Criteria in *Table 71* to the right are specifically applicable to Approved Development subject to Compliance Assessment. Where the latter is stated, those criteria identified within the Technical Environmental Criteria Category in Table 71 as being applicable to the Precinct/Sub-Precinct are specifically applicable to development being assessed in accordance with the Compliance Assessment process (which include, the Acoustic Criteria in Table 71).

Where the Technical Criteria conflict with the relevant Precinct/ Sub-Precinct Specific Design Criteria, the Precinct/Sub-Precinct Specific Design Criteria prevail to the extent of the conflict.

TABLE 70: TECHNICAL CRITERIA APPLICABILITY

CRITERIA/ SUB-PRECINCT	1a	1b	1c	1d	1e	1f	1g	1h	1i	2a	2b	2c	3	4a	4b	4c
Heritage Criteria																
Archaeological Management Criteria														•		
Conservation Management Criteria																
Heritage Interpretation Criteria																
Environmental Criteria																
Acoustic Criteria																
Advertising Management Criteria																
Air Quality Criteria																
Construction Management Criteria																
CPTED Criteria																
Equitable Access Criteria																
Environmental Management Criteria																
Environmentally Sustainable Design (ESD) Criteria	•			•	•	•	•		•					•		
Event Management Criteria																
Foreshore Management Criteria																
Lighting Management Criteria																
Tidal Works Criteria																
Engineering & Infrastructure Criter	ia															
Bridge Design Criteria																
Civil Engineering Criteria																
Geotechnical Criteria																
Hydraulic Design Criteria																
Structural Monitoring Criteria										•						
Traffic Engineering Criteria																
Pedestrian Wind Criteria																
Infrastructure Master Plan Criteria																

Note: Table 70 Criteria are applicable where shaded.

TC1 Heritage Cr	riteria		approved through
Archaeological Management	TC 1.1	Unless otherwise agreed with EDQ Development Assessment, development is to be generally in accordance with the management recommendations and implementation strategies contained within the endorsed Archaeological Management Plan.	compliance assessment.
Criteria	TC 1.2	A report by a specialist archaeological consultant is lodged with the Nominated Assessing Authority as part of a Compliance Assessment.	
Conservation Management Criteria	TC 1.3	Unless otherwise agreed in writing with EDQ Development Assessment, development is designed to be generally in accordance with the policies contained in the Conservation Management Plan for the relevant Heritage Place. A Heritage Impact Statement is to be prepared by a specialist heritage consultant and lodged with the Nominated	
	TC 1.4	Assessing Authority to demonstrate how the Conservation Management Plan policies have been addressed. For any proposed works to a locally significant heritage place, a Heritage Impact Statement is to be prepared by a specialist heritage consultant and lodged with the Nominated Assessing Authority. The Heritage	Impact
Heritage Interpretation	TC 1.5	Statement is to detail how the proposed works will impact the place and demonstrate how the identified heritage significance of the place will be managed through the proposed works. Unless otherwise agreed with EDQ, development is to be generally consistent with the managedment recommendations and implementation strategies contained within the approved Heritage Interpretation Strategy.	
Criteria		in writing	
TC 2 Environmen	ntal Criter	ia	
Acoustic Criteria	TC 2.1	Noise measuring is to be carried out generally in accordance with AS1055 – Description and measurement of environmental noise and the Department of Environment and Heritage Protection 'Noise Measurement Manual', version 4, dated 22 August 2013, as updated from time to time.	
	TC 2.2	Development is to be designed to achieve the following criteria with respect to traffic noise:	
ubject to conditions		TABLE 71.1 DESIGN CRITERIA	
ubject to conditions			

Residential Passive REX traffic noise levels to comply with 63 dB(A) L10 (12hour) (6am-6pm), or where exceeded **Recreation Space and** provide residential access to passive recreation space where this is largely complied with. private open space Other Internal Uses Indoor Leq,T determined based on AS/NZS2107:2016 (as relevant to space/usage) and Spaces Other Public Outdoor 63 dB(A) L10 (12hr) (6am-6pm) goal within minimum combined total area of 2000 sq m in the whole of the QWBIRD. Recreation Space* Heritage Buildings Indoor Leq,T determined based on AS/NZS2107:2016 (as relevant to space/ usage). Where compliance cannot be achieved due to constraints imposed by need to maintain heritage facades, the criterion +5dB(A) would be applied.

Verification is to be submitted and acoustic treatments described as part of Compliance Assessment in response to the Technical Criteria outlined in TC1.1.

^{*} Not related to accommodation activities. Assessed as one combined QWBIRD area and not each individual sutdoor space.

TC 23 Entertainment venues are to be designed to achieve the following noise criteria outside of QWB:

TABLE 71.2A PROPOSED ENTERTAINMENT NOISE CRITERIA - INDOOR VENUES - EXISTING RECEIVERS

Subject to conditions of approval.

RECEIVER	DAY (7AM-6PM)	EVENING (6PM-10PM)	NIGHT (10PM-7AM)
Existing Residential/Hotel Habitable Rooms*	Externally: 60 dB(A)	Externally: 60 dB(A)	to comply with OLGR
Existing Commercial*	Externally: 65 dB(A)	L _{eq,T} (8h, 9am - 5pm)	

^{*}Heritage excluded

Note: T corresponds to the hours during each time period.

TABLE 71.2B LICENSED VENUES TO EXISTING RECEIVERS OUTSIDE OF QWB (TO BE OBTAINED BY LICENSEE)

RECEIVER	 DAY/EVENING (6AM-10PM)	NIGHT (10PM-6AM)
Existing receivers*	65 dB(A) L _{1Q, adj, T}	L _{остяо} + 8 dB L _{остяо}

^{*}Heritage excluded

Note: T corresponds to the hours during each time period.

TABLES 71.3

TABLE 71.3A PROPOSED ENTERTAINMENT NOISE CRITERIA - INDOOR VENUES - FUTURE RECEIVERS

RECEIVER	DAY (7AM-6PM)	EVENING (6PM-10PM)	NIGHT (10PM-7AM)
Future Residential/Hotel/ Commercial outside QWBIRD	N/A as new building	s must be designed to contro	ol the entertainment noise
Future Hotel/Residential Habitable Rooms within QWBIRD	Externally: $65 \text{ dB(A)L}_{\text{eq,T}}$ OR Internally: $35 \text{ dB (A) L}_{\text{eq,T}}$	Externally: 65 dB(A)L $_{\rm eq,T}$ OR Internally: 35 dB (A) L $_{\rm eq,T}$	61 dB(A)L _{eq,t}
Future Heritage Hotel Rooms within QWBIRD		Hotel Habitable Rooms Withi	

TABLE 71.3B LICENSED VENUES AT RECEIVERS OUTSIDE OF QWB (TO BE OBTAINED BY LICENSEE)

RECEIVER DAY/EVENING (6AM-10PM) NIGHT (10PM-6AM)
Existing receivers* 65 dB(A) L _{IO, adj, T}	L _{oct10} + 8 dB

^{*}Heritage excluded

Note: T corresponds to the hours during each time period.

TABLES 71.4

TABLE 71.4A PROPOSED ENTERTAMMENT NOISE CRITERIA: OUTDOOR VENUES (SUBJECT TO EVENT SIZE AND NOISE MANAGEMENT PLAN) - EXISTING OUTSIDE OF QW:

RECEIVER	DAY (7AM-6PM)	EVENING (6PM-10PM)	NIGHT (10PM-7AM)				
Existing Residential/Hotel*	Externally: Typical: 65 dB(A)	Externally: Typical: 65 dB(A)	Externally: Typical: 50 dB(A)				
	L10, adj, T	L10, adj, T	**Large: (10pm -				
	**Large: 70 dB(A)	**Large: 70 dB(A)	12am) Background				
	Leq,T	Leq,T	level + 10 dB (A)2				
	***	***					
Existing Commercial*	Externally:						
	Typical: 65 dB(A) L _{eq,T} (10h, 8am - 6pm)						
	Large: 70 dB(A)						

*Heritage excluded

**Large event is an event where more than 2,000 people are expected to attend over the duration of the event each day.

***Unless higher external and internal noise limit is allowed by Event / Venue Permit by Local Authority, directly negotiated with the owners / Body Corporate / operators, conditions of approval or a Noise Management Plan.

Note: T corresponds to the hours during each time period.

TABLE 71.4B LICENSED VENUES TO EXISTING RECEIVERS OUTSIDE OF QW (TO BE OBTAINED BY LICENSEE)

RECEIVER	DAY/EVENING (6AM-10PM)	NIGHT (10PM-6AM)
Existing receivers	65 dB(A) L _{10. adj. T}	L _{octio} + 8 dB

Note: T corresponds to the hours during each time period.

Subject to conditions of approval.

TABLES 71.5

TABLE 71.5A PROPOSED ENTERTAINMENT NOISE CRITERIA: OUTDOOR VENUES (SUBJECT TO EVENT SIZE AND NOISE MANAGEMENT PLAN) - FUTURE

RECEIVER	DAY (7AM-6PM)	EVENING (6PM-10PM)	NIGHT (10PM-7AM)
Future Residential/Hotel/Commercial outside of QWBIRD	N/A as new building	N/A as new buildings must be designed to control the entertainment noise	
Future Hotel/Residential within QWBIRD	Externally:	Externally:	Internally:
	Typical:	Typical:	30 dB(A)
	65 dB(A) L _{eg T}	65 dB(A) L _{eq.T}	Leq,T *
	OR	OR	
	Internally:	Internally:	
	35 dB(A)	35 dB(A)	
	Leq,T *	Leq,T *	
Existing Commercial	Criterion for Future Hotel Habitable Rooms within QWBIRD + allowance of 5 dB(A) due to limitations of heritage facade.		

Subject to conditions of approval.

> *Unless higher external and internal noise limit is allowed by Event / Venue Permit by Local Authority, directly negotiated with the owners / Body Corporate / operators, conditions of approval or a Noise Management Plan.

TABLE 71.5B LICENSED VENUES AT RECEIVERS OUTSIDE OF QWB

RECEIVER	DAY/EVENING (6AM-10PM)	NIGHT (10PM-6AM)
Existing receivers	65 dB(A)	L _{ост90} + 8 dB
	L _{10, adj, T}	L _{oct10}

Note: T corresponds to the hours during each time period.

TC 2.4 Services plant is designed to achieve the following design criteria as measured at the building facade (as cumulative noise levels from all plant installed as part of the development).

TABLE 71.6 SERVICES PLANT

RECEIVER	TIME OF DAY	NOISE EMISSION dB(A) L _{A90}
Residential	Day	56
	Evening	54
	Night	47
Hotel	Day	56*
	Evening	54*
	Night	47*
Commercial	All	The higher of 60 and Day
		Ambient Leq, - 5dB

*Note: For commercial and hotel occupancies on the QWBIRD where facades are primarily closed or sealed the lower limit internal noise level from AS 2107 can be used in lieu of an external level.

 ${\sf TC~2.5}$ A report by a specialist acoustic consultant is lodged with the Nominated Assessing and will be subject to compliance assessment. Authority to demonstrate compliance with the relevant design criteria.

Advertising Management Criteria

TC 2.6 Refer to Brisbane City Council's 'Advertisements Local Law 2013' and 'Advertisements Subordinate Local Law 2005' for advertising management criteria.

Air Quality Impacts Criteria

TC 2.7 The QWBIRD development is designed to achieve the following ambient air quality criteria for sensitive uses:

TABLE 71.7 AIR QUALITY IMPACTS

POLLUTANT	AVERAGING TIME	CRITERIA
NO2	1 Hour	250
	1 Year	62
TSP	1 Year	90
PM10	24 Hours	50
PM2.5	1 Year	8
	24 Hours	25
со	8 hours	11,000
Benzene	1 Year	10
Dust deposition	1 month	120 mg/m²/day

Notes: The criteria are to be compared to the maximum predicted concentrations with the exception that at locations where the most influential source(s) are point sources such as generators, then the 99.9th percentile one hour concentration of NO2 may be used. Where the most influential source is transport, the maximum is to be used.

TC 2.8 The following separation distances for emission sources are to be achieved:

TABLE 71.8 AIR QUALITY - EMISSIONS

POLLUTANT	AVERAGING TIME	CRITERIA
Power generators	Subject to dispersion modelling	Catalytic converters and, for diesel, fabric filters.
Water heater boilers	On rooftop or subject to dispersion modelling	
Car park exhausts	6m minimum, 15m where practical	
Cooling tower vents	6m minimum, 10m where practical	
Microbrewery	6m	Carbon filters
Cooking exhaust vents	6m	Grease filters
William Street kerb	13m	Air intake treatment
Alice Street kerb	15m	Air intake treatment
Margaret Street kerb	10m	Air intake treatment
Elizabeth Street kerb near William Street	30m	Air intake treatment
REX traffic lane edge	10m	Air intake treatment

Notes: 1. Distances from roads are based on information in the Air Quality Assessment Report. The separation from the REX is based on the resolution of the air dispersion model. These should be applied in three dimensions unless further modelling demonstrates a lesser separation is suitable.

2. Updated modelling with improved data may show compliance without the need for treatment.

TC 2.9 In assessing compliance with these provisions, modelling of dispersion from both traffic and generator exhausts shall be undertaken with the Calpuff modelling system in accordance with the provisions of "Generic Guidance and Optimum Model Settings for the Calpuff Modelling System for Inclusion into the 'Approved Methods for the Modelling and Assessments of Air Pollutants in NSW, Australia" (NSWOEH 2011) except the portion of William Street covered by structure shall be modelled using a box model according to the Road Traffic Air Quality Management Manual (TMR 2014). TC 2.10 Where treatment of air intakes to Sensitive Uses cannot effectively control the pollutants, alternative treatment solutions may be considered based on air flow control (such as extraction fans or positive pressure spaces for example). TC 2.11 A report by a specialist air quality consultant is to be lodged with the Nominated Assessing Authority that demonstrates compliance with the relevant criteria and separation distances nominated. Construction TC 212 The development is constructed in a manner generally in accordance with the EDQ approved Preliminary Management Sonstruction Management Plan, Alternative measures to the EDQ approved Preliminary Construction Criteria Management Plan may be utilised where achieving equivalent or better environmental outcomes. TC 2.13 Prior to commencement of development, the following management plans, which are to be consistent with the EDQ approved Preliminary Construction Management Plan, are to be prepared and lodged with the Nominated Assessing Authority: · Site Specific Construction Management Plan; Workplace Health and Safety Management Plan; Environmental Management Plan inc. Heritage and Waste: Stakeholder Management Plan Subject to conditions of · Traffic Management Plan; approval. · Security Management Plan; · Vibration and Monitoring Plan; and · Stormwater Quality Management Plan. **CPTED Criteria** TC 2.14 Unless otherwise agreed in writing with EDQ Development Assessment, development is to be designed so that it is generally in accordance with recommendations contained within the EDQ approved CPTED Assessment prepared by WSP Parsons Brinckerhoff, approved through compliance assessment. TC 2.15 A report by a suitably qualified person is lodged with the Nominated Assessing Authority. Equitable TC 2.16 Development is to be designed generally in accordance with the following legislation, codes and standards: **Access Criteria** · Disability Discrimination Act 1992 (DDA); · Disability (Access to Premises - Buildings) Standard 2010 (APS); · Building Code of Australia 2016 (BCA); AS1428.1 Design for access and mobility; · AS1428.4.1 Tactile Ground Surface Indicators; AS2890.6 Off-street parking for people with a disability; and

Additionally, the following standards are advisory and where relevant the provisions of these standards may be used to assist or inform the design, only in-so-far as their provisions do not conflict with the mandatory codes:

TC 2.17 Sensitive Modifications are to be made to heritage buildings to enhance equitable access where appropriate. Modifications are to be in accordance with the EDG Approved Conservation Management Plan prepared for the heritage place and guided by Improving Access to Heritage Buildings: A Practical Guide to Meeting the Needs of Ped Ne with Disabilities by Eric J. Martin and Roslyn Russell (1999).

· AS1735.12 Lift facilities for persons with disabilities.

Australian Standard AS1428.2 Design for access and mobility - Enhanced; and
 Australian Standard AS1428.5 Communication for people who are deaf.

approved through compliance assessment.

Environmental Management Criteria

TC 2.18 Prior to commencement of construction on-site, the following management plans are to be lodged with the Nominated Assessment Authority, which are to be consistent with the Environmental Management Criteria:

- · Site Specific Construction Management Plan;
- · Workplace Health and Safety Management Plan;
- · Environmental Management Plan;
- · Stakeholder Management Plan;
- · Traffic Management Plan;
- · Security Management Plan;
- · Water Quality Monitoring Plan;
- Stormwater Quality Management Plan:
- · Acid Sulfate Soils Management Plan;
- · Tree Protection Plan:
- · Vegetation Management Plan;
- Waste and Resource Use Environmental Control Plan:
- · Overarching Erosion and Sediment Control Plan;
- · Site Specific Erosion and Sediment Control Plan;
- · Noise and Vibration Management Plan; and
- · Quality Management Plan.

In preparing these plans, the following guidelines (as updated from time to time) are to be adopted:

- PDA Guideline No. 13 Engineering Standard (May 2015); and
- PDA Guideline No. 14 Environmental Values and Sustainable Resource Use (May 2015).

TC 2.19 An Acid Sulfate Soil Management Plan (ASS MP) is to be prepared generally in accordance with the following:

- Avoid adverse impacts on receiving waters that may result from the disturbance of Actual ASS/Potential ASS material through effective management of the site;
- · Minimise adverse impacts resulting from treatment and handling of ASS spoil from any excavations on-site;
- · Manage disturbance to waterways and discharge of surface waters off-site;
- · Spoil excavated from areas where lime treatment is required will be lime-treated at the rates specified in the ASS MP. Verification samples will be taken and analysed by Suspension Peroxide Oxidation - Combined Acidity and Sulfate (SPOCAS) or the 'full' Chromium test suites;
- · Records will be kept of lime quantities used to treat spoil and lime placed in guard layers drain banks, to check they match Records of bulk lime brought on to site for that purpose; and
- With consideration of baseline conditions, implement reasonable and practicable measures that contribute to achieving the surface water quality limits in Queensland Water Quality Guidelines (QWQG), ANZECC and ARMCANZ, including for pH, dissolved aluminium, dissolved oxygen and turbidity/Total Suspended Sediment (TSS).
- · During construction, all excavated soil removed from and/or replaced within the site is to be monitored for the presence of Acid Sulfate Soils (ASS) and all ground water and stormwater runoff from the site is to be controlled and tested prior to the release from site. The presence of ASS is to be treated in accordance with State Planning Policy - Emissions and Hazardous Activities - Guidance on Acid Sulfate Soils December 2013. An ASS Management Plan is to be prepared detailing the investigation and treatment methodology to be implemented.

The development is to be designed to implement the ASS MP.

TC 2.20 A Contaminated Land Site Based Management Plan is to be prepared. The

Contaminated Land Site Based Management Plan is to address:

- Contaminated Land Auditor in accordance with Section 574A (1) (b) of the Environmental Protection Act 1994 must be appointed to provide certification in accordance with Section 568 (b) of the Environmental Protection Act 1994 that all documentation in relation to contaminated land has been properly prepared.
- Contaminated fill present must be tested to characterise it prior to its removal from site. A Remediation Plan
 should be prepared and approved by the appointed Contaminated Land Auditor prior to excavation/remediation
 commencing. This must include a validation programme to confirm that all contaminated material has been
 removed or the site is suitable for its intended use. Validation documentation and reporting is to be generally
 in accordance with the Environmental Protection Act 1994 and the DEHP issued quidelines.
- Contaminated material is to be transported and disposed of off-site in accordance with statutory requirements.

The development is to implement the Contaminated Land Site Based Management Plan.

TC 2.21 Hazardous Substances Environmental Control Plan (HSECP) is to be prepared generally in accordance with the following:

- Avoid adverse impacts on the receiving environment from accidental or uncontrolled release of contaminants or hazardous substances;
- Handling, storage and transport of hazardous substances is conducted in accordance
- with Commonwealth and Queensland legislative requirements; and
- · The development is to implement the HSECP.

TC 2.22 A Ground Water Management Strategy (GWMS) to manage ground water impact during construction is to be prepared generally in accordance with the following:

- · Manage groundwater drawdown and groundwater quality to minimise impacts outside QWBIRD and existing infrastructure;
- Maintain groundwater quality consistent with baseline;
- Prevent environmental harm and impacts outside QWBIRD from the disposal of dewatering discharge;
- Groundwater quality at and surrounding the site is maintained at baseline conditions;
- · Disposal of dewatering discharge does not result in scouring, erosion or contamination at point of discharge;
- $\bullet \quad \text{All groundwater treated or disposed off-site is in accordance with relevant legislation; and} \\$
- No odour nuisance is created at the discharge point.

The construction phase is to implement the GWMS.

TC 2.23 An Erosion and Sediment Control Plan (ESCP)/Surface Water Quality Environmental Control Plan for the construction phase

is to be prepared generally in accordance with the following:

- Generally in accordance with the Erosion and Sediment Control Framework;
- Manage erosion and prevent sedimentation of the receiving water body (Brisbane River);
- $\bullet \quad \text{Measures to minimise uncontrolled release of water from within the construction area;}\\$
- · No significant decrease in water quality of the Brisbane River;
- $\bullet \quad \text{Erosion and sediment controls are to be implemented with approved ESCP and ESC drawings, are}\\$
- in place prior to commencement of works, and maintained in good working order;
- · No significant erosion occurs at the site; and
- · Measures to minimised accidental or uncontrolled release of waters from site.

The construction phase is to implement the ESCP.

TC 2.24 A Vegetation Management Plan (VMP) is to be prepared generally in accordance with the following:

- · Minimise vegetation clearing footprint to that which is necessary for the project construction and operation; and
- · Protect retained significant vegetation:
 - Vegetation clearing extents are clearly demarcated prior to works;
 - Vegetation clearing works do not result in adverse impacts on adjoining vegetation communities; and

- No exotic weed species are introduced to adjoining environments as a result of the project construction.

The construction phase is to implement the VMP.

TC 2.25 A Pest Management Environmental Control Plan (PMECP) is to be prepared generally in accordance with the following:

- · Prevent the introduction and or spread of invasive weed species or pathogens into adjacent environments;
- · No invasive weed species or pathogens are introduced to adjoining environments as a result of project construction works; and
- Weeds in the project area are managed and disposed of appropriately.

The construction phase is to implement the PMECP.

TC 2.26 A Terrestrial and Aquatic Fauna Environmental Control Plan (TAFECP) is to be prepared generally in accordance with the following:

- Manage vegetation clearing and construction works to minimise harm to fauna during works;
- · Minimise interactions with fauna to those which are absolutely necessary for the development, welfare of the animal or human safety; and
- Minimise potential impacts to downstream aquatic environments:
- Vegetation clearing extents and fauna habitat trees are to be clearly demarcated prior to clearing works;
- Vegetation clearing works are supervised by a suitably qualified, licensed and experienced spotter/catcher; and
- Any fauna relocations are to be carried out by a suitably qualified, licensed and experienced spotter/catcher.

The construction phase is to implement the TAFECP.

TC 2.27 An Air Quality and Greenhouse Gas Environmental Control Plan (AQGGECP) is to be prepared generally in accordance with the following:

- · Generally in accordance with the recommendations included in the Air Quality Assessment for this plan;
- · Limit the impact of construction activities on ambient air quality and sensitive receptors;
- · Implementation of energy efficiency measures for the construction phase;
- · Minimise visible dust generated from construction activities;
- · Vehicle speed limits implemented to minimise dust; and
- Plant, machinery and vehicles will be maintained as per scheduled servicing requirements.

The construction phase is to implement the AQGGECP.

TC 2.28 A Noise and Vibration Management Plan (NVMP) is to be prepared generally in accordance with the following:

- · Generally in accordance with the recommendation included in the Acoustic Assessment;
- · To minimise noise levels generated by the works and associated activities;
- To comply with the legislative requirements of the Environmental Protection

(Noise) Policy and the Environment Protection Regulation 1998;

- · Noise and vibration levels are controlled such that noise sensitive uses are not adversely impacted; and
- · Avoid property damage arising from vibration during construction, particularly on retained heritage buildings.

The construction is to implement the NVMP.

TC 2.29 A Waste and Resource Use Environmental Control Plan (WRUECP) is to be prepared generally in accordance with the following:

- To reduce resource use, and reuse or recycle materials wherever practical;
- · To reduce waste disposed to landfill:
- · To appropriately store and dispose of waste to minimise impacts during construction;
- The legislative requirements of the EP Act, EP (Waste Management) Policy 2000 and EP (Waste Management) Regulation 2000;
- · 80% reduction (from business as usual) in construction and demolition waste going to landfill;
- · No litter/waste and construction materials to migrate to adjoining areas and downstream environments; and
- · Waste management hierarchy implemented for construction activities:
 - Avoid;
 - Reduce;
 - Reuse;
 - Recycle; and
 - Dispose.

The construction is to implement the WRUECP.

TC 2.30 Brisbane River sediment contains concentrations of contaminants exceeding the adopted Screening Level Guidelines. Prior to any disturbance of the sediment, contamination issues are to be addressed in accordance with Environmental Protection Act 1994 and Environmental Protection (Water) Policy 2009 requirements.

Environmentally Sustainable Design Criteria	TC 2.31 Unless otherwise agreed in writing with EDQ Development Assessment, the new development is to be designed generally in accordance with the following environmentally sustainable design outcomes where practicable: • Precinct 1		
	- Green Star Communities Rating 6 star;		
	 Green Star Communities re-assessment at 5 year intervals until practical completion is achieved 6 star; 		
	 Green Star Design & As-Built ratings for the new buildings within the Resort 6 star; 		
	 Sub-Precinct (Precinct 1a) representing World Leadership 6 star; 		
	 Green Star Design & As-Built ratings for the Residential Tower 4 representing World leadership 6 star; and 		
	 Industry Best Practice Green Star Design & As-Built ratings for the heritage buildings 4 star. 		
	Precinct 2		
	- Green Star Communities Rating 6 star;		
	 Green Star Communities re-assessment at 5 year intervals until practical completion is achieved 6 star; and Industry Best Practice Green Star Design & As-Built ratings for the heritage buildings 4 star. 		
	Precinct 3		
	- Green Star Communities Rating 6 star;		
	- Green Star Communities re-assessment at 5 year intervals until practical completion is achieved 6 star; and		
	- Green Star Design & As-Built ratings for the Residential Towers 5 & 6 (Precinct 3) representing Australian 6 star.		
	Precinct 4a		
	- Green Star Communities Rating 6 star; and		
	 Green Star Communities re-assessment at 5 year intervals until practical completion is achieved 6 star. 		
	TC 2.32 Sensitive modifications are made to the heritage buildings to enhance the ecologically sustainable development (ESD)		
	performance of buildings where appropriate. Modifications are to be in accordance with the Conservation Management		
	Plan prepared for the heritage place and must consider best-practice guidance (such as the Sustainability and		
	Heritage series developed by RMIT, the Victorian Building Commission and the Victorian Heritage Council).		
	TC 2.33 A report by a suitably qualified person is to be lodged with the Nominated Assessing Authority generally in accordance with TC8.1.		
Events Management	TC 2.34 Unless otherwise agreed to with EDQ, all events are to be generally consistent with the recommendations contained within an aithe ved Event Management Plan. approved through compliance assessment.		
Criteria	TC 2.35 The Event Management plan is to be submitted to the Nominated Assessing Authority for compliance		
	approval a minimum of 6 months prior to the opening of the Sub-precinct 1a.		
Foreshore	TC 2.36 A Foreshore Management Plan (FMP) which is generally consistent with the Foreshore		
Management	Management Plan & Basis of Design Report is to be prepared to:		
and Basis of	 Describe the existing foreshore environment, its historical context and environmental condition; 		
Design Criteria	Describe the likely aspects associated with the construction of the foreshore Precincts/Sub-Precincts;		
	 Detail specific impacts of the construction of the foreshore Precincts/Sub-Precincts; and Provide a framework for and guide the preparation of future construction methodologies and operational manuals. 		
	The FMP is generally in accordance with the following criteria:		
	Environmental impacts are assessed on a risk management approach for each		
	phase of the project - design, construction and operation; and		
	 For each phase significant environmental impacts are identified, along with its 		
	potential impact, assessed risk and implement mitigation measures.		
	Alternative measures to the Foreshore Management Plan may be utilised where achieving equivalent or better		
	environmental outcomes. The design of the development is to be undertaken generally in accordance with the FMP.		
	TC 2.37 A report by a specialist environmental consultant is to be lodged with the Nominated Assessing		
	Authority to demonstrate compliance with the endorsed Foreshore Management Plan.		
	TC 2.38 The construction is to be implemented generally in accordance with the EDQ approved Preliminary Construction Management Plan.		

approved through compliance assessment.

Lighting Management Criteria	TC 2.39	Unless otherwise agreed in writing by EDQ and the asset owner (where appropriate), lighting for public roads and public realm areas shall be on the Energex approved list for the relevant related lighting and comply with the AS/NZS 1158 Set:2010 Lighting for roads and public spaces.	
	TC 2.40	Where practicable, target illuminance levels should comply with the AS1158 suite of standards.	
	TC 2.41	Where practicable, lighting is designed to comply with AS1158 Lighting for roads and public spaces	
		in accordance with the following criteria: Roads in local areas: Lighting subcategory P2;	
		Rodus in local areas. Lighting subcategory P2, Pathways (including cycleways): P2;	
		Public activity areas (excluding car parks): P6; and	
		 Connecting Elements (steps, stairways, ramps, footbridges and pedestrian ways): P9. 	
		Where practicable, LED light sources should be adopted to comply with AS4282.	
	TC 2.43	The development is to be designed in accordance with the DSS identified in the IMP for street lighting, outdoor lighting and/or pedestrian lighting.	
Tidal Works Criteria	TC 2.44	Development is to implement the EDQ approved Foreshore Management Criteria and Basis of Design.	
TC 3 Engineering	g and Infra	astructure Criteria	
Bridge Design	TC 3.1	The bridge is to be designed generally in accordance with the PDA-Associated	
Criteria		Development Declaration and is updated from time to time.	
Civil Engineering	TC 3.2	Unless otherwise agreed in writing with EDQ Development Assessment, civil works and infrastructure works are to be designed	
Criteria		generally in accordance with the EDQ approved Civil Works and Infrastructure Report prepared by Bornhorst and Ward.	
Geotechnical Criteria	TC 3.3	Unless otherwise agreed in writing with EDQ Development Assessment, the development design is generally in accordance with the ground conditions as described within the Geotechnical Report.	
	TC 3.4	A report by a specialist consultant is lodged with the Nominated Assessing Authority to demonstrate appropriate consideration has been provided to the Geotechnical Report.	
Hydraulic Design	TC 3.5	Unless otherwise agreed in writing with EDQ Development Assessment, development is carried	
Criteria	T0 7 6	out generally in accordance with the EDQ approved Hydraulic Assessment.	
	TC 3.6	A Site Specific Emergency Management Plan, additional tidal condition testing and additional climate change scenario testing is to be lodged with the Nominated Assessing Authority as part of the Sub-Precinct 1a Compliance Assessment application.	
	TC 3.7	The development is to be designed generally in accordance with the following design criteria: Essential Services to be located above 5.9m AHD (this is 5.4m AHD RFL + 500mm freeboard)*; All levels from basement and above protected to a minimum level of 5.4m AHD RFL via flood barrier protection; All foreshore structures designed for a 1,000 year ULS (extreme case); and Pedestrian and cyclist paths comply with the minimum flood planning levels: above HAT + 0.3m.	
		*Note: Electrical equipment is classified as essential for the IRD building only.	
	TC 3.8	A report by a specialist consultant is lodged with the Nominated Assessing Authority to demonstrate that the design is generally in accordance with the Hydraulic Assessment.	
Infrastructure Master Plan Criteria	TC 3.9	Trunk infrastructure for the proposed development is to be designed and implemented generally in accordance with the EDQ approved IMP.	
Structural	TC 3.10	Structural monitoring for the proposed development construction is to be designed and implemented	approved throug
Monitoring Criteria		generally in accordance with the E DQ approved Structural Monitoring Proposal.	compliance assessment.

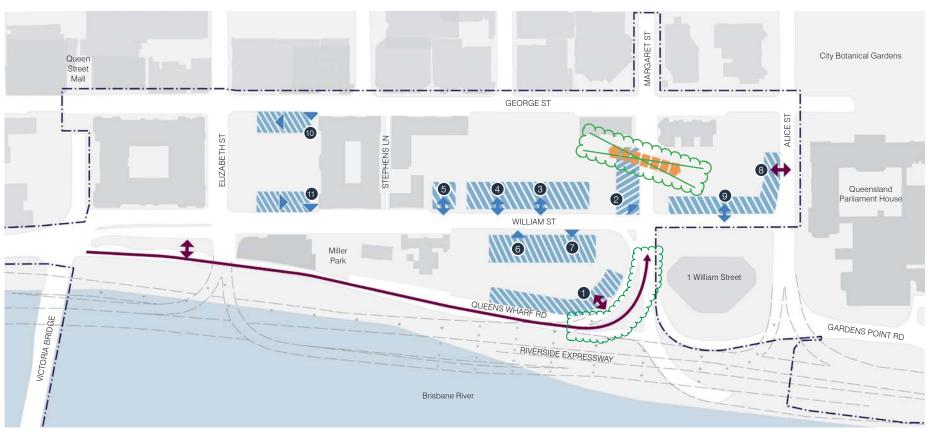
Traffic Engineering TC 3.11 Unless otherwise agreed in writing with EDQ Development Assessment, development is designed to provide on-site car Criteria parking to meet the functional requirements of the QWBIRD, and is generally in accordance with the following: · Where for Multiple Dwelling: - Maximum 0.5 space per bedroom · Where for Short-Term Accommodation, - Maximum of 0.25 spaces per room · Where for uses other than for Multiple Dwelling and Short-Term Accommodation, total car parking for the QWBIRD does not exceed 2,920 car parking spaces. *Existing car parking to be retained is 695 spaces. This includes 75 hotel spaces which form part of the overall hotel supply of 0.25 spaces per room and 620 space contributing to the 2,920 maximum. TC 3.12 The design of the car parking areas comply with the dimensions and to the standards specified in the Brisbane City Plan 2014 TAPS PSP. TC 3.13 On-site parking and manoeuvring areas provide for vehicles to enter and leave in a forward motion. TC 3.14 Access to the site provides separation of a minimum 10m to an tangent point of an intersection to provide sufficient sight distance separation (except the Margaret Street ingress which consists of part of an intersection). TC 3.15 Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle. TC 3.16 Bicycle parking spaces for Queen's Wharf Brisbane are provided generally in accordance with the requirements of the Queensland Development Code Mandatory Part 4.1 in relation to end-of-trip facilities. TC 3.17 Bicycle parking and storage facilities are accessible and provided in the building, or onsite within 100 metres of an entrance to the building. TC 3.18 Basement vehicle circulation areas where not involving a fully automated car parking system, will have a minimum clearance height of 2,100mm generally, and 2,500mm for compliance with AS2890.6 for PWD access. Basement areas provided with a fully automated car parking system will have a minimum clearance height as per manufacturer's requirements.

Queens Willonly authon The wester Victoria Bri The public Miller Park Stephens L A new ped signalised r A diagonal A diagonal A pedestria generally u A new ped The Victori TC 3.20 The Bicentennia the conditions o TC 3.21 The developmer a. Queens Wh b. William Stree d. William Stree d. William Stree f. William Stree g. William Stree f. William	utcomes in relation to pedestrian activity are to be implemented where practicable: harf Road is to be a 'shared zone', with vehicular traffic limited to one-way (east bound) only. virised service vehicles will be permitted to utilise this route on a time managed basis; re end of Queens Wharf Road, at the intersection with William Street and idge is to be reconfigured to increase pedestrian storage areas; realm design is to provide kerb extensions to the pedestrian connection between and Queen's Gardens to establish a prioritised pedestrian link, with no vehicular traffic permitted alo lestrian link from George Street, commencing at the Mary Street intersection, through to river pedestrian crossing on William Street (requiring a minor relocation of the existing pedestrian: connection between George Street (George Street Plaza) to the intersection of William Street connection between the Margaret Street/William Street intersection and the George Street/an wayfinding link that runs from Brisbane Square to Alice Street to connect to the Botanic Gritlising existing signalised pedestrian crossings at key intersections; lestrian bridge providing a direct pedestrian connection between QWBIRD and South Bank; a ia Bridge/Queens Wharf Road/William Street intersection is to be reconfigured in a manner to a Bikeway is to be designed and constructed in accordance with of approval, approved LCR and approved IMP. Int is to be designed with the following vehicle access points and nominated function where praft Road; et/Margaret Street Intersection - Car park entry only; et - Car park pick up/set down entry and exit; et - Hotel pick up/set down entry and exit; et - Hotel pick up/set down entry and exit; et - Hotel pick up/set down entry and exit; et - Hotel pick up/set down entry and exit; et - Hotel pick up/set down entry and exit; et - Hotel pick up/set down entry and exit; et - Residential and Service vehicle entry and exit; et - Former Land Administration Building car park and valet entry; and et - Former Land Administrati	via a signals); t and Margaret Street; Alice Street intersection; ardens, and o improve the safety.
	pecialist consultant is lodged with the Nominated Assessing Authority to mpliance with the Traffic Engineering Criteria above.	
where the new b	ind <u>Assessme</u> nt is to be prepared for Sub-Precinct 1a and Precinct 3 compliance assessment, ouilt form is over 8 storeys, gene rally in accordance with the widely accepted set of criteria awson (1990). The development is to implement the Pedestrian Wind Assessment.	Not approved. Subject to conditions of approval.

Pedestrian

Wind Criteria

FIGURE 132: VEHICLE ACCESS POINTS



LEGEND

QWB boundary



Indicative vehicle access point (location and direction not fixed)



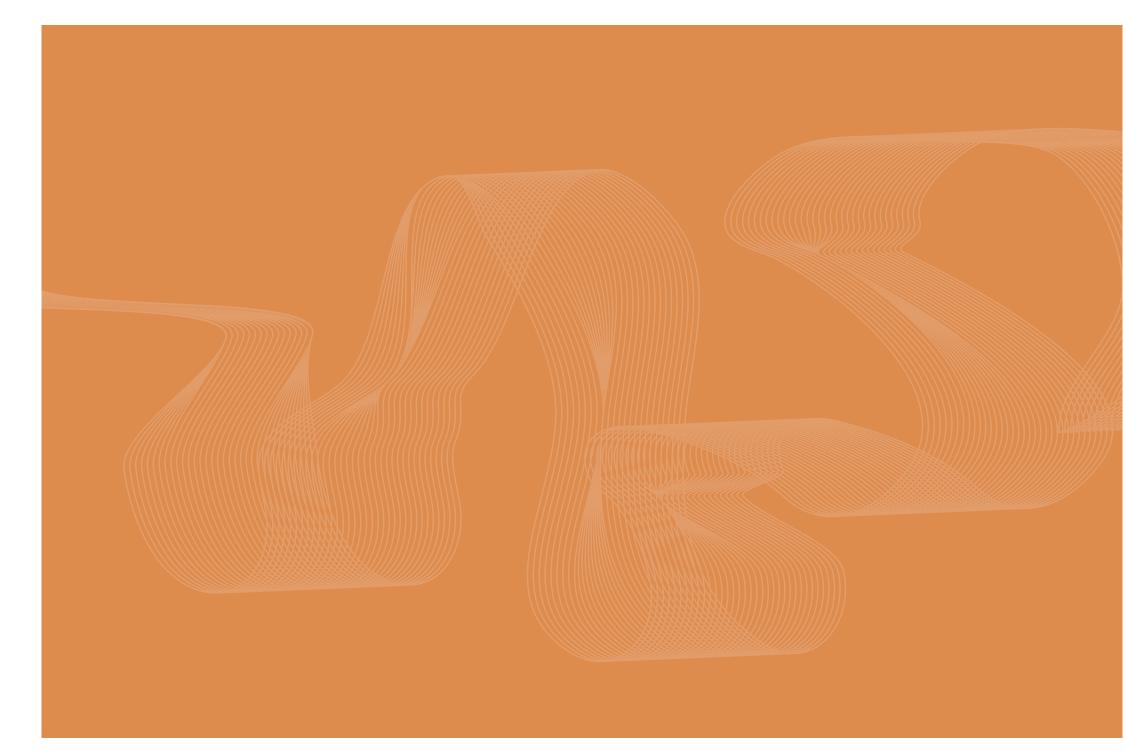
Indicative service and vehicle access point (location and direction not fixed)





Indicative preferred vehicle and service ingress/ egress zone (location/direction not fixed)

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7.0 DISCLAIMER

This report is dated 1st December 2017 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Destination Brisbane Consortium for the purpose of a development application and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

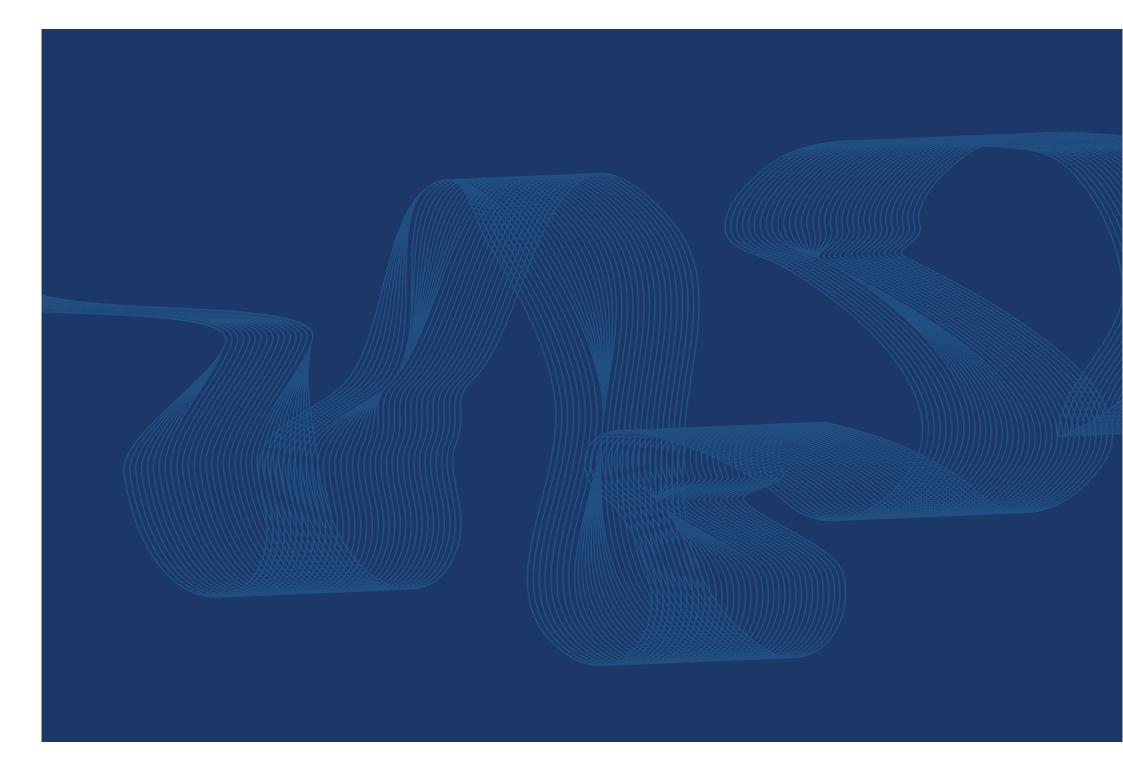
In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.



APPENDIX A CATEGORIES & DEFINITIONS

8.1 **USE CATEGORIES** & DEFINITIONS

8.1.1 Introduction

Table 72 outlines the use categories applied in the PoD, their relationship to the City Plan defined terms and a number of examples of individual uses.

The use categories and definitions listed in Column 2 have the meaning set out below in the Use Definitions. Examples of these uses, are included in Column 3. The use definitions listed in *Table* 72 to the right in Column 2 has the meaning set out in Section 8.1.2. Examples of these uses, as relevant to the PoD, are included in Column 3.

QWBIRD Specific terms are also defined for the purpose of the PoD. These administration terms are defined in Section 8.1.3

	Multiple Dwelling - Precinct 3	Apartments
TABLE 72: US	E CATEGORIES	
CATEGORY	CITY PLAN DEFINED TERM	EXAMPLE OF USE
Residential	Multiple Dwelling	Apartments
	Short-Term Accommodation	Accommodation hotel/serviced apartments
Commercial	Childcare Centre	Childcare centre
	Community Use	Museum
		Art gallery
	Educational Establishment	Cooking school
	Function Facility	Conference centre
		Hotel function space
	Health Care Service	Dental clinic/medical centre
	Indoor Sport and Recreation	Bowling alley
		Gym
	Landing	Boat ramp/jetty
	Low Impact Industry	Microbrewery
	Major Sport, Recreation and Entertainment Facility	Convention/exhibition centre
	Office	Office
	Outdoor Sport and Recreation	Swimming pool
		Tennis courts
	Parking Station	Public/commercial car park; bicycle end of trip facility
	Port Service	Marina
	Resort Complex	Integrated Resort Development
	Sales Office	Sales office
	Theatre	Cinema
	Service Industry	

CATEGORY	CITY PLAN DEFINED TERM	EXAMPLE OF USE
		Theatre
	Tourist Attraction	Casino
Retail	Club	Sports club
	Food and Drink Outlet	Cafe
		Restaurant
	Bar/Hotel	Bar/pub/tavern
	Market	Market e.g. farmers' market
	Nightclub Entertainment Facility	Nightclub
	Service Industry	Dry cleaners, jewellery making, tailor
	Shop	Shop
	Shopping Centre	Shopping centre
	Showroom	Car showroom
Other	Centre Activities Activity Group, where individual uses are not otherwise specified	N/A
	Environment Facility	Interpretative boardwalk
	High Impact Industry (limited to Stand-by Generator)	Stand-by generator
	Medium Impact Industry (limited to Stand-by Generator)	Stand-by generator
	Park	Park, plaza
	Pedestrian Bridge	Bridge over the Brisbane River
	Special Industry (limited to Stand-by Generator)	Stand-by generator
	Substation	Substation
	Telecommunications Facility	Telecommunications tower/ broadcasting station
	Utility Installation	District energy facility

8.1.2 Use Definitions

RESIDENTIAL USE CATEGORY

MULTIPLE DWELLING

Means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.

SHORT-TERM ACCOMMODATION

Means the use of premises for-

- i. Providing accommodation of less than 3 consecutive months to tourists or travellers; or
- ii. A manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but does not include a hotel, nature-based tourism, resort complex or tourist park.

MULTIPLE DWELLING - PRECINCT 3

Means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households, which may include individual dwellings being used to provide accommodation of less than 3 consecutive months to tourists or travellers.

COMMERCIAL USE CATEGORY

CASINO

A sub-set definition of 'Tourist Attraction', and means the use of premises for the operation and conduct of -

- a. Gaming; and
- b. Money counting, surveillance, accounting, storage and other activities in connection with the operation and conduct of gaming.

Note — Gaming or gambling means the playing in a casino of any game that may be conducted or played in a casino under a casino licence or a machine game, as defined in the Casino Control Act 1982.

CHILDCARE CENTRE

Means the use of premises for the care, education and minding, but not residence, of children.

COMMUNITY USE

Means the use of premises for -

- a. Providing artistic, social or cultural facilities or community services to the public; or
- b. Preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).

EDUCATIONAL ESTABLISHMENT

Means the use of premises for-

- a. Training and instruction to impart knowledge and develop skills; or
- b. Student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).

FUNCTION FACILITY

Means the use of premises for -

- a. Receptions or functions; or
- b. Preparing and providing food and liquor for consumption on the premises as part of a reception or function.

HEALTH CARE SERVICE

Means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.

INDOOR SPORT AND RECREATION

Means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.

LANDING

Means the use of premises for -

- a. For mooring, launching, sorting and retrieving vessels; and
- b. From which passengers embark and disembark.

MAJOR SPORT, RECREATION AND **ENTERTAINMENT FACILITY**

Means the use of premises for large-scale events, including, for example, major sporting, recreation, conference or entertainment events.

OFFICE

Means the use of premises for -

- a. Providing an administrative, financial, management or secretarial service or function; or
- b. The practice of a profession; or
- c. Providing business or professional advice or services; but does not include the use of premises for making, selling or hiring goods.

OUTDOOR SPORT AND RECREATION

Means the use of premises for -

- a. A recreation or sporting activity that is carried on outdoors and requires areas of open space; or
- $\boldsymbol{b.}\;\;$ Providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).

PARKING STATION

Means the use of premises for parking vehicles, other than parking that is ancillary to another use.

PORT SERVICE

Means the use of premises for -

- a. The arrival and departure of vessels; or
- b. The movement of passengers or goods on or off vessels; or
- c. Storing, servicing, maintaining or repairing vessels; or
- d. Ancillary uses that directly service the needs of passengers of the vessels.

RESORT COMPLEX

Means the use of premises for-

- a. Tourist and visitor accommodation that includes integrated leisure facilities; or
- b. Staff accommodation that is ancillary to the use in paragraph (a); or
- c. Transport facilities for the premises, including, for example, a ferry terminal or air service.

Note — For the purposes of calculating Gross Floor Area (GFA), the individual components of a Resort Complex have been disaggregated.

SALES OFFICE

Means the use of premises for the temporary display of land parcels or buildings that-

- a. Are for sale or proposed to be sold; or
- b. Can be won as a prize in a competition.

SERVICE INDUSTRY

Means the use of premises for an industrial activity that -

- a. Does not result in off-site air, noise or odour emissions; and
- b. Is suitable for location with other non-industrial uses.

Note — Examples include tailor and jewellery making.

THEATRE

Means the use of premises for -

- a. Presenting movies, live entertainment or music to the public; or
- **b.** The production of film or music: or
- c. The following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b)-
- d. Preparing and selling food and drink for consumption on the premises:
- e. Facilities for editing and post-production;
- f. Facilities for wardrobe, laundry and make-up;
- q. Set construction workshops:
- h. Sound stages.

TOURIST ATTRACTION

Means the use of premises for -

- a. Providing entertainment to, or a recreation facility for, the general public; or
- b. Preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).

Note — Examples include casino or theme park.

RETAIL USE CATEGORY

Means the use of premises with seating for 60 or less people, for -

- a. Selling liquor for consumption on the premises; or
- **b.** An entertainment activity, or selling food for consumption on the premises, if the use is ancillary to the use in paragraph (a).

CLUB

Means the use of premises for-

- a. An association established for social, literary, political. sporting, athletic or other similar purposes; or
- b. Preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).

FOOD AND DRINK OUTLET

Means the use of premises for-

- a. Preparing and selling food and drink for consumption on or off the premises; or
- **b.** Providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).

HOTEL

Means the use of premises for-

- a. Selling liquor for consumption on the premises; or
- b. A dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (a); but does not include a bar.

Means the use of premises on a regular basis for-

- a. Selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or
- **b.** Providing entertainment, if the use is ancillary to the use in paragraph (a).

NIGHTCLUB ENTERTAINMENT FACILITY

Means the use of premises for-

- a. Providing entertainment that is cabaret, dancing or music; or
- b. Selling liquor, and preparing and selling food, for consumption on the premises, if the use is ancillary to the use in paragraph (a).

SHOP

Means the use of premises for-

- a. Displaying, selling or hiring goods; or
- b. Providing personal services or betting to the public.

SHOPPING CENTRE

Means the use of premises for an integrated shopping complex consisting mainly of shops.

SHOWROOM

Means the use of premises for the sale of goods that are of-

- a. A related product line; and
- b. A size, shape or weight that requires
 - i. A large area for handling, display or storage; and
 - ii. Direct vehicle access to the building that contains the goods by members of the public, to enable the loading and unloading of the goods.

OTHER USE CATEGORY

CARETAKER'S ACCOMMODATION

Means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.

CENTRE ACTIVITIES ACTIVITY GROUP

A defined activity group comprising the following uses:

- » Caretaker's Accommodation
- » Childcare Centre
- » Club
- » Community Care Centre
- » Community Use
- » Dwelling Unit
- » Educational Establishment
- » Emergency Services
- » Food and Drink Outlet
- » Function Facility
- » Health Care Service
- » Indoor Sport and Recreation
- » Office
- » Parking Station, if bicycle parking
- » Place of Worship
- » Sales Office
- » Service Industry, if less than a gross floor area of 100m²
- » Shop
- » Shopping Centre
- » Short-Term Accommodation
- » Substation
- » Telecommunications Facility, if a broadcasting station or television station
- » Theatre
- » Veterinary Service

COMMUNITY CARE CENTRE

Means the use of premises for-

- a. Providing social support to members of the public; or
- b. Providing medical care to members of the public, if the use is ancillary to the use in subparagraph (a); but does not include the use of premises for providing accommodation to members of the public.

DWELLING UNIT

Means the use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.

EMERGENCY SERVICES

Means the use of premises by a government entity or community organisation to provide —

- a. Essential emergency services; or
- b. Disaster management services; or
- c. Management support facilities for the services.

ENVIRONMENT FACILITY

Means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value. Does not include the use of premises to provide accommodation for tourists and travellers.

HIGH IMPACT INDUSTRY (LIMITED TO STANDBY GENERATOR)

Means the use of premises for an industrial activity that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, if —

- a. Either of the following apply-
 - The use involves outdoor activities carried out between 6pm and 7am;
 - ii. Measures are required on the premises to control the risk of emissions and impacts from dangerous goods stored as part of the use; and
- b. The impacts of the use on other premises, or road or infrastructure networks, are within the upper and lower limits for the use stated in the Brisbane City Plan 2014.

Note — A standby generator under this definition must only comprise fuel burning for power generation with an installed capacity of more than 0.1 MW, if:

- i. Less than 10 MW; and
- ii. Not involving coal combustion.

LOW IMPACT INDUSTRY

Means the use of premises for an industrial activity that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, if—

- The activity is carried out mainly indoors and mainly between 7am and 6pm; and
- Measures are not required on the premises to control the risk of emissions and impacts from dangerous goods stored as part of the use; and
- c. The impact of the use on other premises, or road or infrastructure networks, does not exceed the limits for the use stated in the Brisbane City Plan 2014.

MEDIUM IMPACT INDUSTRY (LIMITED TO STANDBY GENERATOR)

Premises used for industrial activities that include the Means the use of premises for an industrial activity that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, if —

- a. Any of the following apply
 - i. The activity is carried out between 6pm and 7am, but not outdoors;
 - ii. The activity involves the storage of dangerous goods and requires measures on the premises to control the risk of emissions and impacts from dangerous goods stored as part of the use; and
- b. The impacts of the use on other premises, or road or infrastructure networks, are within the upper and lower limits for the use stated in the Brisbane City Plan 2014.

Note — A standby generator under this definition must only comprise fuel burning for power generation with an installed capacity of 0.1 MW or less, if:

- i. Operating more than 100 hours per year;
- ii. Not involving coal combustion

DADK

Means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.

PEDESTRIAN BRIDGE

Means the pedestrian bridge spanning the Brisbane River and landing in the South Bank Parklands.

PLACE OF WORSHIP

Means the use of premises for -

- a. Organised worship and other religious activities; or
- **b.** Social, education or charitable activities, if the use is ancillary to the use in paragraph (a).

SPECIAL INDUSTRY (LIMITED TO STANDBY GENERATOR)

Means the use of premises for an industrial activity that is manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating products, if—

- a. Either of the following apply-
 - The use involves outdoor activities carried out between 6pm and 7am;
 - ii. Measures are required on the premises to control the risk of emissions and impacts from dangerous goods stored as part of the use; and
- b. The impacts of the use on other premises, or road or infrastructure networks, exceed the limits for the use stated in the Brisbane City Plan 2014.

Note—A standby generator under this definition must only comprise fuel burning for power generation with an installed capacity of 10 MW or greater or burning coal or coal products

SUBSTATION

Means the use of premises—

- ${\bf a.}\ \ \, {\rm As\ part\ of\ a\ transmission\ grid\ or\ supply\ network\ to}-$
 - Convert or transform electrical energy from one voltage to another; or
 - ii. Regulate voltage in an electrical circuit; or
 - iii. Control electrical circuits; or
 - $\ensuremath{\text{iv.}}$ Switch electrical current between circuits; or
- b. For a telecommunications facility for-
- i. Works as defined under the Electricity Act, section 12(1); or
- ii. Workforce operational and safety communications.

TELECOMMUNICATIONS FACILITY

Means the use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.

UTILITY INSTALLATION

Means the use of premises for-

- **a.** A service for supplying or treating water, hydraulic power or gas; or
- b. A sewerage, drainage or stormwater service; or
- c. A transport service; or
- d. A waste management service; or
- **e.** A maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).

VETERINARY SERVICE

Means the use of premises for -

- a. The medical or surgical treatment of animals; or
- **b.** The short-term stay of animals, if the use is ancillary to the use in paragraph (a).

QWBIRD SPECIFIC ADMINISTRATIVE DEFINITIONS

ACTIVE EDGES

Means frontages that have active uses built to the edge of the public realm with regular doorways, entrances and windows or a direct connection to the street.

ACTIVE USE

Means a range of non-residential uses including cafes, restaurants and shops that are typically small scale and located at ground level or one or more of the lower levels of buildings. These uses maximise surveillance of the public realm, and provide a strong interaction between the street building and the pedestrians.

ADJOINING OR ADJACENT TO A HERITAGE BUILDING OR PLACE

Means a premises that shares all or part of a common boundary with a Heritage Building or are within 20 metres of a Heritage Building. A common boundary may be a single point such as a corner point.

Note — For the purposes of applying the Architectural Design Criteria in Section 5.6, the provisions that apply to new built form adjoining a Heritage Building only apply up to 3.5 above the parapet or gutter line of the adjoining Heritage Building.

ARTICULATION

Means the many street frontage design elements, both vertical and horizontal, that help to create interest and variation in the streetscape. These design elements include windows, modulating facades, mouldings, banding, projections, openings, patterns and materials. Where adjoining a Heritage Building articulation may be used to contribute to the consistency of the character of a streetscape.

ARTICULATION ZONE

Means an area where a relaxation of the setback or building envelope is permitted where a curved and articulated built form is provided to encourage design innovation and excellence. Limited GFA may be considered within an Articulation Zone as nominated within sub-precinct plans.

AWNING

Means a roof-like cover extending over a doorway, footpath or deck to provide shelter from the sun, rain and wind.

BASEMENT

Means a space

- Between a floor level in a building and the floor level that is immediately below it; and
- b. No part of which is more than 1m above ground level.

BICENTENNIAL BIKEWAY

Means the dedicated cycleway that commences at the Regatta Hotel, Toowong and continues along the edge of the Brisbane River through to the Queensland University of Technology, Gardens Point.

BICENTENNIAL BIKEWAY FOR QWBIRD

Means that part of the Bicentennial Bikeway between North Quay to the North Quay Ferry Terminal and Waterline Park to Queensland University of Technology, Gardens Point excluding the nominated shared zones.

BOARDWALK

Means a path raised above ground level or suspended over water.

BOUNDARY

Means the cadastral boundary to a lot at the time of approval of the PoD.

BUILDING

As defined in the Building Act 1975.

BUILDING ENVELOPE

Means the three-dimensional extent of where a building and associated structure may be built on a site after consideration of limits set on height, set back and other similar measures.

BUILDING HEIGHT

Of a building, means -

- a. The vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or
- **b.** The number of storeys in the building above ground level.

BUILDING TYPOLOGY

Means the taxonomic classification of physical characteristics of building forms. For example podium and tower building forms.

BUILDING WORK

As defined in the Economic Development Act 2012.

BUILT FORM

Means permanent buildings and non-maritime structures, excluding embellishments such as cladding, lighting, hard and soft landscaping elements, signage, Limited Building Projections and columns where complying with the column design criteria of the Architectural Design Criteria in Section 5.6 of the PoD.

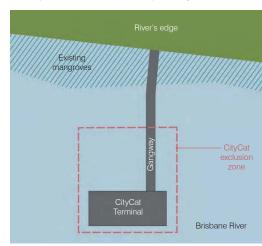
Any deck within a setback is subject to compliance assessment including the location, the extent, the detailed design, purpose and function and where adjacent to a heritage place it is also subject to a Heritage Impact Statement.

CANTILEVER

Means a rigid structural element, such as a beam or a plate, anchored at only one end to a (usually vertical) support from which it is protruding.

CITYCAT EXCLUSION ZONE

Means the area of the existing CityCat terminal, established by the full width of the pontoon and associated piers and the cumulative length of the gangway, pontoon and associated piers. The area also includes the area from the pontoon extending into the Brisbane River required for navigation for commercial vessels docking and departing from terminals as outlined in the 'Brisbane River Code of Conduct' (Department of Transport and Main Roads, 2015) as per the figure below.



COMMERCIAL

Means the use of part of a building for any combination of the following uses: Childcare Centre, Community Use, Educational Establishment, Function Facility, Health Care Service, Indoor Sport and Recreation, Landing, Major Sport, Recreation and Entertainment Facility, Office, Outdoor Sport and Recreation, Parking Station, Port Service, Resort Complex (other than a component which is residential or retail), Sales Office, Service Industry, Theatre, Tourist Attraction (Casino).

Note — Only if used in relation to describing the proportion or component of development allocated for residential and non-residential use.

CONNECTING CITY STREET VIEW CORRIDOR

Means the line of sight at ground level, along George Street or William Street.

CONTAMINATED LAND REGISTER

As defined in the Environmental Protection Act 1994.

CROSS BLOCK LINK

Means a publicly accessible pedestrian pathway or laneway located through a block/s of land rather than following the street. It is located in the public realm at ground level and may be open to the elements or enclosed.

CURVED BUILT FORM

Means a building element or section of a building that deviates from being straight and provides a continuous bend without sharp angles.

DECK

Where within a setback, means a raised unroofed platform extending from the outside of a building that does not require a railing, is no more than 1 metre above ground level, and is generally used for dining or recreation. Elsewhere, means a timber platform.

Note - For clarification, a Deck does not include hardscaping (such as timber decking material) where at grade and incorporated into a pavement design associated with wayfinding elements such as The Ribbon.

DEVELOPMENT SCHEME

As defined in the *Economic Development Act 2012*, being the Queen's Wharf Brisbane Priority Development Area Development Scheme.

EARLY STREETS OF BRISBANE

Means the sections of George, William, Elizabeth, Charlotte, Margaret and Alice Streets, North Quay, and Queens Wharf Road that are identified on the Queensland Heritage Register and identified in *Figure 22*.

END OF TRIP FACILITY

Means a designated facility that typically support cyclists, joggers and walkers in using active transport. Facilities include a combination of secure bicycle parking/locker facilities/toilets/showers/change areas.

ENVIRONMENTAL MANAGEMENT REGISTER

As defined in the Environmental Protection Act 1994.

ENVIRONMENTALLY RELEVANT ACTIVITIES

As defined in the Environmental Protection Act 1994.

EXISTING RIVER'S EDGE

Means the river side face of the existing revetment wall.

Means the tidal boundary as shown in the current survey plan of any land parcel

FLOOD RISK

Flood risk is defined by Brisbane City Council according to its Flood Awareness Maps, with the terms 'high', 'medium', 'low' and 'very low' adopted to help residents and business better understand the likelihood of a flood affecting their property. High risk is defined as flooding with a 5 per cent chance of occurring in any year; Medium risk is defined as flooding with a 1 per cent chance of occurring in any year; Low flood risk is defined as flooding with a 0.20 per cent chance of occurring in any year; and Very low flood risk is defined as flooding with a 0.05 per cent chance of occurring in any year.

(Source: Brisbane City Council: "Flooding in Brisbane, An explanation of technical flood terms". 2013)

FLOOR PLATE AREA

Means the horizontal cross-section of a floor, between the floor and the next floor above, measured to the glass line, or where there is no glass line, to the outside surface of the exterior walls and includes all mechanical equipment areas and all open areas inside a building that do not contain a floor, including atriums, elevator shafts, stairwells and similar areas.

GATEWAY

Means a building, site or landscape element designed to symbolise an entrance or point of arrival.

GENERALLY IN ACCORDANCE WITH

Where the PoD, approved document or condition of approval includes the wording "generally in accordance with" this allows for minor adjustment or change to the approved development, works or documentation.

In considering if development, works or documentation is "generally in accordance with" the proposed variation should consider the degree of change, the significance of the variation in the overall context of the development and whether there are any significant impacts associated with the change with respect to the size and/or scale of the proposed variation.

GROSS FLOOR AREA OR GFA

For a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—

- a. Building services, plant or equipment; or
- b. Access between levels; or
- c. A ground floor public lobby; or
- d. A mall; or
- e. Parking, loading or manoeuvring vehicles; or
- f. Unenclosed private balconies, whether roofed or not.

GROUND LEVEL

Means -

- a. the level of the natural ground; or
- **b.** if the level of the natural ground has changed, the level as lawfully changed; or
- c. as otherwise defined for the relevant street frontage as per the figure below.

HARD LANDSCAPING

Means hard landscape materials that are incorporated into the landscape or public realm. These can include paved areas, driveways, retaining walls, planters, stairs,

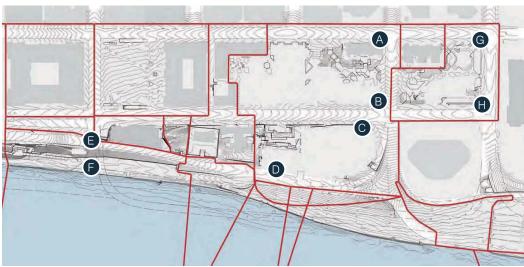
walkways and any other landscaping made up of hard wearing materials as opposed to trees and plants.

HERITAGE BUILDING

Means the existing built form of a Heritage Place that forms part of the register entry in the Queensland Heritage Register.

HERITAGE IMPACT STATEMENT

Means a statement prepared in accordance with the relevant state or local requirements and guidelines to address how the adaptive re-use of a Heritage Place or the associated or related Building or Operational Works respond to the relevant criteria in the PoD for compliance.



LEGEND

- George Street frontage lowest street level RL 14.50
- William and Margaret Street frontages lowest street level RL 11.05
- William Street frontage lowest street level RL 11.17
- Queen's Wharf Road frontage lowest street level RL 5.66
- Queen's Wharf Road frontage RL 15.15
- Shared path fronting river RL 9.35
- George Street frontage lowest street level RL 12.79
- William and Alice Street frontages lowest street level RL 11.99

HERITAGE PARK

Means a park that is entered on the Queensland Heritage Register. For example, Miller Park and Queen's Gardens.

HERITAGE PLACE

Means a place listed on the Queensland Heritage Register or the Brisbane City Plan 2014 Heritage Overlay.

HIGH WATER MARK

Means the ordinary high water mark at spring tides.

IMPORTANT VIEW SHED

Means an important arc of sight for an observer at ground level towards an area, building or other object of significance.

IN ACCORDANCE

Means being consistent with or the same as. This applies in the interpretation of the PoD, approved document or condition of approval.

INTERIM USES

Means those uses occurring during the construction of the development for that specific Precinct/Sub-Precinct, and identified as interim uses in Section 4 of this PoD.

KEY OPEN RECREATION SPACE

Means a key event space that connects the core of the development to the river, and able to accommodate informal recreation and events including displays, festivals and entertainment.

KEY VERTICAL CIRCULATION

Means key elevator/lift locations that are shared between public and private users.

LAND

Means the land and Brisbane River the subject of this PoD.

LANDMARK

Means a building or structure that stands out from the background buildings

LEGIBILITY

Means the degree to which a place can be easily understood by its users and the clarity of the image it presents to the wider world.

LIGHT WELL/VOID

Means an unroofed or glass-roofed vertical space provided within the volume of a large building to allow natural light and air to lower floors.

LIMITED BUILDING ARTICULATION ZONE

Means an area that allows for projections beyond a setback or building envelope to provide articulation or architectural detailing to encourage design excellence. No GFA is permitted within a Limited Building Articulation Zone.

LIMITED BUILDING PROJECTION ZONE

Means an area where no GFA is created that allows for limited projections beyond a setback or building envelope to provide awnings, verandas, balconies, planters and/or architectural detailing

MARITIME STRUCTURE

Means various engineering facilities that are constructed and installed in, on or adjoining the Brisbane River. The maritime structure may consist of a substructure and a superstructure

Note — Examples include bridge piers, jetties, floating pontoons, wharves, berthing docks, suspended deck structures, sheet-pile wall structures, timber boardwalk structures, boat ramps, pop-up structures.

MANGROVE WALK

Means the structure for pedestrian movements located between Waterline Park and Goodwill Bridge.

MATERIAL CHANGE OF USE

As defined in the Economic Development Act 2012.

MAXIMUM PODIUM HEIGHT

Means the maximum height of that part of the building upon which a tower is built taken from ground level. Balustrades, parapets or similar features may extend 2.5m above maximum podium height.

MEZZANINE

Means an intermediate floor within a room that is open to the double height ceiling floor below.

MINOR BUILDING WORK

Means building work that increases the gross floor area of buildings by no more than the lesser of the following –

- **a.** 50m
- **b.** An area equal to 5% of the gross floor area of the building; or
- c. Works carried out generally in accordance with the General Exemption Certificate Queensland Heritage Places.

NATURAL / EXISTING RIVER'S EDGE

Means the tidal boundary as shown in the current survey plan of any land parcel.

NOMINATED ASSESSING AUTHORITY

As defined under the Economic Development Act 2012.

OPERATIONAL WORK

As defined in the Economic Development Act 2012.

PASSIVE EDGE

Means the frontage is not completely blank but is not very active.

Note — Examples include Heritage Buildings that offer
good quality fabric to the street with little activity

measured to to the Finished Floor Level above structural level

opening to the street, an architectural colonnade that conceals activity from the street or a porte-cochere.

PASSIVE RECREATION

Means non-consumptive recreational activities such as walking and sitting that require minimal facilities.

PAVILION

Means a light, usually open, free-standing building used for a range of purposes including bar and cafe.

PDA-ASSOCIATED DEVELOPMENT DECLARATION

Means an instrument or instruments of declaration made under section 40C of the Economic Development *Act 2012* (Qld) for the following PDA-associated development:

Area A

Queen Street public realm and water connection services work development described as public realm improvement work including footpath works, landscape works, roadworks, foreshore improvements, associated ancillary works, and water connection services work, generally in accordance with *Figures 2*, 3 and 4 of the Declaration, which may involve Material Change of Use, Operational Work, Building Work and Reconfiguring a Lot.

Area B

Pedestrian Bridge (part of the total bridge span) development described as part of a pedestrian bridge spanning the Brisbane River and landing in the South Bank Parklands, including establishment of food and drink outlet on the bridge deck and associated ancillary works, generally in accordance with *Figures 2* to *5* of the Declaration, which may involve Material Change of Use, Operational Work, Building Work and Reconfiguring a Lot.

Area C

New trunk sewer development described as a new trunk sewer including the construction of a sewer and associated ancillary works, generally in accordance with *Figures 2* and *3* of the Declaration which may involve Operational Work and Building Work.

PLAN OF DEVELOPMENT

As defined in Section 3.4.6 of the Development Scheme.

PLAZA

A privately owned open space that is publicly accessible during hours of operation.

Note—A primary plaza is a higher order plaza with capacity for large events and pedestrian movements. A secondary plaza is a lower order plaza with limited capacity for events and pedestrian movements.

from ground to the part of the building upon which a tower is built,

PODIUM

Means that part of a building that is generally located close to or abutting the frontage of a street or other public space and which therefore serves to form the visual boundary of the space associated with that street or other space, which in no case is more than fifteen storeys above ground level and upon which is built a tower.

Note — A podium can comprise a *Ground Level*, Lower Podium

POP-UP STRUCTURES

Means temporary or semi-permanent structures that open directly onto the surface of the public realm and used for a range of uses including retail, bars and cafes. Structures include shipping containers, caravans, carts, kiosks, trucks and light weight buildings that can be relocated.

and an Upper Podium element, as illustrated in Figure 31.

PORTE-COCHERE

Means a covered area large enough for vehicles to drop off and pick up passengers.

PREMISES

As defined in the Economic Development Act 2012.

PRIVATE OPEN SPACE

Means an outdoor area for the exclusive use of occupants.

PUBLIC REALM

Means any publicly accessible streets, pathways, cross-block links, arcades, plazas, parks, open spaces and any public and civic building and facilities.

QWBIRD

Means the Queen's Wharf Brisbane Integrated Resort Development.

RECONFIGURING A LOT

As defined in the Economic Development Act 2012.

RECREATION DECK

Means a partly publicly accessible and partly semi-private passive recreation area located on top of a podium.

RESIDENTIAL

Means the use of part of a building for any combination of the following uses: Multiple Dwelling, Short-Term Accommodation (other than a component which is commercial or retail).

Note — Only if used in relation to describing the proportion or component of development allocated for residential and non-residential use.

Balustrades or parapets

may extend 1.2m above

maximum podium height

Transparent balustrades

and/or wind screens may

extend an additional

1.3m above to satisfy

safety and protection

from wind

STREET BUILDING

A lower scale building that sits beneath a tower in a tower in plaza typology in Precinct 3. The Street Building may be vertically separated from the tower above. The Street Building includes active uses such as lobbies and uses within the Retail Use or Commercial Use categories. The Street Building may include use of the rooftop

RESPECTFUL CONTRAST OR RESPECTFULLY JUXTAPOSES

Means that new development considers and respects adjacent heritage buildings by virtue of their scale, proportion, height. mass, facade elements or materiality. New development does not mimic or replicate heritage buildings, rather, new and old should each be clearly legible and differentiated from each other, while together being complimentary and harmonious.

RETAIL

Means the use of part of a building for any combination of the following uses: Bar, Club, Food and Drink Outlet, Hotel (other than a component which is commercial or residential), Market, Nightclub Entertainment Facility, Shop, Shopping Centre, Showroom.

REVETMENT WALL

Means a permanent structure, that may consist of an armour layer, filter layer and scour protection, and prevents subsidence adjacent to waterways or rivers (eg. Brisbane River).

REX

Means the Riverside Expressway.

REX CURTILAGE

Means the curtilage of the REX comprises the area occupied by the structure of the REX and defined within:

- » 0.1m of the underside of the concrete structure;
- » 0.1m of concrete pylons and pile caps;
- » 0.5m of raked support pile; and
- » 0.1m of concrete harder beams.

RIVER VIEW TERRACE

Means a publicly accessible activated terrace that also provides a direct link (via a pedestrian bridge) to South Bank, and enables views from the development across the Brisbane River to South Bank.

SENSITIVE USES

Means a use that is child care centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care services, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility, rooming accommodation, short term accommodation or tourist park.

SERVICES PLANT

Means the machinery and equipment required for effective operation of buildings i.e. air conditioning, plumbing, electrical, lighting, lifts and escalators.

SETBACK

For a building or structure, means the shortest distance measured horizontally from the wall of the building to the vertical projection of the boundary of the lot, the adjacent building or as otherwise indicated. When measuring the setback, the following projections from a building are excluded:

- » An eave of a roof;
- » A column where complying with the column design criteria of the Architectural Design Criteria in Section 5.6 of the PoD;
- » A deck, open stairs or hard-landscaping where complying with the Public Realm Design Criteria in Section 5.6 of the PoD; or
- » A sunhood, awning or the like attached to the wall of a building or structure to provide shade or shelter where complying with the Environmental Design Criteria in Section 5.6 of the PoD and Section 6 Conservation Management Criteria.

SHARED ZONE

Means a pathway that provides for shared use by pedestrian, cyclists and vehicles.

SIGNIFICANT INTERSECTION

Means an intersection identified within the Queen's Wharf Brisbane Priority Development Area Development Scheme as a significant intersection.

SIGNIFICANT VEGETATION

Mature vegetation that:

- a. Is recognised as a significant flora species; or
- Provides habitat for native fauna; or
- c. Contributes to local landscape character values, such as shade provision, cooling, subtropicality or a sense of place; or
- d. Identified in Map 2: Structural elements plan of the Queen's Wharf Brisbane Priority Development Area Development Scheme.

SITE

Means the land described in Section 2.1 and identified in Figure 9.

Means an elevated viewing deck linking built form at tower levels that may provide for food and beverage outlets, functions and events.

STOREY

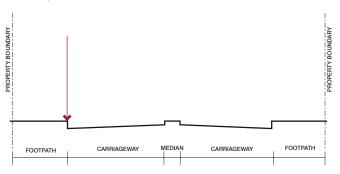
Means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than -

a. A space containing only a lift shaft, stairway or meter room; or

- b. A space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or
- c. A space containing only a combination of the things stated in subparagraph (a) or (b); or
- d. A basement with a ceiling that is not more than 1m above ground level; and
- e. Includes
 - i. a mezzanine: and
 - ii. a roofed structured that is on, or part of, a rooftop, if the structure does not only
- f. Accommodate building plant and equipment.

STREET LEVEL

Means the height taken from that part of the road reserve at the top of the kerb, excluding a kerb associated with a median, as identified by the red arrow in the diagram below.



STREETSCAPE

Means the visible street components including; buildings, street furniture landscaping, open spaces, street surfaces and pathways.

TEMPORARY USES

Means those uses occurring during the operational phase of the development and identified as temporary uses in Section 4 of this PoD.

Balustrades or parapets may extend 1.2m above the finished floor level of the sky deck. Transparent balustrades and/or wind screens may extend an additional 1.3m above to satisfy safety and protection from wind or as otherwise agreed to in writing by the MEDQ.

TEMPORARY, READILY RELOCATABLE OR ABLE TO BE ABANDONED DEVELOPMENT

Means a land use or structure that, if threatened by adverse coastal hazard impacts, will be relocated, or discontinued and removed rather than protected from the impacts because:

- a. It is not anticipated to remain in place for more than 10 years and/ or is capable of being disassembled or easily removed; and
- b. There will be negligible adverse economic or social consequences associated with its relocation, or from it being discontinued or removed.
 c.

THE RIBBON

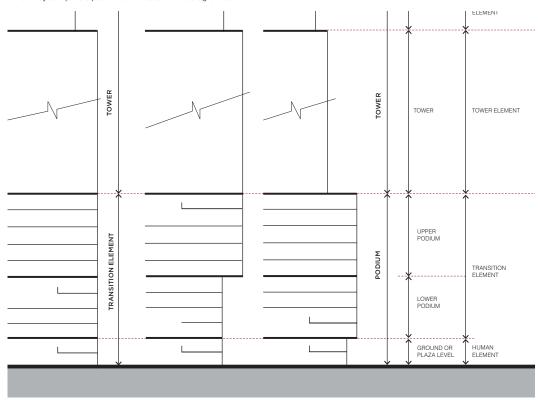
Means a wayfinding device (including but not limited to pavement treatments with integrated lighting) that extends from Reddacliff Place to Alice Street.

TOWER

Means that part of a building above the podium and which is generally set back or forward from the edges of the podium.

TRANSITION ELEMENT

Means that part of a building between the ground level and tower component, which may comprise a podium as indicated in the diagram below.



UNOBSTRUCTED PATH

Means a pavement or pathway free of trees, street furniture (other than statutory signage), decks and columns.

WAYFINDING

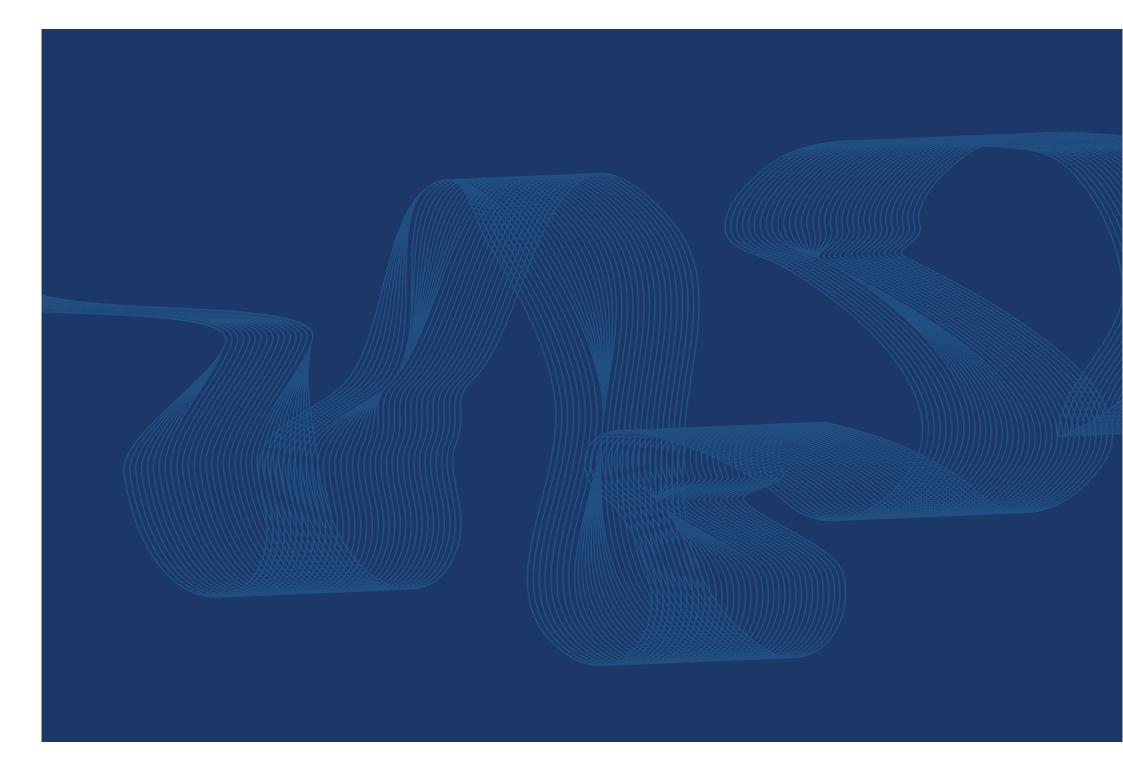
Means the measures employed to achieve a legible and coherent environment.

DRAFTING CONVENTION

The following provides the context and interpretation of some key terminology included in the PoD.

TABLE 73: INTERPRETATION OF VARIOUS POD TERMINOLOGY

Term	Definition
Dot points, numbered	A sentence, dot point of list followed by ',' or ',' or no punctuation is considered to be 'and'.
sentences or paragraphs	A sentence, dot point or list followed by '; or' means either or both options can apply.
Editor's notes	Are extrinsic material, as per the Acts Interpretation Act 1954, and are identified as 'Editors Note'. These notes are intended to provide assistance in the interpretation of the PoD and do not form part of the specific PoD provisions.
Footnotes	Are extrinsic material, as per the Acts Interpretation Act 1954, and are identified as 'Footnote. These notes are intended to provide assistance in the interpretation of the PoD and do not form part of the specific PoD provisions.
Must	Is required and reasonably expected as an outcome.
Minimise	Means the process and actions implemented to avoid, mitigate and/or offset environmental impacts.
Notes	Are identified by the title 'Note' and are part of the PoD.
Should	Means is a desirable outcome and where practical and possible the outcome is to be achieved. Where an outcome is specified as being 'should', it is considered desirable but not essential and there may be an alternate way to achieve the desired intent.



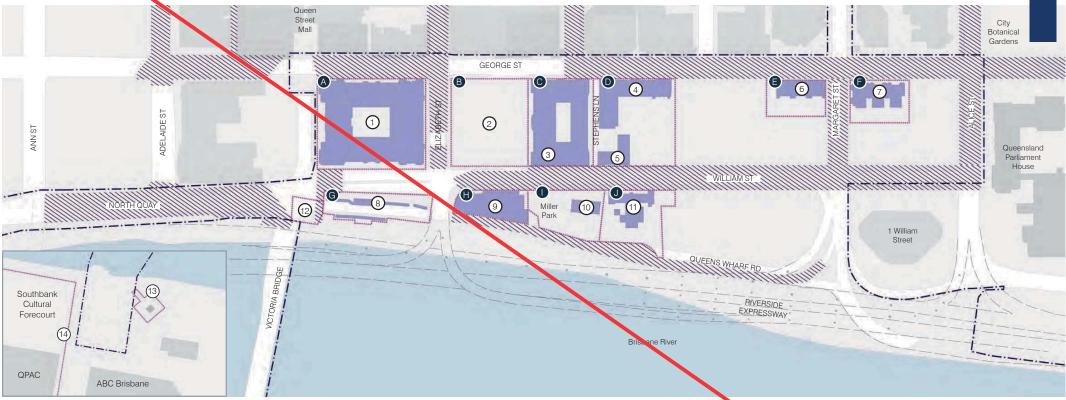
APPENDIX B HERITAGE PLACES

8.2 **HERITAGE PLACES**

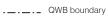
The QWB site contains the following State and Local listed buildings and elements as indicated in Figure 128: Figures 22-23: » The former Land Administration Building (State

- » The former Treasury Building (State Heritage Place);
- Heritage Place) (including the First World War Honour Board within the building);
- » The former State Library (State Heritage Place);
- » Queen's Gardens (State Heritage Place):
- » The William Street and Queens Wharf Road retaining walls (State Heritage Place);
- » The Commissariat Store (including the adjacent Miller Park) (State Heritage Place);
- » The former Government Printing Office (George Street Printery Building and William Street Public Service Club) (State Heritage Place);
- » The former DPI Building (State Heritage Place);
- » Harris Terrace (State Heritage Place);
- » The Mansions (State Heritage Place);
- » The Early Streets of Brisbane (Archaeological Place);
- » Gas lamps along George and William Streets (Local Heritage);
- » Former City Electric & Light (CEL) Company Junction Boxes (Local Heritage); and
- » Victoria Bridge Abutment (State Heritage Place).
- >> Monuments and items identified within Figure 23: Heritage Development Outcome - Heritage Monuments and Items of this Plan of Development.

FIGURE 128: HERITACE PLACES



LEGEND



Early Streets of Brisbane Heritage building or structure

Extent of Heritage Place and Heritage

Heritage Listed Place

- 1 The former Treasury Building
- 2 Queen's Gardens
- Former Land Administration Building
- (4) The Printery

- Public Service Club
- Harris Terrace
- The Mansions
- William Street and Queens Wharf Road Retaining Walls
- The former State Library
- The Commissariat Store
- The former DPI Building
- Victoria Bridge Abutment
- Nepalese Peace Pagoda
- Queensland Cultural Centre

Heritage Curtilage (typically aligns with cadastral bound



- Queen's Gardens
- Former Land Administration Building
- Former Government Printing Office west boundary offset 5 meters from end of 1912 George Street building
- Harris Terrace west and south boundary offset 10 meters from and parallel to build
- The Mansions boundary offset 10m from and parallel to south wall, and 5m from and parallel to east wall
- William Street and Queens Wharf Road Retaining Wall
- Former State Library
- Commissariat Store (Former)
- Department of Primary Industries Building (Former)



