



## ASSESSMENT AGAINST PRECINCT PROVISIONS

### Precinct 2

Precinct Provisions	Response
<b>Preferred Development Intent</b>	
Development of active frontages along the ground plane of King Street, O'Connell Terrace and Brookes Street delivers a mix of retail, commercial and community uses.	<b>Not Applicable</b> The site does not front these streets.
<b>Built Form</b>	
Shop frontages, articulated building access points and continuous awnings over the footpath activates the ground plane of King Street, O'Connell Terrace and Brookes Street.	<b>Not Applicable</b> The site does not front these streets.
Large floor plate retail is sleeved by small scale (i.e. less than 250m <sup>2</sup> ) shops, food and drink outlets, community uses and other similar uses, which will activate the precinct day and night.	<b>Not Applicable</b> Development does not involve large floor plate retail.
Development adjoining Bowen Park and the Old Queensland Museum must respect their heritage values and be designed and oriented to enhance their amenity, safety, activation and surveillance.	<b>Not Applicable</b> Development does not adjoin Bowen Park or the Old Queensland Museum.
Increased building heights can be considered for new buildings on the northern boundary of the Old Museum site, where being developed as part of an overarching rehabilitation and renewal of the State heritage place by the state, or an entity acting for the state.	<b>Not Applicable</b> Development does not adjoin the Old Queensland Museum.
Development along O'Connell Terrace, Brookes Street and Exhibition Street must address both street frontages and publicly accessibly spaces within the Brisbane Showgrounds.	<b>Not Applicable</b> The site does not front these streets.
Innovative building design contributes to the identification of Bowen Hills at major entrance points to the precinct, including at the southern side of the intersection of Brunswick Street and Gregory Terrace and the intersection of Brookes Street and O'Connell Terrace	<b>Not Applicable</b> The site is not located at a major entrance point to the precinct.
Development along the southern side of O'Connell Terrace provides a 4m setback on the ground floor to provide space for pedestrian movement, outdoor dining, retail display and embellishments such as	<b>Not Applicable</b> The site does not front O'Connell Street.

landscape treatment and public art installations which improve amenity and activate the ground plane.	
<b>Urban Design</b>	
Attractive streetscape treatments including awnings over wide footpaths, street furniture, pavement treatments, parallel on-street parking, public art installations, landscaped verges are established along King Street and O'Connell Terrace contributing to their setting as community and economic focal points.	<b>Not Applicable</b> The site does not front these streets.
Landscaped verges, street furniture, public art installations and pavement treatments are established at Streetscape treatment locations identified on map 9.	<b>Not Applicable</b> The site does not feature a streetscape treatment location, as identified on map 9.
Ground level building and landscape design contributes to the identification of Bowen Hills as a distinct destination at significant corner locations.	<b>Not Applicable</b> The site is not identified as a significant
Parks are developed as attractive community focal points with spaces and facilities for recreation, pathways, landscape and park furniture.	<b>Not Applicable</b> The proposal does not involve a park.
Ground level building and landscape design contributes to the identification of Bowen Hills as a distinct destination at Significant corner locations.	<b>Not Applicable</b> The site is not identified as a significant corner location as per map 8 of the Development Scheme.
Important views and vistas to and from the Old Museum and Brisbane Showgrounds will be maintained including: <ul style="list-style-type: none"> <li>i. to Show Ring 2 &amp; John Macdonald Stand from Bowen Park and Royal Brisbane Women's Hospital</li> <li>ii. into Side Show Alley from Bowen Bridge Road</li> <li>iii. Gregory Terrace Streetscape views towards Show Ring 1 (north)</li> <li>iv. Gregory Terrace Streetscape Views Towards Show Ring 1 (South)</li> <li>v. along Alexandria Street Towards Show Ring 1 and John Macdonald Stand, and</li> <li>vi. to Stockagents Building from Stockman's Rest.</li> </ul>	<b>Complies</b> The proposal does not impact on any important views or vistas.
<b>Infrastructure</b>	
<i>Parks and Plazas</i>	
Open spaces located within the Brisbane Showgrounds are publicly accessible during non-event periods.	<b>Not Applicable</b> The site does not impact accessibility to open spaces located within the Brisbane Showgrounds.

<p>Civic plazas provide space for social interaction, community and group activities, information, art and cultural activities and events at:</p> <ul style="list-style-type: none"> <li>i. the Brisbane Showgrounds between the Exhibition Railway Station and Gregory Terrace, and</li> <li>ii. between Diggles Close and Bowen Bridge Road.</li> </ul>	<p><b>Not Applicable</b></p> <p>The proposal does not include the provision of a civic plaza.</p>
<b>Connectivity</b>	
<p>Development provides publicly accessible cross block links providing pedestrian connection:</p> <ul style="list-style-type: none"> <li>i. through the Brisbane Showgrounds between O'Connell Terrace and Gregory Terrace</li> <li>ii. through the Brisbane Showgrounds between Exhibition Railway Station and Bowen Bridge Road</li> <li>iii. between King street and Alexandria Street</li> <li>iv. between Anderson Street and Costin Street near and linking to Carriage Street</li> <li>v. between Water Street and Gregory Terrace, and vi. between Diggles Close and Bowen Bridge Road.</li> </ul> <p>between Mayne Road and Edgar Street.</p> <p>The precinct will accommodate key upgrades to the street network as follows:</p> <ul style="list-style-type: none"> <li>i. widening of O'Connell Terrace to accommodate two lanes of vehicular traffic and separated cycle way, and</li> <li>ii. widening of Brookes Street to accommodate upgraded footpaths, separated cycle way.</li> </ul>	<p><b>Not Applicable</b></p> <p>The proposal does not propose a cross block link. Other opportunities to link Anderson Street and Costin Street near Carriage Street may be facilitated through the future development of other sites.</p>
<p>New controlled intersections at:</p> <ul style="list-style-type: none"> <li>i. Tufton Street and O'Connell Terrace, and</li> <li>ii. King Street and St Pauls Terrace.</li> </ul>	<p><b>Not Applicable</b></p> <p>The development site is not located along these frontages.</p>
<b>Public Transport</b>	
<p>Upgrades to the Exhibition Railway Station and associated railway corridor are delivered as part of the Cross River Rail project.</p>	<p><b>Not Applicable</b></p> <p>The proposal does not impact the deliver of the Cross River Rail or upgrades to Exhibition Railway Station.</p>
<p>Access to Exhibition Railway Station will be clearly signed and identifiable to visitors on O'Connell Terrace, Gregory Terrace, Brookes Street and Bowen Bridge Road.</p>	<p><b>Not Applicable</b></p> <p>Development is not located in proximity to Exhibition Railway Station.</p>
<p>A bus stop is located adjacent to the Exhibition Railway Station access point on O'Connell Terrace. Providing a rail and bus interchange function.</p>	<p><b>Not Applicable</b></p> <p>Development is not located in proximity to Exhibition Railway Station.</p>

Upgrades to the Exhibition Railway Station include improved platform access for pedestrian movements to the Old Museum.	<b>Not Applicable</b> Development is not located in proximity to Exhibition Railway Station.
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