QUEEN'S WHARF BRISBANE PLAN OF DEVELOPMENT

VOLUME 2: PLAN OF DEVELOPMENT

DESTINATION BRISBANE CONSORTIUM

QUEEN'S WHARF BRISBANE

Prepared by Urbis
1st December 2017

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DEV/2017/846	21 December 2017	Karina McGill	--
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DEV2017/846/135			Section 5.2.6.2, Table 31, SPI 1.3 (pg118); Section 5.2.6.2, Table 31, DS 2.3 and DS 3.2 (pg119); Section 5.2.6.2, Table 31, SPI 5.2, DS 5.2 and SPI 6.1 (pg120); Section 5.2.6.2, Figure 70 (pg121); Section 5.2.6.2, Figure 71 (pg122); Section 5.2.7.2, Figure 73 (pg126); Section 5.2.7.2, Figure 74 (pg126); Section 5.6, Table 68, DS 1.13 (pg217); Section 5.6, Table 69, DS6.2 (pg223); Section 6.1, Figure 132 (pg242).
DEV2017/846/142	7 July 2020	Urbis	Section 5.2.6.2., Figure 70 (pg121); Section 5.2.6.2, Figure 71 (pg122); Section 5.5.2.2., Figure 128 (pg205). Section 5.2.2.2, Figure 129 (pg206)
DEV2017/846/147	4 March 2021	Urbis	Section 3.4.5, Figure 22 (pg 46) Section 3.4.5, Figure 23 (pg 47) Section 3.4.5, Figure 24 (pg 48) Section 3.4.5, Figure 26 (pg 50) Section 5.2.2.2, Table 19, SPI2.1 (pg 69) Section 5.2.2.2, Table 19, SPI2.6 DS2.9 (pg 70) Section 5.2.2.2, Table 19, DS2.18, DS2.21a-DS2.23 (pg 71) Section 5.2.2.2, Table 19, DS2.25-DS2.31 (pg 72) Section 5.2.2.2, Figure 34 (pg 77); Section 5.2.2.2, Figure 35 (pg 78); Section 5.2.2.2, Figure 38 (pg81); Section 5.2.2.2, Figure 39 (pg 82); Section 5.2.2.2, Figure 41 (pg 84); Section 5.2.2.2, Figure 42 (pg 85); Section 5.2.2.2, Figure 44 (pg 87); Section 5.2.2.2, Figure 47 (pg 90); and Section 5.2.9.2, Figure 82a (pg 139a).

DEV2017/846/146	11 June 2021	Urbis	Section 1.4, Figure 8, (pg17) ~~Section 3.3, Figure 16, (pg34)~~ Section 3.4.2, Table 6, DO2.1, (pg35) ~~Section 3.4.3, Figure 20, (pg42)~~ ~~Section 3.4.4, Figure 21, (pg44)~~ Section 4.1, Table 11.1, (pg55) Section 4.2, Figure 27, (pg57) Section 5.2.2.2, Figure 33 (pg 76); Section 5.4.2, Table 56, DS1.4 and DS 1.5 (pg179) Section 5.4.2, Table 56, PI2.2-2.4, DS2.2-2.9, DS2.2-2.15, DS2.17-2.22 (pg180) Section 5.4.2, Table 56, PI7.1DS3.2, DS3.4, DS3.5, DS4.2, DS4.5, DS5.5, DS7.1-7.3, (pg181) Section 5.4.2, Remove Figure 110a, (pg182a) Section 5.4.2, Figure 112, (pg184) Section 5.4.2, Figure 113a, (pg185a) Section 5.4.2, Figure 113b, (pg185b) Section 5.4.2, Figure 114, (pg186) Section 5.4.2, Figure 115a, (pg187a) Section 5.4.2, Figure 115b, (pg187b) Section 5.4.2, Figure 116, (pg188) Section 5.4.2, Figure 117, (pg189) Section 5.4.2, Figure 118a, (pg190a) Section 5.4.2, Figure 118b, (pg190b) Section 5.4.2, Figure 119a, (pg191a) Section 5.4.2, Figure 119b, (pg191b) Section 5.4.2, Figure 120, (pg192) Section 5.4.2, Figure 121a, (pg193a) Section 5.4.2, Figure 121b, (pg193b) Section 5.4.2, Figure 122a, (pg194a) Section 5.4.2, Figure 122b, (pg194b) Section 5.4.2, Figure 123a, (pg195a) Section 5.4.2, Figure 123b, (pg195b) Section 5.4.2, Figure 124a, (pg196a) Section 5.4.2, Figure 124b, (pg196b) Section 5.4.2, Figure 125a, (pg197a) Section 5.4.2, Figure 125b, (pg197b) Section 5.6, Table 68, DS1.3, (pg215) Section 5.6, Table 68, DS1.19-1.20, (pg218) Section 5.6, Table 69, DS6.2, (pg223) Section 6.1, Figure 132, (pg242) Section 8.1.2 (p258-259)

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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:

a. 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:

a. **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.

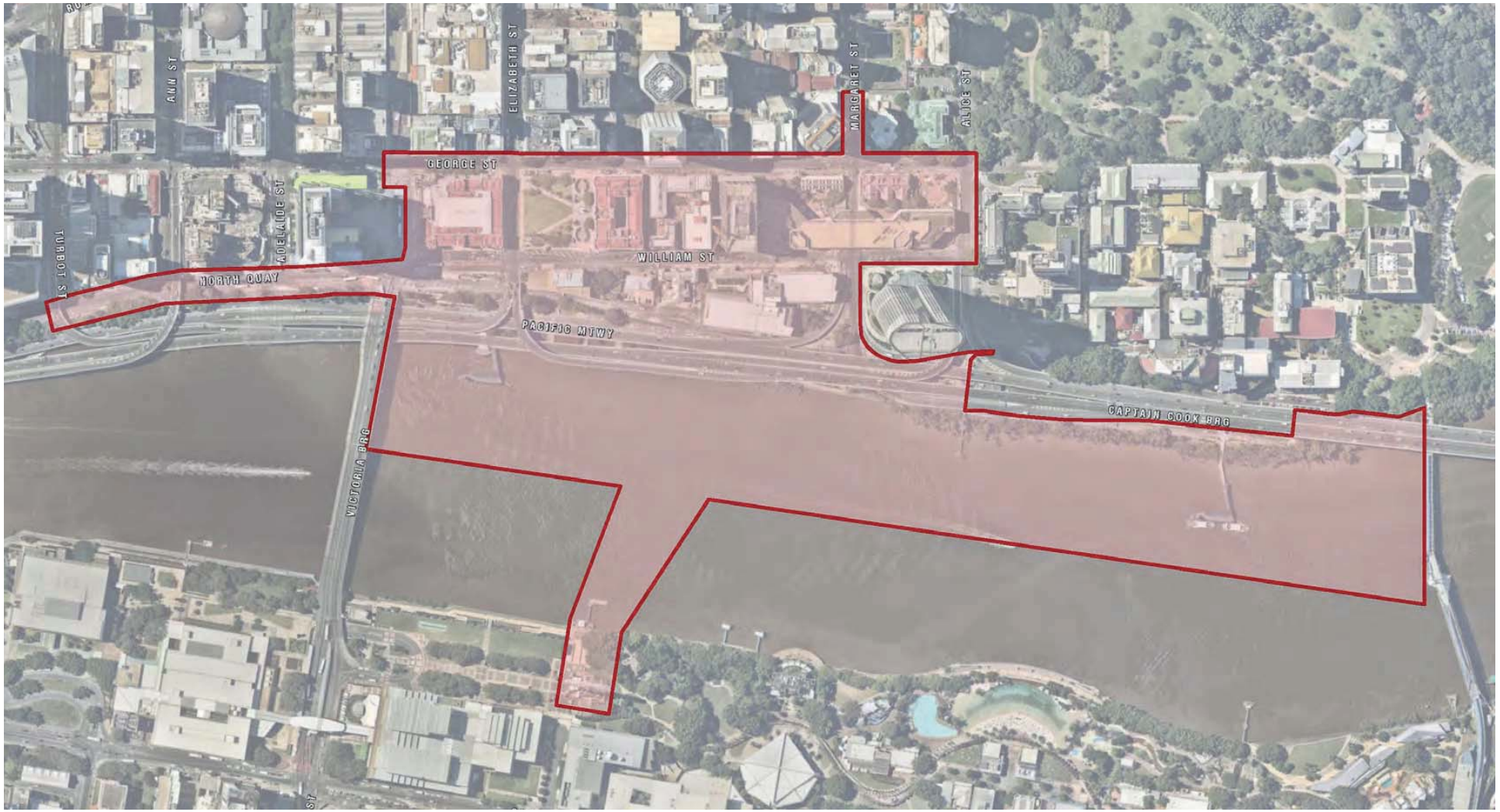
Development the subject of a separate development application is not inconsistent with and does not override this PoD or the PDA development approval for this PoD if:

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:

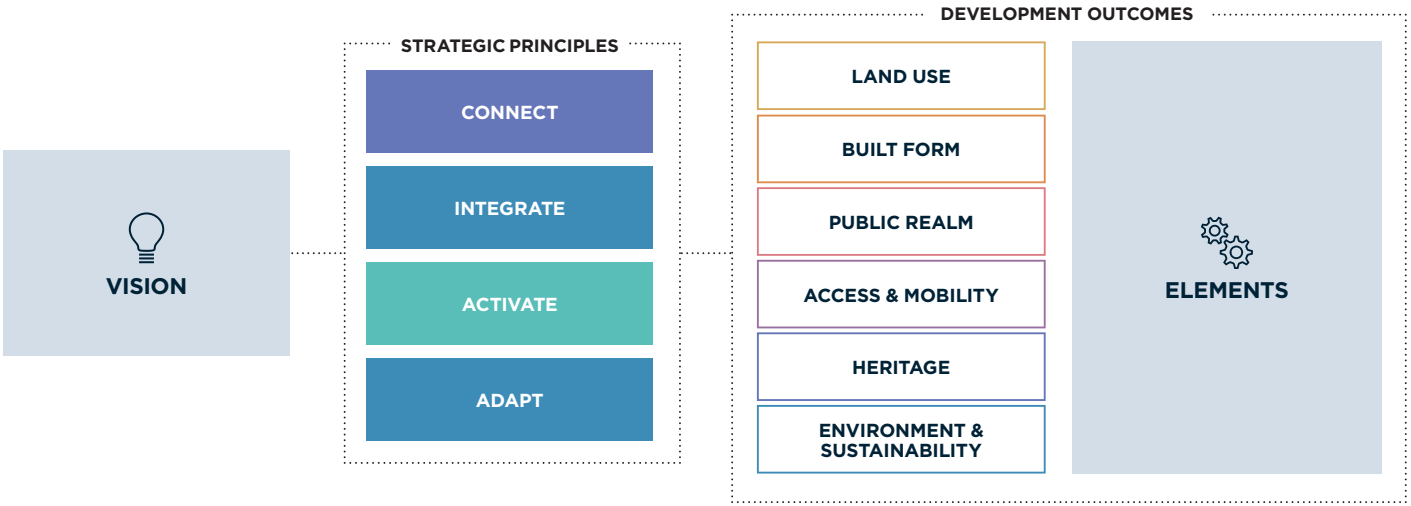
TABLE 1: PLAN OF DEVELOPMENT STRUCTURE

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	**SECTION 3** **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.
Providing development criteria and plans that form the statutory element of the PoD	**SECTION 4** **Approved Development**	This section identifies development that may proceed without any further assessment where consistent with criteria outlined in **Section 4** and subject to conditions.
	SECTION 5 **Compliance Assessment**	This section identifies approved development which may occur subject to the criteria set out in that section demonstrated through the Compliance Assessment process and subject to conditions.
	SECTION 6 **Technical Requirements**	This section outlines technical specifications and guidance 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***.

FIGURE 3: POD COMPONENTS DIAGRAMS

WHOLE QWB SITE



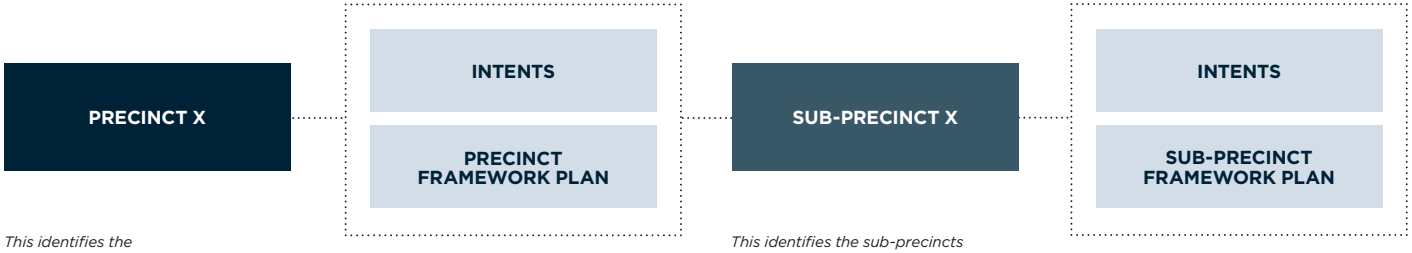
This sets the Vision for the QWBIRD.

This describes the overarching principles at a whole of QWBIRD level.

Provides statements and direction around these six themes.

Fleshes out the intent of the themes in a series of elements.

PRECINCT/SUB-PRECINCT EXAMPLE



This identifies the precinct as a whole

This identifies the sub-precincts within the precinct (multiple)

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

APPROVED DOCUMENTS

- Plan of Development
- Landscape Concept Report
- CMP — Former DPI Building
- CMP — Former Government Printing Office
- CMP — Former State Library
- CMP — Former Treasury Building
- CMP — Harris Terrace
- CMP — Queen's Gardens
- CMP — The Commissariat Store and Miller Park
- CMP — The Mansions
- CMP — William Street & Queens Wharf Road Retaining Walls
- ~~Archaeological Management Plan~~
- Infrastructure Master Plan
- ~~Civil Works & Infrastructure~~
- Hydraulic Assessment Report
- ~~Geotechnical Contamination & ASS~~
- ~~Advertising Devices Management Plan~~
- ~~Preliminary Construction Management Plan~~
- Lighting Management Plan
- ~~Events Management Plan~~
- ~~Heritage Interpretation Strategy~~
- ~~Foreshore Management Plan & Basis of Design Report~~

SUPPORTING DOCUMENTS

- Planning & Design Report
- Urban Design Master Plan Report
- Cultural Heritage Analysis Report
- Environmental Management Plan Framework
- Erosion and Sediment Control Framework
- Environmental Assessment Report
- ESD Report
- Acoustic Assessment
- Air Quality Assessment
- Equitable Access Assessment
- Tenure Strategy
- Indigenous Due Diligence Assessment
- Public Art Report
- Structural Monitoring Proposal
- CPTED Report
- Traffic Engineering Report

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

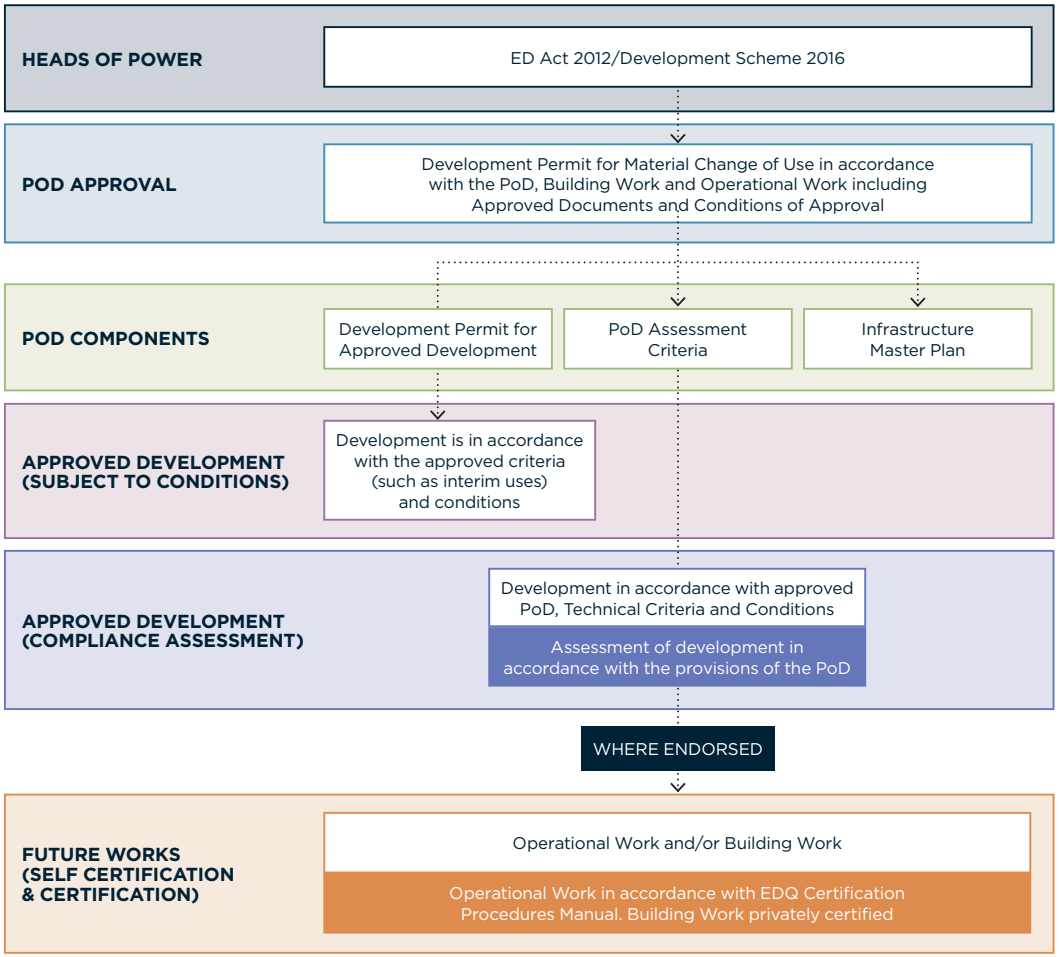
This PoD forms the overall approval framework relevant to the QWBIRD.

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)

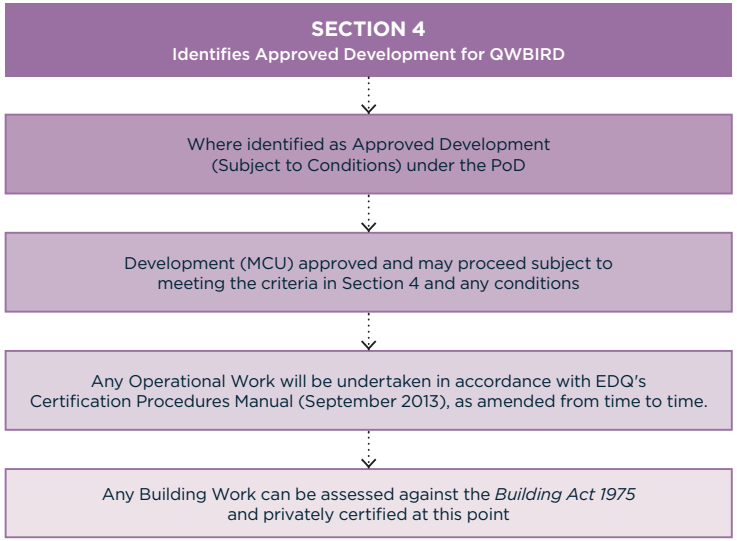
Development identified in Section 4 of the PoD and undertaken in accordance with the controls identified in Section 4 of the PoD and where complying with the relevant conditions, is consistent with the PoD and may proceed to certification of Operational Works and Building Works. Certification of Operational 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?
SECTION 4 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 *Building Act 1975*.	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***.

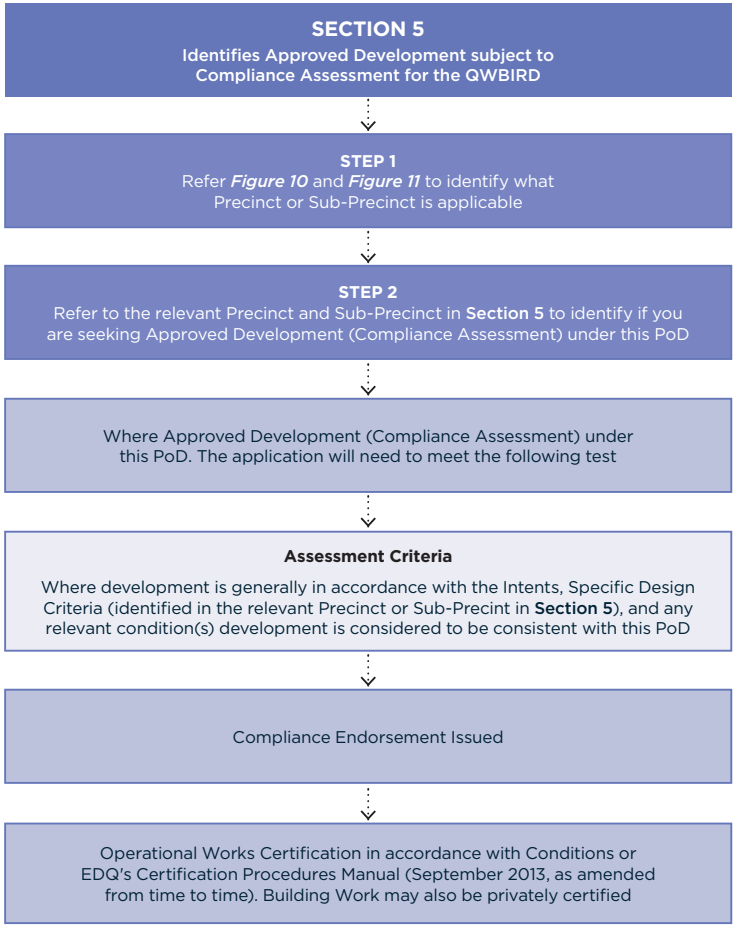
The Specific Design Criteria are a set of written and graphic criteria that describe the design elements of a particular Precinct/Sub-Precinct. The aim of the Specific Design Criteria is to provide clarity over what constitutes an acceptable design for development within a Precinct/Sub-Precinct.

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 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



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	●												●			
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	●	●	●	●	●		●	●		●	●	●	●			
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

**A use that does not involve GFA*



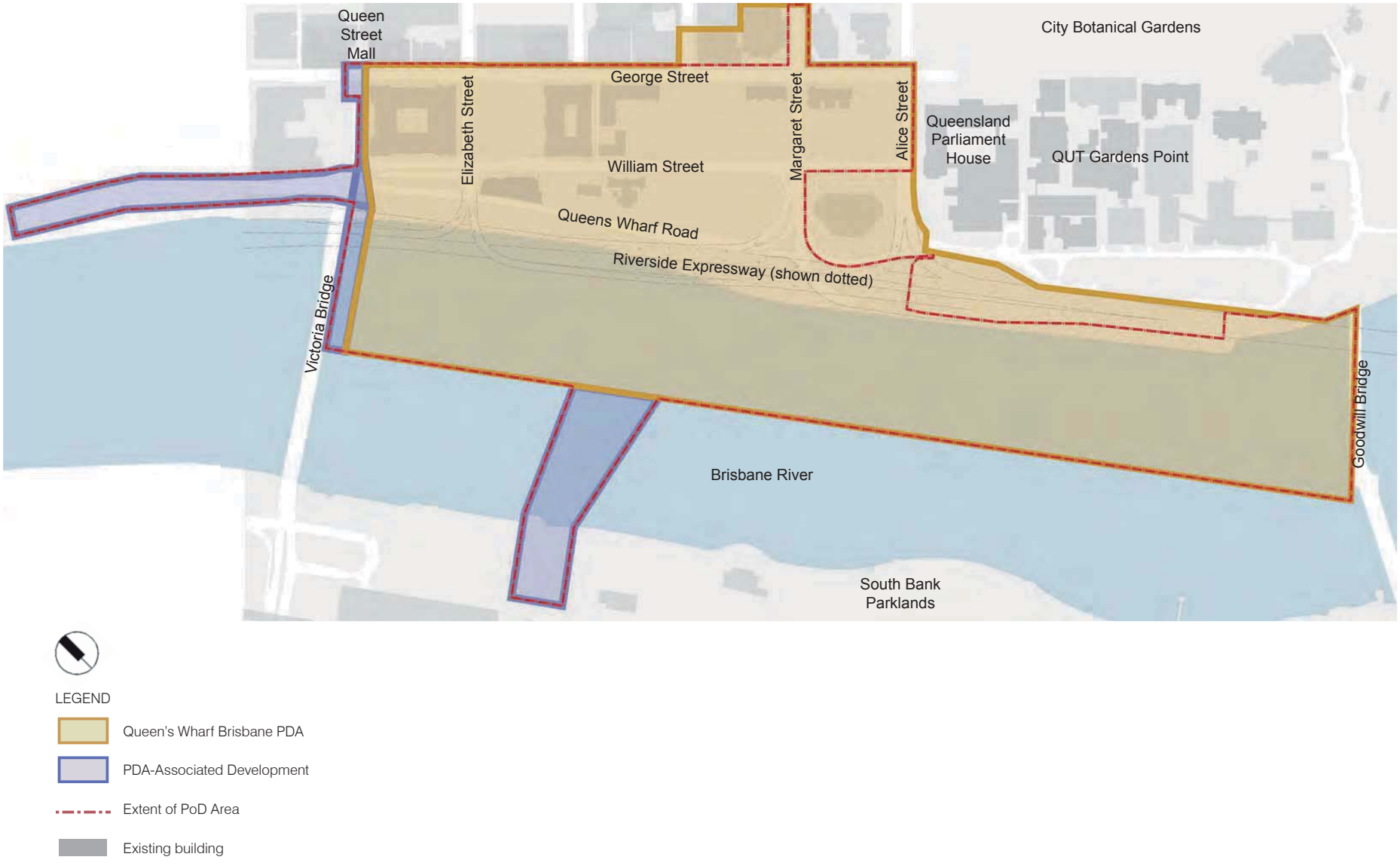
2.0 STATUTORY CONTEXT

2.1 LAND TO WHICH THIS 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



2.2 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

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

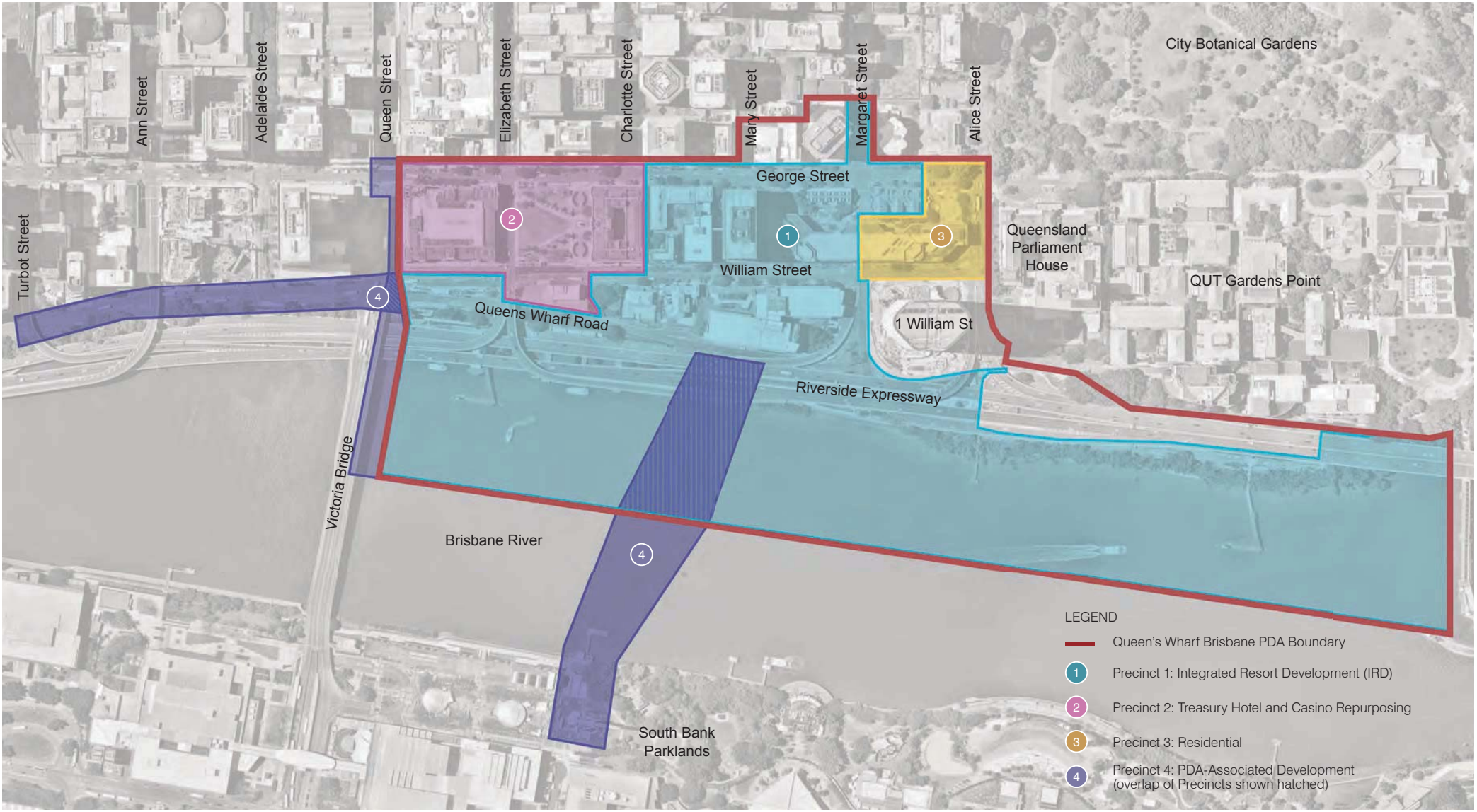


FIGURE 11: SUB-PRECINCT PLAN



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 QWB 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.

FIGURE 12: STRATEGIC PRINCIPLES PLAN – CONNECT

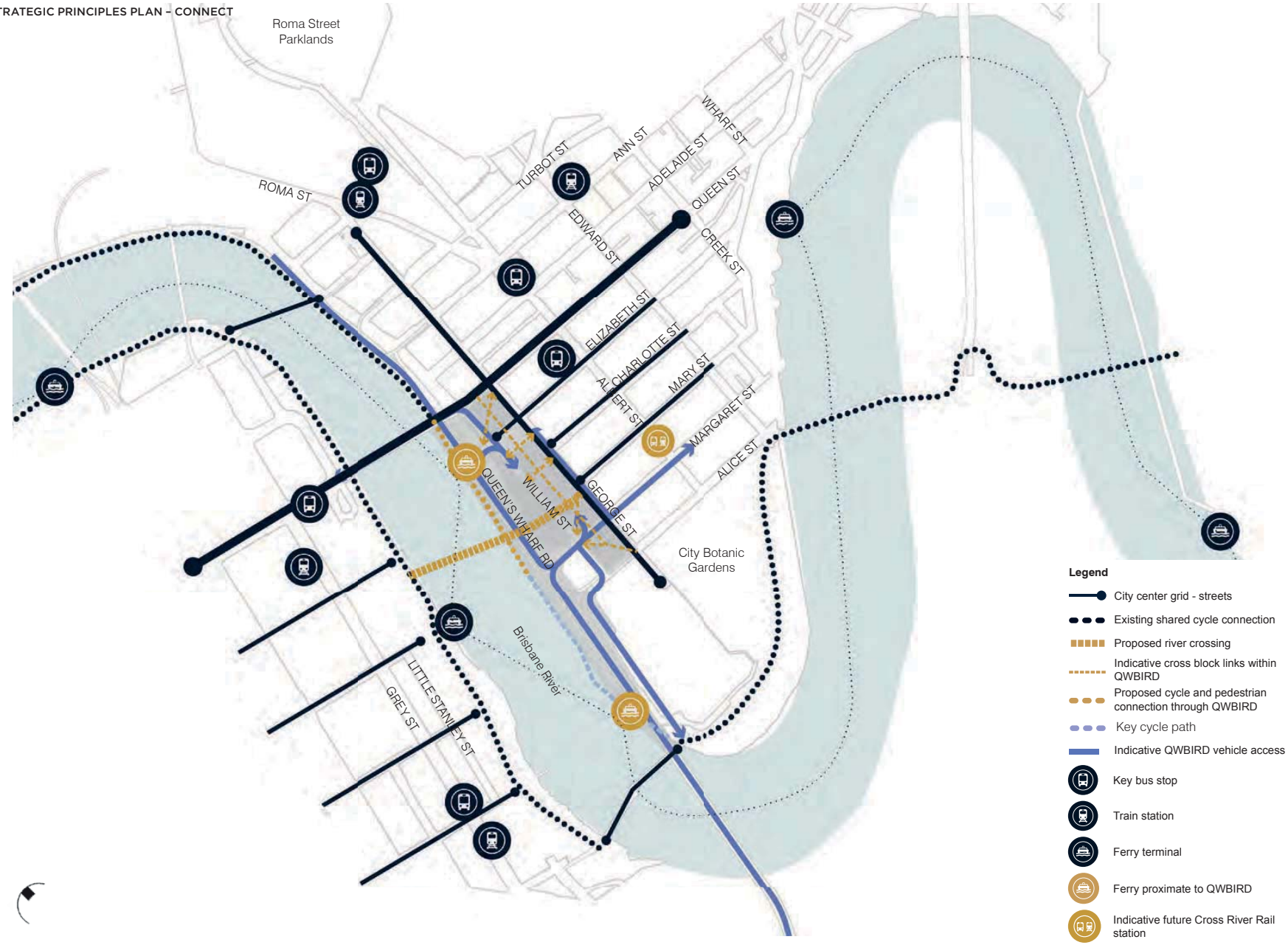


FIGURE 13: STRATEGIC PRINCIPLES PLAN – INTEGRATE



FIGURE 14: STRATEGIC PRINCIPLES PLAN – ACTIVATE

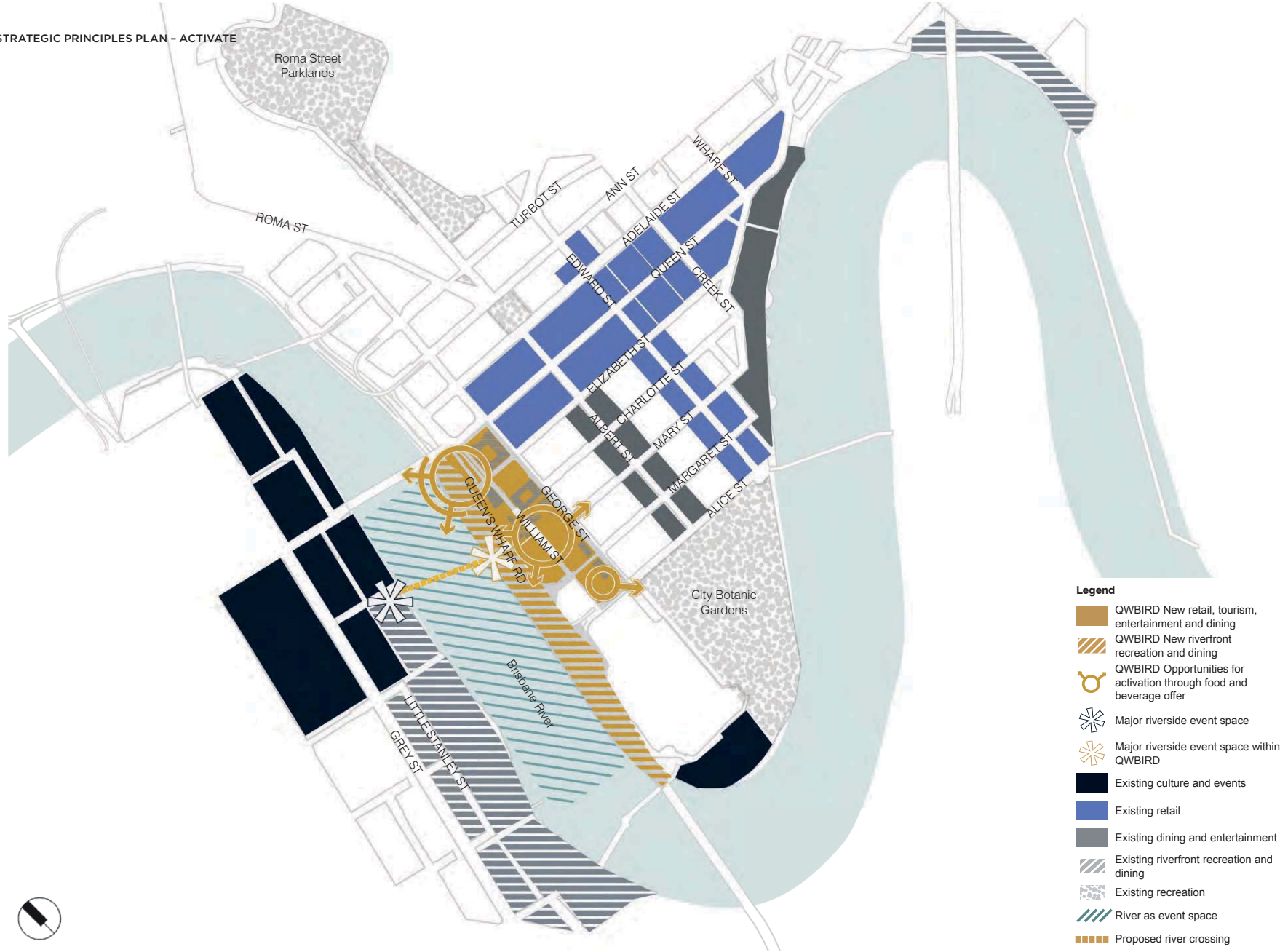


FIGURE 15: STRATEGIC PRINCIPLES PLAN – ADAPT

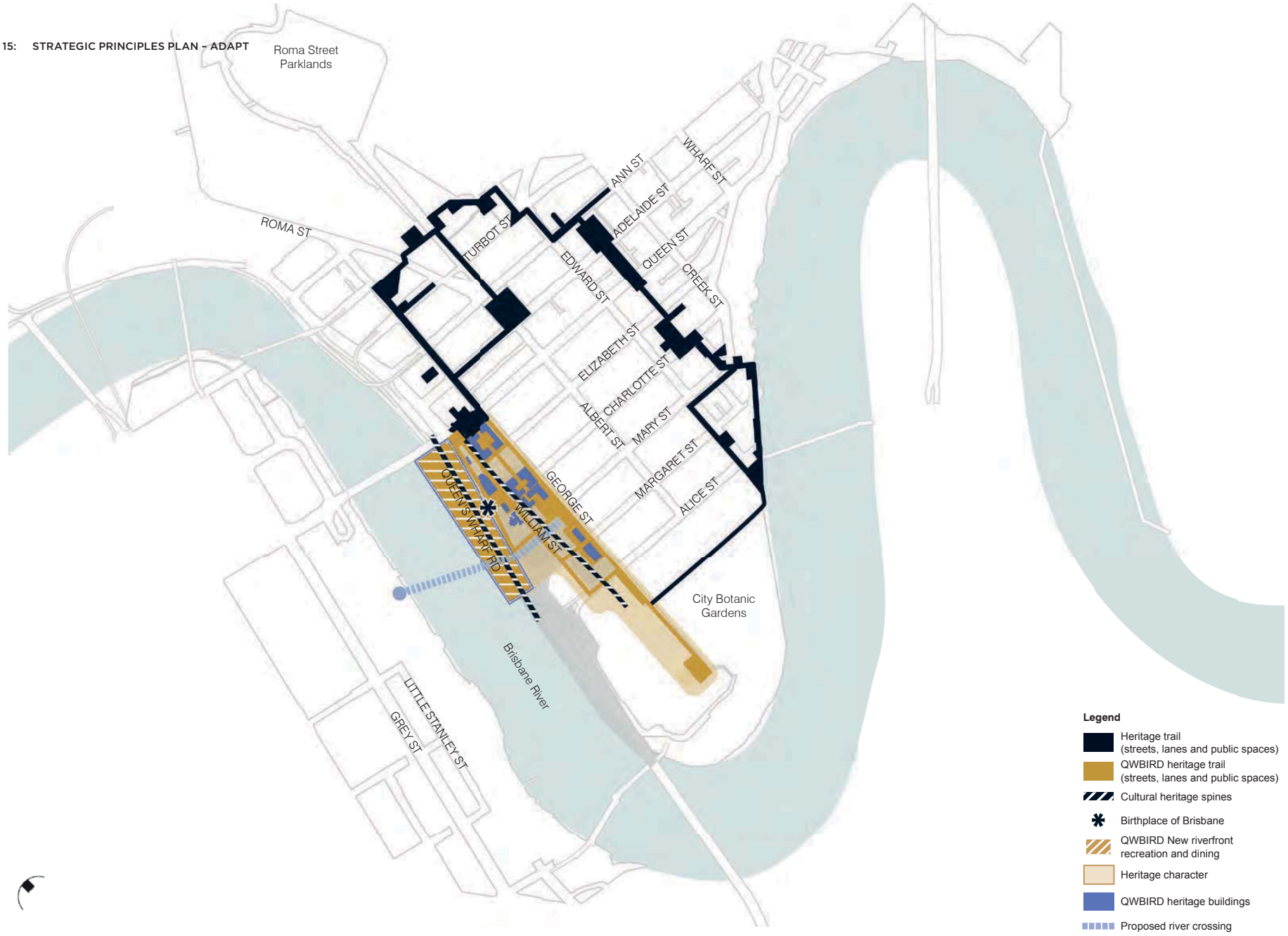
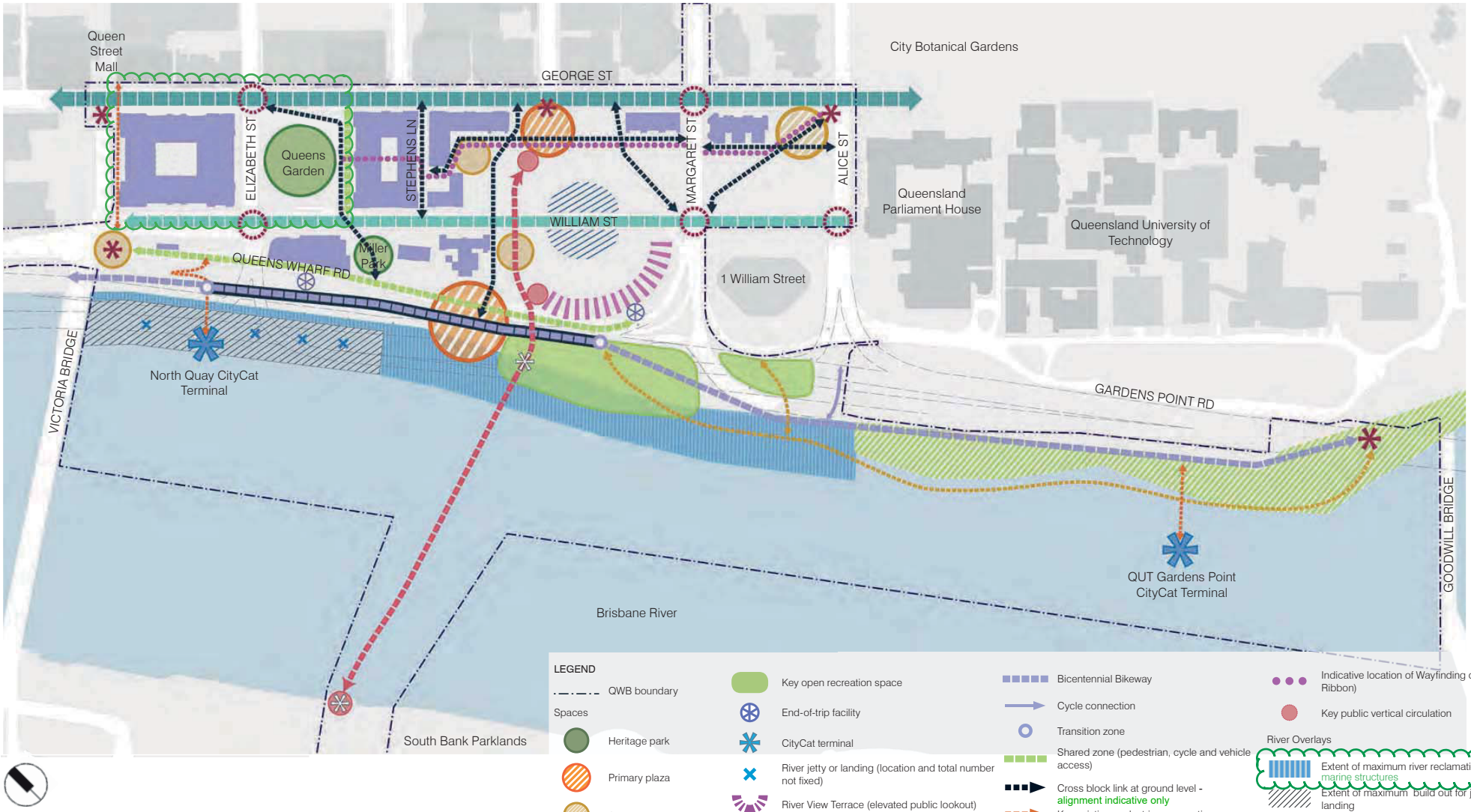


FIGURE 16: MASTER PLAN PRINCIPLES



3.4 DEVELOPMENT OUTCOMES

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

3.4.1 THEME 1: LAND USE

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 ***Figure 17***.
		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 ***Figure 17***.
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**	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.
		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 Queens Wharf Road and the Riverside Expressway (REX), built form is not positioned over the city streets.
		DO3.4	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**	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**.
		DO3.6	Development is sensitive to the interface and relationship with heritage places ~~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

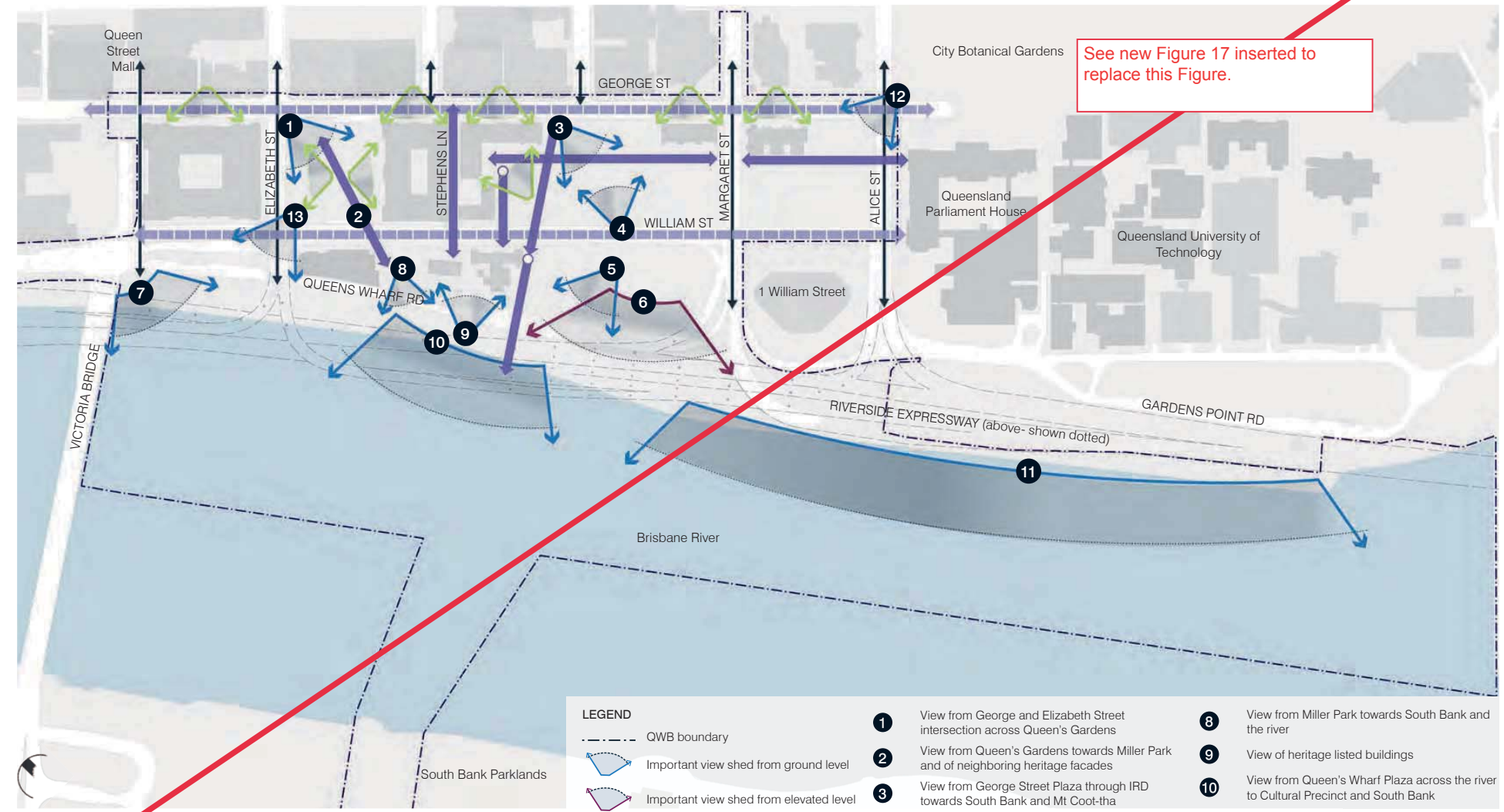


FIGURE 17: BUILT FORM DEVELOPMENT OUTCOME – KEY VIEWS AND CORRIDORS

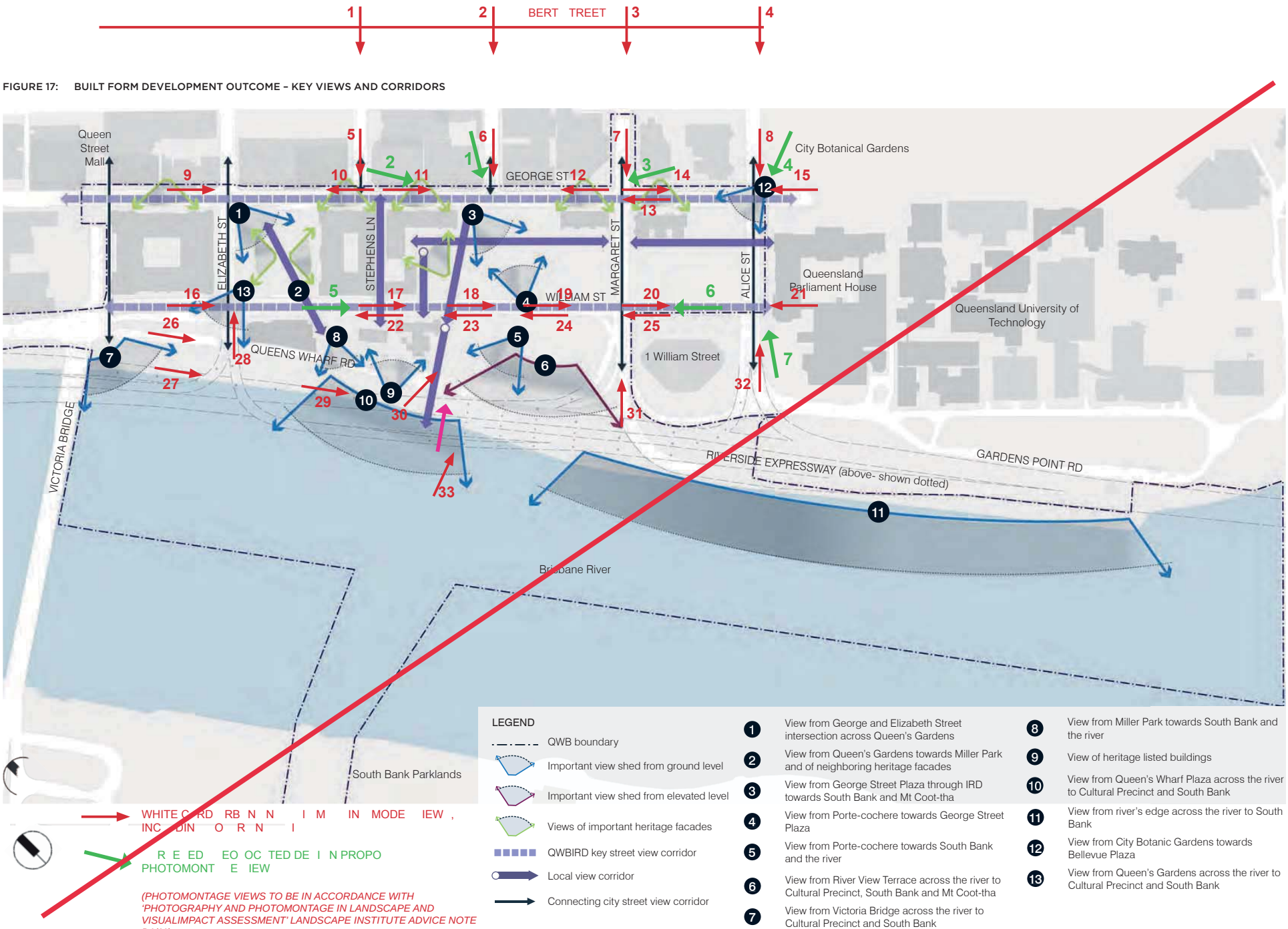


FIGURE 17: BUILT FORM DEVELOPMENT OUTCOME – KEY VIEWS AND CORRIDORS

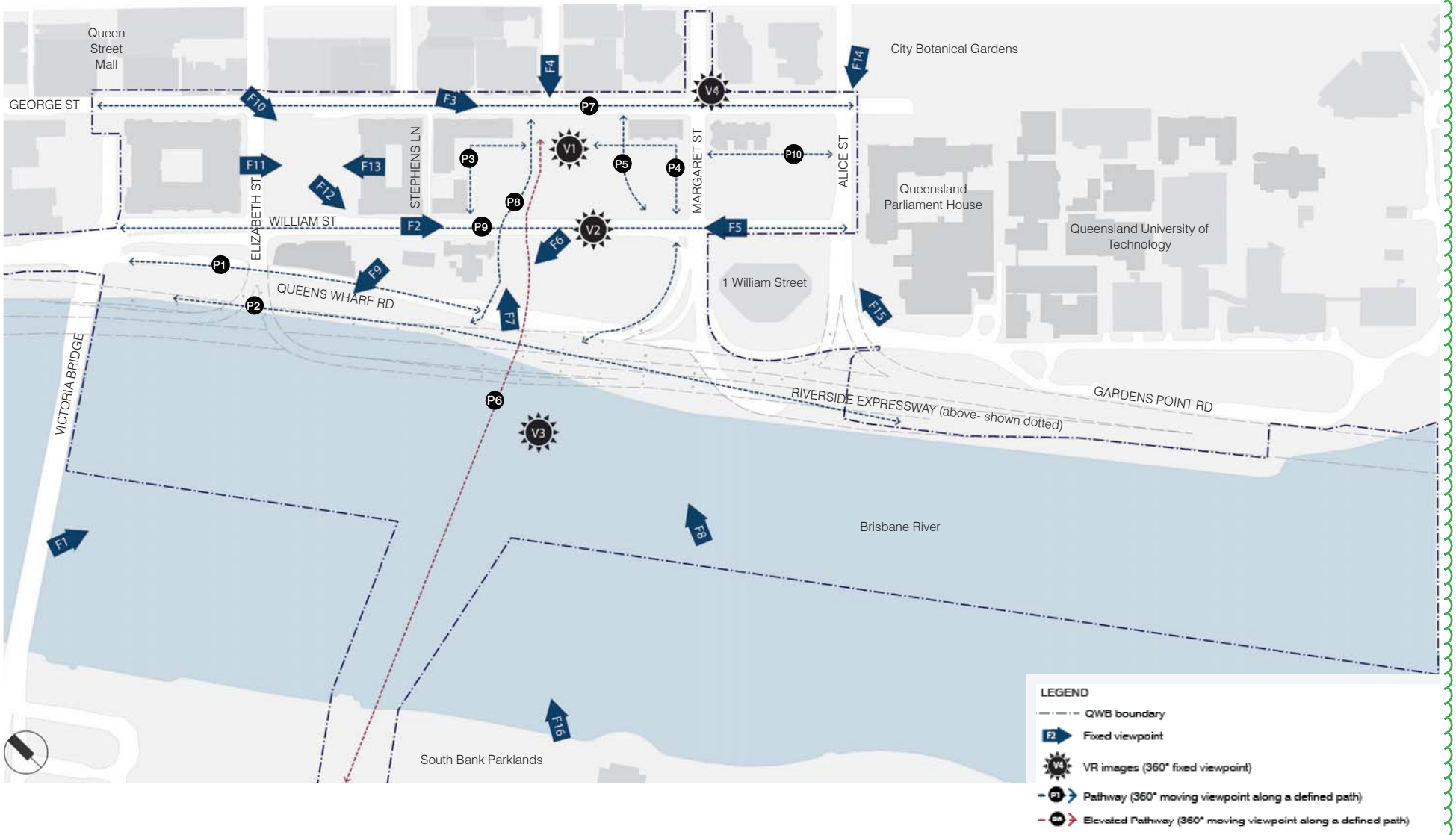


FIGURE 18: BUILT FORM DEVELOPMENT OUTCOME – DEVELOPMENT SKYLINE (INDICATIVE EASTERN ELEVATION)

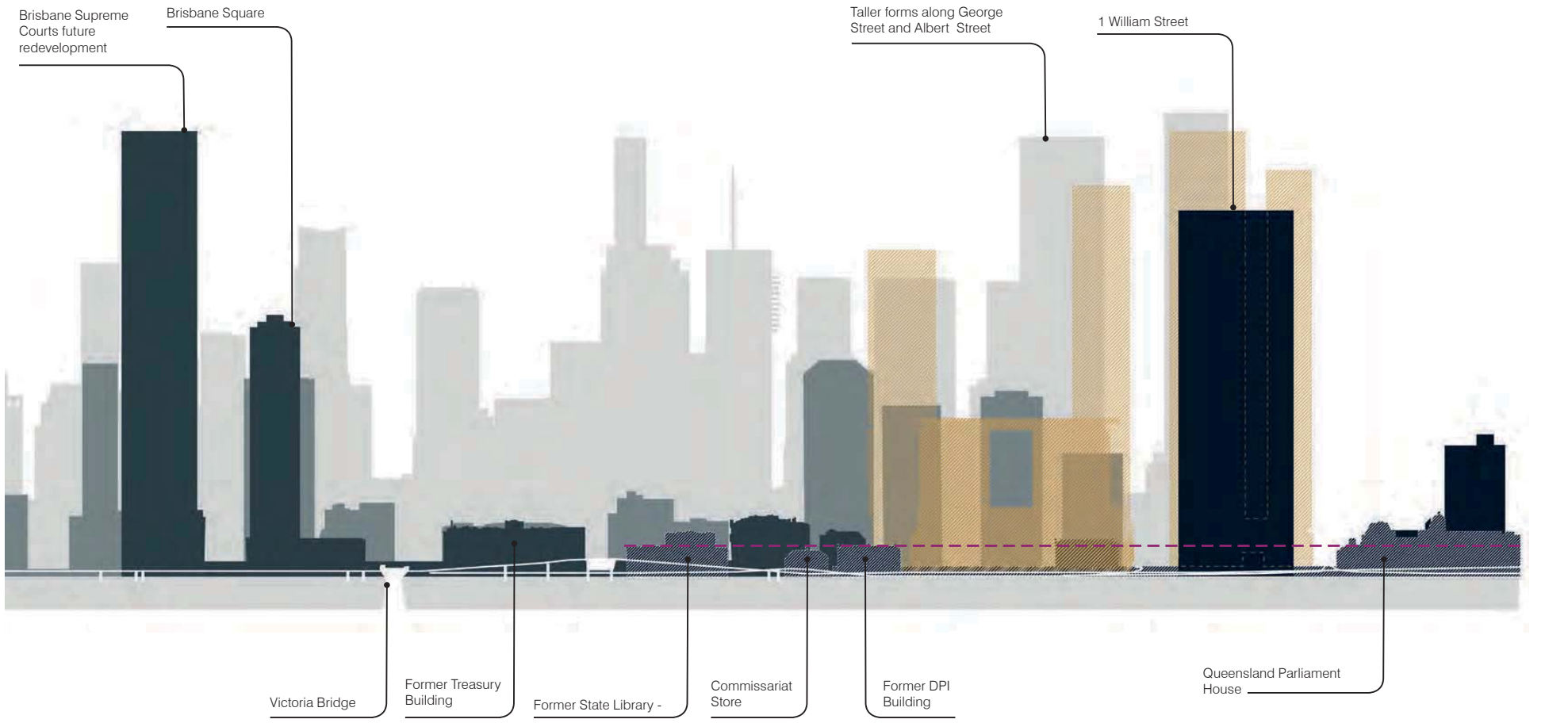
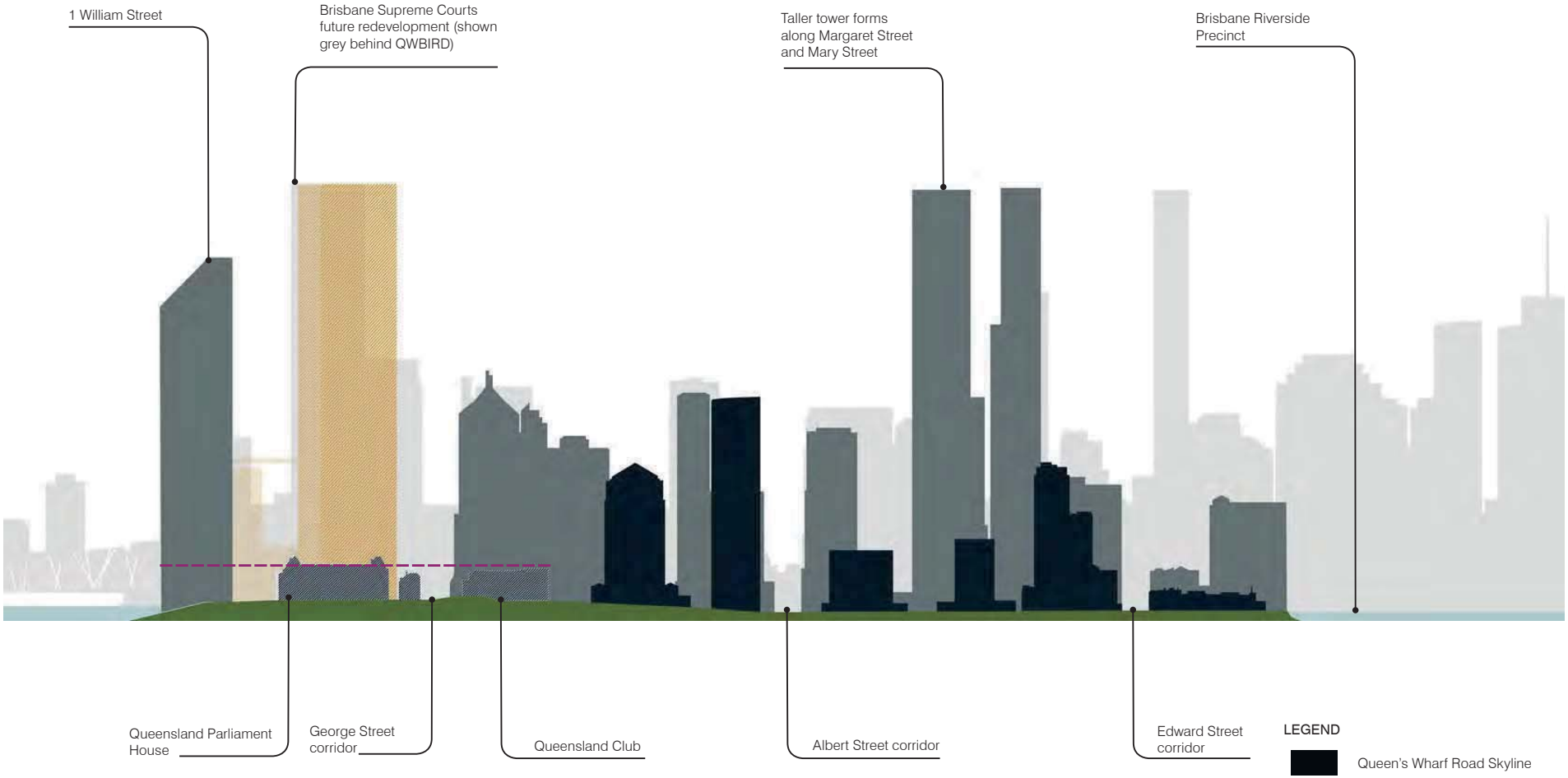


FIGURE 19: BUILT FORM DEVELOPMENT OUTCOME – DEVELOPMENT SKYLINE (INDICATIVE NORTHERN ELEVATION)



3.4.3 THEME 3: PUBLIC REALM

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

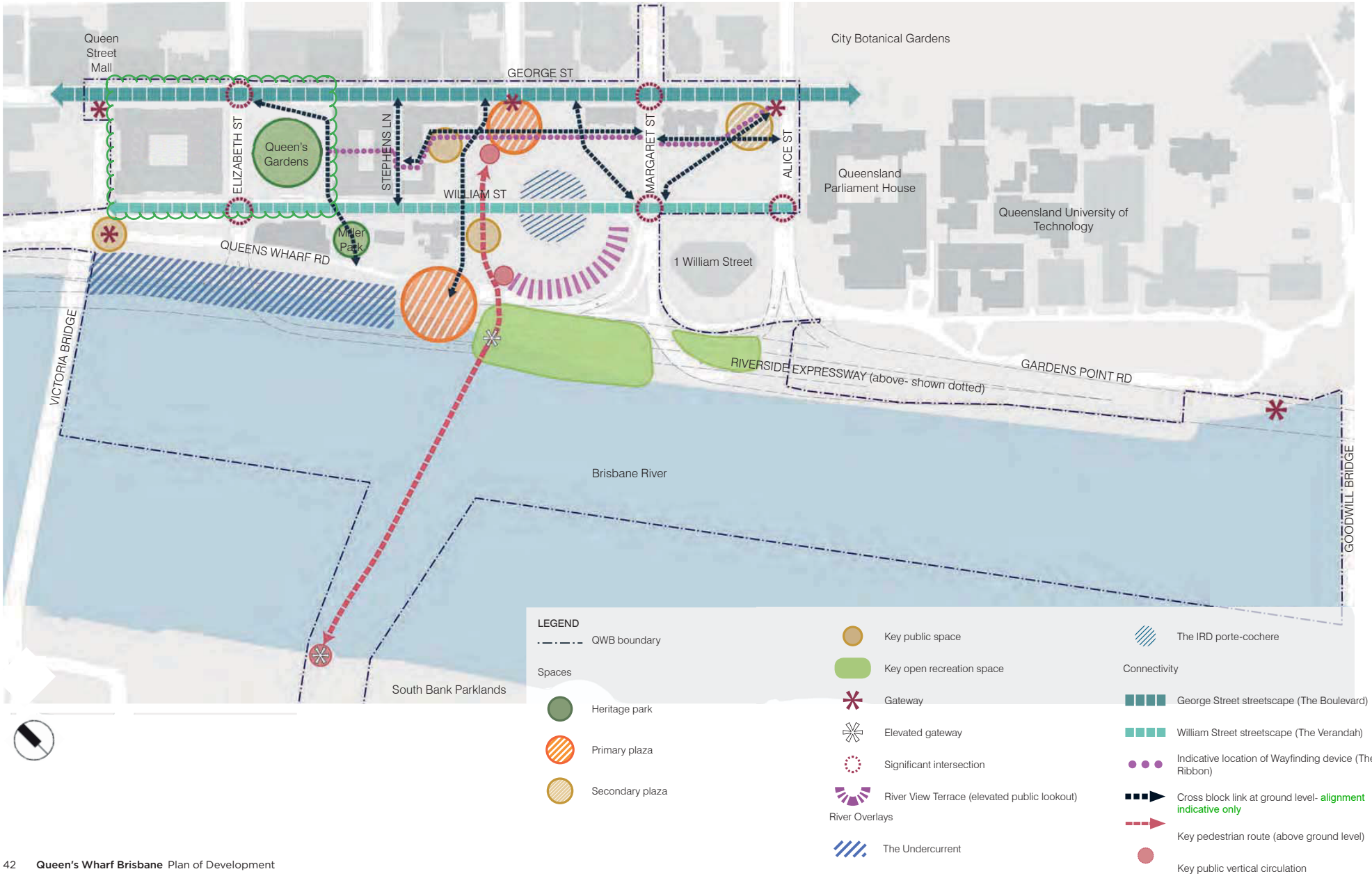
TABLE 7: THEME 3: PUBLIC REALM DEVELOPMENT OUTCOMES

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.
		DO4.3	Development includes publicly accessible, elevated recreation areas for people to enjoy events and experiences in the city.
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	ELEMENT	DO4	DEVELOPMENT OUTCOMES
E4.5	**Subtropical design**	**DO4.9**	Development is ~~designed~~ to optimise the benefits of a subtropical climate in the public realm and movement network by: • 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

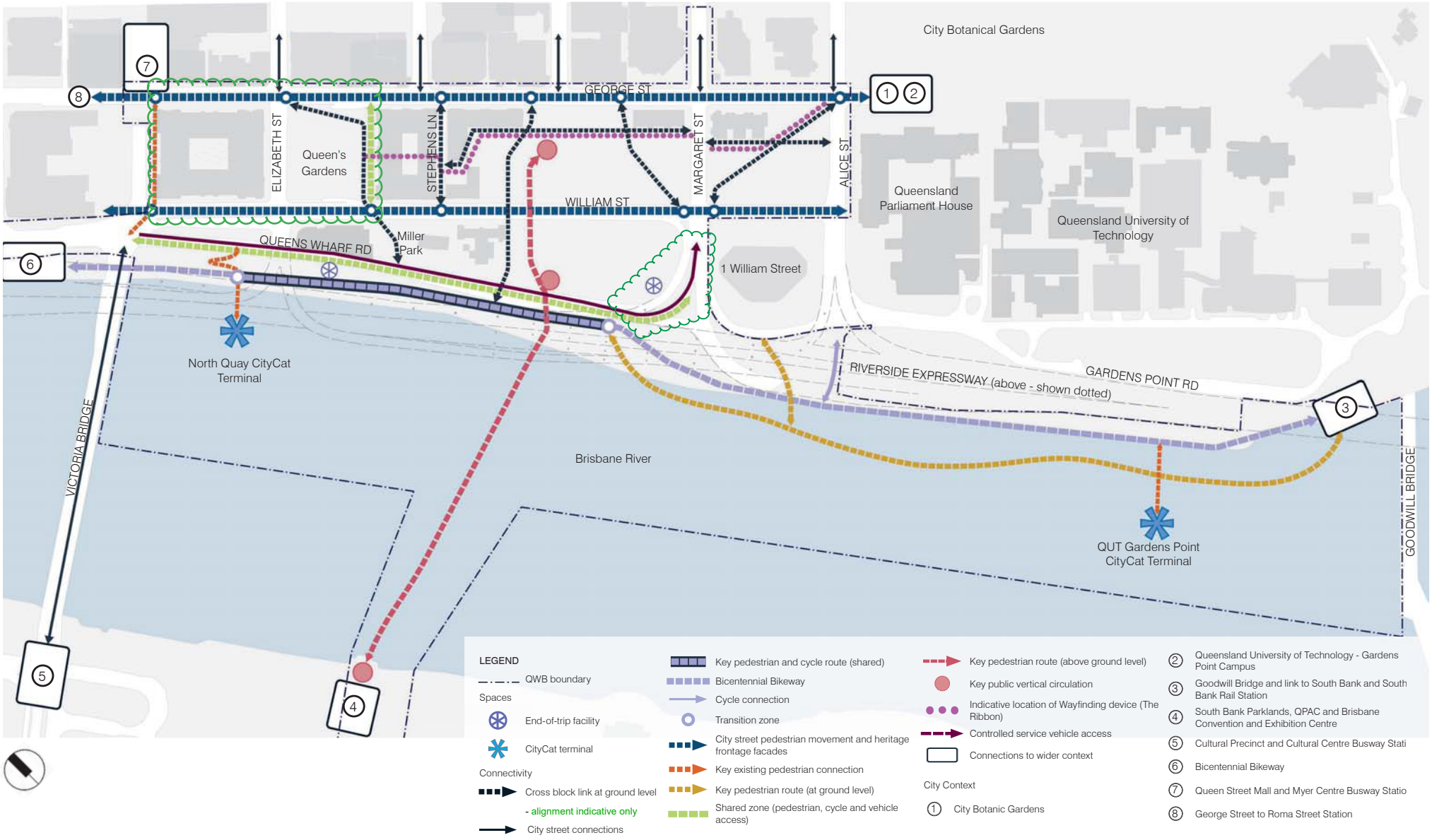
The Development Outcomes for access and mobility are specified in *Table 8* below.

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; – Streetscape 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 Movement**	**DO5.6**	Development enhances cycle connectivity as indicated in ***Figure 21***.
		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



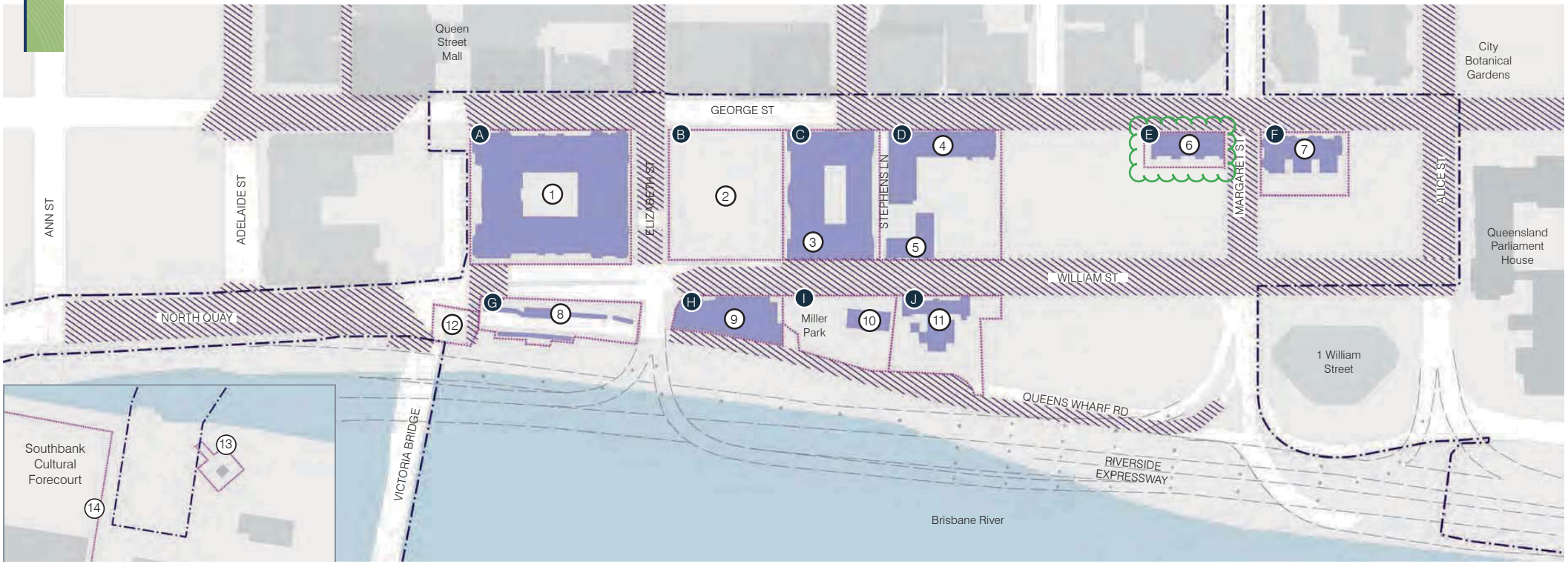
3.4.5 THEME 5: HERITAGE

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 ***Figure 22***, ***Figure 23***, ***Figure 25*** and ***Figure 26***.
		DO6.2	Development respects views of important heritage facades as identified in ***Figure 17*** 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 ***Figure 31*** and **Section 5.6**.
E6.4	**Archaeology**	**DO6.9**	Development within areas of high archaeological potential as indicated in ***Figure 25*** 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.
E6.5	**Public Realm**	**DO6.11**	Development demonstrates the importance of connection between heritage and the public realm in the QWBIRD.
		DO6.12	The function of Queen's Gardens and Miller Park are maintained and enhanced by: • Improving connectivity to the surrounding area and the core of the QWBIRD through form, materials and interpretation; • Providing improved access from the Brisbane city centre; and • Providing new opportunities for passive recreation.
E6.6	**Interpretation**	**DO6.13**	Development integrates public art and creative expression that is appropriate to the origins and history of the site including indigenous culture, settlement, immigration, events, growth and the cultural connection to the river generally in accordance with the Heritage Interpretation Strategy in **Section 6**.
		DO6.14	A colonial and indigenous heritage walking trail is provided with interpretative 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



LEGEND

- QWB boundary
- Early Streets of Brisbane
- Heritage building or structure
- Extent of Heritage Place and Heritage Curtilage

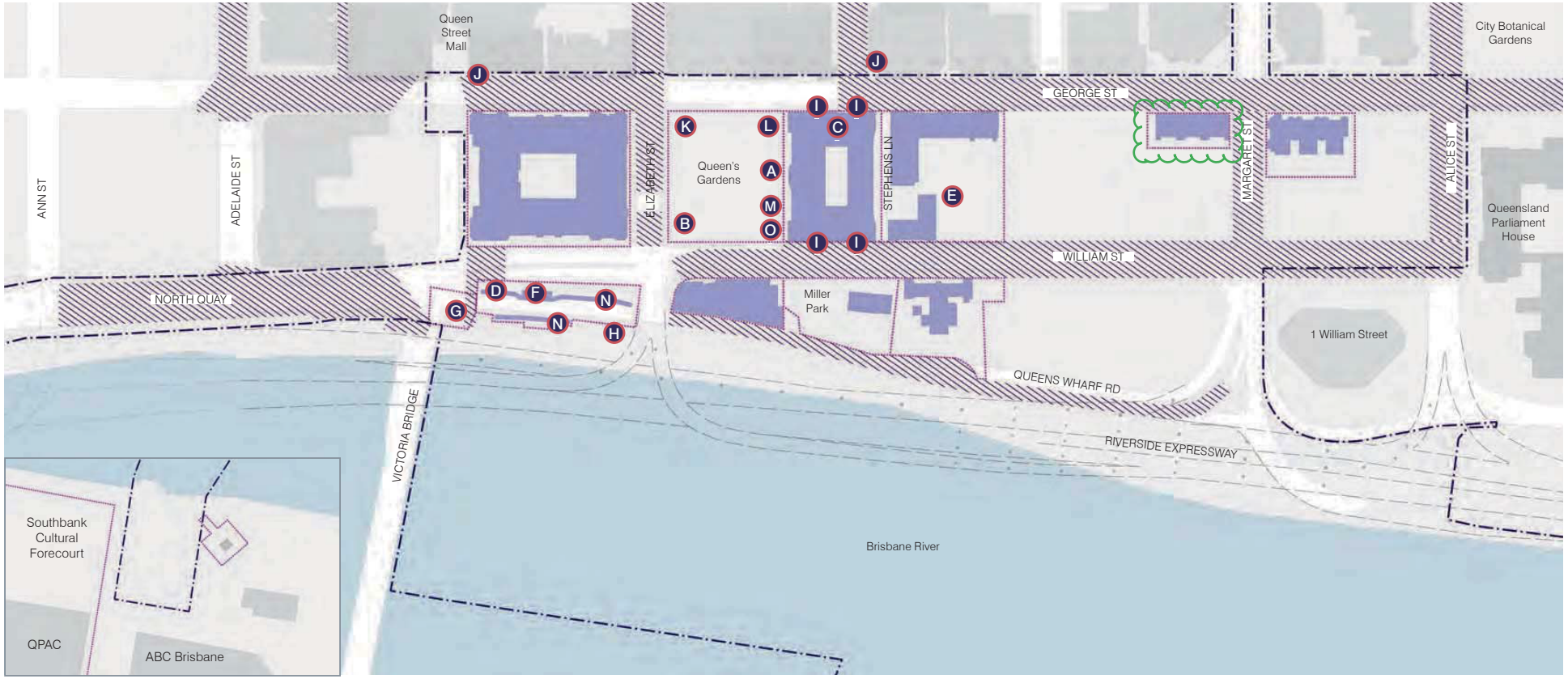
Heritage Listed Place

1. The former Treasury Building
2. Queen's Gardens
3. 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
14. Queensland Cultural Centre

Heritage Curtilage (typically aligns with cadastral boundaries)

- A Former Treasury Building
- B Queen's Gardens
- C Former Land Administration Building
- D Former Government Printing Office - west boundary offset 5 meters from end of 1912 George Street building
- E Harris Terrace - west and south boundary offset 10 meters from and parallel to building face
- F 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
- H Former State Library
- I Commissariat Store (Former)
- J Department of Primary Industries Building (Former)

FIGURE 23: HERITAGE DEVELOPMENT OUTCOME – HERITAGE MONUMENTS AND ITEMS



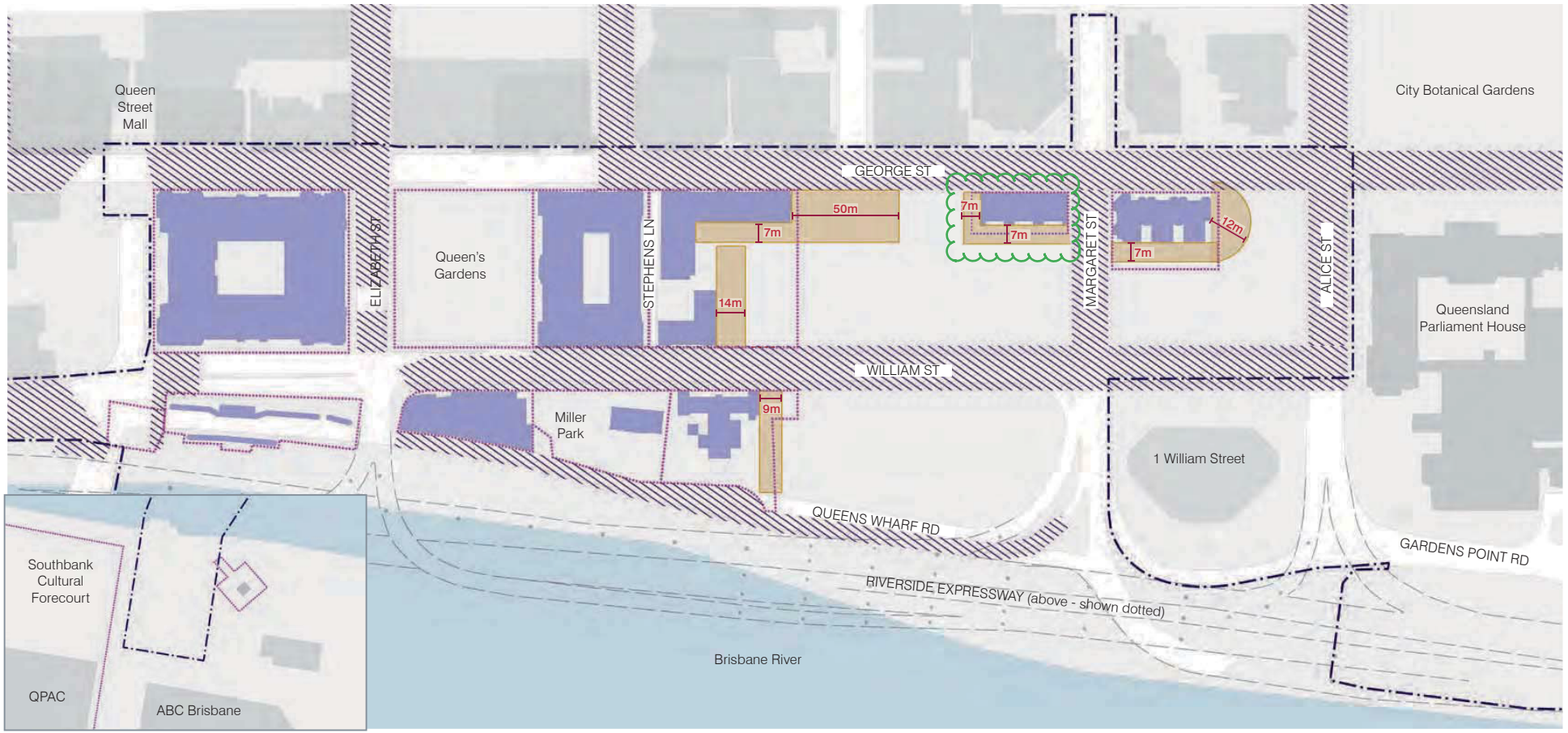
LEGEND

- QWB boundary
- Extent of Heritage Place (not including Early Streets of Brisbane) - aligns with cadastral boundaries
- Early Streets of Brisbane
- Heritage building or structure

Heritage Monuments

- A Queen Victoria Statue
- B Thomas Joseph Ryan Statue
- C First World War Honour Board
- D William Street Retaining Wall
- E Commandant's Cottage Footprint (Interpretive)
- F WWII Air Raid Shelter
- G Victoria Bridge Abutment
- H Former Ticket Office
- I Gas Lamp Stands
- J City Electric Light Company Junction Boxes
- K Royal Australian Air Force Memorial
- L Trophy of British Valour (Field Gun)
- M St Johns Pro-Cathedral Altar Stone
- N William Street and Queens Wharf Road Retaining Walls
- O War Memorial Plaque

FIGURE 24: HERITAGE DEVELOPMENT OUTCOME – INTERFACE

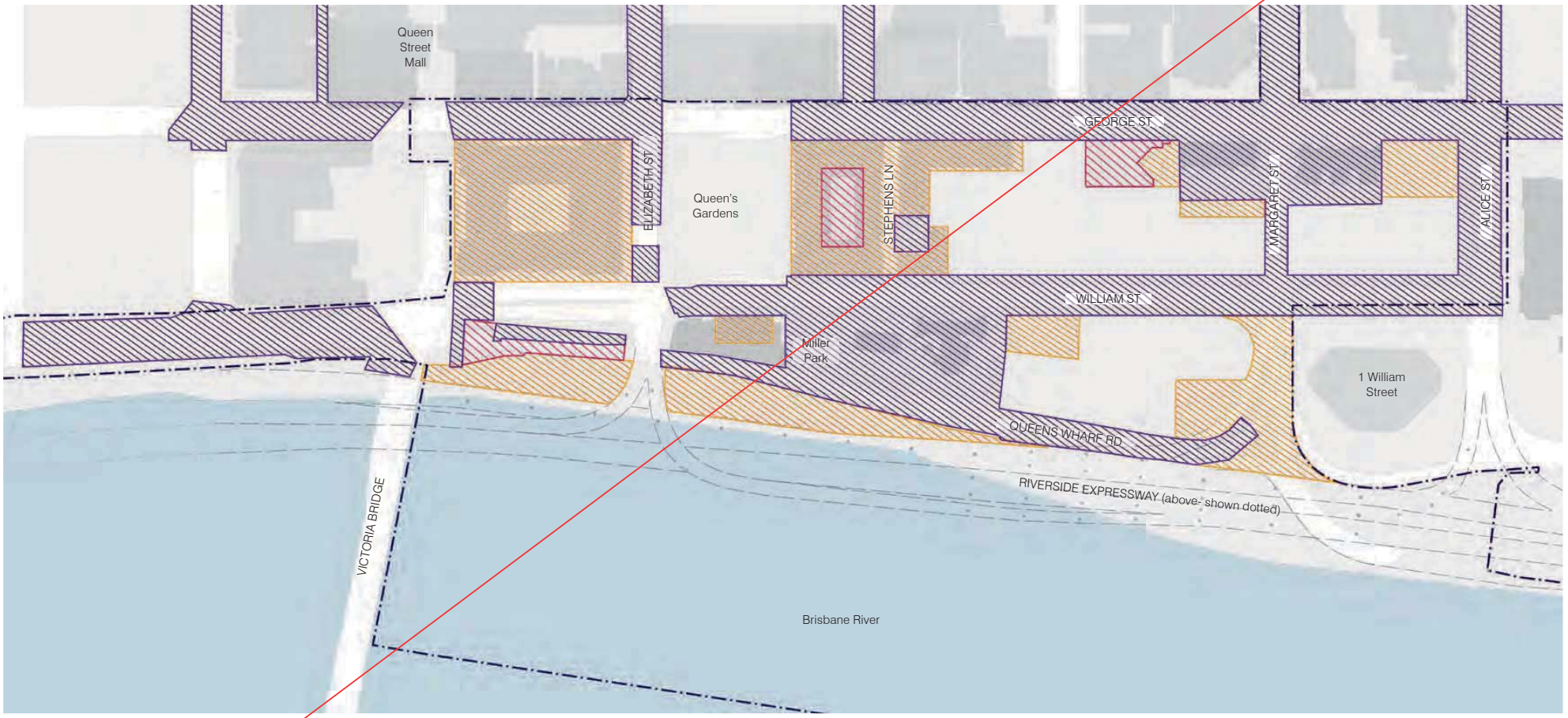


LEGEND

- 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.

Not approved. Updated assessment required in accordance with conditions of approval.

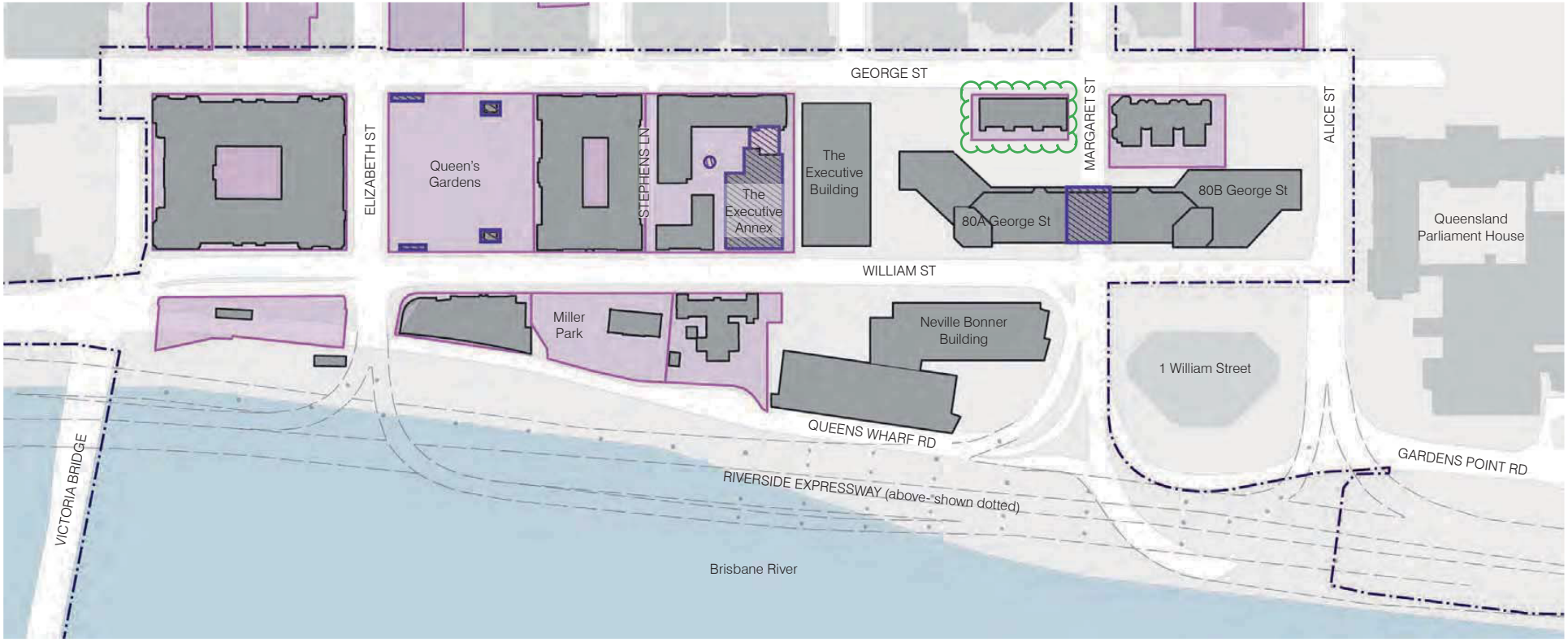
FIGURE 25: HERITAGE DEVELOPMENT OUTCOME – ARCHAEOLOGICAL POTENTIAL



LEGEND

- QWB boundary
- High Archaeological Potential
- Moderate Archaeological Potential
- Low Archaeological Potential

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



LEGEND

- QWB boundary
- Heritage Place (not including Early Streets)
- Existing building or structure within QWBIRD boundary
- Non-heritage building or structure within heritage curtilage

3.4.6 THEME 6: ENVIRONMENT AND SUSTAINABILITY

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

TABLE 10: THEME 6: ENVIRONMENT AND SUSTAINABILITY DEVELOPMENT OUTCOMES

E7	ELEMENT	DO7	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**	Development is ~~designed~~ to support and protect water quality through the use of best practice total water cycle management and WSUD principles.
		DO7.3	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.
E7.5	**Flood Risk and Stormwater Management**	**DO7.7**	Development avoids, manages and mitigates risk and potential impacts from stormwater and flooding.
		DO7.8	Development on the riverfront delivers public realm surfaces that are durable and flood resilient where subject to flood risk.
E7.6	**Groundwater**	**DO7.9**	Groundwater quality is managed by: • Maintaining groundwater quality at and surrounding the site at baseline conditions; and • Managing the treatment and disposal of dewatering discharge and groundwater.
E7.7	**Acid Sulfate Soils and Contaminated Land**	**DO7.10**	Development minimises and manages the disturbance of actual and potential Acid Sulfate Soils.
		DO7.11	Measures are put in place during construction to manage the potential release of contaminants from sites entered on the Environmental Management Register.



4.0 **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	APPROVED INTERIM USES
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.

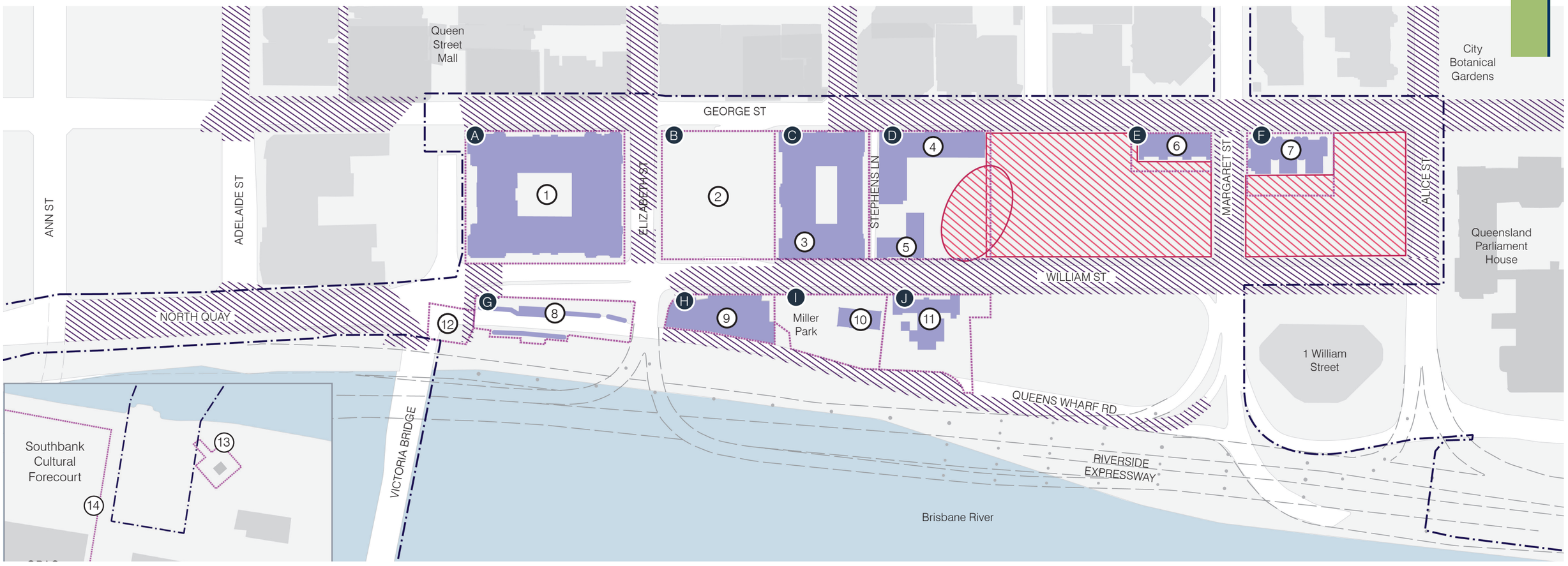
TABLE 11.2 APPROVED OPERATIONAL WORK

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: o 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



LEGEND

- 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

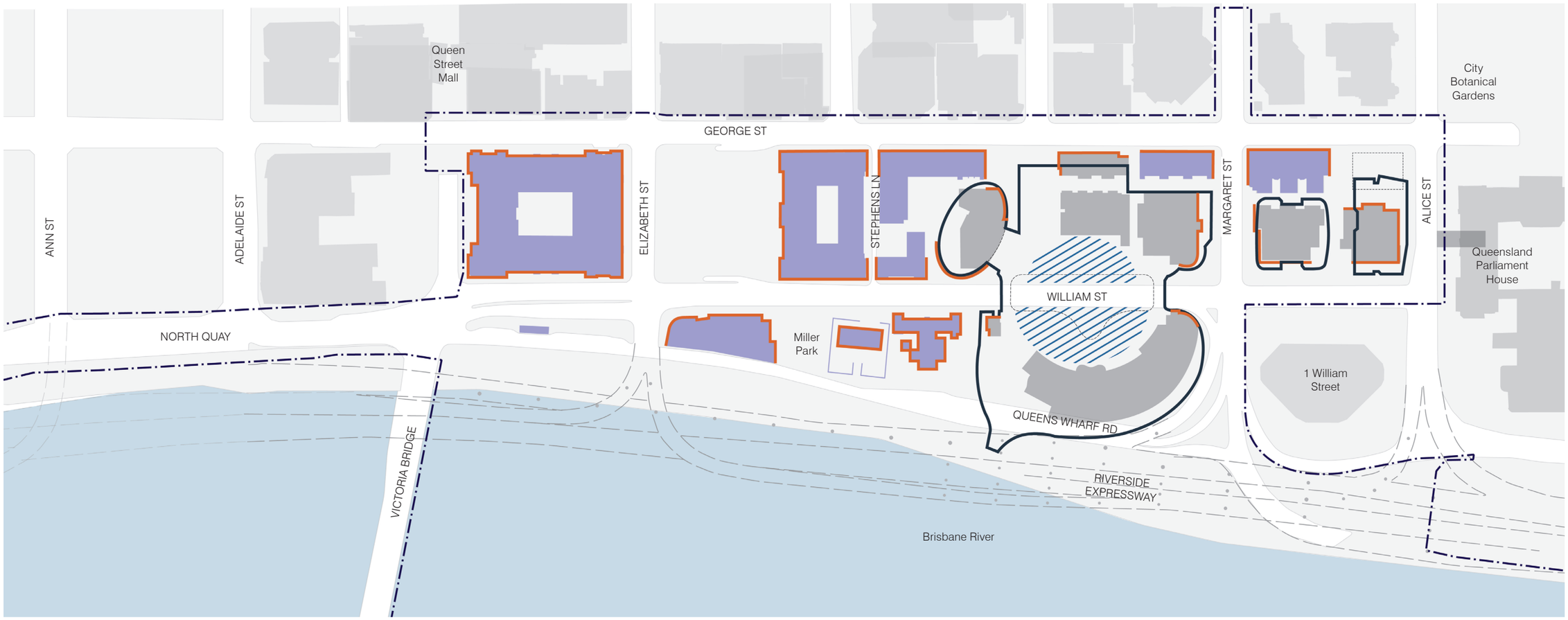
Heritage Listed Place

1. The former Treasury Building
2. Queen's Gardens
3. 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

Heritage Curtilage (typically aligns with cadastral boundaries)

- A Former Treasury Building
- B Queen's Gardens
- C Former Land Administration Building
- D Former Government Printing Office - west boundary offset 5 meters from end of 1912 George Street building
- E Harris Terrace - west and south boundary offset 10 meters from and parallel to building face
- F 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
- H Former State Library
- I Commissariat Store (Former)
- J Department of Primary Industries Building (Former)

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



LEGEND

- 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*

Note:

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 alternate 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 *Environmental Protection Act 1994*, where relevant
Possible Future Public Realm	Where located on areas shown in ***Figure 27*** 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.

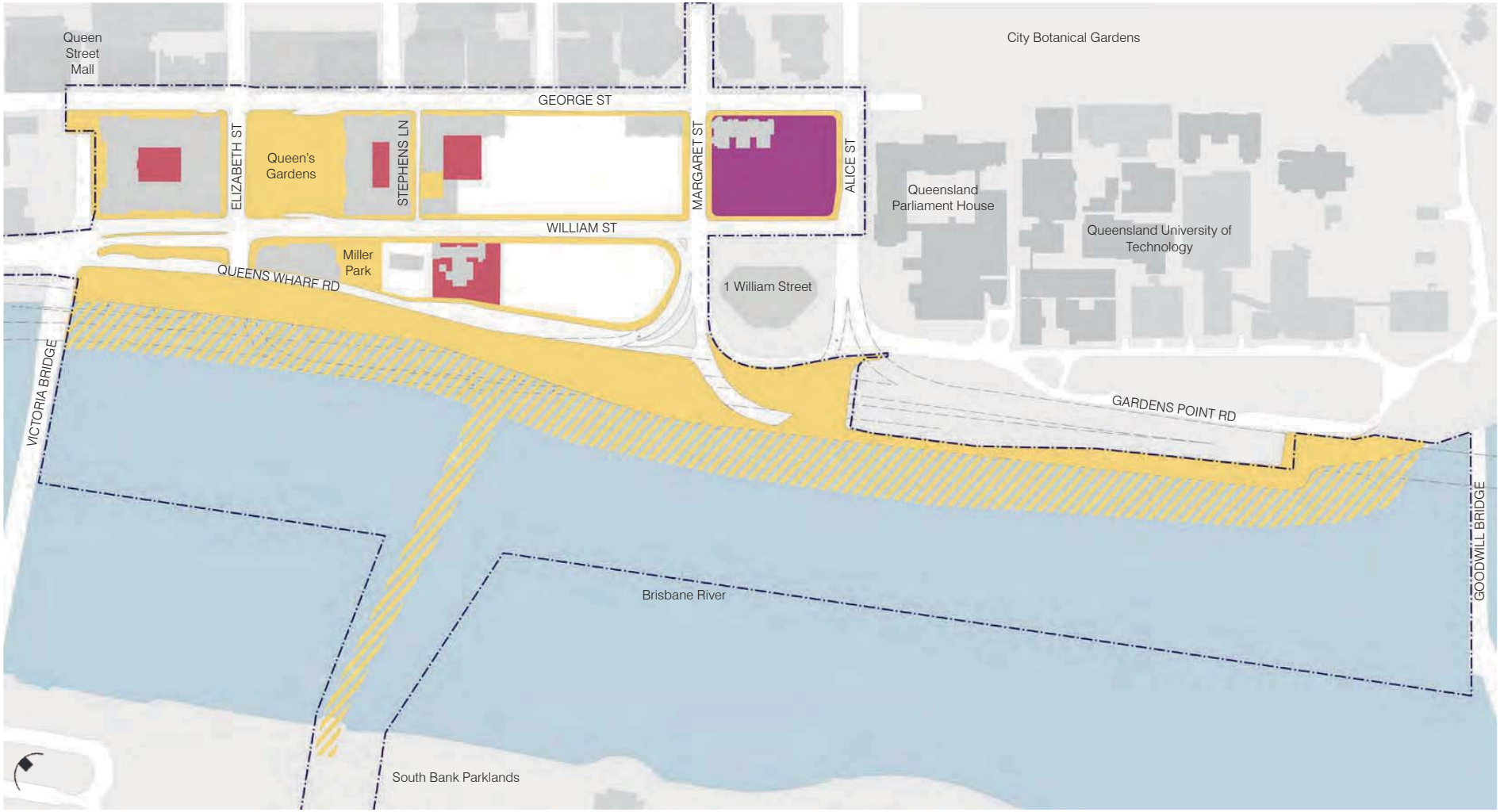
TABLE 13: DEVELOPMENT CONTROLS FOR MARKET (WHERE NOT INVOLVING BUILDING WORK)

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 Concept Report 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



LEGEND

- 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
- Possible area with use for:
  - Temporary Market
  - 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; **e.** 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 Q*ueensland 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:

1. **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
4. **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;
c. 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:

1. A statement and illustration of the overall Precinct Intents against each of the relevant Development Outcome Themes described in **Section 3.4**;
2. 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;
5. Specific Design Criteria for uses and works for each Precinct/Sub-Precinct; and
6. 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 16: PRECINCT 1 INTENTS

THEME		DEVELOPMENT OUTCOMES	
T1	Land Use	T1.1	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 realm.
		T1.2	Development combines a number of distinct land uses that function as an integrated place.
		T1.3	The adaptive re-use of the heritage buildings so that the heritage buildings are an integral component of the precinct function.
		T1.4	Development provides a high-quality tourism offer that includes short-term accommodation for high-quality brands.
		T1.5	Casino activities enable the integrated resort to contribute to the increase in visitors to the Brisbane CBD both local and international.
		T1.6	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.
		T1.7	Development includes the enhancement of landings and berthing facilities to support river tourism operations.
T2	Built Form	T2.1	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.
		T2.2	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.
		T2.3	Where building occurs over the road reserve on William Street, development is ~~to be designed~~ to maintain a connected public street system.
		T2.4	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.
		T2.5	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.
		T2.6	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**.
		T2.7	An illustrative intent plan for the Precinct is provided at ***Figure ~~29~~***.32
T3	Public Realm	T3.1	A series of cross block links from George Street are provided to the river's edge.
		T3.2	A series of dedicated plazas to provide meeting and orientation locations are to be provided, including: • George Street plaza; and • Queens Wharf plaza.
		T3.3	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.
		T3.4	Miller Park provides access from William Street to Queens Wharf Road.
		T3.5	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.

THEME		DEVELOPMENT 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 Brisbane 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**.
		T5.2	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 **Section 5.6**
T6	**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; • 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 • Considering the potential impacts from overland flows.
		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; • 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.

located below ground or sleeved by active edges

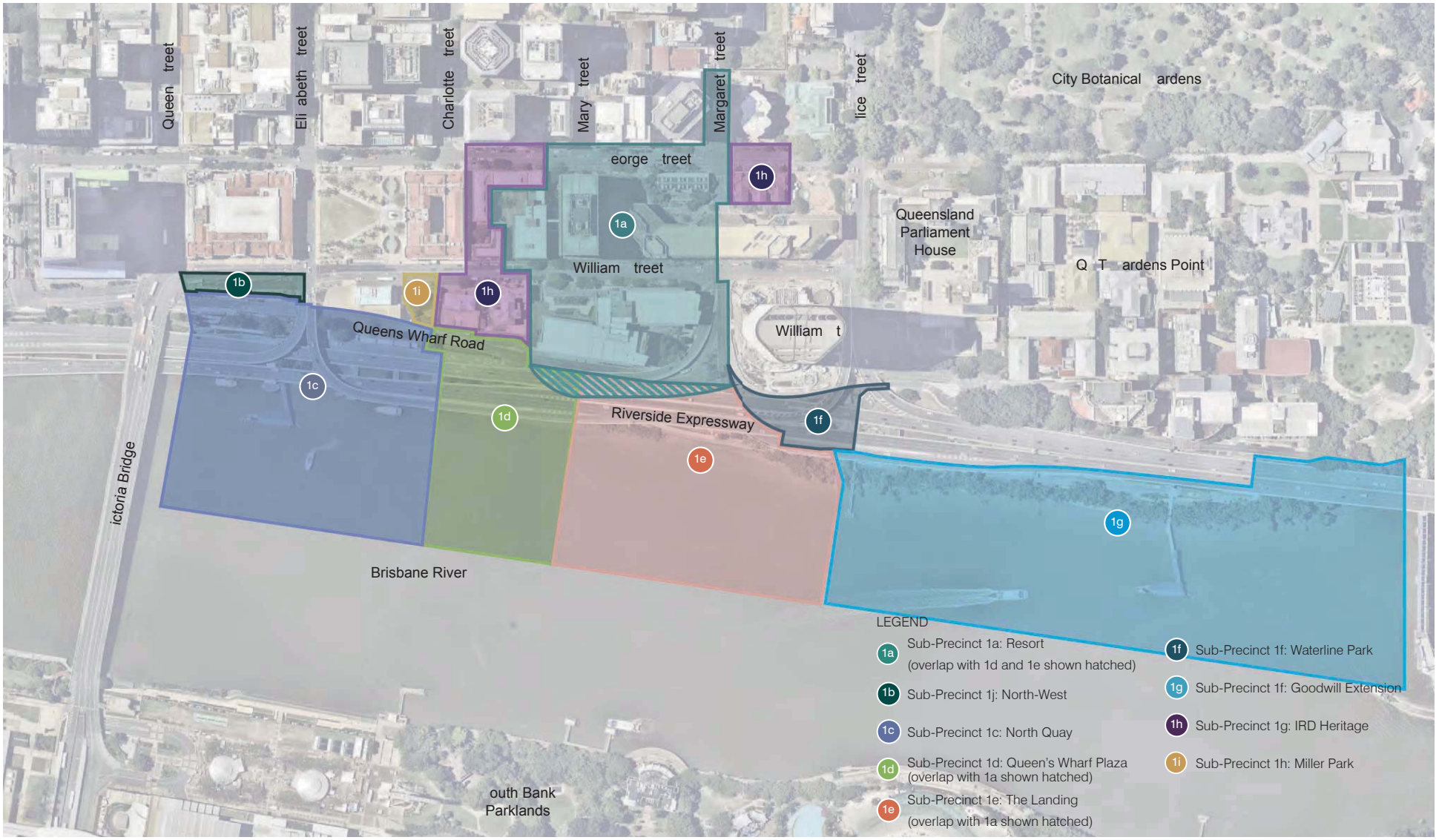
Conservation

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 1a Resort



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)
• Hotel
• 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
• Park
• 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 1a 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

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
SPI 1	**Land Use**	**DS 1**	**Land Use**
SPI 1.1	Sub-Precinct 1a is the core of the QWBIRD – delivering entertainment and leisure-based facilities that form the focus of the core development.	**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.
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.	**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.***
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.		**TABLE 19.1** MAXIMUM STANDARD AND PLANNED GFA

USE	MAXIMUM GFA
Residential	130,400 m²
Commercial	55,200 m²
Retail	26,900 m²
Total	**212,500 m²**

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	DS 2	Built Form
BUILDING TYPOLOGY, SCALE AND MASS		**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 any approval regarding the safety and efficiency of operational airspace is to be obtained.*	**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 2.5	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;
- 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 roof 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.

Protect and

BUILD OVER WILLIAM STREET

SPI 2.7 Where development provides for built form projecting over the William Street 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 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 finished surface, ~~other 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

Ground level/Podium/Transition Element

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 3***6 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 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.

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 1,350m^2 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

and is to be designed to:
- respect but not replicate the dominant parapet and recessive pitched roof form of Harris Terrace;
- utilise high quality materials and finished; and
- be in accordance with the Heritage Integration Criteria in Section 5.6.

• New low-rise development on George Street is not to project beyond the verandah line of Harris Terrace. The new component of built form that projects forward from the building line of Harris Terrace to the verandah line of Harris Terrace is to be lightweight, predominantly glazed and respectful of the heritage streetscape.

DS2.21a Where for the laneway to the rear of Harris Terrace and adjacent low-rise built form, the lane 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 strategy.

DS2.22 The new built form facades for both George Street and Harris Lane:

• provides a façade treatment that creates a vibrant and active streetscape with a high degree of physical and visual permeability with the adjoining verge to support high levels of pedestrian movement and activity
• are designed in accordance with the Design Criteria for Edge Treatment in Section 5.6.

INTEGRATION

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 as~~be 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 rec~~tilinear 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.

ELEVATED PEDESTRIAN BRIDGE

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 façade 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**.

overall landscape concepts and sub-precinct concepts

SUB-PRECINCT INTENT	SPECIFIC DESIGN CRITERIA
	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 Specifi c Use Criteria in **Section 5.6**. **PEDESTRIAN BRIDGE** **DS 2.27** The development includes the provision of a pedestrian bridge connecting the QWBIRD at lower podium level with South Bank Parklands generally in the location indicated in ***Figure 39*** and ***Figure 49.*** **ARCHITECTURAL DISTINCTIVENESS** **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 Realm	DS 3 Public Realm
GENERAL **SPI 3.1** 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. **GROUND LEVEL** **SPI 3.2** Development incorporates publicly accessible open space throughout much of the Sub-Precinct with a landscape character that reflects Brisbane's subtropical environment and the heritage significance of the QWBIRD. **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 that makes movement in and through the QWBIRD a connected and intuitive process. **ABOVE GROUND LEVEL** **SPI 3.5** Development provides a range of elevated open space areas to accommodate recreation activities and events for both future residents and visitors. **SPI 3.6** Development includes an elevated recreation deck level that provides new spaces for the public to enjoy events and experiences in the city as well as providing private open space opportunities for visitors and residents of the QWBIRD.	**GENERAL** **DS 3.1** The public realm is designed generally in accordance with the Public Realm 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. **DS 3.3** Development is ~~designed~~ to provide 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**. **GROUND LEVEL** **DS 3.4** Key public spaces and primary plazas are located generally in the location indicated in ***Figure 48*** and provide: • An activated and publicly accessible ground plane; • Open space areas internal to the built form that are publicly accessible private open space; and • Opportunities for outdoor dining. **DS 3.5** The external perimeter and edges of development includes connections, allowing public access through the Sub-Precinct, integrating the external city grid through to extensive public realm areas of the foreshore and elevated areas linking across to South Bank (refer to ***Figure 51***). **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. **DS 3.8** 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** **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**. **DS 3.11** An elevated, publicly accessible, River View Terrace is provided as indicated in ***Figure 49***.

1.2m is not supported at this time. Further information is required to support any vertical alignment increase of William Street through compliance assessment in accordance with the conditions of approval.

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
SPI 4	**Access and Mobility**	**DS 4**	**Access and Mobility**
GENERAL		**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 ***Figure 52***.
		DS 4.2	The principal point of access to new built form for non-service vehicle access is to be William Street.
ACCESS		**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 ***Figure 52***.
SPI 4.2	Development is ~~to be designed~~ to retain public thoroughfares along George Street 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 and access through the QWBIRD, including the provision of cross block links.	**DS 4.4**	Porte-cocheres are provided generally in the location indicated in ***Figure 52*** .
SPI 4.3	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.	**DS 4.5**	Development provides pedestrian routes generally in accordance with ***Figure 51*** 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); – Elsewhere, a minimum unobstructed pathway width of 2.**4**m, and a total minimum width of ~~3.4m~~;3.75m unless otherwise agreed to in writing by the MEDQ • For cross block links a minimum unobstructed pathway width of 3.**2**m; and • For pedestrian bridges across William Street, a maximum pathway width of 4.**5**m (between handrails). For key pedestrian routes (off road) a minimum width of 3.0m
SPI 4.4	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.		
SPI 4.5	Development is ~~to be designed~~ to provide access for vehicles on William Street, with service vehicle access to be provided predominantly from the riverside lower level of Queens Wharf Road South.		
PARKING		**PARKING**	
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 4.6**	With the exception of porte-cocheres on William Street, all vehicle parking and vehicle service areas are located in basement areas.
		DS 4.7	Development provides car parking generally in accordance with the locations and car parking rates specified in the Traffic Engineering Criteria in **Section 6**.
		DS 4.8	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 ***Figure 34*** through to ***Figure 37***.
SPI 5.2	Cross block links create open and inviting ground level connections in the development to enliven the Heritage Places identified in ***Figure 47.***	**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 ***Figure 48*** 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 ~~is designed to respond to and reference~~ Key Views to heritage places in accordance with ***Figure 17.***	**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.***
		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.***
		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**
SPI 6.1	~~***Figure 38***~~ Development is ~~designed~~ to incorporate best practice subtropical design and to promote ecologically sustainable design principles through use of orientation, shading and natural ventilation to reduce energy consumption ~~where practicable.~~	**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**.
SPI 6.2	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**.
		DS 6.3	New development is carried out generally in accordance with the Technical Environmental Criteria in **Section 6**.
		DS 6.4	The design of the development incorporates sustainable landscape practices generally in accordance with the Public Realm Design Criteria in **Section 6**.

must demonstrate it protects and references

or as otherwise agreed to in writing by the MEDQ

FIGURE 31: BUILT FORM TYPOLOGIES AND PRINCIPLES

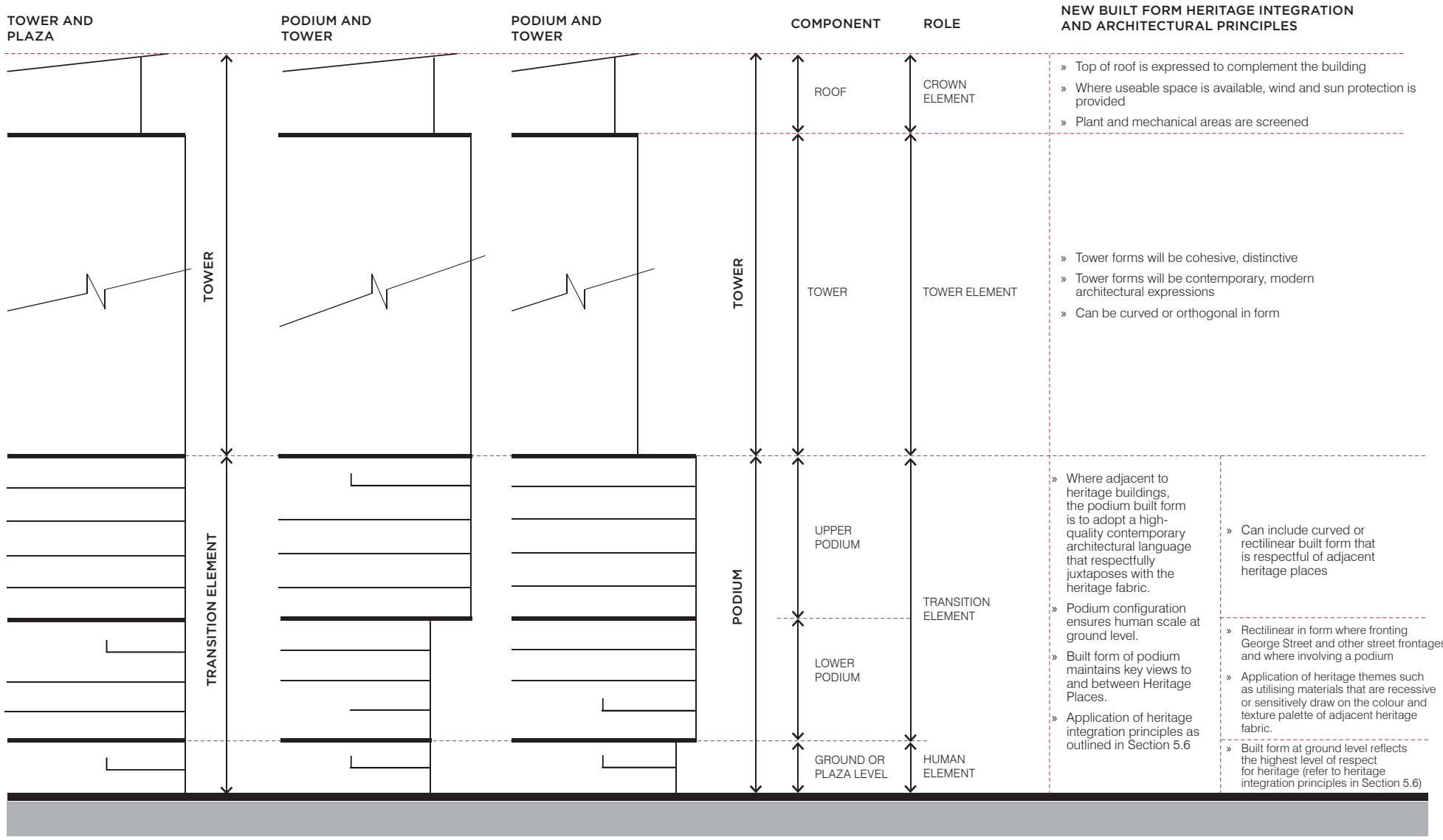
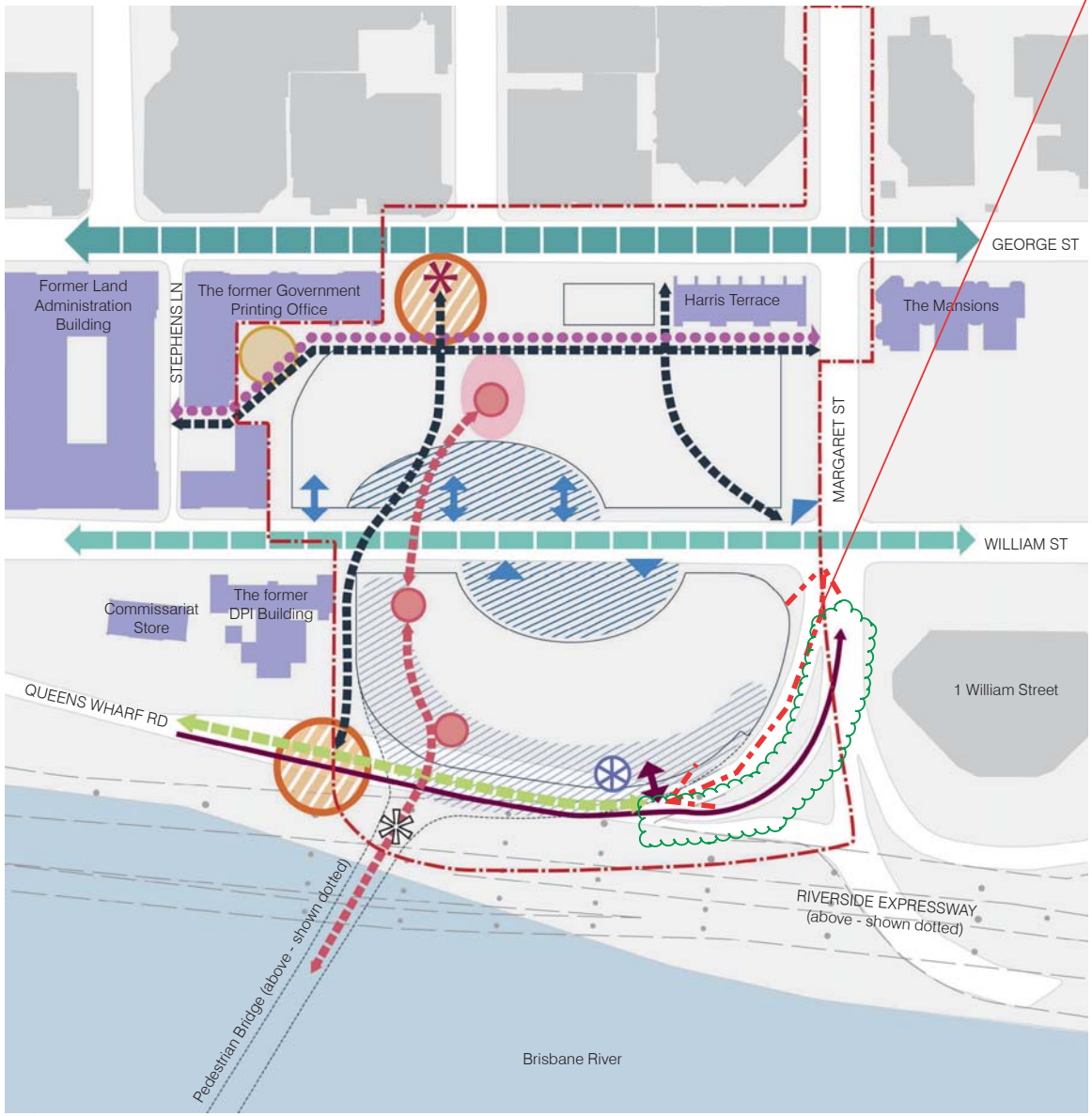


FIGURE 32: SUB-PRECINCT 1A OVERALL INTENT PLAN



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

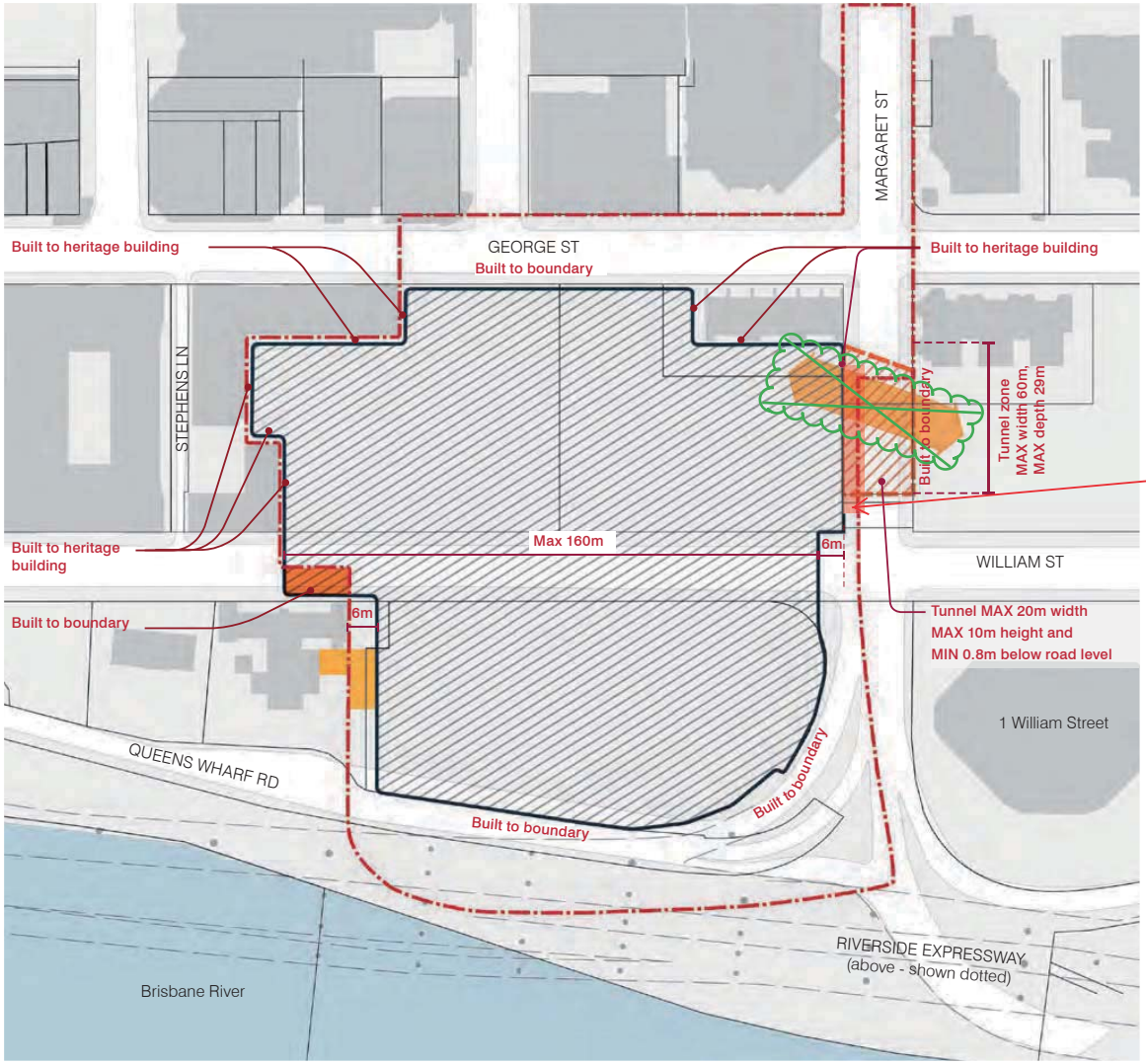
Connectivity

- 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)



Ramp to basement is outside of basement extent. The location, extent and design details are subject to conditions of approval.

Extent of basement is subject to conditions of approval.

Extent of tunnel is subject to conditions of approval.

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.

LEGEND

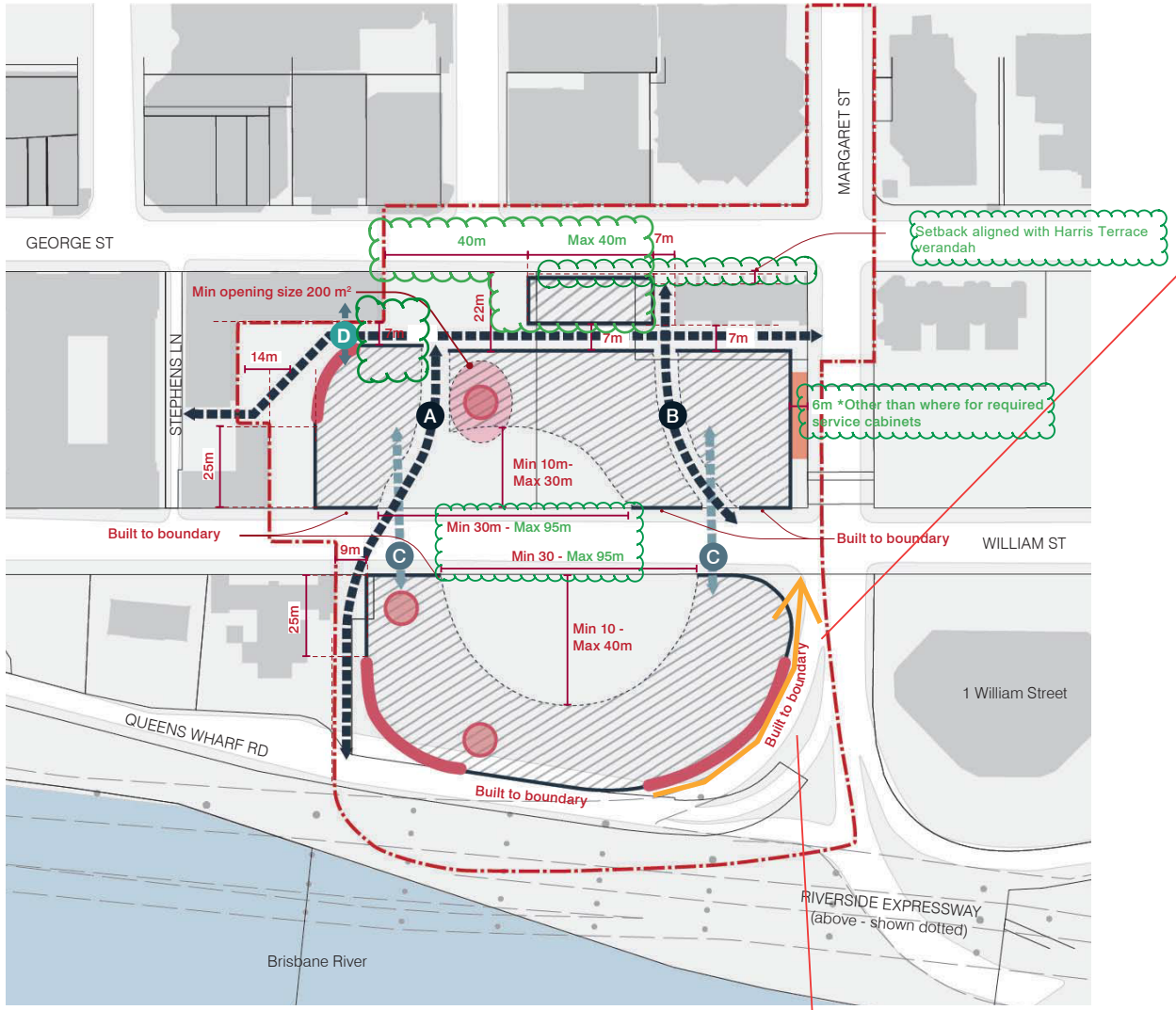
- Sub-precinct boundary
- Cadastre boundary

Connectivity

Built Form

- Minimum setback from cadastre boundary or external facing wall of 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 and 3~~ Removed
- Service tunnel - maximum 6m wide and 5m below ground level
- Refer to sub-precinct 1H basement parameters for further detail

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



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

Built to boundary setback not supported and subject to compliance assessment. Provision for a 3.75m verge and 3m column free zone is required.

LEGEND

- Sub-precinct boundary
- Cadastre boundary

Built Form

- Minimum setback from cadastre boundary or external facing wall of heritage building (unless otherwise stated)
- Extent of maximum built form at ground level to be interpreted with maximum allowable GFA.
- Indicative extent of built form (not fixed)
- Preferred location of curved built form
- Key public vertical circulation (location not fixed)
- Indicative extent of The Atrium
- Cross block link at ground level
- Elevated pedestrian bridge
- A — Minimum pathway 5m (3.2m unobstructed) and minimum clearance height 6.0m
- B — Minimum pathway 4.5m (3.2m unobstructed) and minimum clearance height 6.0m
- C — Minimum 6m above street level, maximum 4.5m between handrails
- D — Minimum clearance above the Ribbon 8m, maximum width 4m, maximum thickness 4.8m
- Essential infrastructure/services zone - doesn't impact upon column free zone required in Figure 38

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

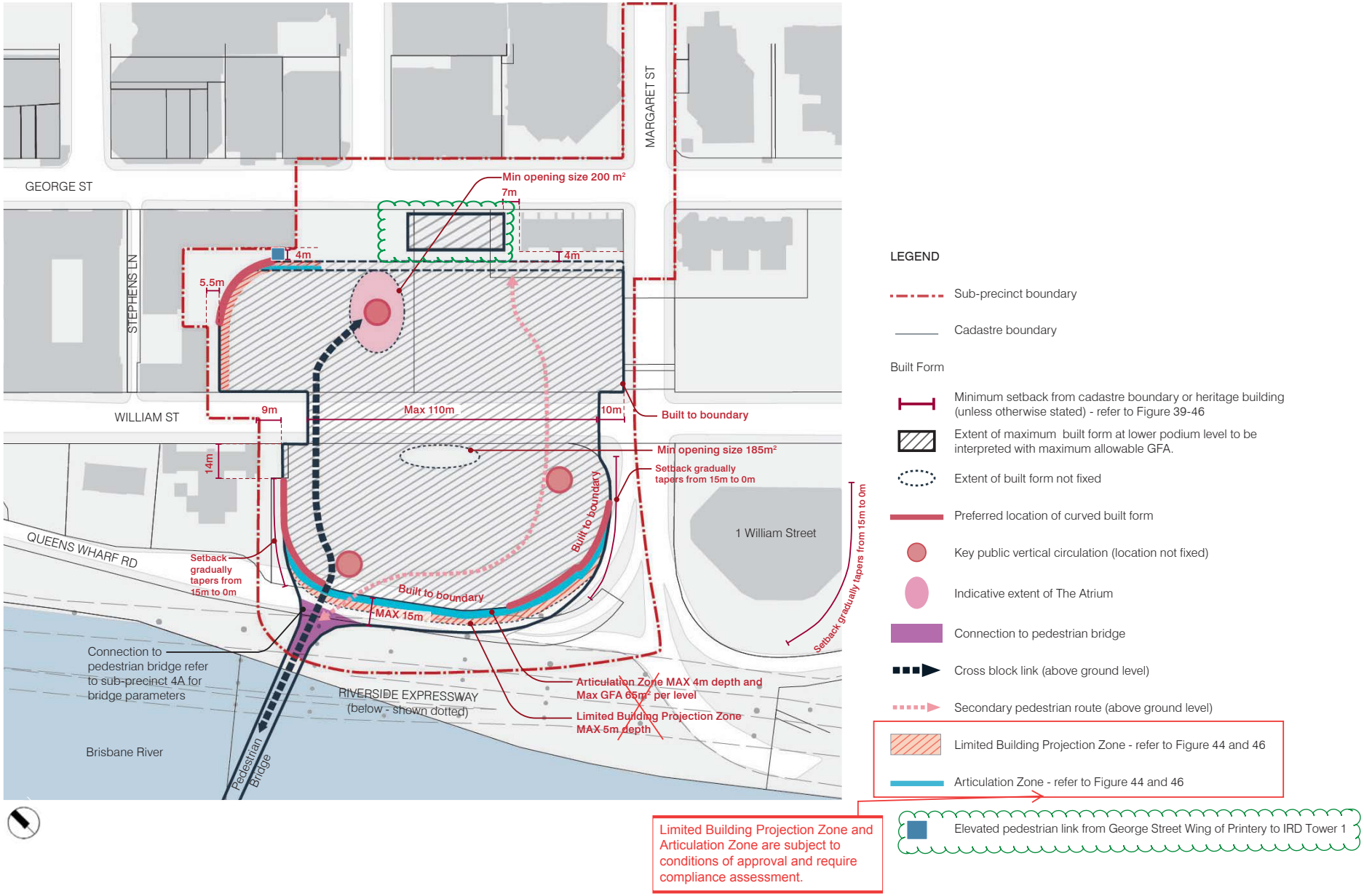
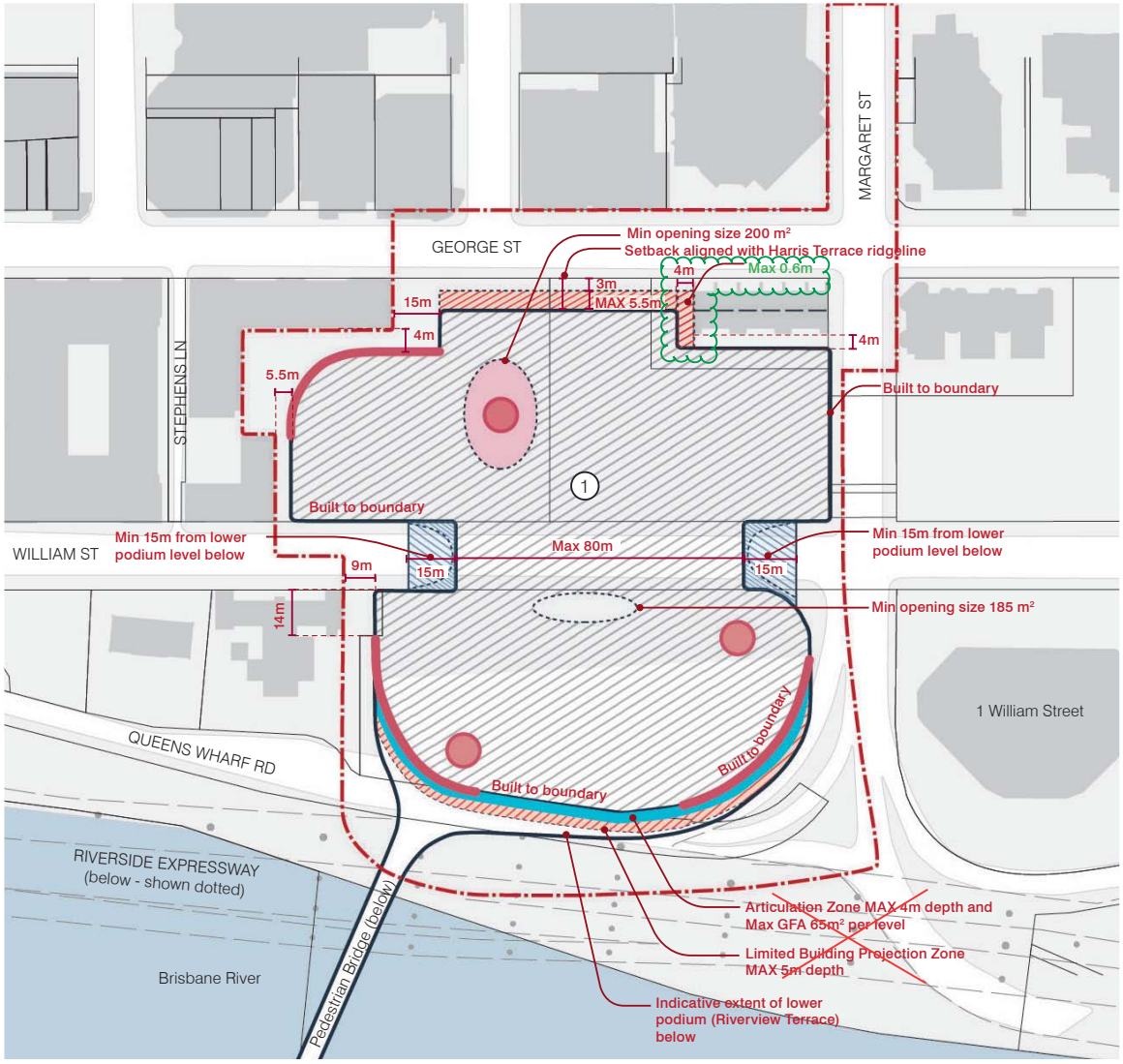


FIGURE 36: SUB-PRECINCT 1a UPPER PODIUM LEVEL BUILT FORM PARAMETERS (RL35 TO RL47)



LEGEND

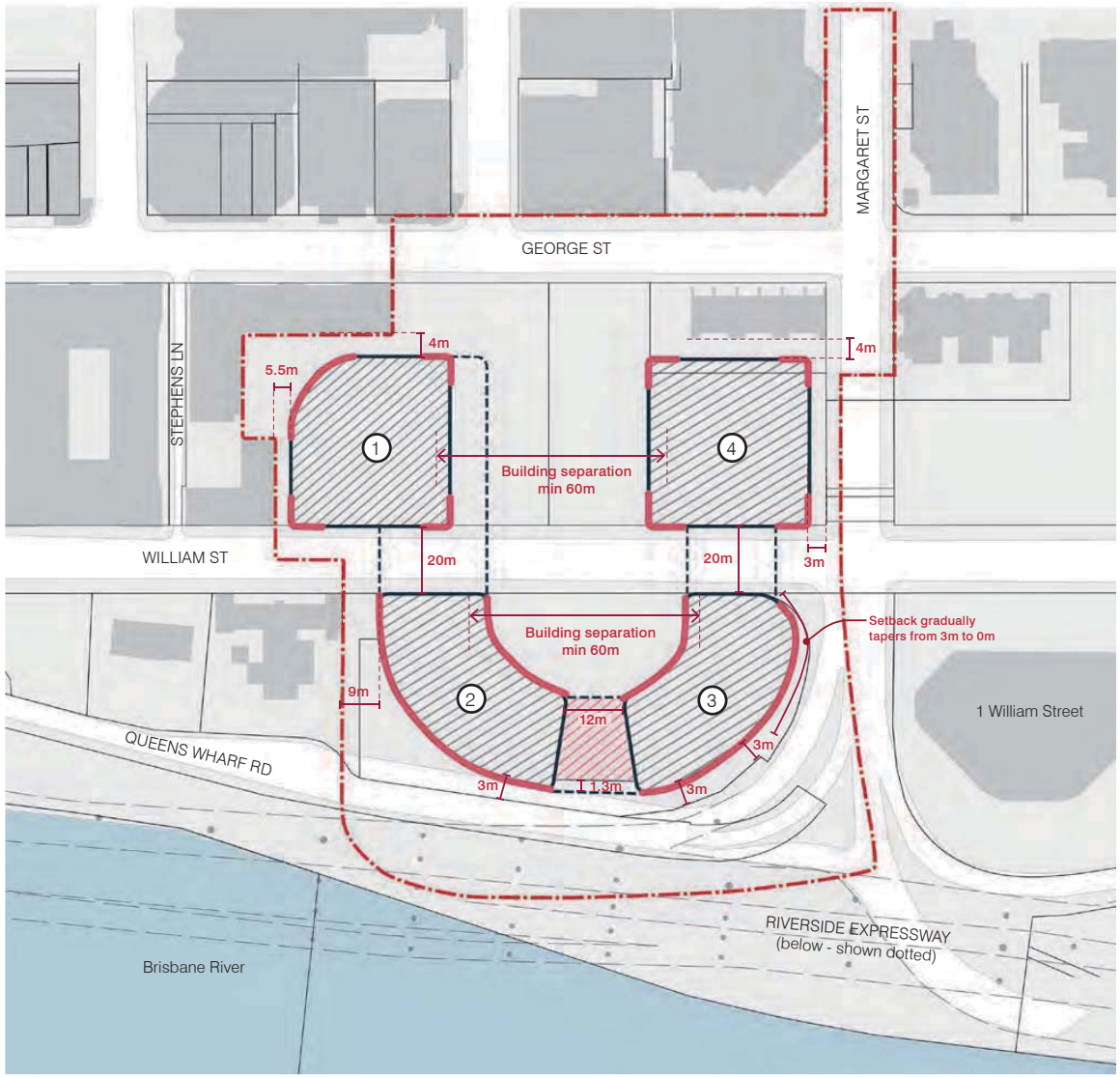
- Sub-precinct boundary
- Cadastre boundary

Built Form

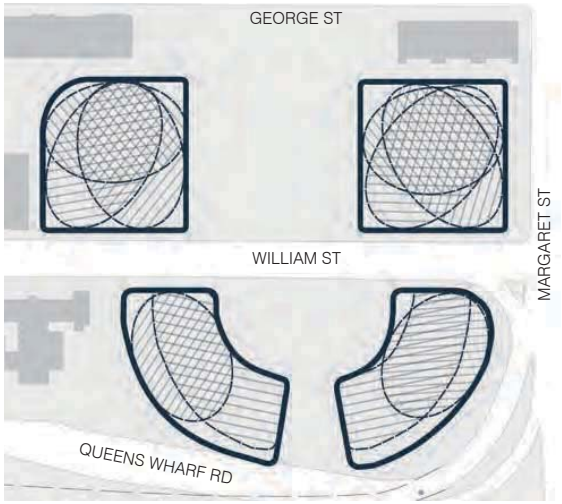
- Minimum setback from cadastre boundary or heritage building (unless otherwise stated) - refer to Figure 39-46
- Extent of maximum built form at upper podium level to be interpreted with maximum allowable GFA.
- Extent of built form not fixed
- Indicative extent of built form below (subject to lower podium parameters diagram)
- Preferred location of curved built form
- Key public vertical circulation (location not fixed)
- Indicative extent of The Atrium
- (1) Maximum podium height 15 storeys
- Articulation Zone to build over - refer to Figure 40
- Limited Building Projection Zone- refer to Figure 39-46
- Articulation Zone - refer to Figure 44 and 46

Limited Building Projection Zone and Articulation Zone are subject to conditions of approval and require compliance assessment.

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



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



LEGEND

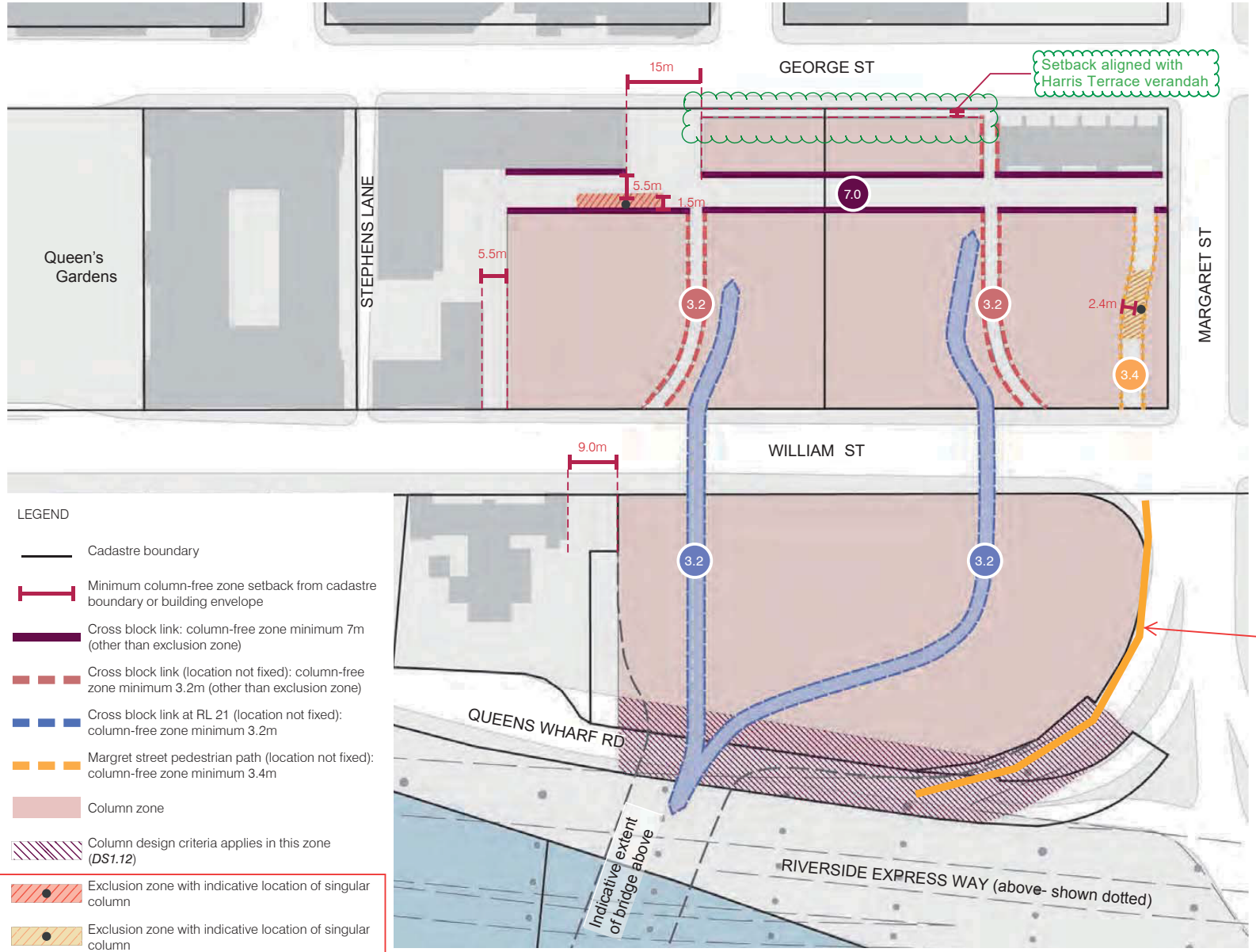
- Sub-precinct boundary
- Cadastre boundary
- Minimum setback from cadastre boundary or heritage building (unless otherwise stated)
- Extent of maximum tower floor plate to be interpreted with maximum allowable GFA.
- Upper Tower Build Over maximum depth 26m including Sky Deck - refer to Figure 39
- 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)
2. Maximum 37 storeys or lesser of 139m AHD (To highest point of Sky Deck)
3. 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



Margaret st pedestrian path - min 3.75m verge and 3.0m column free zone required

Limited Building Projection Zone and Articulation Zone are subject to conditions of approval and require compliance assessment.

FIGURE 39: SUB-PRECINCT 1a INDICATIVE SECTION, FROM GEORGE STREET TO RIVER

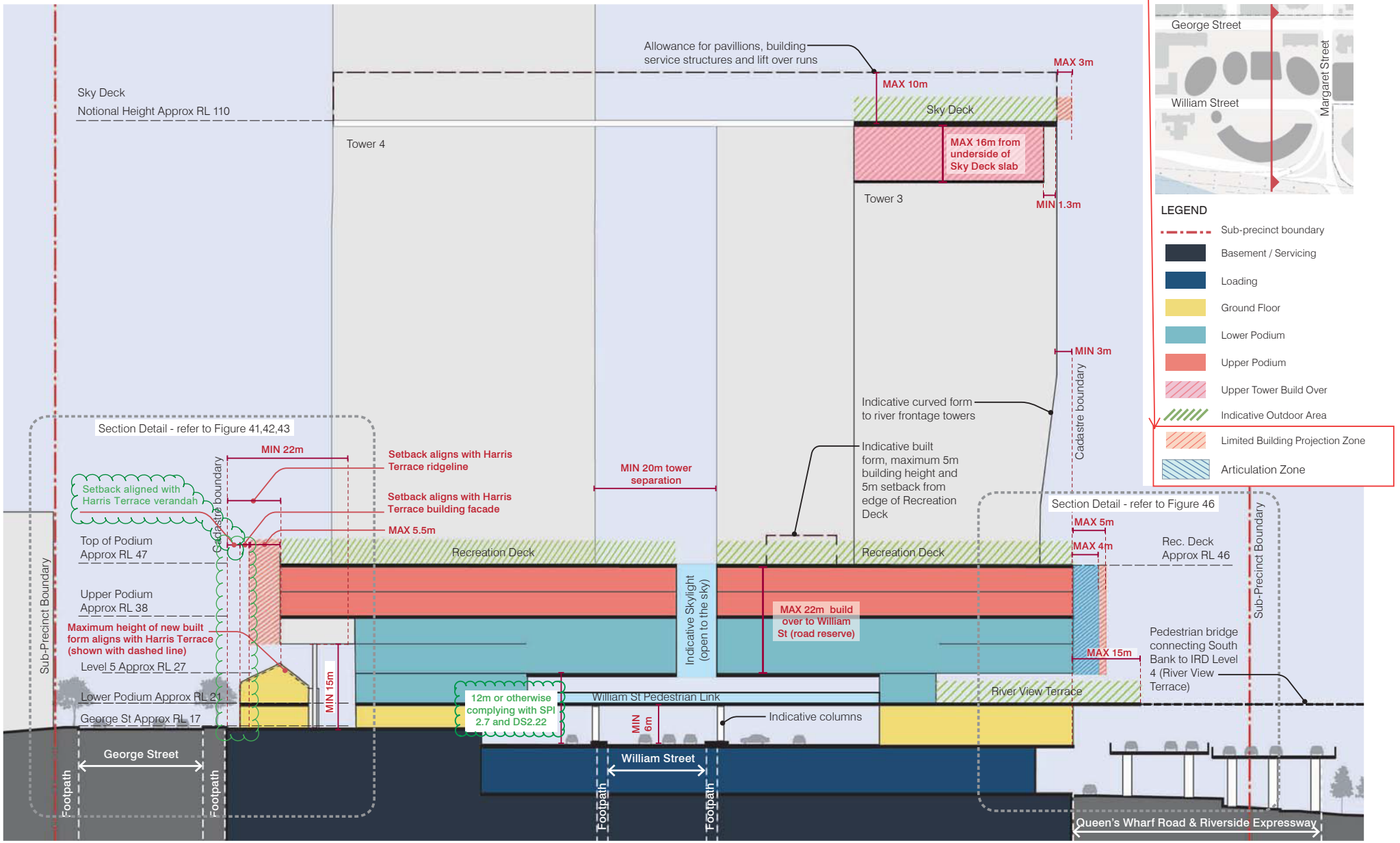
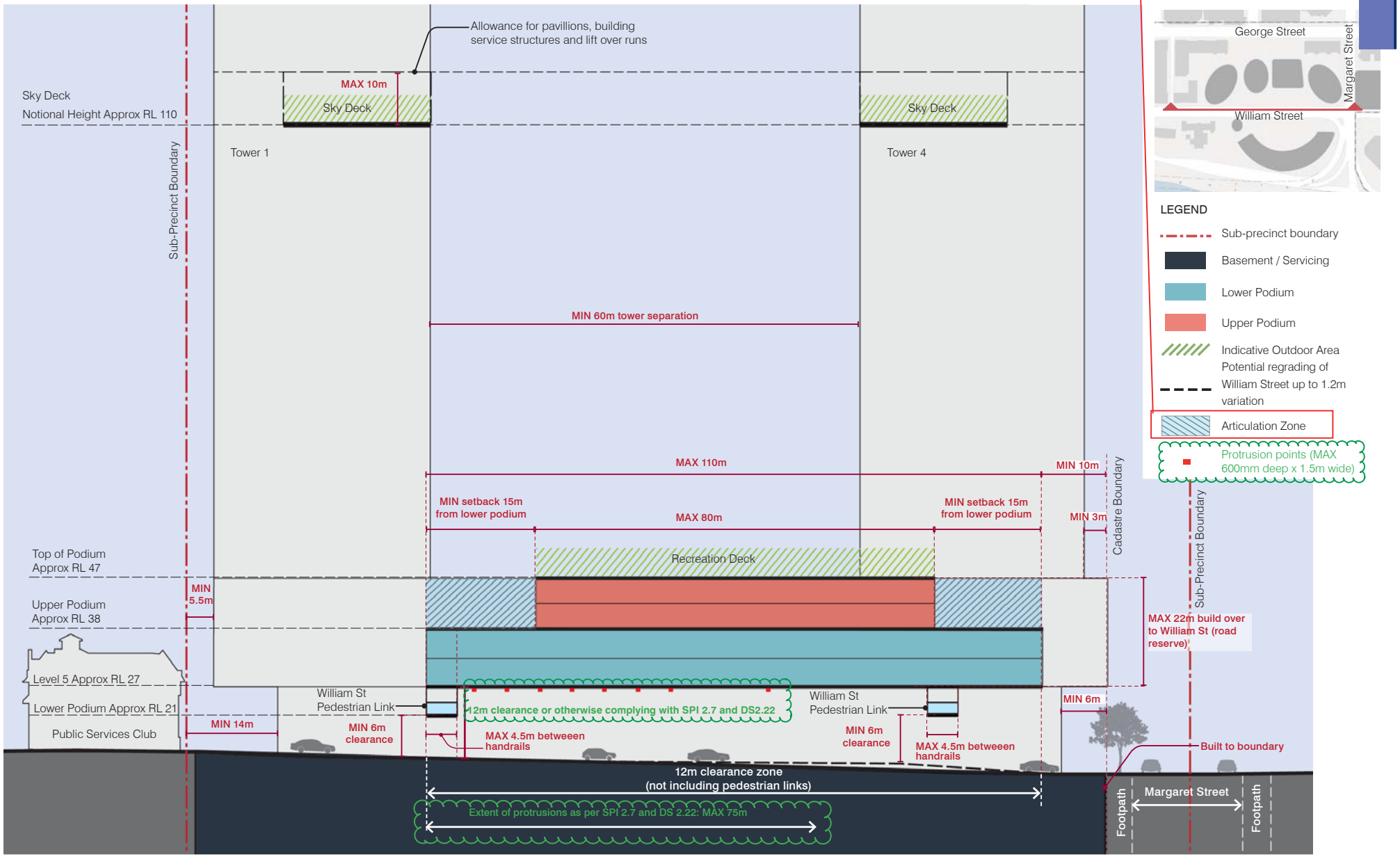
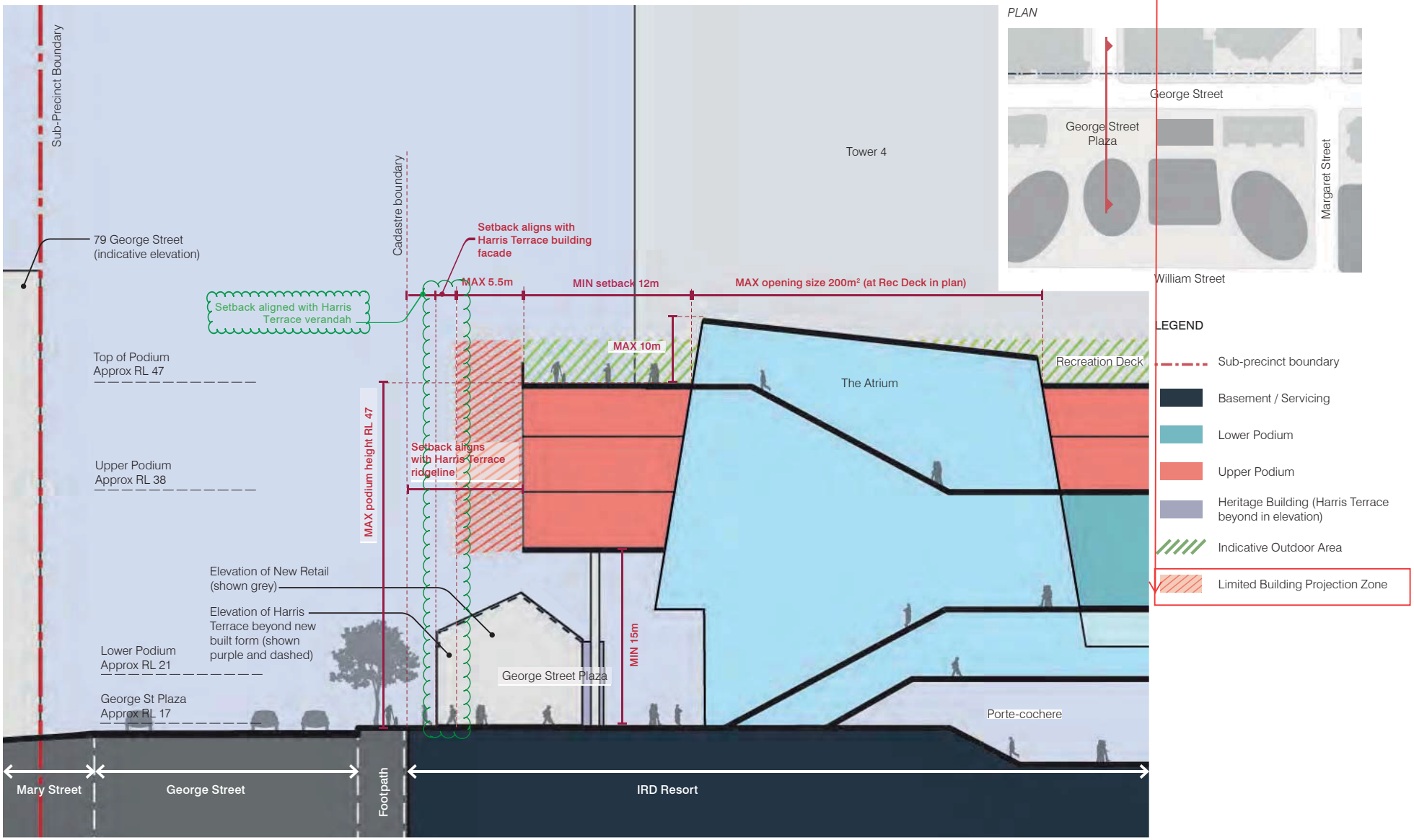


FIGURE 40: SUB-PRECINCT 1a INDICATIVE SECTION, WILLIAM STREET



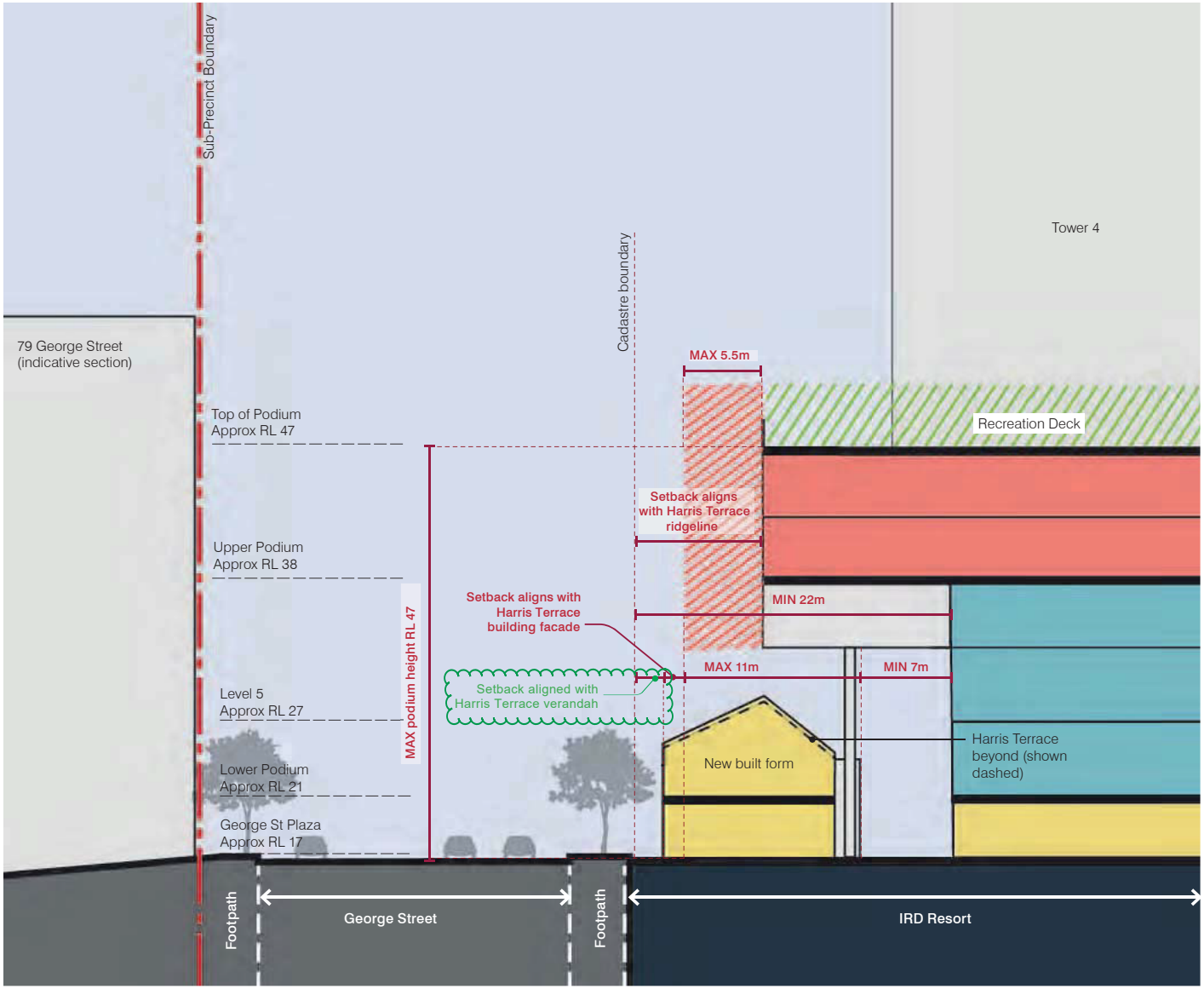
Limited Building Projection Zone is subject to conditions of approval and require compliance assessment.

FIGURE 41: SUB-PRECINCT 1a INDICATIVE SECTION, THE ATRIUM

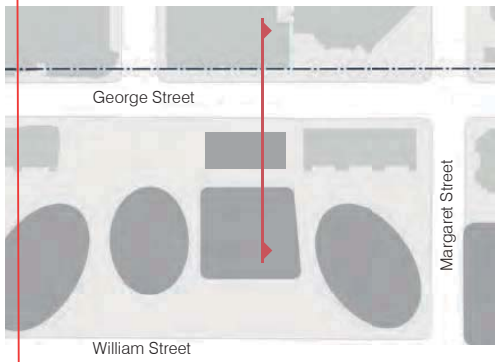


Limited Building Projection Zone is subject to conditions of approval and require compliance assessment.

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



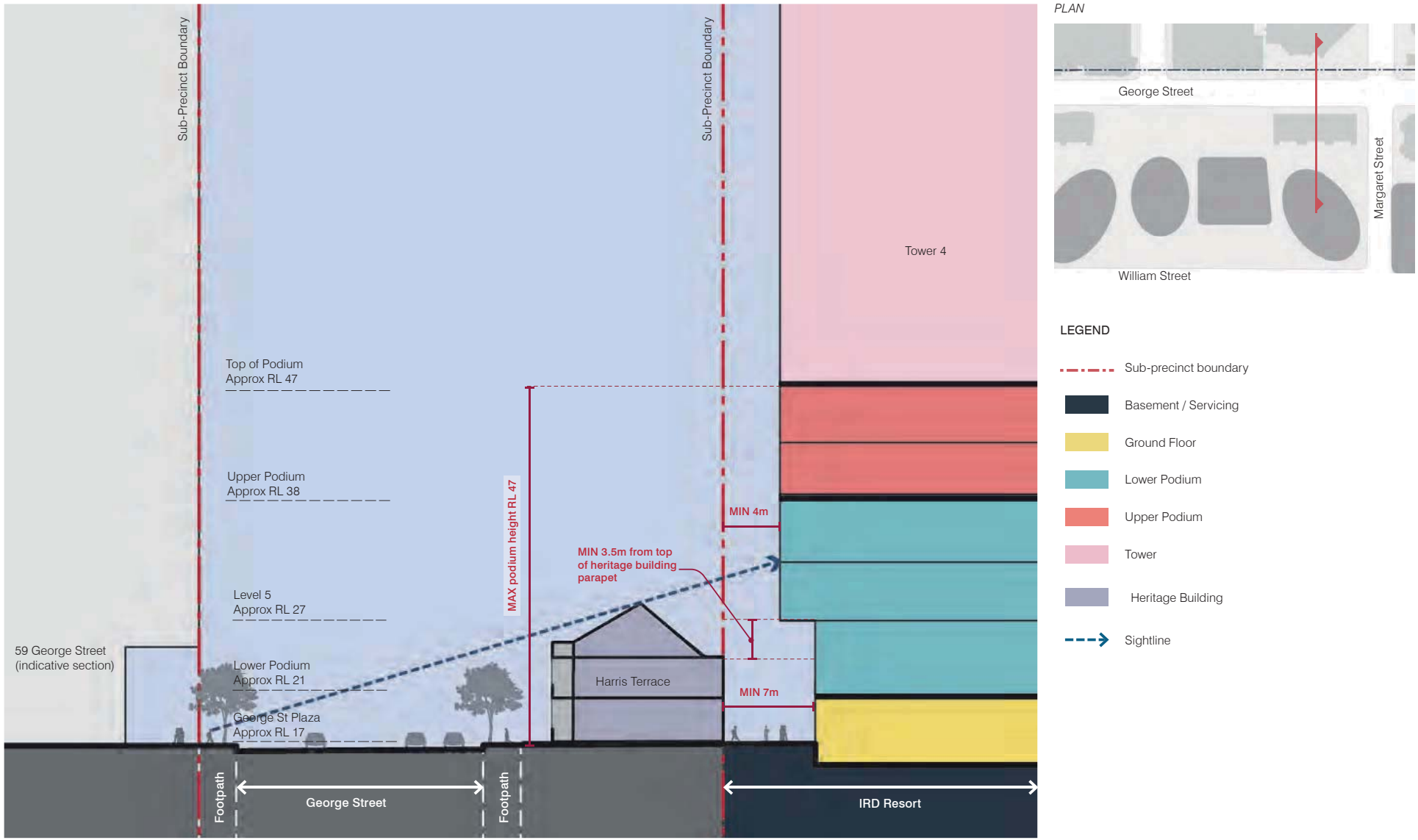
PLAN



LEGEND

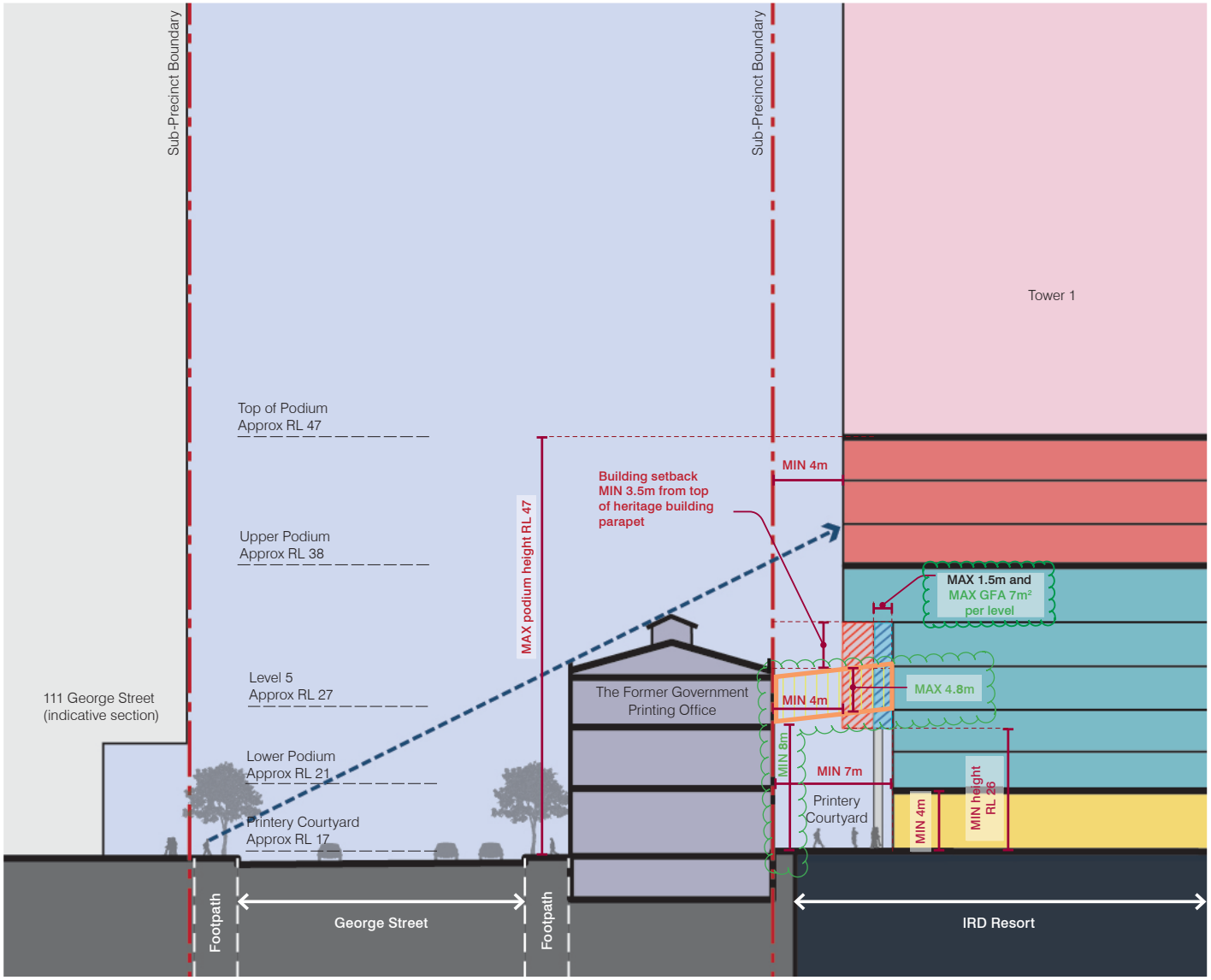
- Sub-precinct boundary
- Basement / Servicing
- Ground Floor
- Lower Podium
- Upper Podium
- Indicative Outdoor Area
- Limited Building Projection Zone

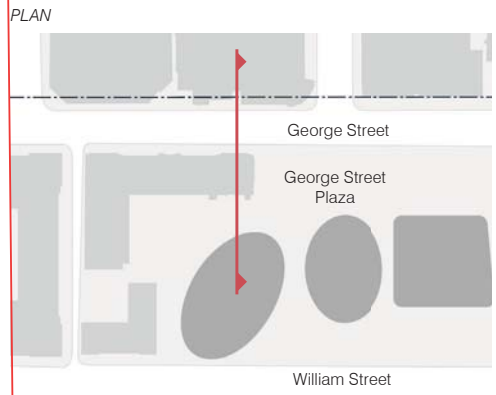
FIGURE 43: SUB-PRECINCT 1a INDICATIVE SECTION, HARRIS TERRACE INTERFACE



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

FIGURE 44: SUB-PRECINCT 1a INDICATIVE SECTION, THE FORMER GOVERNMENT PRINTING OFFICE INTERFACE





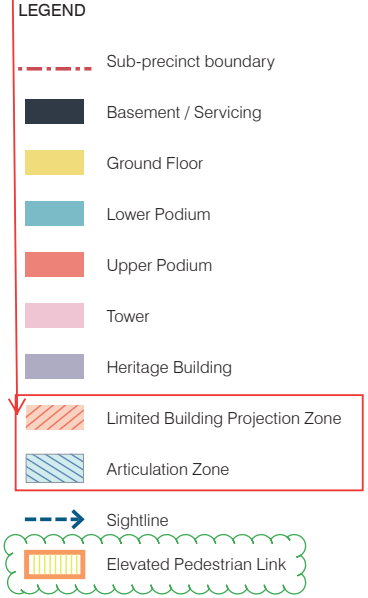
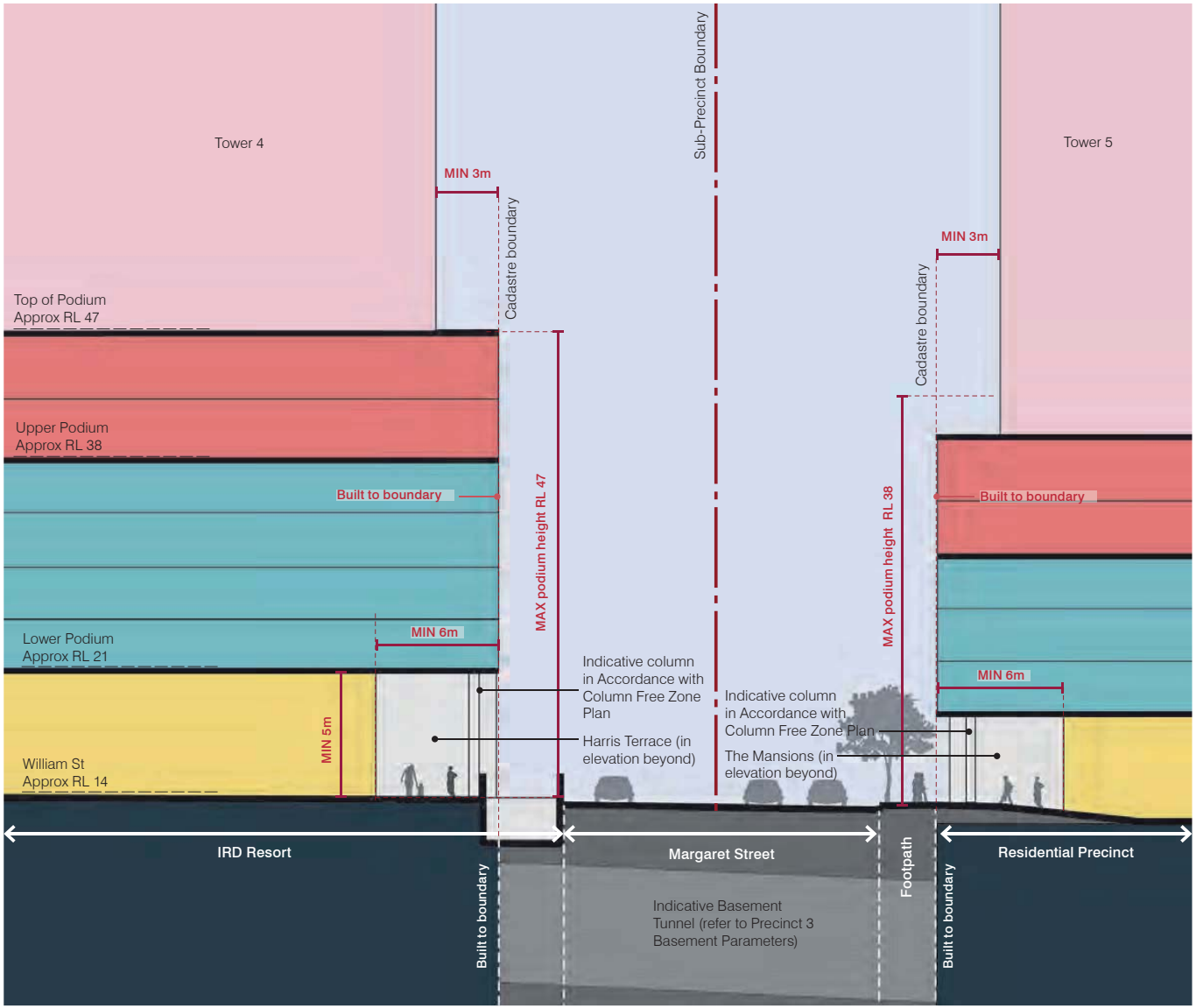
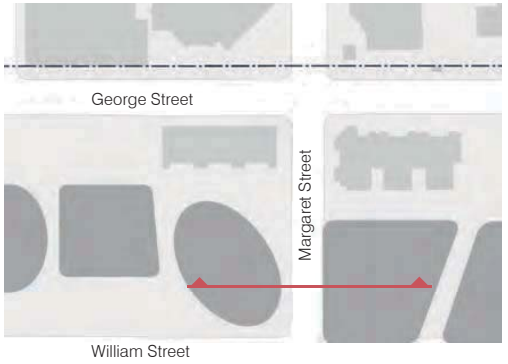


FIGURE 45: SUB-PRECINCT 1a INDICATIVE SECTION MARGARET STREET INTERFACE



PLAN

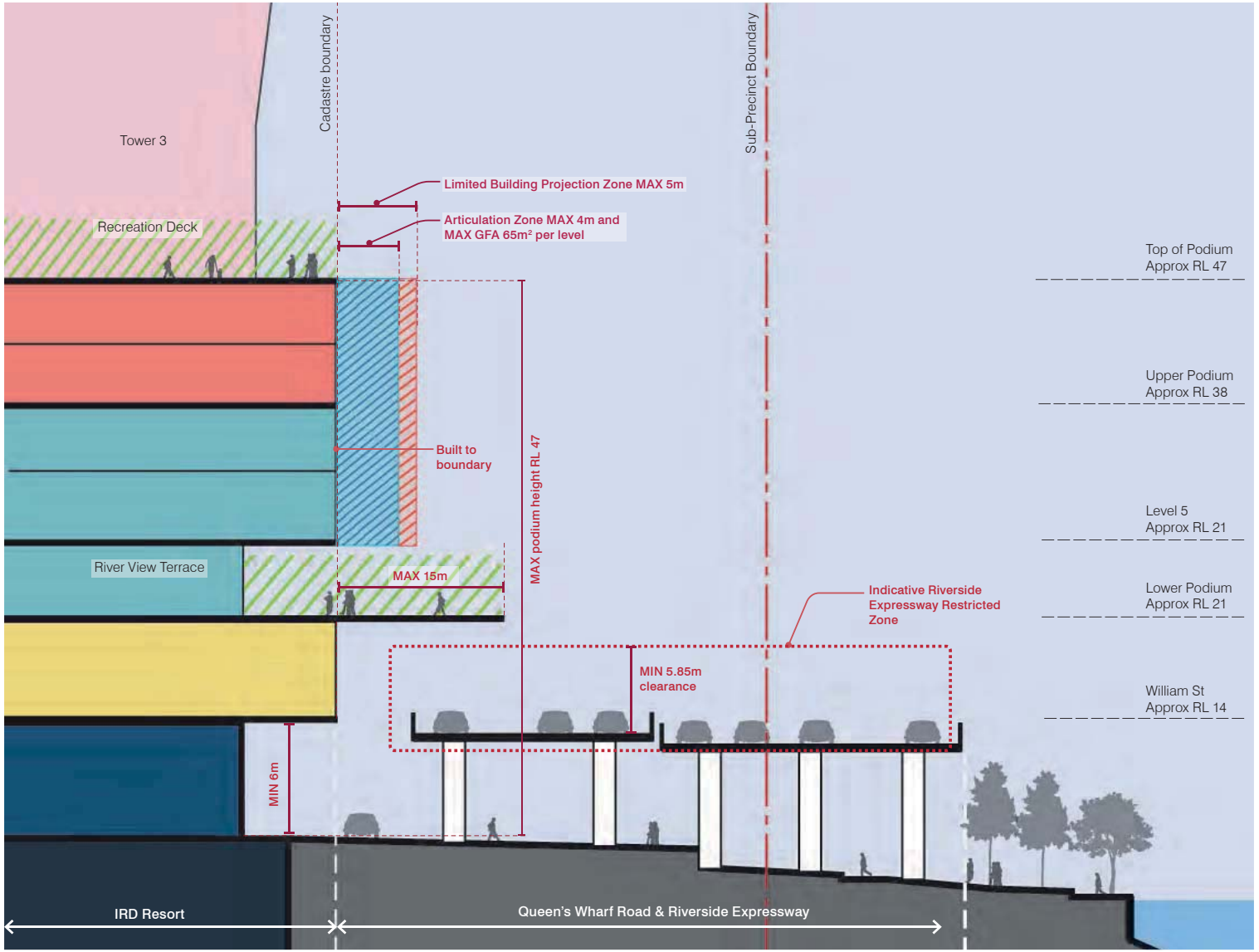


LEGEND

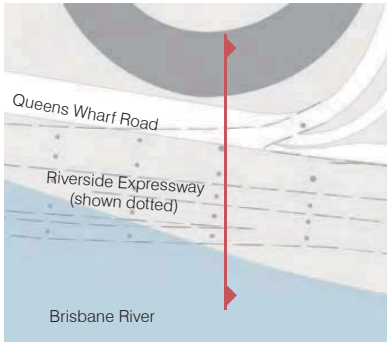
- Sub-precinct boundary
- Basement / Servicing
- Ground Floor
- Lower Podium
- Upper Podium
- Tower

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

FIGURE 46: SUB-PRECINCT 1a INDICATIVE SECTION, RIVERSIDE EXPRESSWAY



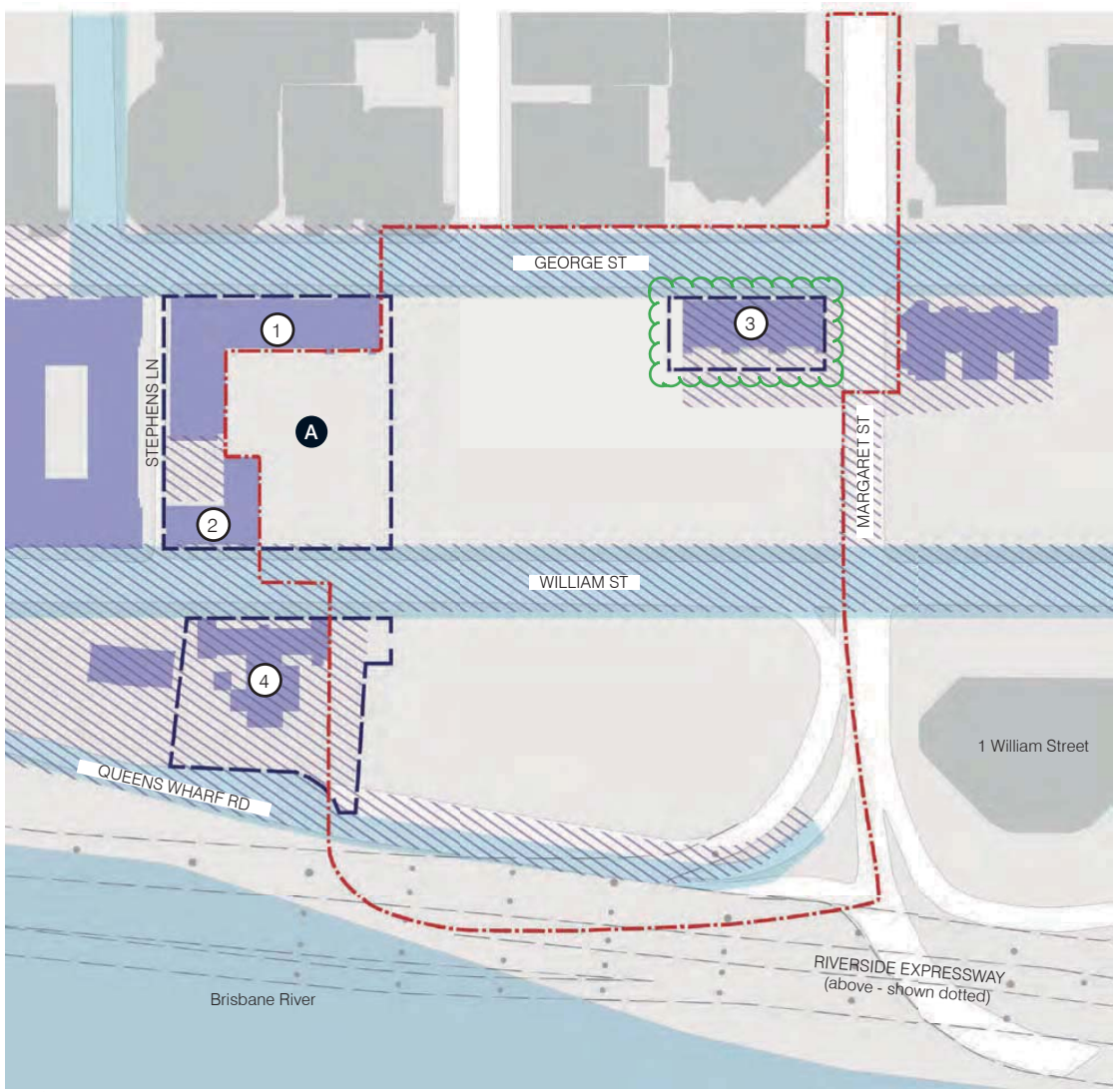
PLAN



LEGEND

- Sub-precinct boundary
- Basement / Servicing
- Loading
- Ground Floor
- Lower Podium
- Upper Podium
- Tower
- Indicative Outdoor Area
- Limited Building Projection Zone
- Articulation Zone

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



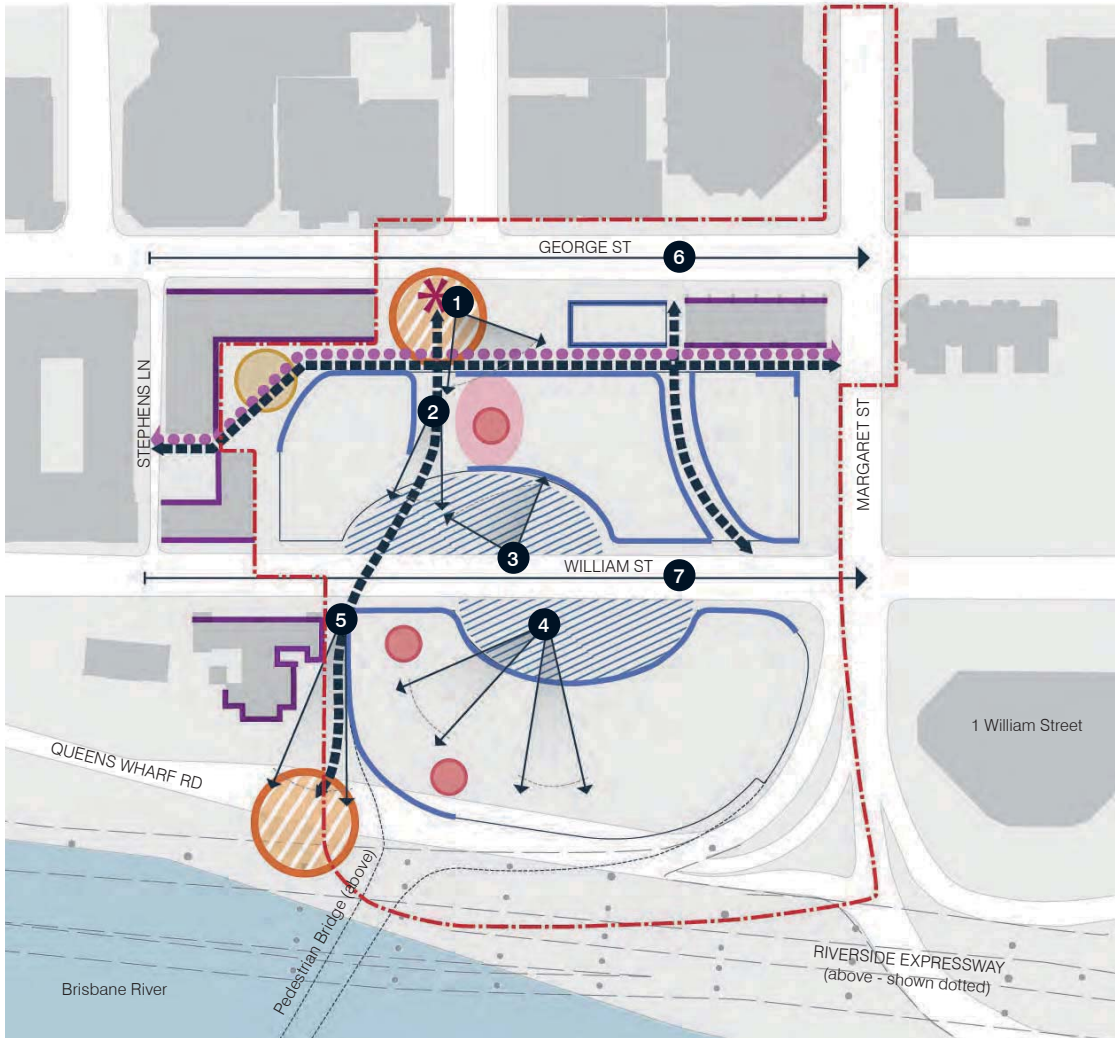
LEGEND

- Sub-precinct boundary

Heritage and Archeology

- Extent of Heritage Place (not including Early Streets of Brisbane)
- (1) The Printery
- (2) Public Service Club
- (3) Harris Terrace
- (4) The former DPI Building
- (A) Commandant's Cottage Footprint - interpretation to be reinstated
- Early Streets of Brisbane
- Heritage building
- High archaeological potential

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



LEGEND

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

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

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

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

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

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

6 Street view - George Street

7 Street view - William Street

FIGURE 49: SUB-PRECINCT 1a PUBLIC REALM AT LOWER PODIUM LEVEL

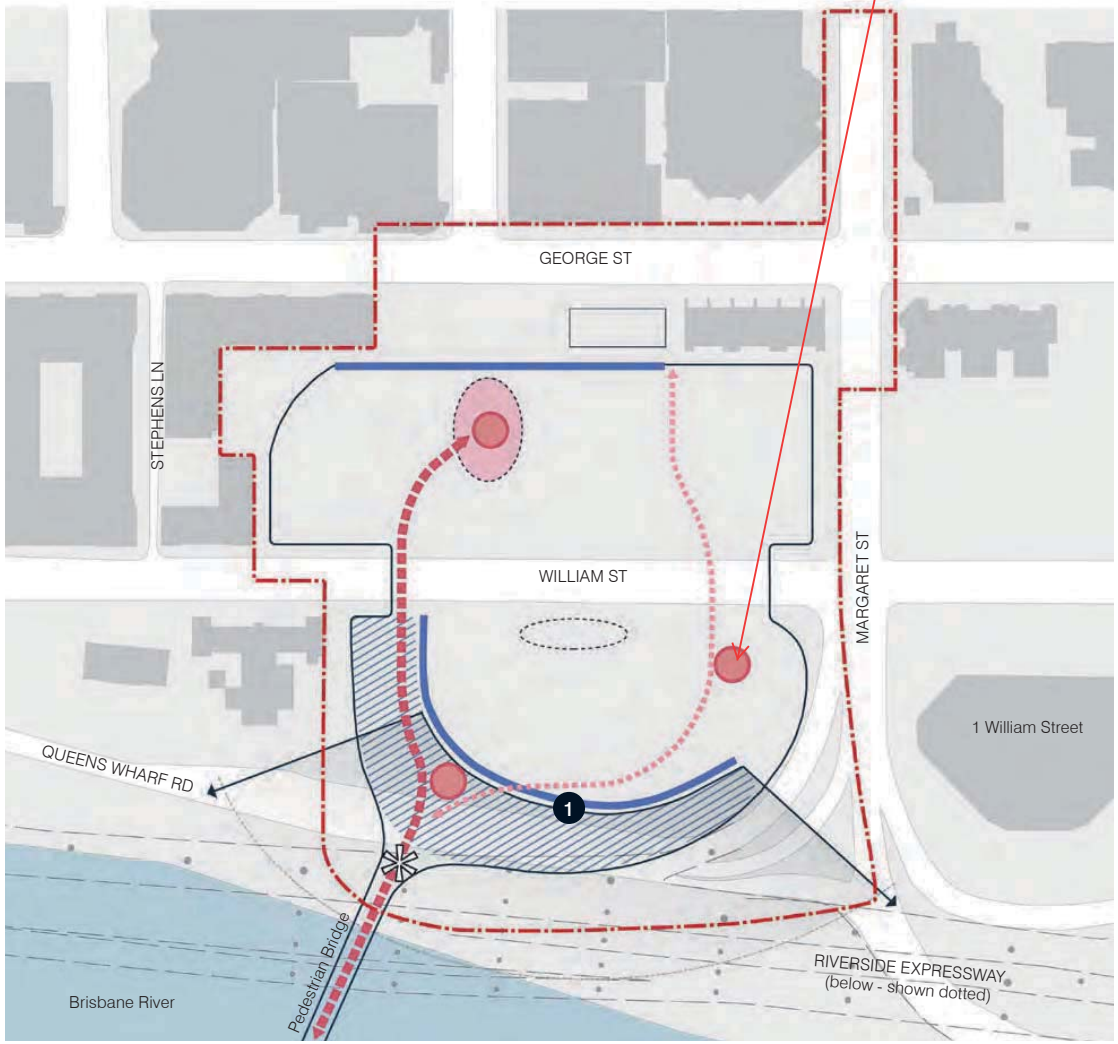
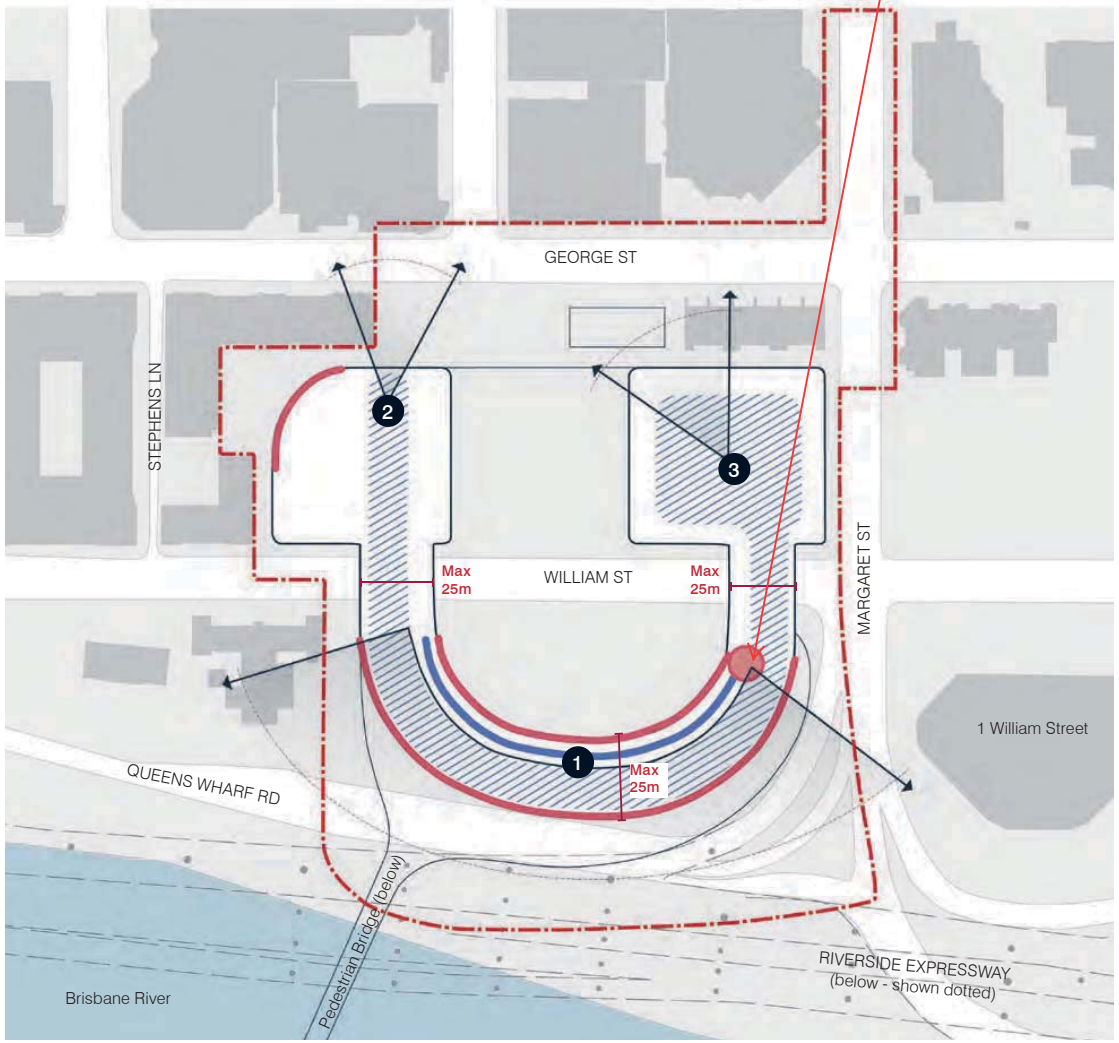


FIGURE 50: SUB-PRECINCT 1a SKY DECK PARAMETERS AND INTENTS



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

LEGEND

- Sub-precinct boundary

Connectivity

- Key public vertical circulation (location not fixed)

Built Form

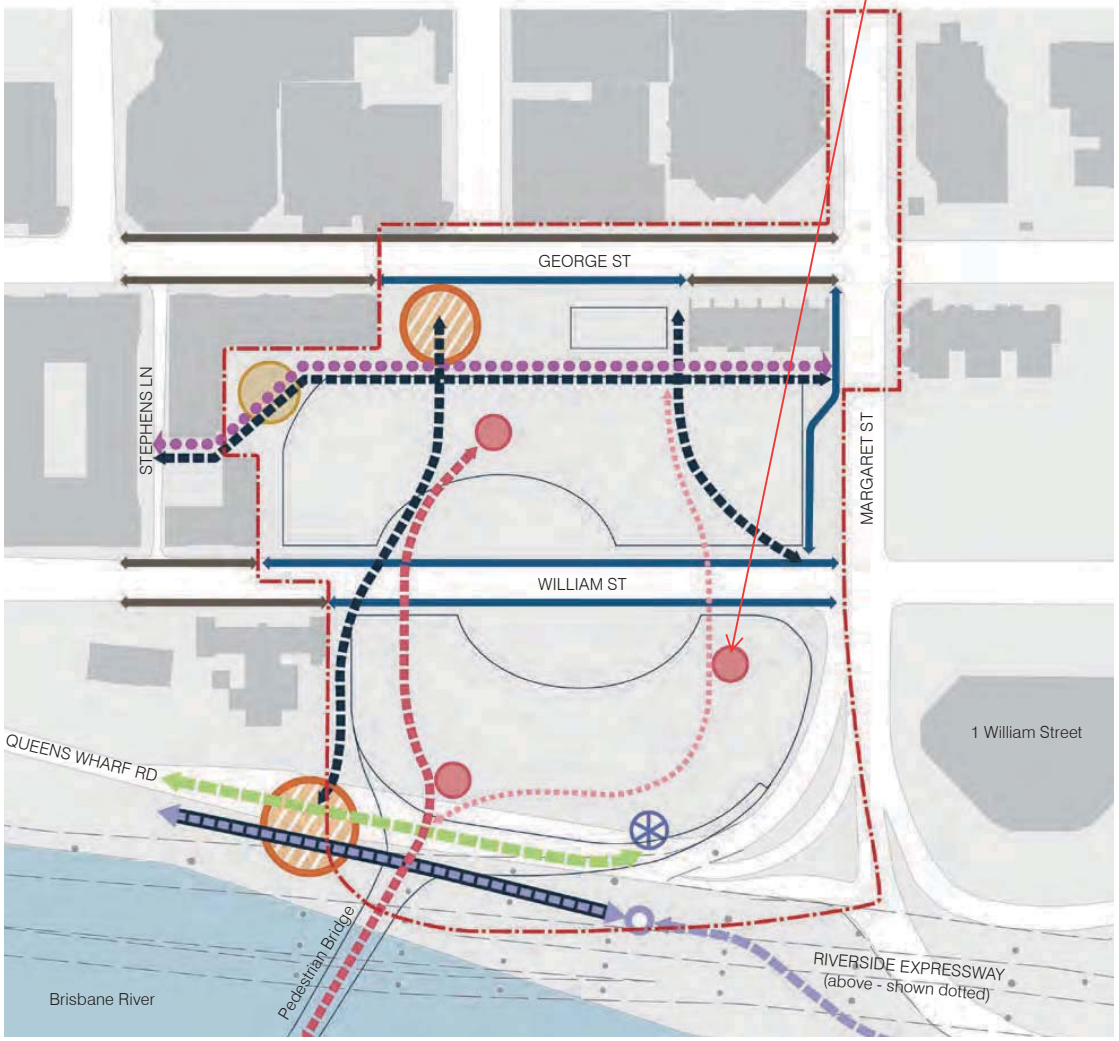
- Indicative extent of built form (subject to tower, podium and ground level parameters)
- Indicative extent of Sky Deck
- Active edge for pavillions (aligned with building envelope)
- Preferred location of curved built form

Significant Views

- Significant view or outlook
- 1 View from Sky Deck across the river towards South Bank and Mt Coot-tha
- 2 View from Sky Deck across the CBD
- 3 View from Sky Park across the CBD

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

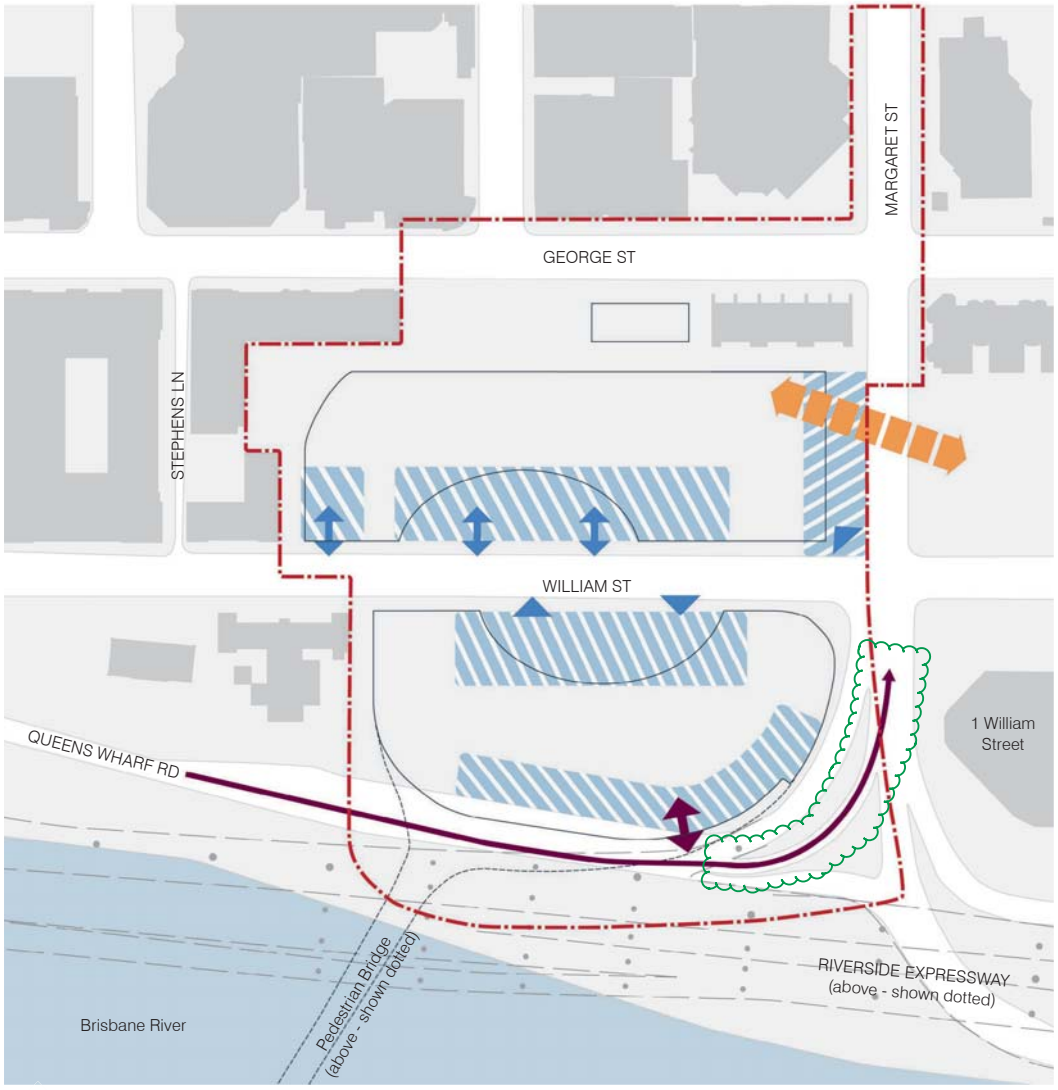
Connectivity

- 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



LEGEND

Sub-precinct boundary

Connectivity

Indicative vehicle access point (location and direction not fixed)

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

Controlled service vehicle access

Basement vehicle and pedestrian connection between IRD and Residential Precinct

Indicative preferred vehicle and service ingress/egress zone

Built Form

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

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
• 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

		SPECIFIC DESIGN CRITERIA	
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**	The use of land 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 in Sub-Precinct 1b does not exceed the maximum GFA for any individual use category or the total GFA identified in ***Table 22.1.***

TABLE 22.1 MAXIMUM STANDARD AND PLANNED GFA

USE	MAXIMUM GFA
Commercial	50m²
Retail	150 m²
Total	**150 m²**

*The Maximum GFA for Sub-Precinct 1b may be transferred to Sub-Precinct 1c where for the purposes of the re-use of the WWII Air Raid Shelter.

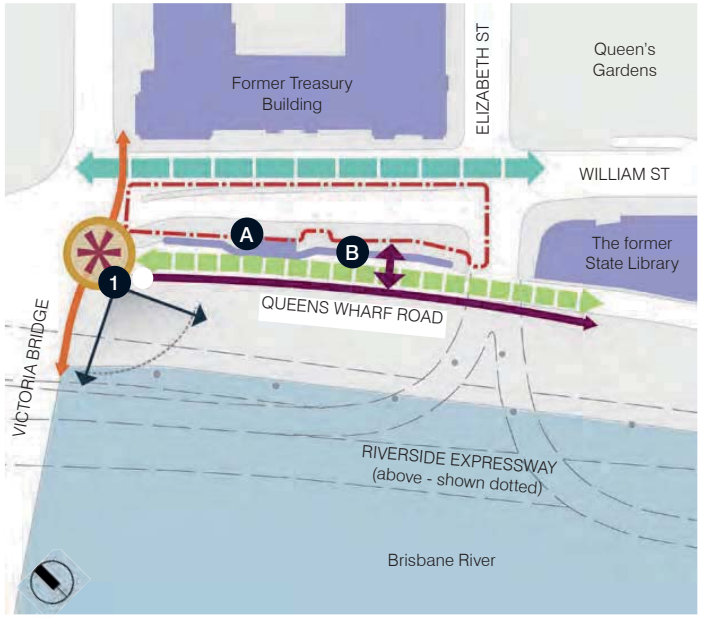
Note: A written calculation of the progressive total of GFA is to be provided and lodged with the Nominated Assessing Authority at the time of Compliance Assessment to demonstrate compliance with DS1.2 across the QWBIRD.

SPECIFIC 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 ***Figure 54*** 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**
SPI 3.1	Views to and from the former Treasury Building from William Street and the river are retained.	**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 is ~~designed~~ to address the subtropical character of William and Elizabeth Streets.	**DS 3.2**	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 3.3	Public realm improvements are ~~designed~~ to prioritise pedestrian safety and amenity, and contributes to a network of public spaces.		
SPI 3.4	Development is ~~designed~~ to improve the pedestrian access between Queen Street Mall, William Street and the river.		
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 Elizabeth Street and access points are minimised.	**DS 4.1**	No on-site car parking is provided
SPI 4.2	Development is ~~designed~~ to prioritise pedestrian movements and streetscape improvements over the provision of on-street parking.	**DS 4.2**	Development maintains 'key existing pedestrian routes' generally in accordance with ***Figure 56***.
SPI 4.3	Development is ~~designed~~ to safeguard safe, engaging and legible pedestrian access through the Sub-Precinct to the North Quay CityCat.	**DS 4.3**	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.***
SPI 5	**Heritage**	**DS 5**	**Heritage**
SPI 5.1	Development is ~~designed~~ to respect the setting, character and appearance of the former Treasury Building.	**DS 5.1**	Development must retain, conserve and re-use heritage places.
SPI 5.2	Development is ~~designed~~ to retain and conserve the William Street retaining wall and railing.	**DS 5.2**	A pavilion, shelter or gazebo structure extending to a maximum footprint of 50m^2 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**.
SPI 5.3	Development within or adjoining William Street addresses the archaeological potential of the site.	**DS 5.3**	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**.
SPI 6	**Environment and Sustainability**	**DS 6**	**Environment and Sustainability**
SPI 6.1	Development is ~~designed~~ to incorporate subtropical design principles and to address the safety and amenity of surrounding properties through the management of construction activities.	**DS 6.1**	The design of 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**.
		DS 6.2	New development is carried out generally in accordance with the Technical Environmental Criteria in **Section 6**.

and a minimum footpath width of 3.75m except for heritage footpaths where the existing is to be maintained

FIGURE 53: SUB-PRECINCT 1B OVERALL INTENT PLAN



LEGEND

Sub-precinct boundary

Spaces

Key public space

Gateway

Connectivity

Key existing pedestrian connection

Shared zone (pedestrian, cycle and vehicle access)

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

1 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)

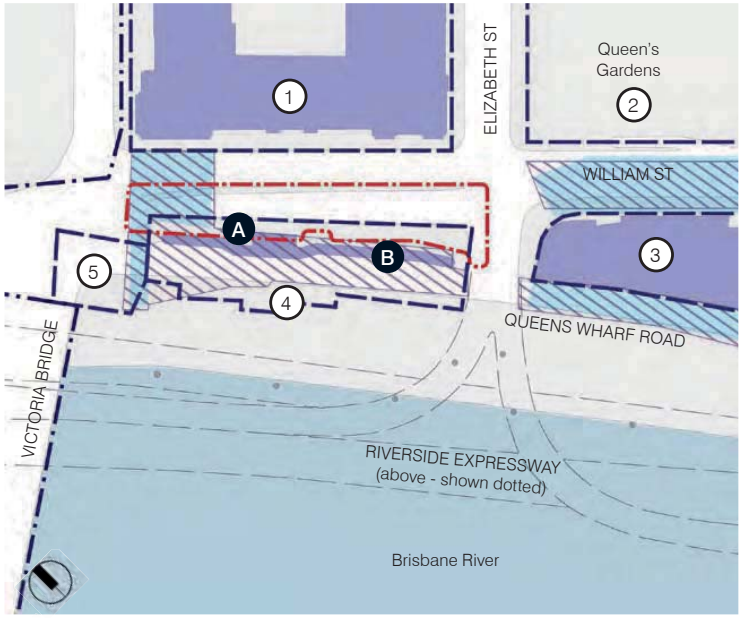
Heritage

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



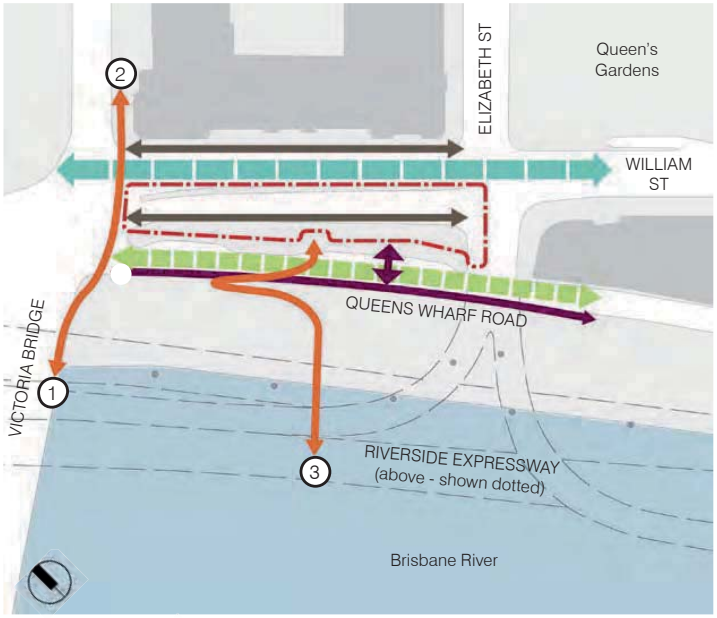
LEGEND

- Sub-precinct boundary

Heritage and Archaeology

- Extent of Heritage Place (not including Early Streets of Brisbane)
- (1) Former Treasury Building
- (2) Queen's Gardens
- (3) The former State Library
- (4) William Street and Queens Wharf Road retaining walls
- (5) Victoria Bridge Abutment
- (A) World War Two Air Raid Shelter
- (B) Queens Wharf Road Retaining Wall
- Early Streets of Brisbane
- Heritage building or structure
- High archaeological potential

FIGURE 56: SUB-PRECINCT 1B CONNECTIVITY PLAN



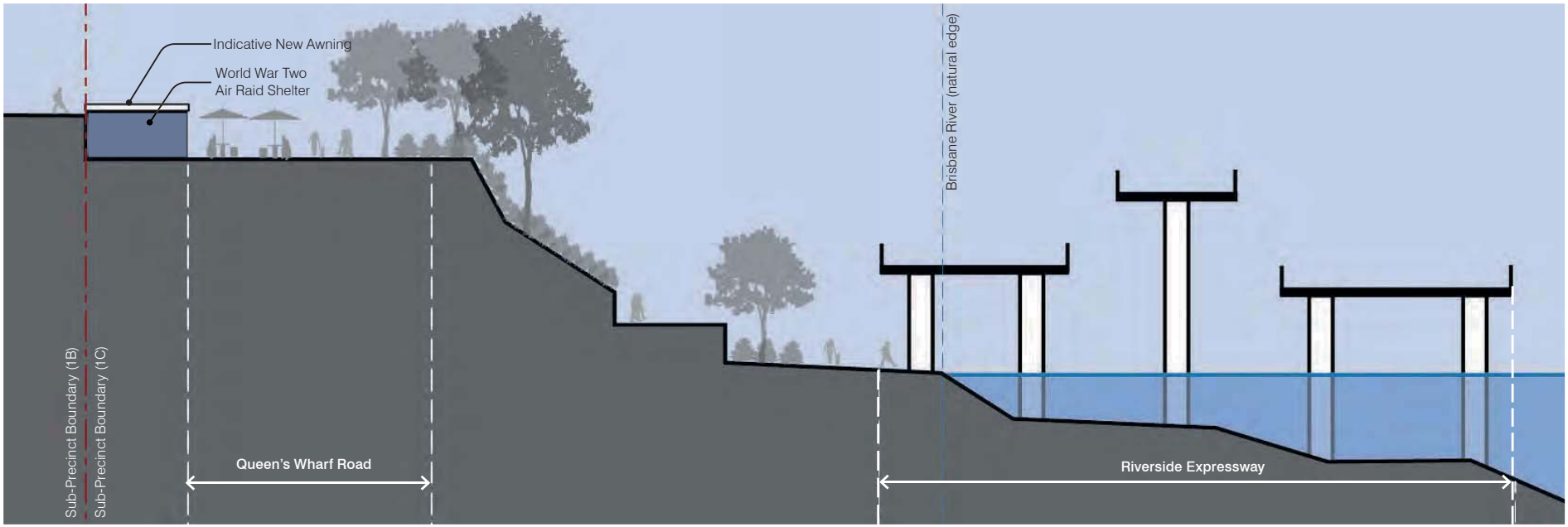
LEGEND

- Sub-precinct boundary

Connectivity

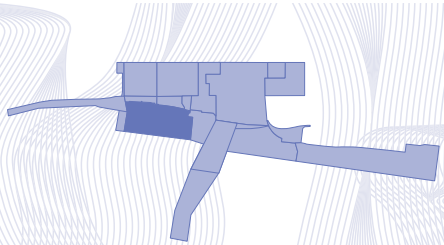
- Heritage frontage footpaths
- Key existing pedestrian connection
- Shared zone (pedestrian, cycle and vehicle access)
- William Street streetscape (The Verandah)
- Controlled service vehicle access
- Indicative service and vehicle access point (location and direction not fixed)
- (1) Connection to Cultural Centre Busway Station
- (2) Connection to Queen Street Mall and Myer Centre Busway
- (3) Connection to North Quay CityCat Terminal

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.

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) • Port Service • Shop

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.

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 25: SUB-PRECINCT 1c INTENT AND DESIGN CRITERIA

SUB-PRECINCT INTENT

SPI 1	Land Use
SPI 1.1	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).
SPI 1.2	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.

Active uses including

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 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

USE	MAXIMUM GFA
Commercial	700 m²
Retail	700 m²
Total	**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

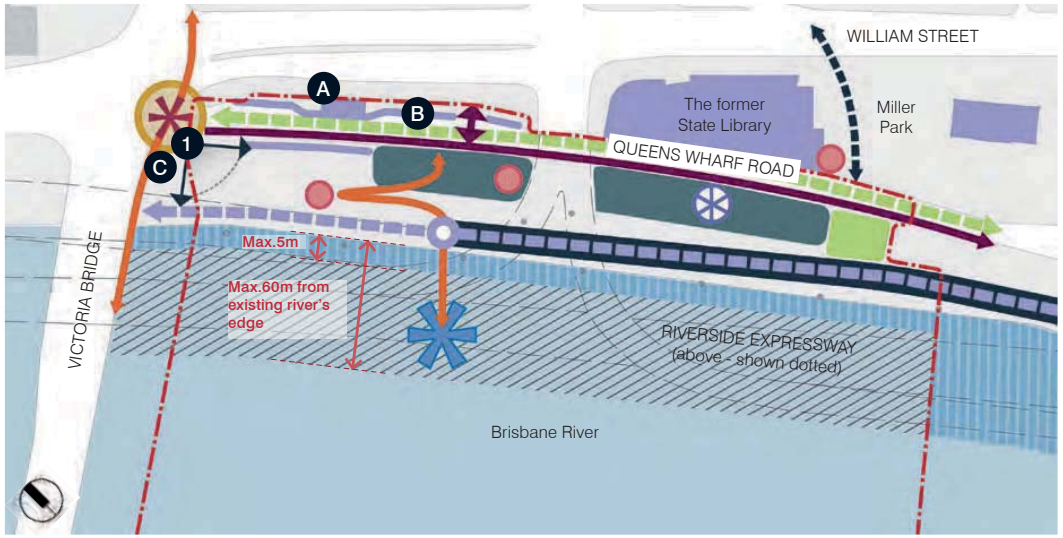
A continuous public boardwalk is approved in principle. The location and extent of boardwalks is subject to conditions of approval and require compliance assessment

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 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 2.1**	The height of new built form does not exceed a maximum of two storeys and 10m in height.
SPI 2.2	Building scale and form is generally maintained as indicated in ***Figure 58***, with the addition of new built form elements to provide activation to the public realm.	**DS 2.2**	Development is contained within maximum extent of built form for the Sub-Precinct identified in ***Figure 59***.
SPI 2.3	Permanent buildings are setback from the river's edge and include elements that promote riverside activity.	**DS 2.3**	Development provides for a continuous public boardwalk and/or public open space areas fronting the waterfront.
SPI 2.4	Development is ~~to be designed~~ to protect the function of the Brisbane River corridor and to improve public access to the riverfront, utilising reclamation areas/marine structures and/or jetties to extend into the Brisbane River.	**DS 2.4**	Boardwalks have a maximum width of 12m.
		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.
		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.	**DS 3.2**	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, 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 3.3	Public realm improvements maintain pedestrian and cyclist safety and amenity, and provides for a network of high-quality public spaces.	**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 3.4	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 3.4**	The design of the public realm includes provisions for the Bicentennial Bikeway and key pedestrian and cycle route nominated as a shared zone on ***Figure 61*** to maintain access.
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 Design Report and the overall landscape concepts and sub-precinct concepts.	**DS 3.5**	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 comfortable ambling through the Sub-Precinct.
		DS 3.6	The maximum extent of river reclamation/marine structures from the ~~natural~~ existing river edge is ~~55m~~ 60m wide, and the length of the Sub-Precinct. 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**.
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**	Development is ~~designed~~ to provide for access for emergency vehicles and controlled service vehicles access generally in accordance with the indicative service ingress/egress point shown in Figure 61.
SPI 4.3	Development prioritises pedestrian movements and streetscape improvements, over the provision of on-street parking.	**DS 4.3**	Service access to the former Treasury Building from Queens Wharf Road is retained generally in the location indicated as Indicative service ingress/egress point in ***Figure 61***.
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**	No on-site car parking is provided.
SPI 4.5	Development is ~~designed so~~ to ensure that access for the servicing of the REX is maintained.	**DS 4.5**	Development does not impact on the equitable access provided to North Quay CityCat Terminal.

SUB-PRECINCT INTENT	SPECIFIC 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**
SPI 5.1 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). **SPI 5.2** Development provides architectural or other design features which provide an interpretative cultural trail along the riverfront. **SPI 5.3** Development retains the alignment of Queens Wharf Road in an interpretative form. **SPI 5.4** Development considers maritime archaeology.	**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**. **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 setting of the former Treasury Building and views to the river from William Street. **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**. **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	
SPI 6	**Environment and Sustainability**	**DS 6**	**Environment and Sustainability**
SPI 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**.
SPI 6.2	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 6.2**	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

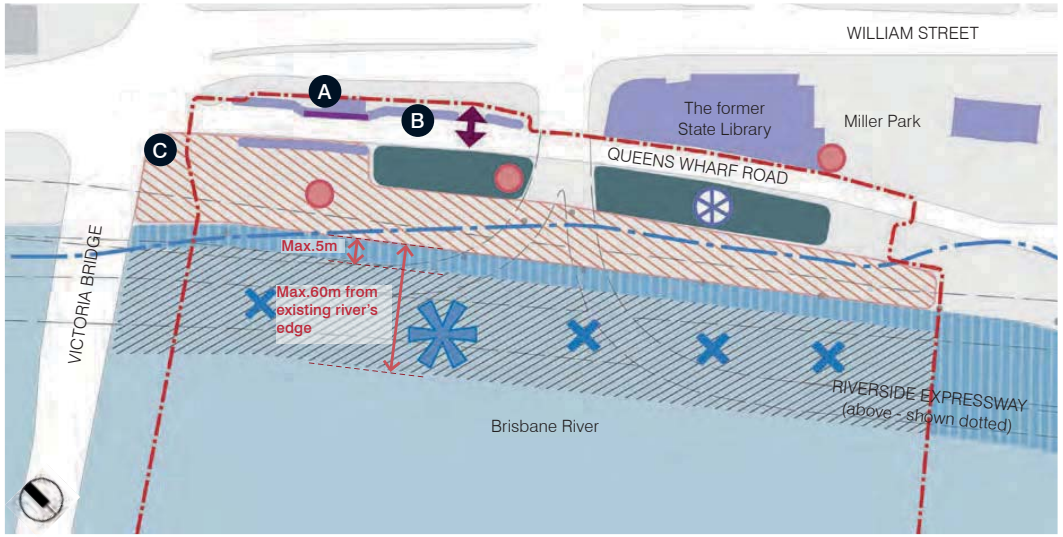
River Overlays
- Extent of maximum river reclamation / marine structures

Built Form
- Extent of maximum build out for jetties or landing
- Indicative extent of maximum built form to be interpreted with maximum GFA
- A World War Two Air Raid Shelter
- B Queens Wharf Road Retaining Wall
- C Victoria Street Bridge Abutment

Heritage
- Heritage building or structure

Significant Views
- 1 Key view from Victoria Bridge towards South Bank and the Cultural Precinct

FIGURE 59: SUB-PRECINCT 1C LAND USE PLAN



LEGEND

- Sub-precinct boundary

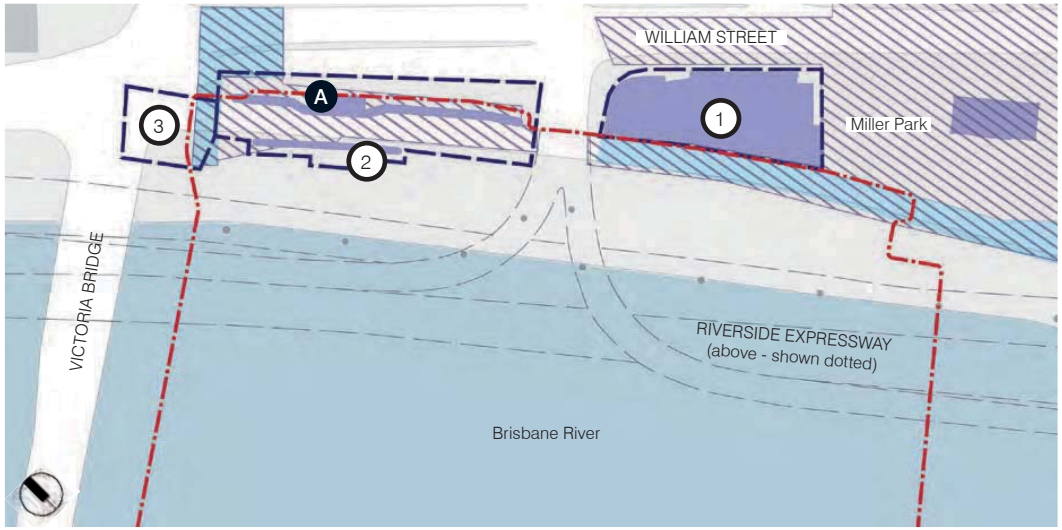
Heritage
- Heritage building or structure

Built Form
- A World War Two Air Raid Shelter
- B Queens Wharf Road Retaining Wall
- C 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 / marine structures
- Extent of maximum build out for jetties or landing
- BCC Flood Planning Area 5

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



LEGEND

Sub-precinct boundary

Heritage and Archaeology

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

Early Streets of Brisbane

Heritage building or structure

1 The former State Library

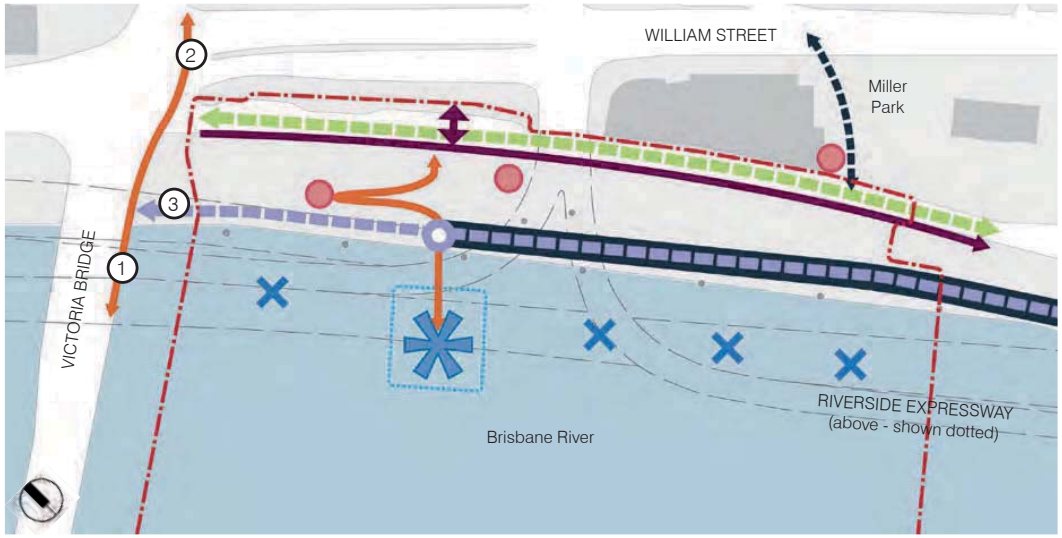
2 William Street and Queens Wharf Road retaining walls

3 Victoria Bridge Abutment

A World War Two Air Raid Shelter

High archaeological potential

FIGURE 61: SUB-PRECINCT 1C CONNECTIVITY PLAN



LEGEND

Sub-precinct boundary

Spaces

North Quay CityCat terminal

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

Indicative landing/jetty/terminal exclusion zone (refer to Citycat Exclusion zone in Appendix A)

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

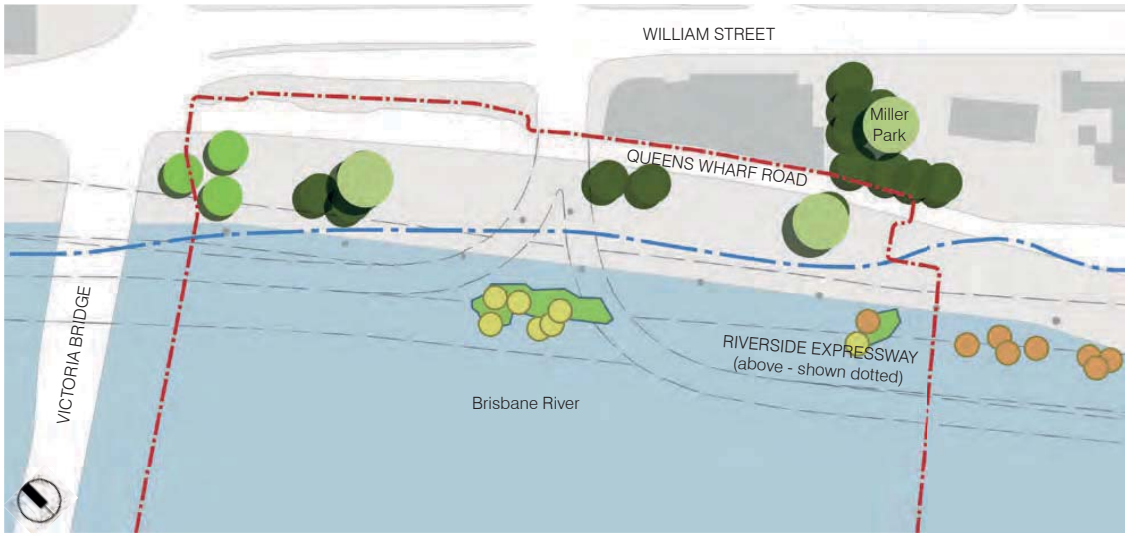
Indicative service and vehicle access point (location and direction not fixed)

1 Connection to Cultural Centre Busway Station

2 Connection to Queen Street Mall and Myer Centre Busway

3 Connection to Bicentennial Bikeway

FIGURE 62: SUB-PRECINCT 1c ENVIRONMENTAL PARAMETERS PLAN



LEGEND

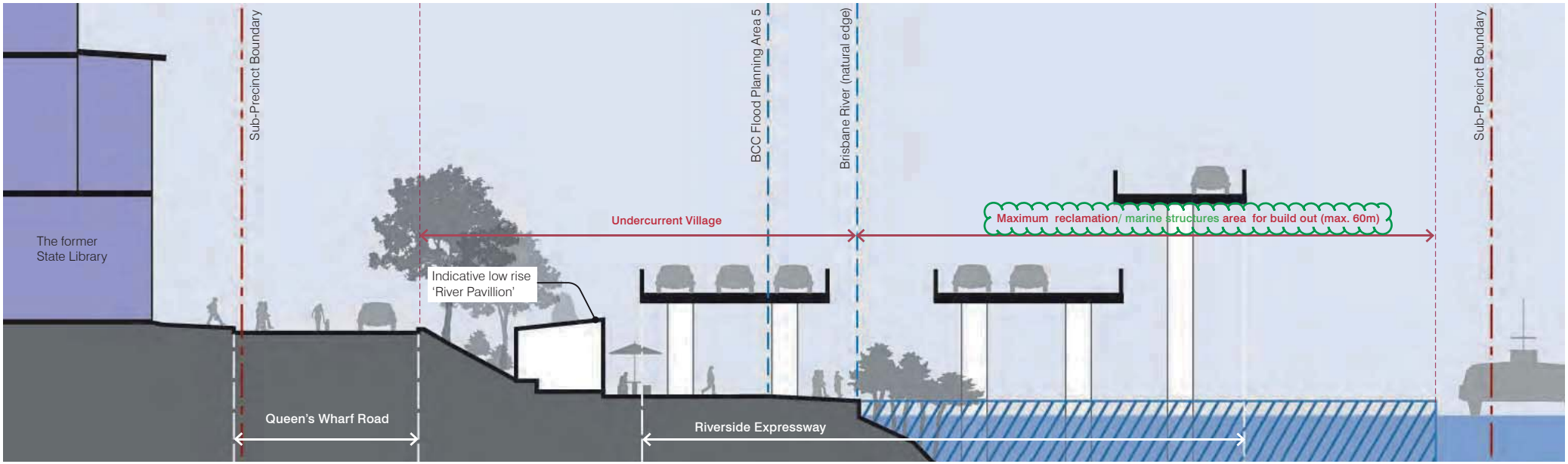
- Sub-precinct boundary
- BCC Flood Planning Area 5

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		SPECIFIC DESIGN CRITERIA	
SPI 1	**Land Use**	**DS 1**	**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.	**DS 1.1**	The use is generally in accordance with the relevant provisions of **Section 5.6** – Specific Use Criteria.
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.	**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 ***Table 28.1.*** does not exceed that identified in ***Table 28.1.***
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.		**TABLE 28.1** MAXIMUM STANDARD AND PLANNED GFA
SPI 1.4	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.		**USE** / **MAXIMUM GFA**: Commercial 50 m²; Retail 50 m²; **Total 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 QWBIRD.*

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
SPI 2	**Built Form**	**DS 2**	**Built Form**
SPI 2.1	Development is ~~designed~~ to prioritise public access, with any permanent built form to be limited in nature	**DS 2.1**	New built form does not exceed a maximum of one storey and 5m in height, and is contained within the maximum extent of built form identified in ***Figure 65***.
SPI 2.2	Development provides for public facilities and uses providing activation opportunities along nominated active edges, as well as areas for shelter.	**DS 2.2**	Development is ~~designed~~ to retain the character and open air feel of the Sub-Precinct and maximises the significant view or outlook from the primary plaza as indicated in ***Figure 64.***
SPI 2.3	Built form is to maximise temporary or fl exible elements that will not negatively impact the ability of the space to be utilised, in part, as a marshalling area for active recreation activities.	**DS 2.3**	Outdoor performance areas are to be contained within the Indicative extent of primary activation zone with provision for events as identified in ***Figure 65.***
SPI 2.4	Reclamation areas/marine structures and/or jetties extending into the Brisbane River may be utilised to improve public access to the riverfront and non-motorised water-based transportation.	**DS 2.4**	Any new permanent buildings are setback from the existing river edge by at least 10m.
SPI 2.5	The design of development respects the safety and integrity of the REX.	**DS 2.5**	New built form is located outside the REX curtilage defined in **Appendix A.**
		DS 2.6	Development is ~~designed~~ to protect significant view or outlook identified in ***Figure 64.***
		DS 2.7	Development involves gazebos and shelters with a maximum individual building footprint of 50m^2.
		DS 2.8	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 for a public realm that is able to transform as required to allow the erection of temporary stands and shade structures during event times.	**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 a cross block link connecting Miller Park and the IRD to the waterfront, and a shared connection east-west through the length of the Sub-Precinct.	**DS 3.2**	Public spaces are located generally in the location indicated in ***Figure 64*** and provide: • An activated and publicly accessible ground plane; • Open space areas that are publicly accessible; • CPTED measures, in accordance with the CPTED Criteria in **Section 6**; and • Opportunities for outdoor dining and temporary uses.
SPI 3.3	The design of the public realm reflects the landscape vision, strategic principles and intents for the public realm, indicated in ***Figure 64*** and set out in the Landscape Design Report.	**DS 3.3**	New development includes a Primary plaza adjacent to the river's edge as indicated in ***Figure 65***, which is a key destination and focal point that is designed generally in accordance with the Public Realm Design Criteria in **Section 5.6** and: • Is capable of hosting large-scale outdoor performances, viewing of sporting or other events; • Has a minimum size of 400m^2 of space for events; • Provides opportunities for the flexible use of the space by the community and/or programmed activities in both large scale marque and market style arrangements; • Is integrated with surrounding development; • Has a minimum dimension of 20m in ~~length~~;any direction, unless otherwise agreed to in writing by the MEDQ. • Provides suitable sightlines, clear zones and visual cues to mitigate conflicts with vehicles, cyclists and pedestrians; • Has edges, arrangements and materials which contribute to the plaza's safe function, character and activation; • Provides services and amenities for anticipated activities; • Addresses the riverside location; • Incorporates shade structures and subtropical planting; • Addresses the interface with the REX and surrounding uses; and • Achieves connections and linkages to the foreshore and the IRD.
SPI 3.4	Development addresses the benefits of a subtropical climate in the public realm and movement network by: • Creating year-round outdoor spaces which respond to subtropical seasonality and incorporate elements of the natural environment; and • Establishing a consistent subtropical streetscape and landscape palette.		

SUB-PRECINCT INTENT	SPECIFIC DESIGN CRITERIA
SP1 3 Public Realm	**DS 3 Public Realm**
	DS 3.4 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~~ existing 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 ~~designe~~is 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 ***Figure 67.***
	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 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** Vehicle access and circulation is designed generally in accordance with ***Figure 67*** and the Traffic Engineering Criteria in **Section 6**.
SPI 4.2 Vehicular access is to be limited to provide priority to pedestrian and cycle movements.	**DS 4.2** Development provides for appropriate access for emergency and service vehicles generally in accordance with the Traffic Engineering Criteria in **Section 6**.
SPI 4.3 Development is ~~to be designed~~ to allow access for the servicing of the REX.	**DS 4.3** No on-site car parking is provided.
	DS 4.4 Key connectivity routes for pedestrians, cyclists and vehicles are ~~designed~~ to be generally in accordance with ***Figure 67*** and accord with the following: • Where for Queens Wharf Road, a shared vehicular, pedestrian and cycle path at a minimum width of 5.**5**m and ~~designed~~ to incorporate: – 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 pedestrians and cyclists; – Clear legibility for all users for the full length of the bikeway through best practice way finding; – Clear sight lines to ensure visibility and legibility; – Wayfinding is delivered through best practice design using paving, materiality, textures, lighting, planting and signage indicating that this is a shared zone; – Public ream design and wayfinding to ensure a slow speed environment of 15km/hr is achieved. • Key pedestrian and cycle route (shared) contains: – A minimum pathway width of 6m including a minimum unobstructed cycle pathway width of 3m. • Cross block link with a minimum unobstructed width of 3.**2**m.

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 heritage places 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**.	**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	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.	**DS 5.2**	New built form is setback a minimum of 4m from the extent of a Heritage Place identified in ***Figure 66***.
SPI 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 5.3**	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**.
SPI 5.4	Development retains the alignment of Queens Wharf Road in an interpretative form.	**DS 5.4**	Development is carried out generally in accordance with the Archaeological Management Criteria in **Section 6**.
SPI 5.5	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.	**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**.
SPI 6.2	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 6.2**	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*** 68 ~~70~~ and the Environmental Management Criteria in **Section 6**
		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

Heritage

Heritage building

River Overlays

Extent of maximum river reclamation / marine structures

Significant Views

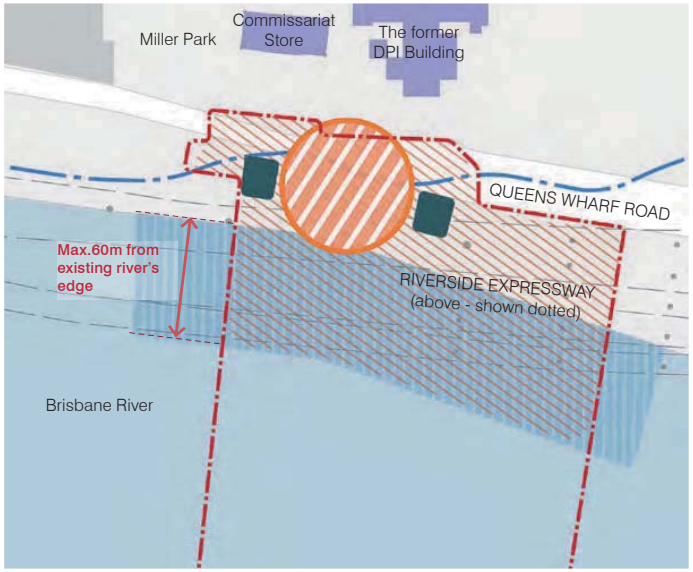
Significant view or outlook

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

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

3 Views along river foreshore

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

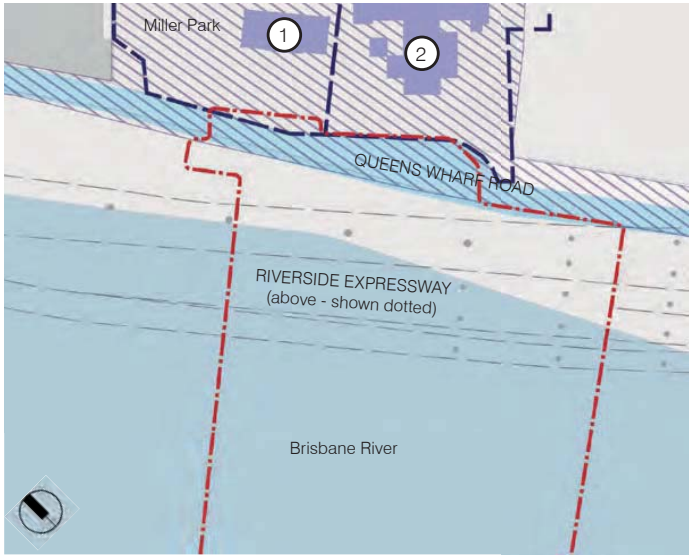
Extent of maximum river reclamation / marine structures

BCC Flood Planning Area 5

Heritage

Heritage building

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)

1 Commissariat Store

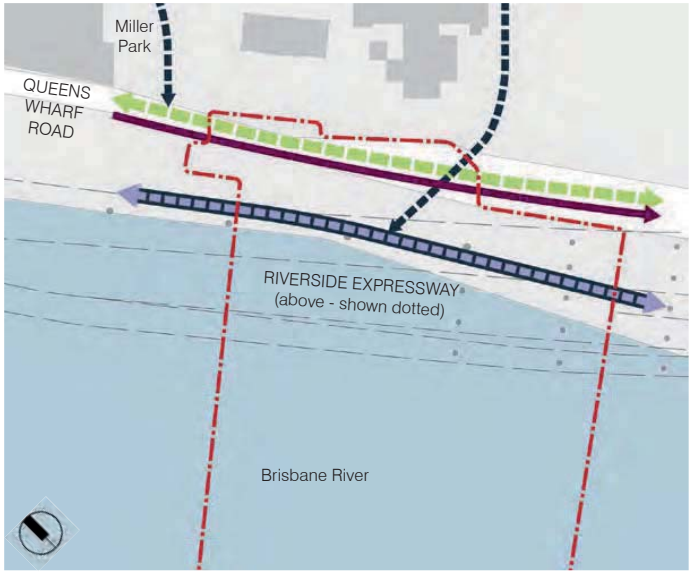
2 The former DPI Building

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



LEGEND

Sub-precinct boundary

BCC Flood Planning Area 5

Vegetation

Significant tree*

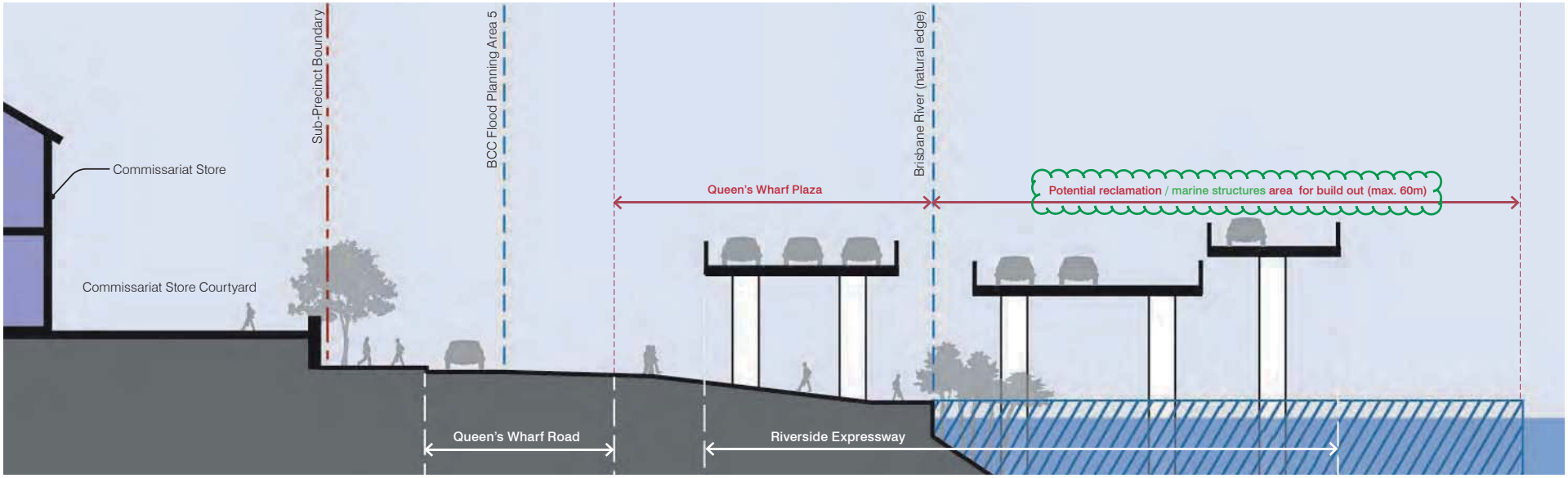
Mangroves*

Mangrove tree of significance*

Mangrove tree *

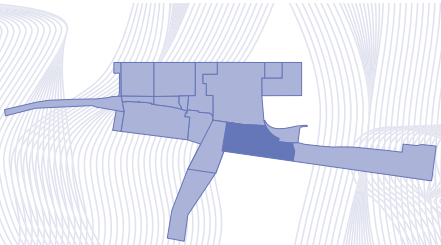
* Indicative tree removal and retention location. For exact location and extent of tree removal and retention refer to the Environmental Management Criteria

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
• 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 1e must be generally in accordance the Intents and Specific Design Criteria identified in *Table 31*.

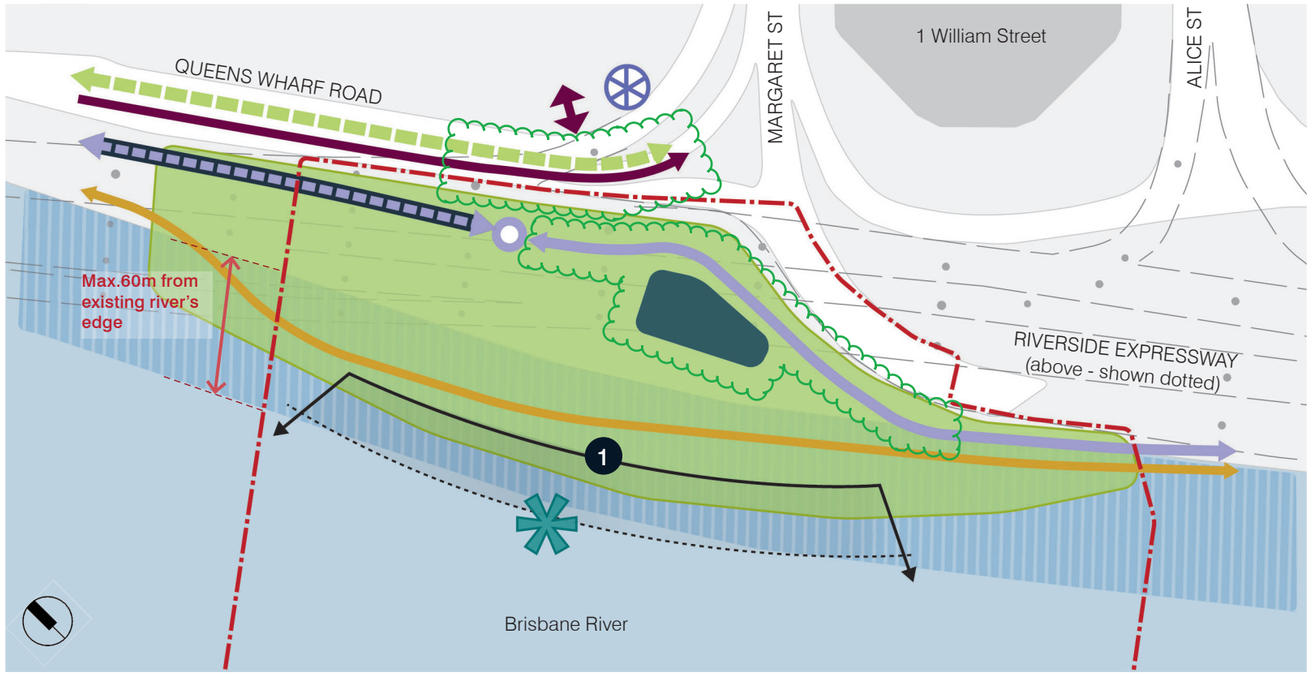
TABLE 31: SUB-PRECINCT 1e INTENT AND DESIGN CRITERIA

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
SPI 1	**Land Use**	**DS 1**	**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 ***Figure 70***.	**DS 1.1**	The use is to be generally in accordance with any relevant provisions of **Section 5.6** Specific Use Criteria.
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.	**DS 1.2**	The gross floor area of specified uses within Sub-Precincts 1e does not to exceed the maximum GFA for any individual use category or the total GFA identified in ***Table 31.1.***
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.		**TABLE 31.1** MAXIMUM STANDARD AND PLANNED GFA
			USE / **MAXIMUM GFA**: Commercial 200 m²; Retail 200 m²; **Total** **200 m²**
		DS 1.3	Markets can be included within the Open recreation space area identified on ***Figure 70*** (NB: Markets are not included as GFA)
		DS 1.4	Outdoor pavilion or shelter area/s have a maximum combined building footprint of 100m². *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-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
SPI 2	**Built Form**	**DS 2**	**Built Form**
SPI 2.1	New built form is limited to flexible elements that provide opportunity for pop-up retail opportunities, temporary activation and market stalls.	**DS 2.1**	New built form is deigned generally in accordance with the Architectural Design Criteria in **Section 5.6**. The height of new built form does not exceed a maximum of one storey and 5m.
SPI 2.2	Development is ~~designed~~ to enhance the connection between the CBD and the Brisbane River, and to provide a visual relief from the high-rise forms in adjoining areas.	**DS 2.2**	Development is ~~designed~~ to provide for a continuous public open space areas fronting the waterfront, designed generally in accordance with the Landscape Design Criteria in **Section 6**.
SPI 2.3	The design of development respects the safety and integrity of the REX.	**DS 2.3**	New built form is setback from the existing river edge ~~by 5m~~ and is contained within the maximum extent of built form identifi ed in ***Figure 70***, **and ultimately setback a minimum of 20m from the edge of the reclamation area/marine structure which forms the new rivers edge.**
SPI 2.4	Development incorporates Landings for non-motorised and motorised riverine craft.	**DS 2.4**	New built form is located outside the REX curtilage identifi ed in **Appendix A**.
		DS 2.5	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	Public realm improvements are designed with regard to pedestrian and cyclist safety and amenity, and provide passive open space areas as the focal point 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 a connection from Sub-Precinct 1a to the Key cycle route, and a separate cycle and pedestrian route east-west through the length of the Sub-Precinct.	**DS 3.2**	The maximum extent of reclamation/marine structures built-out from the ~~natural~~ existing river's edge into the river 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**.
SPI 3.3	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~~ to provide a key open recreation space with a minimum turfed area of 2,000m^2 generally in the location indicated in ***Figure ~~72~~***. 70.
		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**.
		DS 3.5	Development is ~~designed~~ to provide open space areas that promote occupation as well as movement, and can be capable of hosting temporary events, 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; and • Provides public art if possible that is appropriate to the origins and history of the site including indigenous culture, settlement, immigration, events, growth, and the cultural connection to the river.
		DS 3.6	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 comfortable ambling through the Sub-Precinct.

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
SPI 4	**Access and Mobility**	**DS 4**	**Access and Mobility**
SPI 4.1	Vehicle circulation areas, if required, are ~~designed~~ to provide for safe and serviceable access to adjoining Sub-Precincts.	**DS 4.1**	Development provides for access for emergency vehicles where required.
SPI 4.2	Development includes the extension of the Bicentennial Bikeway so that a dedicated veloway through the landward side of Sub-Precinct is provided.	**DS 4.2**	No on-site car parking is provided
SPI 4.3	Development is ~~designed so~~ to ensure that access for the servicing of the REX is maintained.	**DS 4.3**	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	Any development fronting Queens Wharf Road preserves any existing visual connections with the street and the river.	**DS 5.1**	Development is designed generally in accordance with the Conservation Management Criteria in **Section 6**.
SPI 5.2	Development retains the historic street alignment of Queens Wharf Road in a physical or interpretative form.	**DS 5.2**	The historic street 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**.
SPI 5.3	Development provides architectural or other design features which provide an interpretative cultural trail along the riverfront.	**DS 5.3**	Development is carried out generally in accordance with the Archaeological Management Criteria in **Section 6**.
SPI 5.4	Development considers the impact on maritime archaeology.		
SPI 6	**Environment and Sustainability**	**DS 6**	**Environment and Sustainability**
SPI 6.1	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	**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**.
SPI 6.2	Development is ~~designed~~ to protect the biological diversity and 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*** 72 ~~70~~ and the Environmental Management Criteria in **Section 6**.
		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 70: SUB-PRECINCT 1e OVERALL INTENT PLAN



LEGEND

Sub-precinct boundary

Spaces

Indicative extent of open recreation space - Minimum ~~1000m²~~ ~~2000m²~~ contiguous Turf Area 1300m2

Built Form

Indicative extent of maximum built form to be interpreted with maximum allowable GFA (location not fixed)

Connectivity

Shared zone (pedestrian, cycle and vehicle access)

Key pedestrian and cycle route (shared)

Key pedestrian route

Cycle connection

End-of-trip facility (location not fixed)

Controlled service vehicle access

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

Recreation river landing

River Overlays

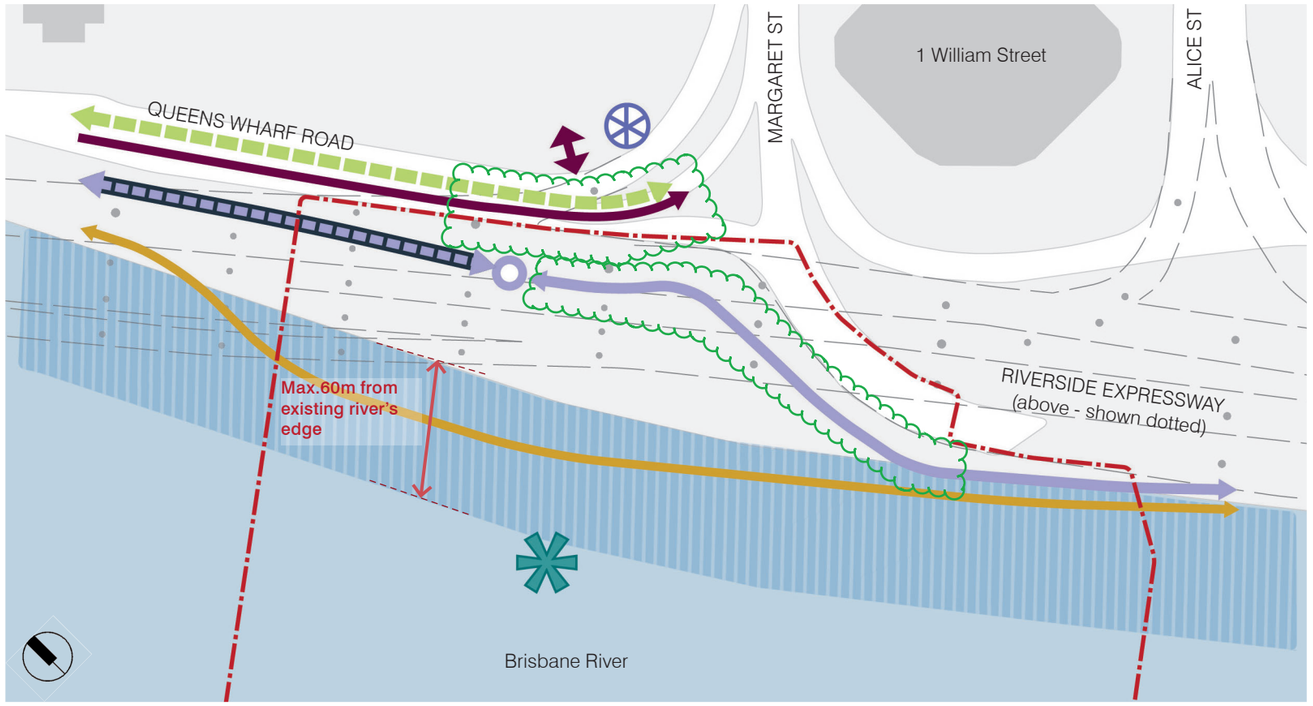
Extent of maximum river reclamation / marine structures

Significant Views

Significant view or outlook

1 Expansive view across river to South Bank

FIGURE 71: SUB-PRECINCT 1e CONNECTIVITY PLAN



LEGEND

Sub-precinct boundary

Connectivity

Shared zone (pedestrian, cycle and vehicle access)

Key pedestrian and cycle route (shared)

Key pedestrian route

Cycle connection

End-of-trip facility (location not fixed)

Controlled service vehicle access

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

Recreation river landing

River Overlays

Extent of maximum river reclamation / marine structures

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 1f 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		SPECIFIC DESIGN CRITERIA	
SPI 1	**Land Use**	**DS 1**	**Land Use**
SPI 1.1	Development provides a hub for a mixture of passive and active recreational opportunities.	**DS 1.1**	The use is generally in accordance with the relevant provisions of **Section 5.6** – Specific Use Criteria.
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.	**DS 1.2**	The gross floor area of specified uses within Sub-Precinct 1f does not to exceed the maximum GFA for any individual use category or the total GFA identified in ***Table 34.1.***

TABLE 34.1 MAXIMUM STANDARD AND PLANNED GFA

USE	MAXIMUM GFA
Commercial	0 m^2
Retail	0 m^2
Total	**0 m^2**

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.

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
SPI 2	**Built Form**	**DS 2**	**Built Form**
SPI 2.1	New built form within this Sub-Precinct is limited to small-scale development and public realm enhancements and is to be subordinate to the primary uses of the area for recreational uses.	**DS 2.1**	Development protects Significant view or outlooks identified in ***Figure 73***.
SPI 2.2	New built form is limited to food and beverage uses and community facilities, with a primary focus on supporting and activating the public realm for passive recreational use.	**DS 2.2**	New built form is located outside the REX curtilage defined in **Appendix A**.
SPI 2.3	The design of development respects the safety and integrity of the REX.		
SPI 3	**Public Realm**	**DS 3**	**Public Realm**
SPI 3.1	Public realm improvements are ~~designed~~ to prioritise pedestrian safety and amenity.	**DS 3.1**	The public realm is designed generally in accordance with the Public Realm Design Criteria in **Section 5.6**.
SPI 3.2	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 3.2**	A Primary open space – passive recreation space of a minimum of 1,000m² is provided within a minimum turfed area of 100m² located generally in the position indicated in ***Figure 73***.
		DS 3.3	Materials, details and treatments in this Sub-Precinct are to be hard wearing and determined by appropriateness for use, context, Sub-Precinct identity and aesthetics generally in accordance with the Public Realm Design Criteria in **Section 5.6**.
		DS 3.4	Development is ~~designed~~ 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 3.5	Development provides open space areas that promote occupation as well as linear movement, and can be capable of hosting temporary events, 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; and • Integrate public art that is appropriate to the origins and history of the site including indigenous culture, settlement, immigration, events, growth, and the cultural connection to the river generally in accordance with the Heritage Interpretation 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**
SPI 4.1	Development retains a pedestrian and cycle connection through the Sub-Precinct from the city to the Bicentennial Bikeway via Alice Street.	**DS 4.1**	Development is ~~designed~~ to provide access for emergency vehicles.
SPI 4.2	Development retains the existing access via Gardens Point Road and the REX off-ramp to Margaret Street and Queens Wharf Road.	**DS 4.2**	No additional on-site car parking is provided for the Sub-Precinct.
SPI 4.3	Development is ~~designed so~~ that access for the servicing of the REX is maintained. to ensure	**DS 4.3**	Key routes for pedestrians, cyclists and vehicles are designed generally in accordance with ***Figure 74*** and the Public Realm design criteria in **Section 5.6** accord with the following: • Key pedestrian routes contain: – A minimum pathway width of 3m. • Cycle connection: – A minimum unobstructed cycle pathway width of 3m
SPI 5	**Heritage**	**DS 5**	**Heritage**
SPI 5.1	~~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-Precinct as identified in the relevant Conservation Management Plans and is designed generally in accordance with the Conservation Management Criteria in Section 6.~~	SPI ~~DS~~ 5.1	Development addresses 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 provides 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**	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**.
		DS 6.2	Development is carried out generally in accordance with the Technical Environmental Criteria in **Section 6**.
		DS 6.3	New development is ~~designed~~ to address the noise impacts from the REX generally in accordance with the Acoustic Criteria in **Section 6**.
		DS 6.4	Removal of vegetation is carried out generally in accordance with ***Figure 75*** and the Environmental Management Criteria in **Section 6**.

DS5.1 Development is carried out in accordance with the archaeological Managment Criteria in **Section 6**

FIGURE 73: SUB-PRECINCT 1f OVERALL INTENT PLAN



LEGEND

Sub-precinct boundary

Spaces

Primary open space - passive recreation

Connectivity

Key pedestrian route

Cycle connection

Transition zone

River Overlays

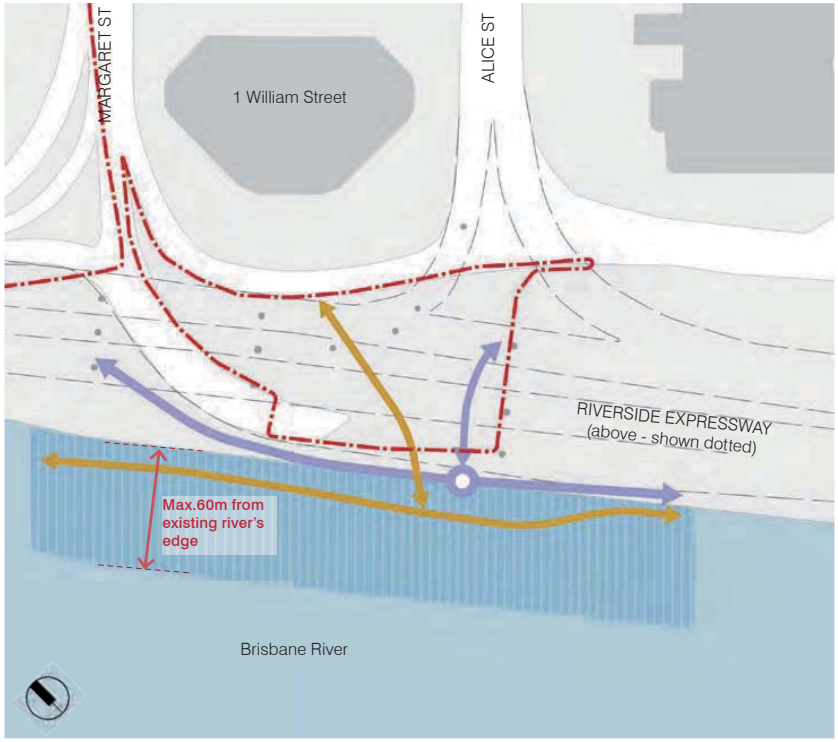
Extent of maximum river reclamation / marine structures

Significant Views

Significant view or outlook

1 Expansive view across river to South Bank

FIGURE 74: SUB-PRECINCT 1f KEY PRINCIPLES PLANS



LEGEND

Sub-precinct boundary

Connectivity

Key pedestrian route

Cycle connection

Transition zone

River Overlays

Extent of maximum river reclamation / marine structures

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 1g 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.

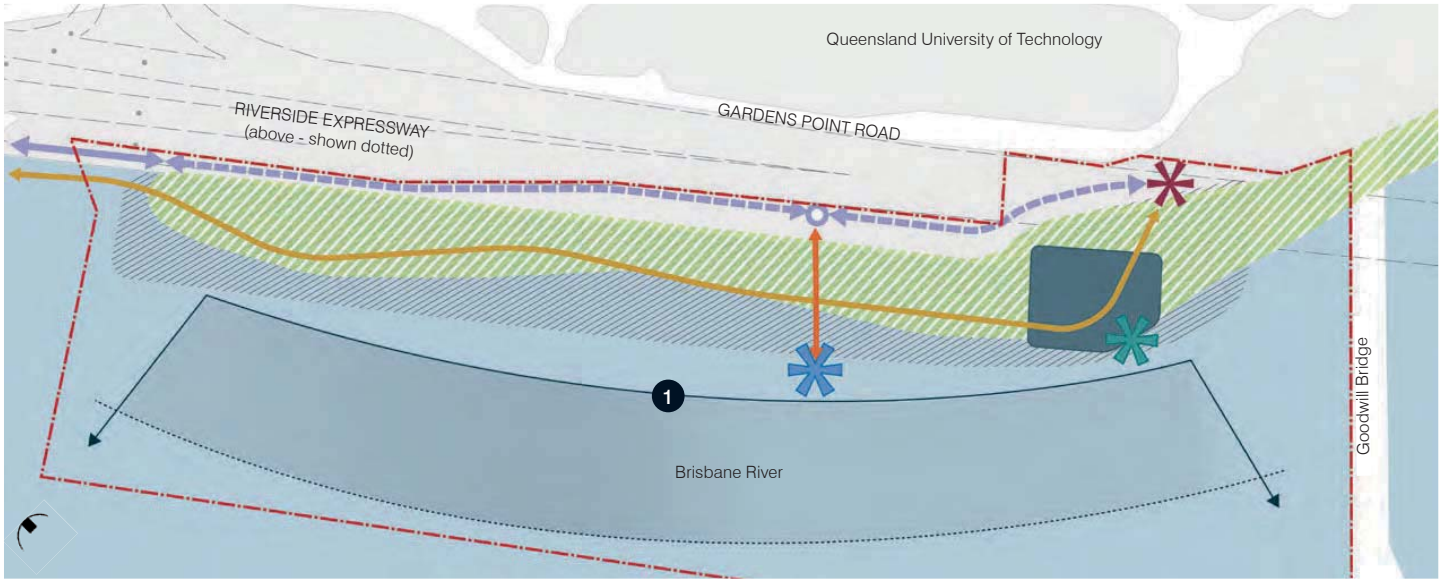
The approved uses and works in Sub-Precinct 1g must be generally in accordance with the Intents and Specific Design Criteria identified in *Table 37*.

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

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
SPI 1	**Land Use**	**DS 1**	**Land Use**
SPI 1.1	Development in this area is ~~designed~~ to support the environmental significance and associated conservation, biodiversity, and scenic amenity values of the Brisbane River.	**DS 1.1**	The use is generally in accordance with the relevant provisions of **Section 5.6** – Specific Use Criteria.
SPI 1.2	Uses and development in this Sub-Precinct creates opportunities for passive recreation and educational activities regarding the natural environment and Brisbane River.	**DS 1.2**	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 ***Table 37.1.***
			TABLE 37.1 MAXIMUM STANDARD AND PLANNED GFA
			USE / **MAXIMUM GFA** Commercial / 300 m² Retail / 300 m² **Total** / **300 m²**
		DS 1.3	Outdoor pavilion or pergola area/s have a maximum combined building footprint of 200m². *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 a boardwalk or floating landings to extend into the Brisbane River.	**DS 2.1**	New built form is to be a maximum of 2 storeys and 8.5m in height.
SPI 2.2	The provision of a boardwalk is aimed at creating a relaxed and open pedestrian environment whilst catering for pedestrians to linger and connect with the water.	**DS 2.2**	New built form is contained within the 'extent of maximum built form' indicated in ***Figure 76*** and designed generally in accordance with the Architectural Design Criteria in **Section 5.6**.
SPI 2.3	Viewing platforms may be located at intervals along the boardwalk, inclusive of educational multimedia.	**DS 2.3**	Development is ~~designed~~ to provide for a continuous public boardwalk along the waterfront with 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, 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**.
SPI 2.4	The design of the development is to maintain the Gardens Point CityCat stop.	**DS 2.4**	The boardwalk is designed generally in accordance with the Foreshore Management Criteria in **Section 6**.
SPI 2.5	The design of development respects the safety and integrity of the REX.	**DS 2.5**	New development is ~~designed~~ to respect Significant views or outlooks identified in ***Figure 76***.
SPI 2.6	Development is ~~designed~~ to be sympathetic to the natural setting and to complement the character of the Brisbane River.	**DS 2.6**	No development is to occur within the CityCat exclusion zone as defined in **Appendix A**.
SPI 2.7	The scale, design and external finish of structures complements the natural character of the area, and integrates and blends in with the river.	**DS 2.7**	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 90m².
		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 Bicentennial Bikeway through dedicated pathways and/or shared zones.	**DS 3.1**	The public realm is designed generally in accordance with the Public Realm Design Criteria in **Section 5.6** of the PoD. existing
SPI 3.2	Public realm improvements prioritise pedestrian and cyclist safety and amenity.	**DS 3.2**	The maximum extent of reclamation built-out from the ~~natural~~ river bank into the river 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**.
SPI 3.3	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**	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.	**DS 4.1**	Development is ~~designed~~ to provide for access for emergency vehicles.
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.	**DS 4.2**	No on-site car parking is provided.
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.	**DS 4.3**	Development is ~~designed~~ to maintain access from the Sub-Precinct to the Gardens Point CityCat Terminal.
SPI 4.4	Development is to ensure that access for the servicing of the REX is maintained.	**DS 4.4**	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 ~~of 1.5m;~~ in accordance with Figure 4.8 of the approved Landscape Concept Report. • Key existing pedestrian connections are to be maintained; and • Cycle connection with a minimum unobstructed cycle path of 3m.
SPI 4.5	Development is to ensure that it does not adversely impact on access to the Gardens Point CityCat Terminal.		
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.	**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**.
SPI 5.2	Development addresses the archaeological potential of the site.	**DS 5.2**	Development is carried out generally in accordance with 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	Development addresses the proximity of the Brisbane River, and provides for reclamation areas and/or landings to extend into the Brisbane River.	**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**.
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 6.2**	Development is carried out generally in accordance with the Technical Environmental and Engineering 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 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 ***Figure 78*** and the Environmental Management Criteria in **Section 6**.
		DS 6.6	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



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

Vegetation

- Significant vegetation

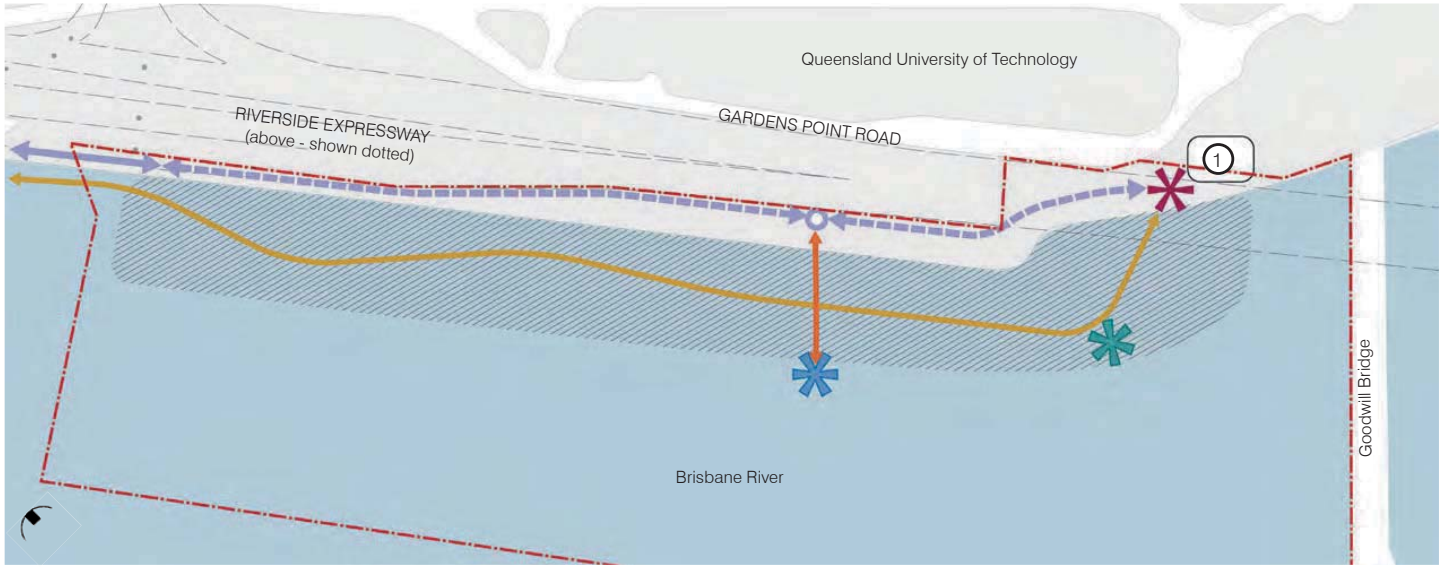
Built Form and River Overlays

- 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
- 1 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

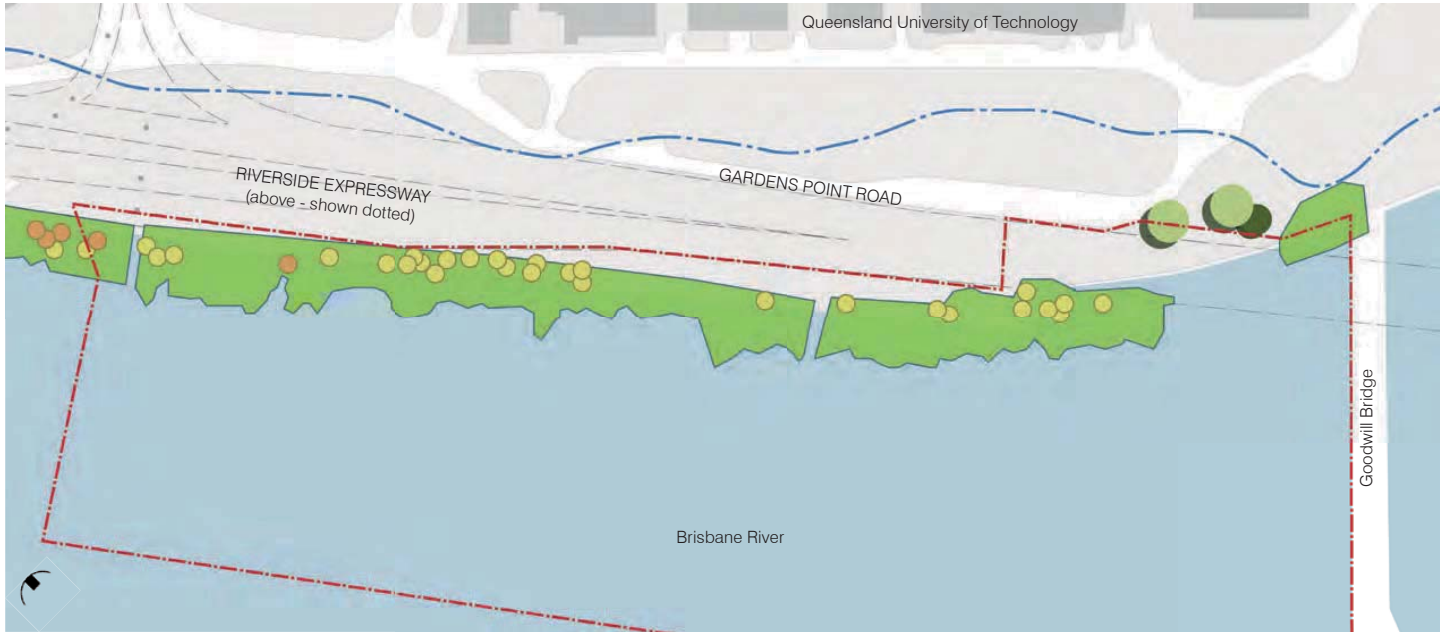
Recreation River Landing

1 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*

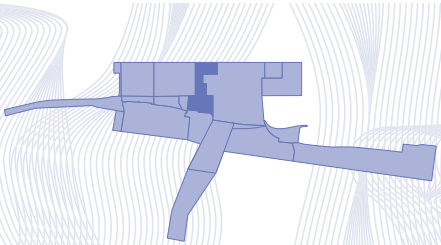
Mangroves*

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 1h IRD Heritage



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
• Indoor Sport and Recreation
• 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*.

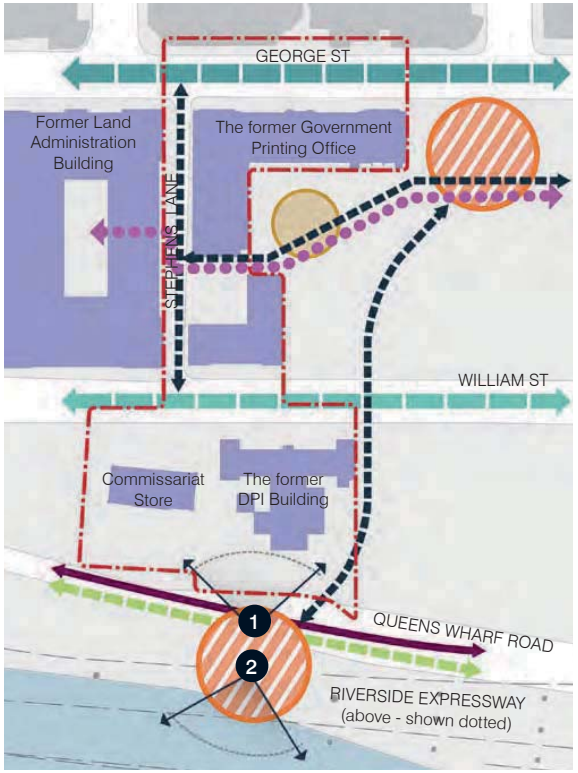
TABLE 40: SUB-PRECINCT 1h INTENT AND DESIGN CRITERIA

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
SPI 1	**Land Use**	**DS 1**	**Land Use**
SPI 1.1	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**	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 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**
		DS 1.3	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 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**	**DS 2**	**Built Form**
SPI 2.1	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.	**DS 2.1**	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**;
SPI 2.2	Development provides for the adaptive re-use of the heritage buildings to be designed generally in accordance with the relevant Conservation Management Plans.	**DS 2.2**	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**.
		DS 2.3	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.
		DS 2.4	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 3.1	Development is ~~designed~~ to improve and activate the existing streetscape to William and George Streets ~~where practicable~~ as indicated in ***Figure 79***.	**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 an enhanced pedestrian experience through Stephens Lane.	**DS 3.2**	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**.
SPI 3.3	Streetscaping of William and George Streets provides a subtropical character, and public realm improvements which prioritise pedestrian safety and amenity.	**DS 3.3**	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.
SPI 3.4	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 3.4**	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	Vehicle circulation is provided along William and George Streets and access points are minimised.	**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 ***Figure 82***.
SPI 4.2	Development prioritises pedestrian movements and streetscape 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 adjoining Sub-Precincts is addressed in the design of new development.	**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	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**.
SPI 6	**Environment and Sustainability**	**DS 6**	**Environment and Sustainability**
SPI 6.1	Sensitive modifications are made to the heritage buildings to enhance the sustainability performance of buildings generally in accordance with the Conservation Management Criteria in **Section 6**.	**DS 6.1**	Development incorporates ecologically sustainable design principles including appropriate orientation, shading, natural daylight and the ability to capture cooling breezes as indicated in the ESD Criteria in **Section 6** and where generally in accordance with the relevant Conservation Management Plans.
		DS 6.2	Where involving new signage, development is designed generally in accordance with the Advertising Management Criteria in **Section 6**.

FIGURE 79: SUB-PRECINCT 1h OVERALL INTENT PLAN





LEGEND

Sub-precinct boundary

Spaces

Primary plaza

Secondary plaza

Key public space

Gateway

Connectivity

Cross block link at ground level

George Street streetscape (The Boulevard)

William Street streetscape (The Verandah)

Shared zone (pedestrian, cycle and vehicle access)

Controlled service vehicle access

Indicative location of Wayfinding device (The Ribbon)

Heritage

Heritage building

Significant Views

Significant view or outlook

1 View from Queen's Wharf Plaza towards heritage buildings

2 View from Queen's Wharf Plaza towards the river and South Bank

FIGURE 80: SUB-PRECINCT 1h LAND USE PLAN

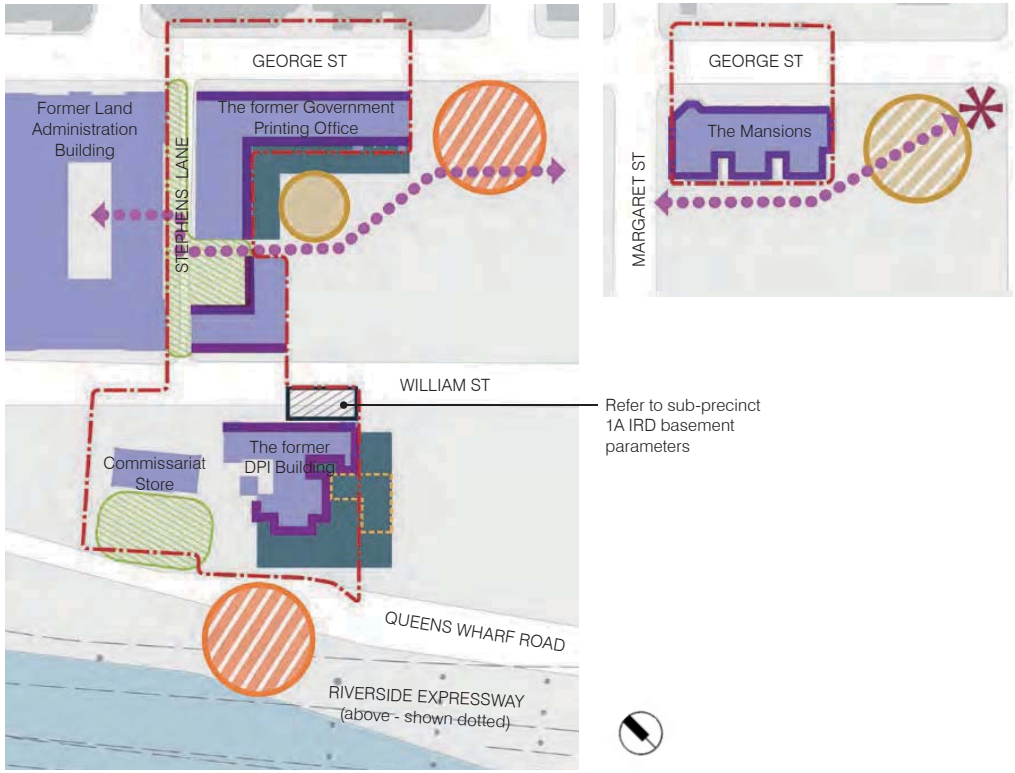
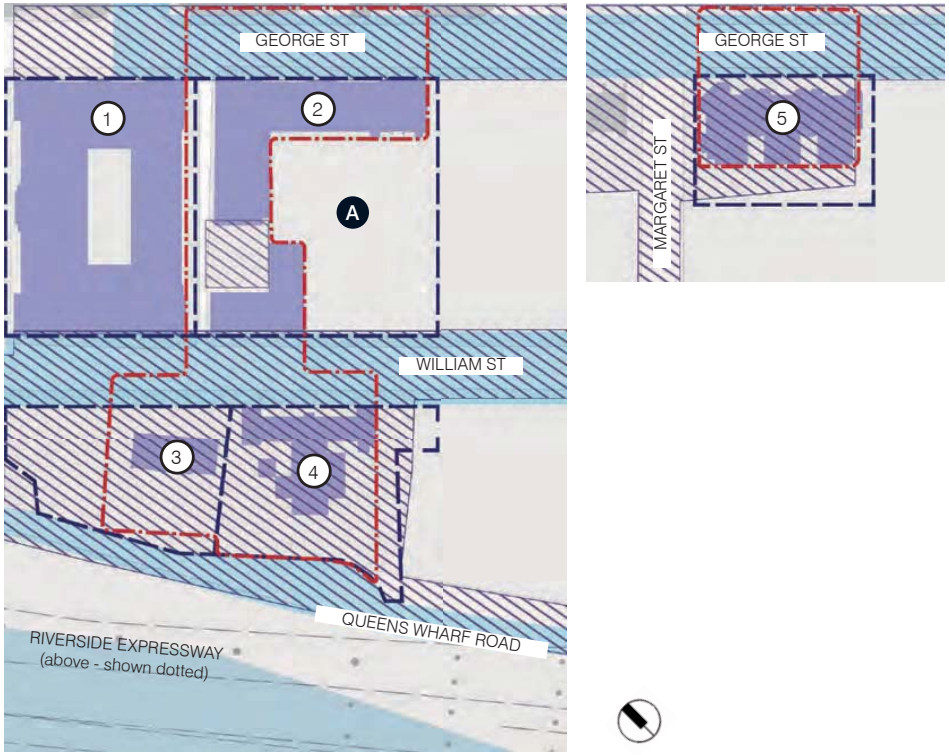


FIGURE 81: SUB-PRECINCT 1h HERITAGE AND ARCHAEOLOGY PLAN

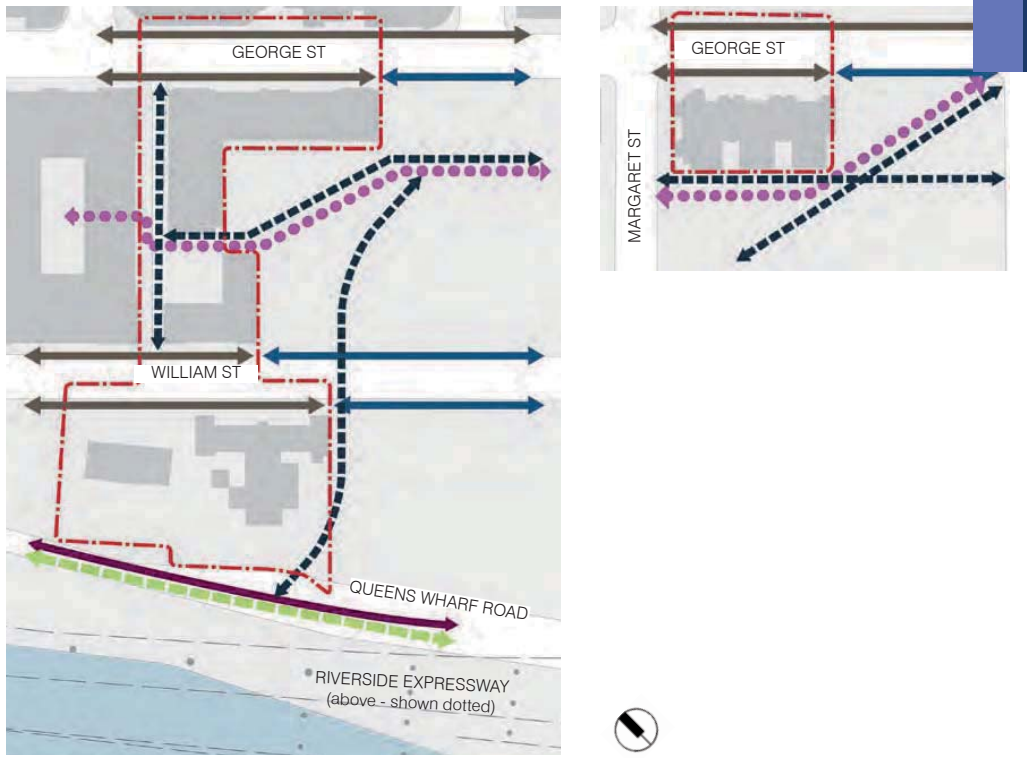


LEGEND

- 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

1. 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



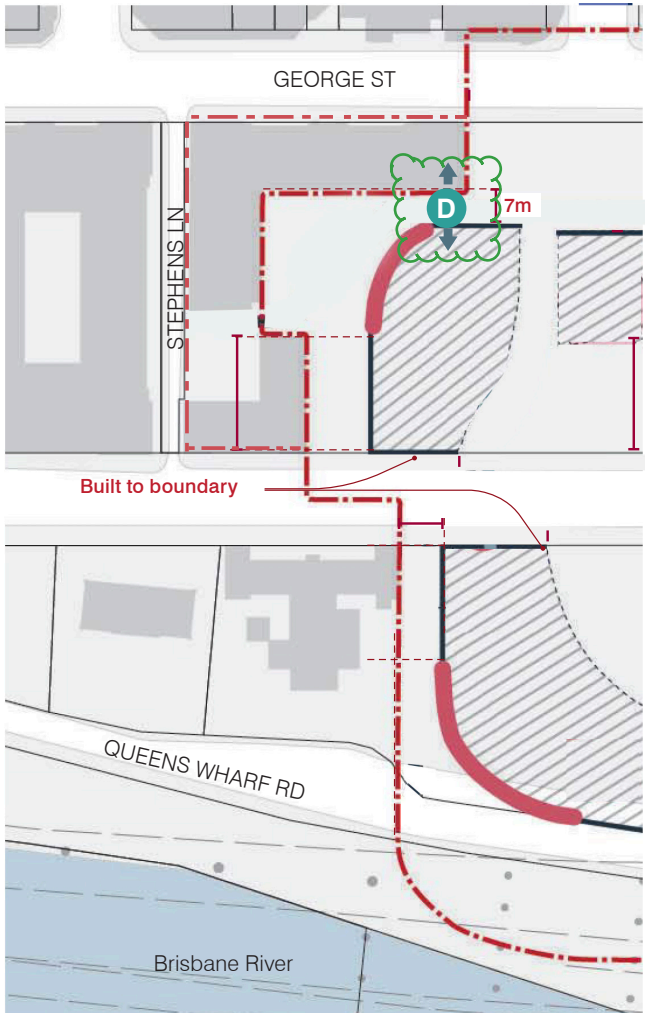
LEGEND

- Sub-precinct boundary

Connectivity

- Cross block link at ground level
- City street pedestrian movement
- Heritage frontage footpath
- Shared zone (pedestrian, cycle and vehicle access)
- Controlled service vehicle access
- Indicative location of Wayfinding device (The Ribbon)

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



LEGEND

Sub-precinct boundary

Cadastre boundary

Built Form

Minimum setback from cadastre boundary or external facing wall of heritage building (unless otherwise stated)

Extent of maximum built form at ground level to be interpreted with maximum allowable GFA.

Indicative extent of built form (not fixed)

Preferred location of curved built form

Elevated pedestrian bridge

D Minimum clearance above the Ribbon 8m, maximum width 4m, maximum thickness 4.8m

5.2.10 Sub-Precinct 1i 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.

5.2.10.1 INTENTS 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*.

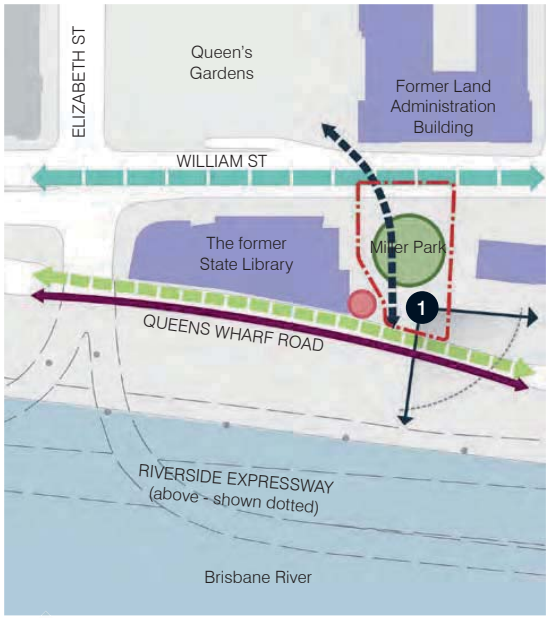
TABLE 43: SUB-PRECINCT 1i INTENT AND DESIGN CRITERIA

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
SPI 1	**Land Use**	**DS 1**	**Land Use**
SPI 1.1	Development provides for the continued use of the space as a publicly accessible open space.	**DS 1.1**	The use is generally in accordance with the relevant provisions of **Section 5.6** - Specific Use Criteria.
SPI 1.2	Small-scale uses, such as coffee carts or pop-up bars, are considered acceptable where sensitive to the Heritage Place.	**DS 1.2**	The approved uses and works in Sub-Precinct 1i must be generally in accordance with the Intents and Design Criteria.
SPI 2	**Built Form**	**DS 2**	**Built Form**
SPI 2.1	New built form is limited in scale to maintain the openness and cultural heritage significance of the Park.	**DS 2.1**	Development in the form of decking is contained within the building envelopes for the Sub-Precinct identified in ***Figure 84*** and is ~~designed~~ to include light-weight materials.
SPI 2.2	New built form supports the activation and re-use of the former State Library.	**DS 2.2**	Development protects significant views identified in ***Figure 83***.
		DS 2.3	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 3.1	Development uses landscaping, built structures and lighting to contribute~~s~~ to a public realm and promote passive recreation, connectivity and opportunities to view the Brisbane River.	**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	Significant view or outlook towards the Brisbane River from Miller Park are maintained generally in accordance with ***Figure 81***~~.~~ 83	**DS 3.2**	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 Criteria in **Section 6**.
SPI 3.3	Streetscaping of William Street provides a subtropical character, and public realm improvements which prioritise pedestrian safety and amenity.	**DS 3.3**	Development is ~~designed~~ to maximise the benefits of a subtropical climate in the public realm and movement network generally in accordance with the Public Realm Design Criteria in **Section 6**.
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.	**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**.
SPI 4	**Access and Mobility**	**DS 4**	**Access and Mobility**
SPI 4.1	Development provides a cross block link through Miller Park from Queen's Gardens to the Queens Wharf Road.	**DS 4.1**	No on-site car parking is provided.
SPI 4.2	Development is ~~t~~to ensure that it does not adversely impact on the pedestrian movement along William Street and Queens Wharf Road.	**DS 4.2**	A cross block link from William Street to Queens Wharf Road is provided generally in accordance with ***Figure 83*** and contains a pathway and stairway with a minimum unobstructed width of 3.2m.
SPI 5	**Heritage**	**DS 5**	**Heritage**
SPI 5.1	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**.	**DS 5.1**	Development retains the convict wall to Queens Wharf Road in accordance with the Conservation Management Criteria in **Section 6**.
SPI 5.2	Development has regard to the archaeological potential of the site generally in accordance with the Archaeological Management Criteria in **Section 6**.	**DS 5.2**	Development is ~~designed~~ in accordance with the Conservation Management Criteria in **Section 6**.
		DS 5.3	Development is carried out in accordance with the Archaeological Management Criteria in **Section 6**.
		DS 5.4	Development retains a physical and visual connection to the Commissariat Store.
SPI 6	**Environment and Sustainability**	**DS 6**	**Environment and Sustainability**
SPI 6.1	Development addresses the environmental significance of existing trees.	**DS 6.1**	Development is ~~designed~~ to retain the Significant Tree identified in ***Figure 86*** ~~where practicable.~~

Minimum 50% of the toal area as softscape and a minimum turf area of 150m^2

a b c d e f g h i

FIGURE 83: SUB-PRECINCT 1i OVERALL INTENT PLAN



LEGEND

Sub-precinct boundary

Spaces

Heritage park

Connectivity

William Street streetscape (The Verandah)

Cross block link

Vertical circulation core - Refer to Sub-Precinct 2C

Shared zone (pedestrian, cycle and vehicle access)

Controlled service vehicle access

Heritage

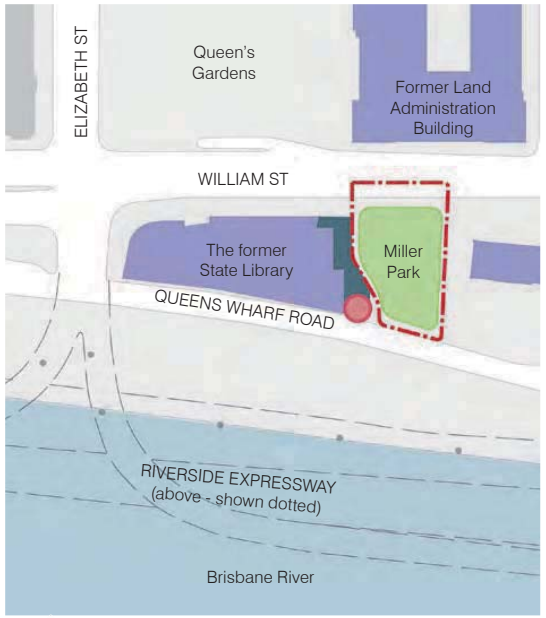
Heritage building

Significant Views

Significant view or outlook

1 View towards the river and South Bank

FIGURE 84: SUB-PRECINCT 1i LAND USE PLAN



LEGEND

Sub-precinct boundary

Heritage

Heritage Building

Built Form

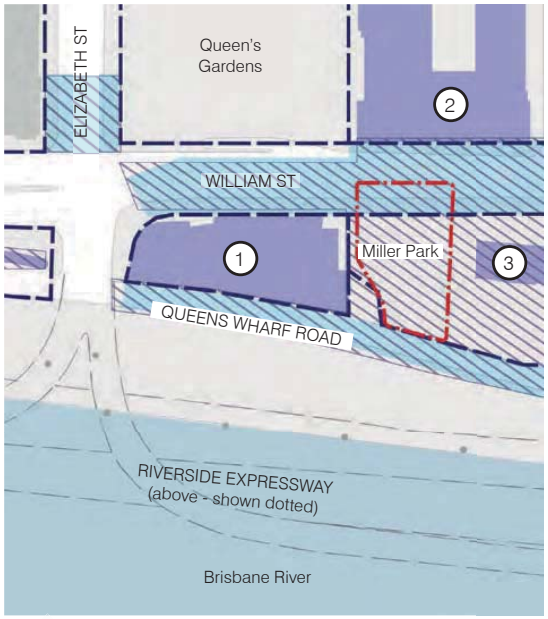
Indicative extent of maximum build out from heritage building - Refer to Sub-Precinct 2C

Vertical circulation core - Refer to Sub-Precinct 2C

Open Space

Indicative extent of open recreation space, minimum softscape 370 m²

FIGURE 85: SUB-PRECINCT 1i 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

2 Former Land Administration Building

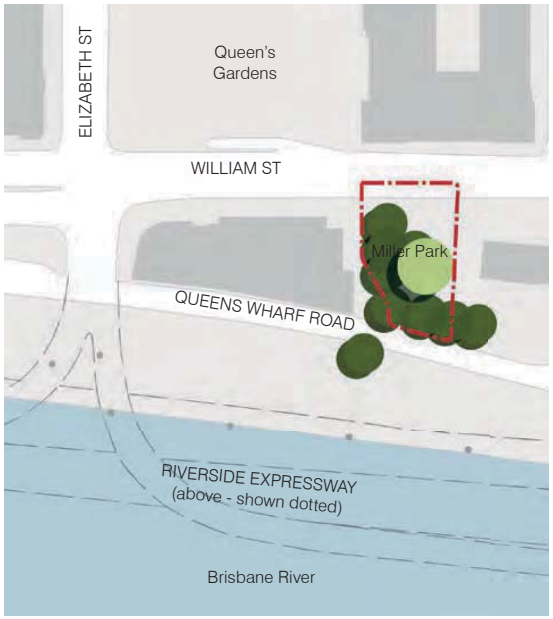
3 Commissariat Store

Early Streets of Brisbane

Heritage building

High archaeological potential

FIGURE 86: SUB-PRECINCT 1i ENVIRONMENTAL PARAMETERS PLAN



LEGEND

Sub-precinct boundary

Vegetation

Significant tree*

Locally occurring trees*

* 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

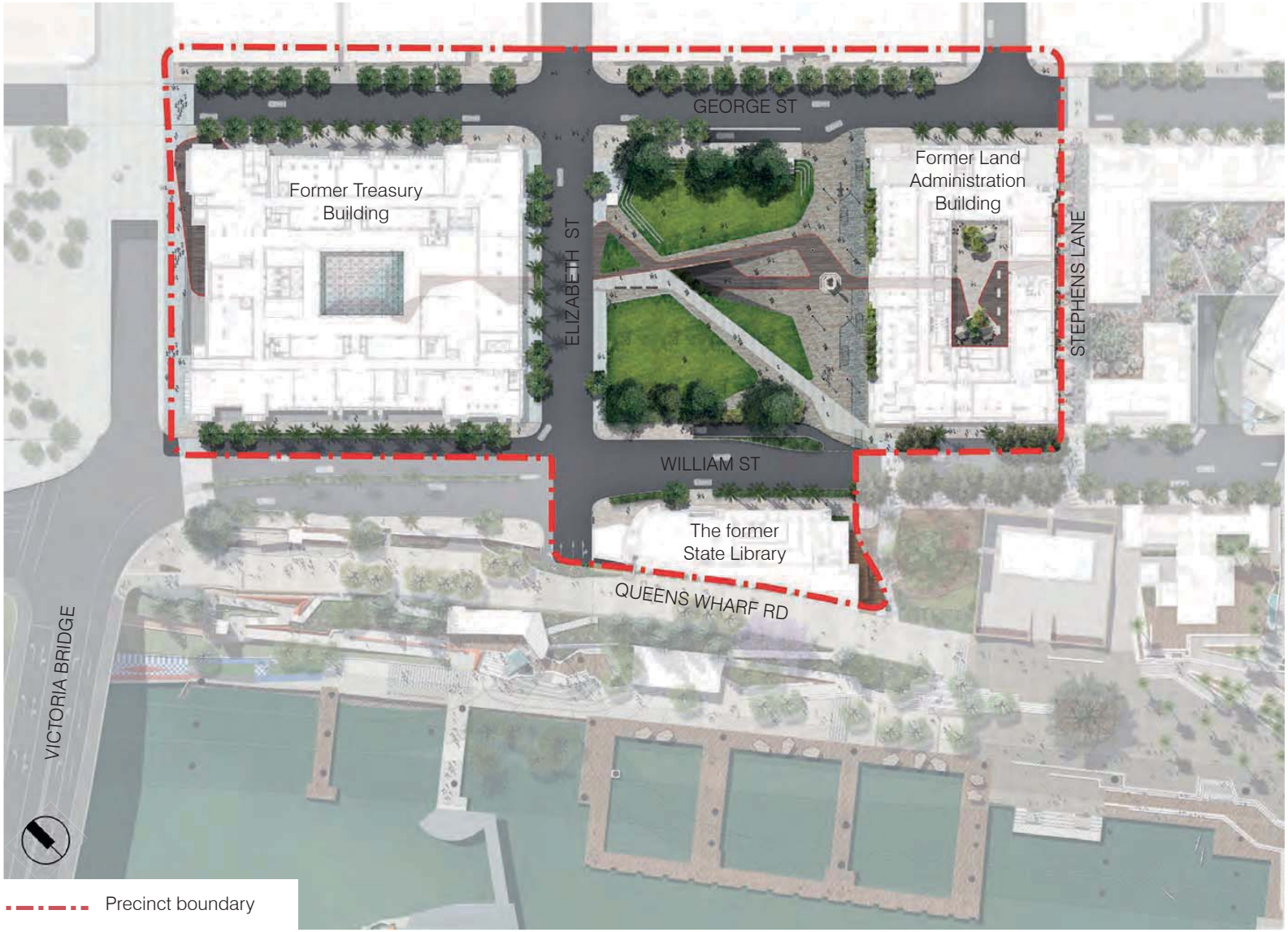
5.3.1 PRECINCT INTENTS

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

THEME		DEVELOPMENT OUTCOMES	
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	Built Form	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	Public Realm	T3.1	Queen's Gardens is retained as an urban civic green space providing opportunities for passive recreation and subterranean development as indicated in ***Figure 87***.
		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	Access and Mobility	T4.1	Development provides for vehicular access via William and George Streets.
		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.
T6	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 2a 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
• 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*.

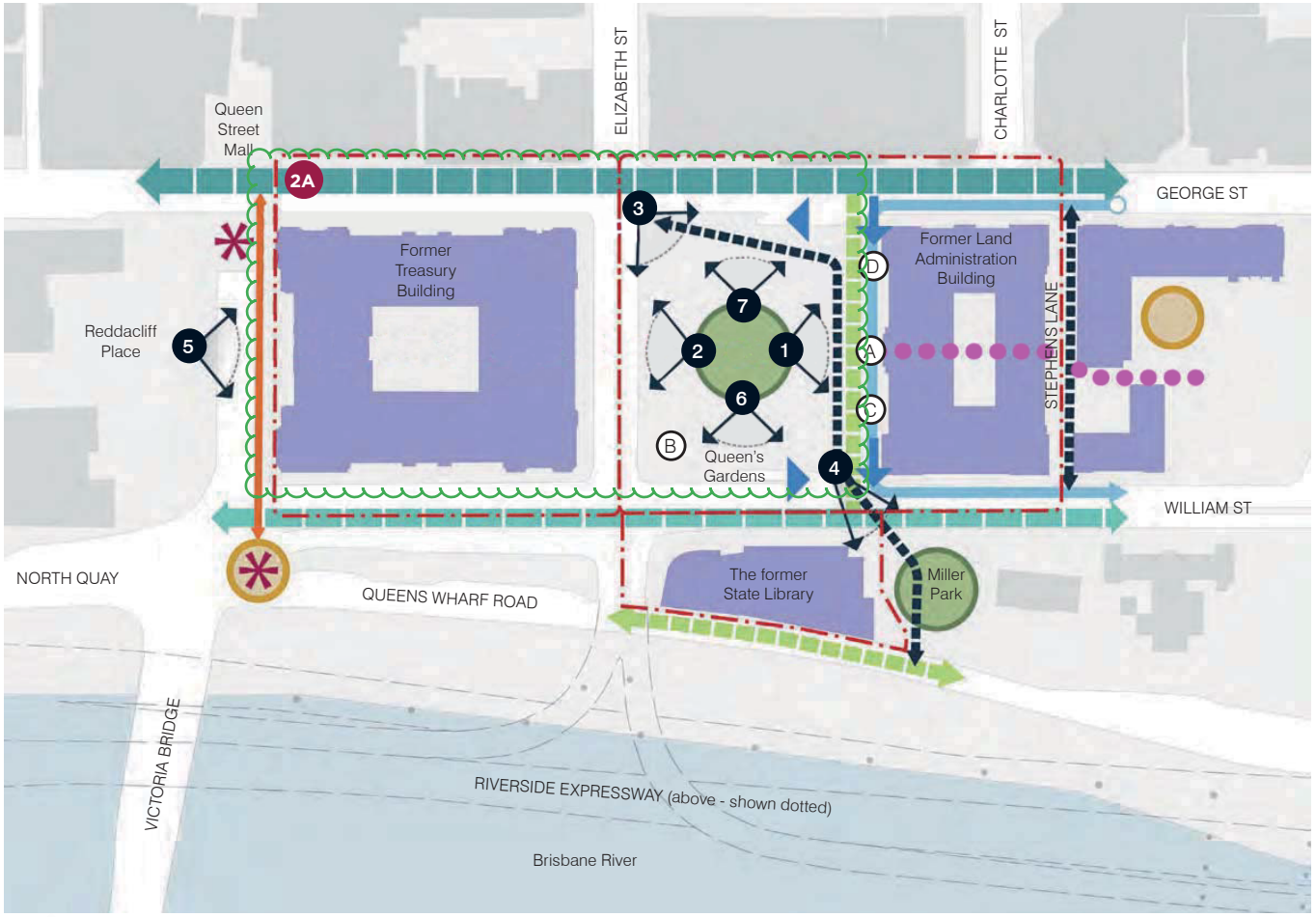
TABLE 47: SUB-PRECINCT 2a INTENT AND DESIGN CRITERIA

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
SPI 1	**Land Use**	**DS 1**	**Land Use**
SPI 1.1	Development is ~~designed~~ to enable the adaptive re-use of the former Treasury Building principally for retail and residential uses.	**DS 1.1**	The use is generally in accordance with the relevant provisions of **Section 5.6** – Specific Use Criteria.
SPI 1.2	Development provides for the active use of the former Treasury Building.	**DS 1.2**	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 47.1.***
			TABLE 47.1 MAXIMUM STANDARD AND PLANNED GFA
			USE / MAXIMUM GFA: Residential 8,500 m²; Commercial 21,200 m²; Retail 12,700 m²; **Total 21,200 m²**
		DS 1.3	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 Assessment to demonstrate compliance with GFA and Unit numbers across the QWBIRD.*
SPI 2	**Built Form**	**DS 2**	**Built Form**
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, including roof plant.
		DS 2.4	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**.
		DS 2.5	Depth of basement does not exceed the existing basement level as indicated in ***Figure 90*** 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 Street reinforces its role as a boulevard and key pedestrian spine.	**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	Public realm improvements on George, William and Elizabeth Streets enhance the setting of the former Treasury Building as indicated in ***Figure 93***.	**DS 3.2**	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**.
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.	**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 maintains the functionality of George, William and Elizabeth Streets as key connector roads in the City Centre.	**DS 4.1**	No on-site car parking is provided.
SPI 4.2	Development utilises existing parking and access points.	**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**.
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 place is maintained.	**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 (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 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**.	**DS 5.1**	Development is ~~designed~~ generally in accordance with the Construction Management Criteria in **Section 6**.
SPI 5.2	The scale and form of the former Treasury Building is maintained along the frontages of Elizabeth, William, George and Queen Streets.	**DS 5.2**	Development addresses the features in ***Figure 92*** and is ~~designed~~ generally in accordance with the Conservation Management Criteria in **Section 6**.
		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 Conservation Management Criteria in **Section 6**; • 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 practicable and sensitive to the heritage significance of the building.	**DS 6.1**	Buildings are ~~designed~~ to incorporate sustainability and energy efficiency 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**.

Not to obscure decorative facades features.
Awning to be a maximum of 4m from ground level

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)

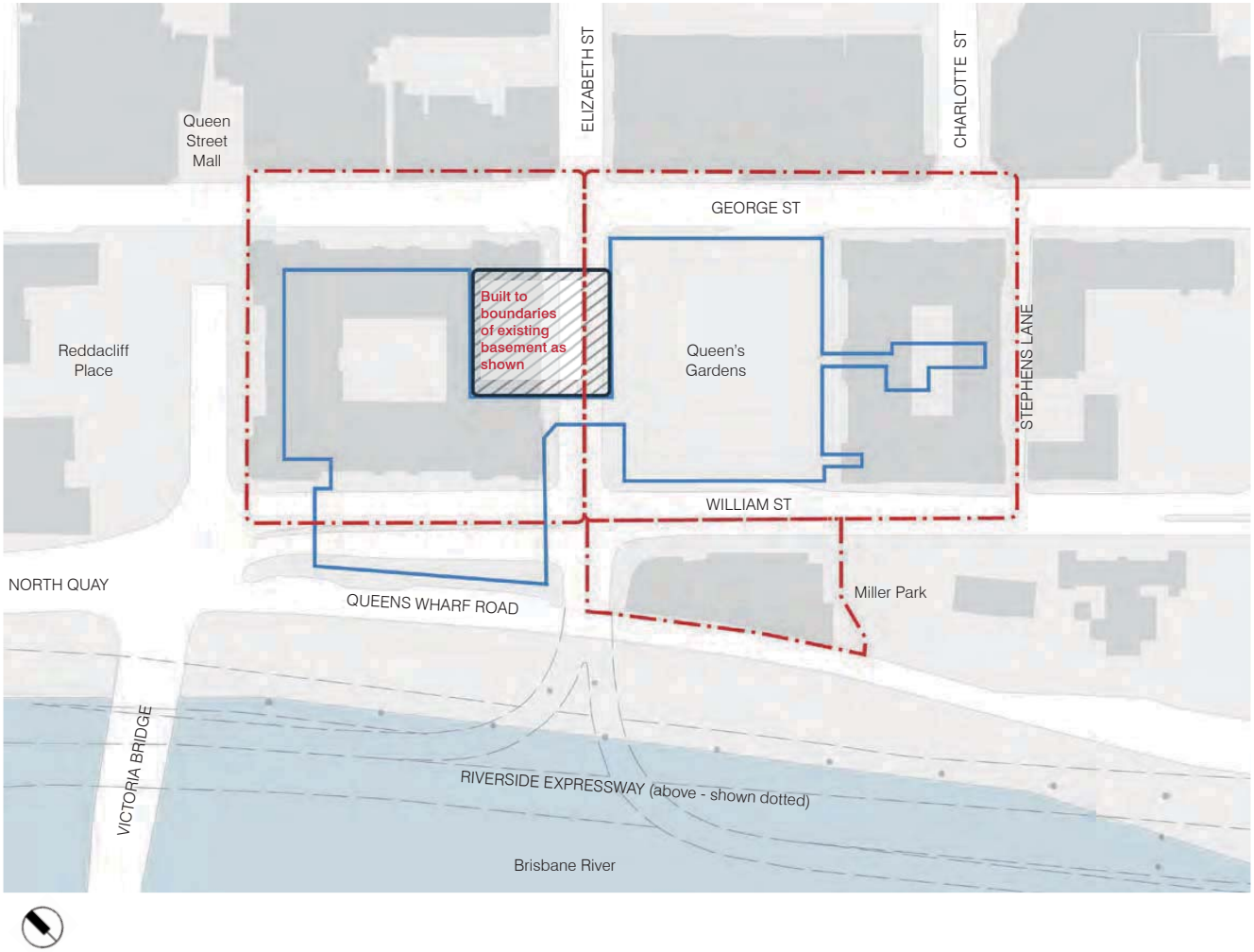
Heritage

- Heritage building
- (A) Queen Victoria Statue - to be retained in location
- (B) Thomas Joseph Ryan Statue - to be retained in location
- (C) St Johns Pro-Cathedral Altar Stone- to be retained in location
- (D) Trophy of British Valour - to be retained within Queen's Gardens

Significant Views

- Significant view or outlook
- 1 View of the former Land Administration Building primary facade
- 2 View of former Treasury Building facade
- 3 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
- 7 View of Family Services Building

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



LEGEND

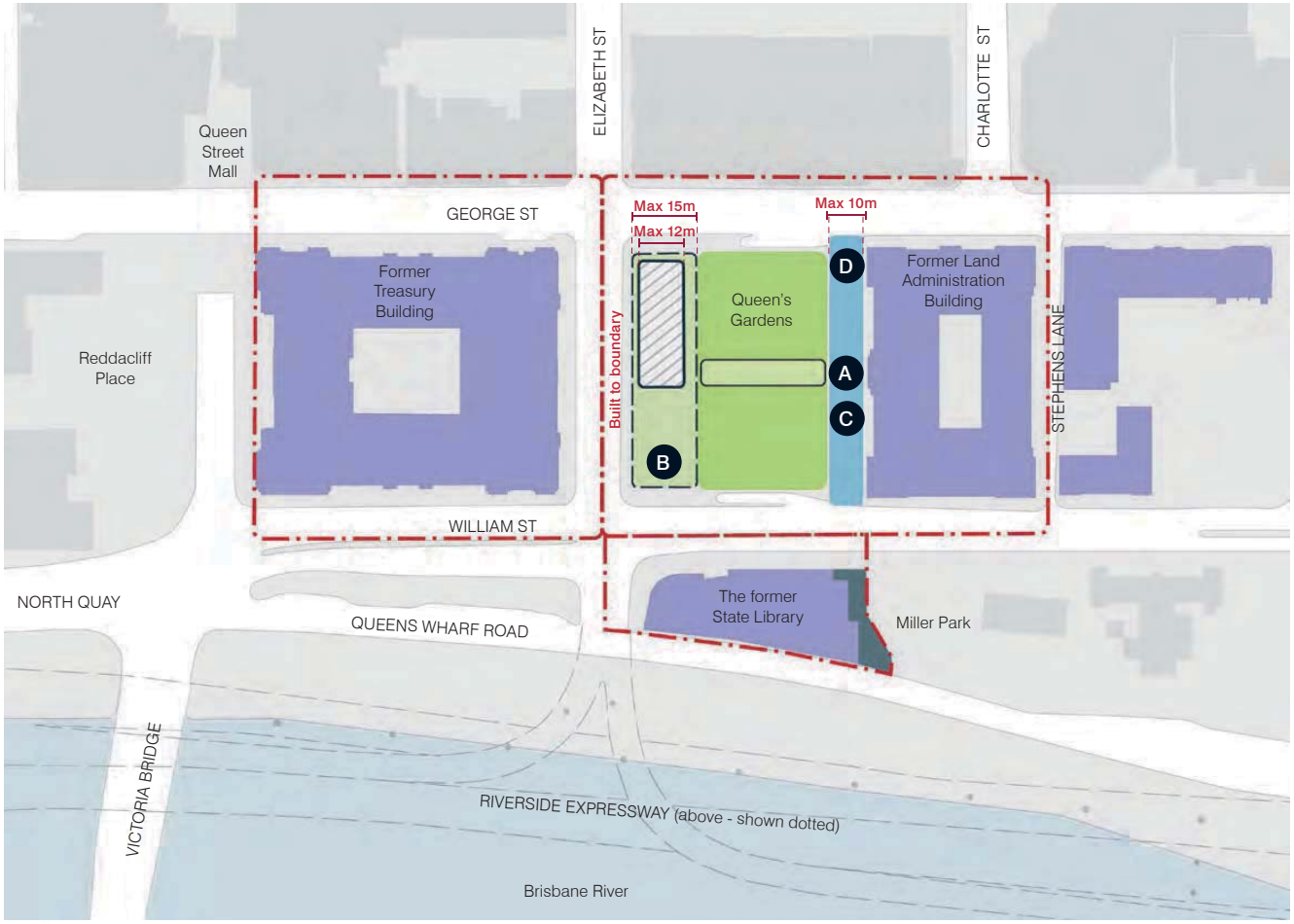
Sub-precinct boundary

Built Form

Maximum extent of new basement

Indicative extent of existing basement level

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



LEGEND

Sub-precinct boundary

Built Form and Open Space

Minimum 1500m² contiguous turf area with an average min. dimension of 30m in any direction. Minimum 2400m² softscape (turf and planting).

Potential location for skylights (designed to not inhibit the function of the turf area as a contiguous event space)

Max 15m wide zone where openings to level below are to occur - Lift access to level below can occur outside of this zone

Indicative location of openings to level below - openings to be a maximum of 500 m² in total with a maximum threshold width of 12m

Indicative extent of maximum built out from heritage building (built to boundary) to be interpreted with maximum allowable GFA

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

Heritage

Heritage building

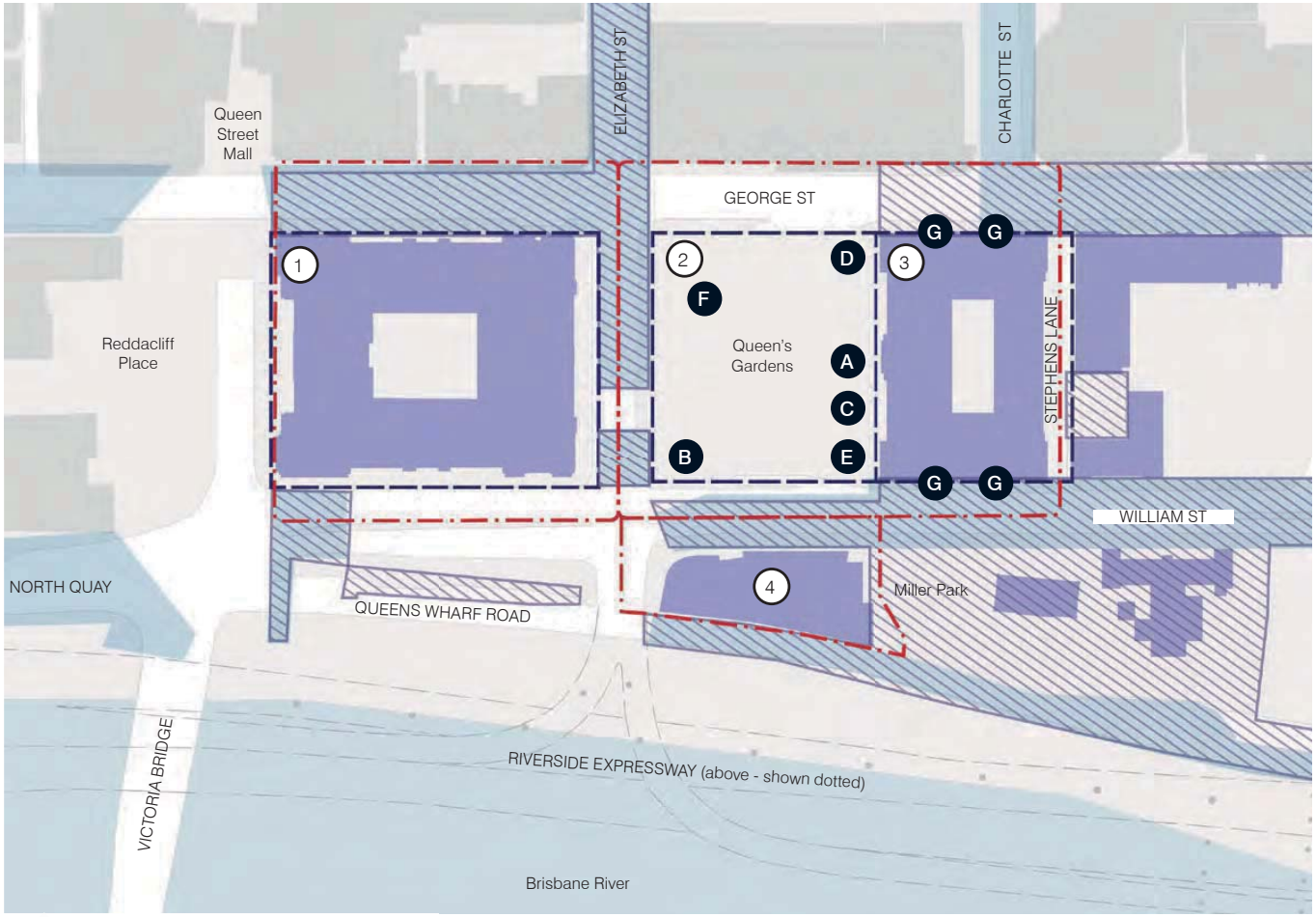
A Queen Victoria Statue - to be retained in location

B Thomas Joseph Ryan Statue - to be retained in location

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

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

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



LEGEND

Sub-precinct boundary

Heritage and Archeology

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

1 Former Treasury Building

2 Queen's Gardens

3 Former Land Administration Building

4 The former State Library

Early Streets of Brisbane

Heritage building

High archaeological potential

Heritage Monuments

A Queen Victoria Statue - to be retained in location

B Thomas Joseph Ryan Statue - to be retained in location

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

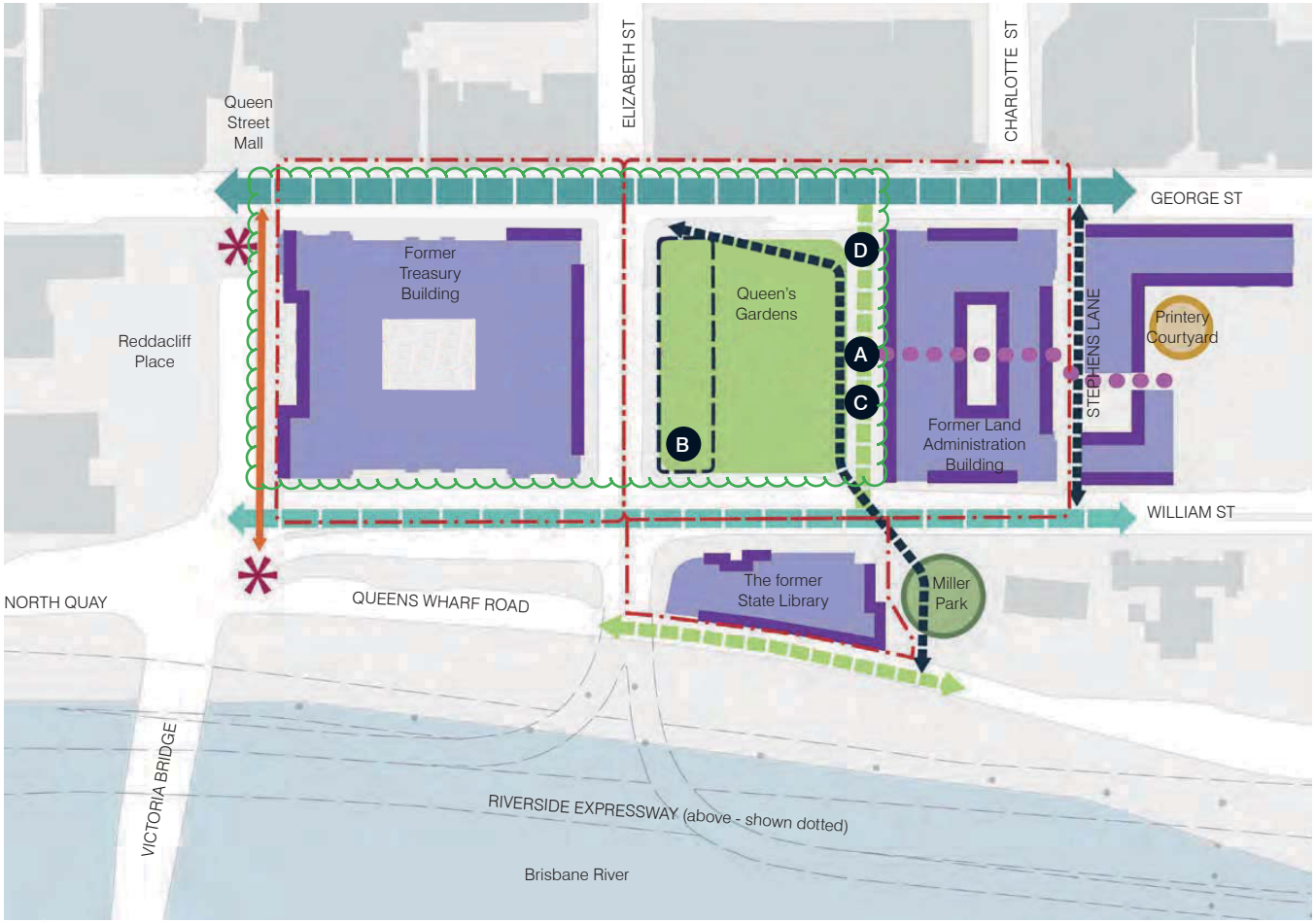
D Trophy of British Valour - to be retained within Queen's Gardens

E War Memorial Plaque

F Royal Australian Air Force Memorial

G Gas Lamps

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



LEGEND

Sub-precinct boundary

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)

Built Form and Open Space

- Minimum 1500m² contiguous turf area with an average min. dimension of 30m in any direction. Minimum 2400m² softscape (turf and planting).
- Max 15m wide zone where openings to level below are to occur - Lift access to level below can occur outside of this zone. Openings to be a maximum of 500m² in total with a maximum threshold width of 12m.

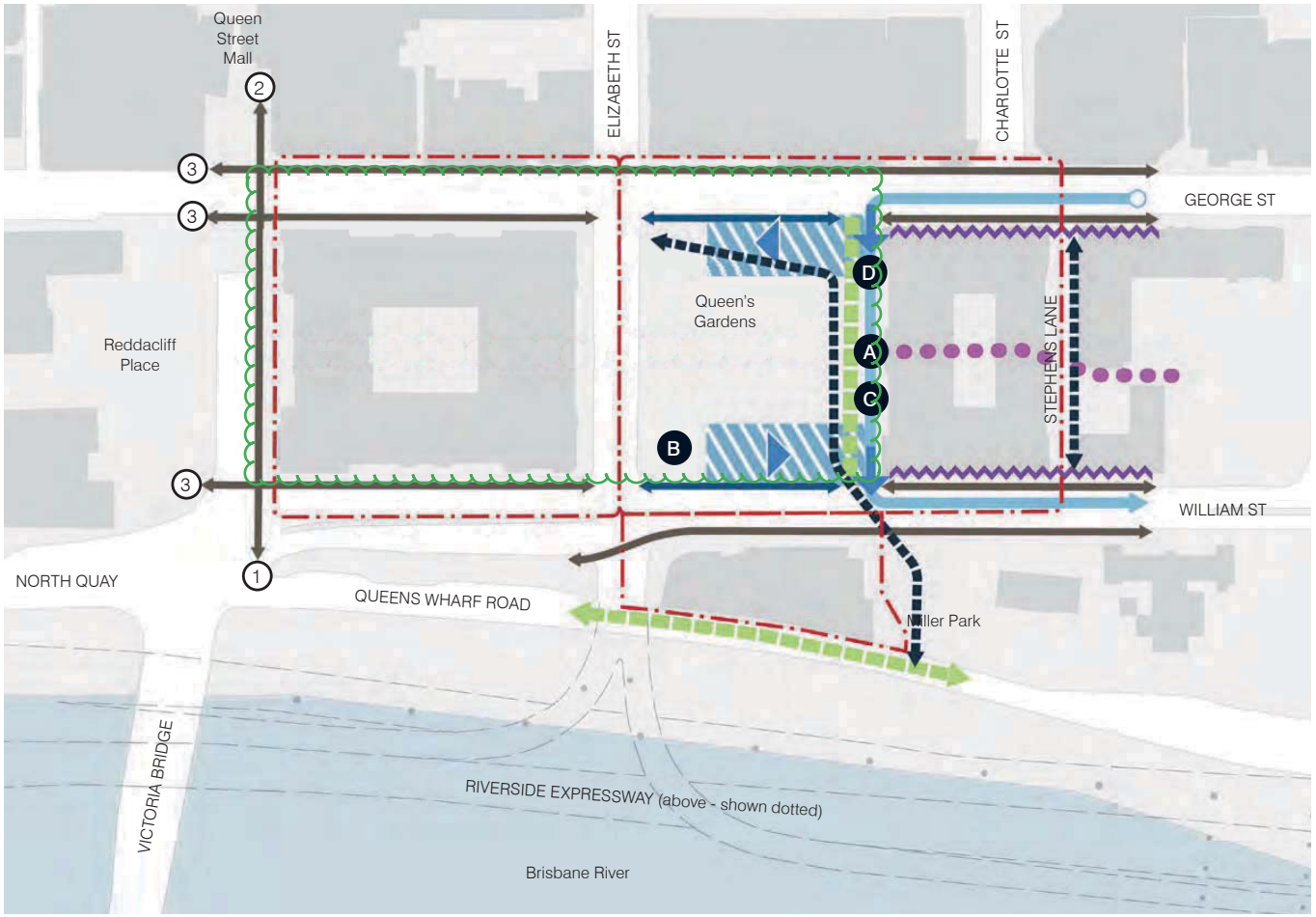
Heritage

- Heritage building
- Passive edge

Heritage Monuments

- A Queen Victoria Statue - to be retained in location
- B Thomas Joseph Ryan Statue - to be retained in location
- C St Johns Pro-Cathedral Altar Stone- to be retained in location
- D Trophy of British Valour - to be retained within Queen's Gardens

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



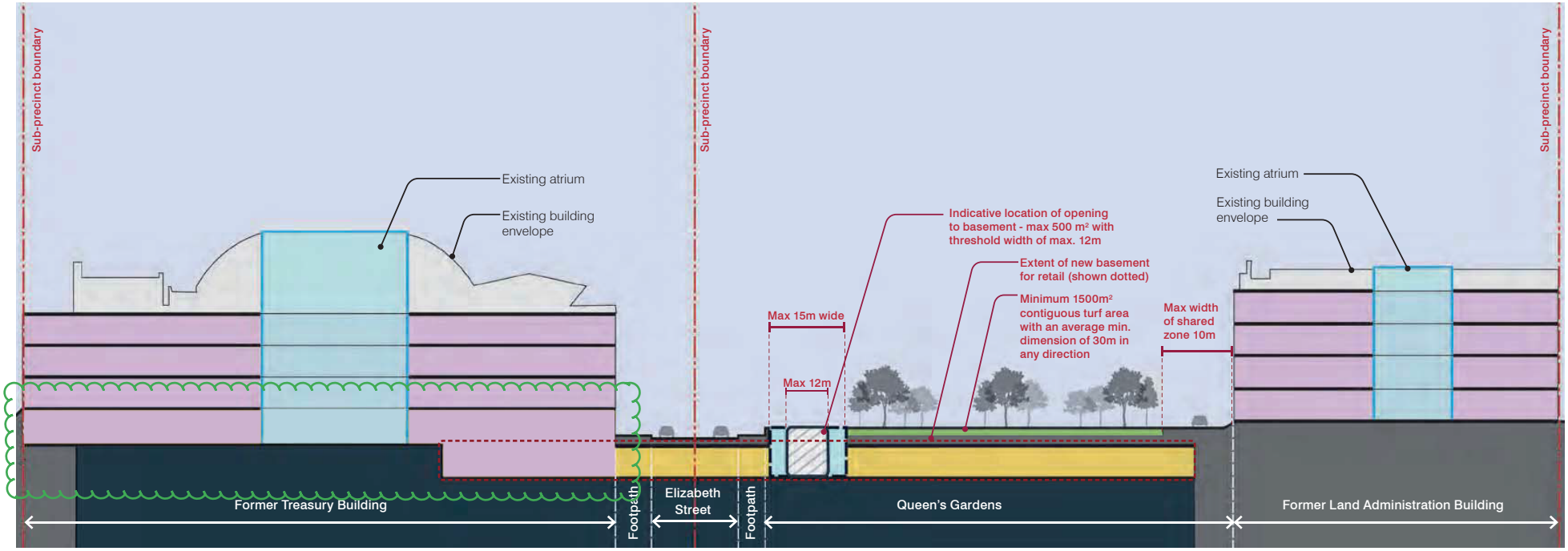
LEGEND

- Sub-precinct boundary

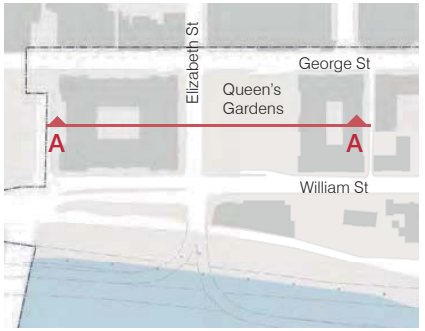
Connectivity

- Indicative location of Wayfinding device (The Ribbon)
- Cross block link
- City street pedestrian movement
- Heritage frontage footpath
- Shared zone (pedestrian, cycle and limited, controlled vehicle access)
- Limited vehicle drop-off with one way access within shared zone (max 4m)
- Existing vehicle ingress/egress zone
- Indicative vehicle access point (location and direction not fixed)
- Limited vehicle access to heritage building
- (1) Connection to Cultural Centre Busway Station
- (2) Connection to Queen Street Mall and Myer Centre Busway
- (3) Connection to Roma Street and Central Rail Stations
- (A) Queen Victoria Statue - to be retained in location
- (B) Thomas Joseph Ryan Statue - to be retained in location
- (C) St Johns Pro-Cathedral Altar Stone- to be retained in location
- (D) Trophy of British Valour - to be retained within Queen's Gardens

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



PLAN



LEGEND

- Existing basement
- Adaptive re-use of heritage building
- Indicative retail ground level and basement
- Max 15m wide zone where openings to level below are to occur - Lift access to level below can occur outside of this zone
- Indicative location of openings to level below - openings to be a maximum of 500 m² in total with a maximum threshold width of 12m

5.3.3 Sub-Precinct 2b

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.

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

USES
• Bar
• Community Use
• Function Facility
• Food and Drink Outlet
• Hotel
• 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.

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 50: SUB-PRECINCT 2b INTENT AND DESIGN CRITERIA

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
SPI 1	**Land Use**	**DS 1**	**Land Use**
SPI 1.1	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.	**DS 1.1**	The use is generally in accordance with the relevant provisions of **Section 5.6** – Specific Use Criteria.
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.	**DS 1.2**	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 m²
Commercial	1,450 m²
Retail	4,250 m²
Total	**15,100 m²**

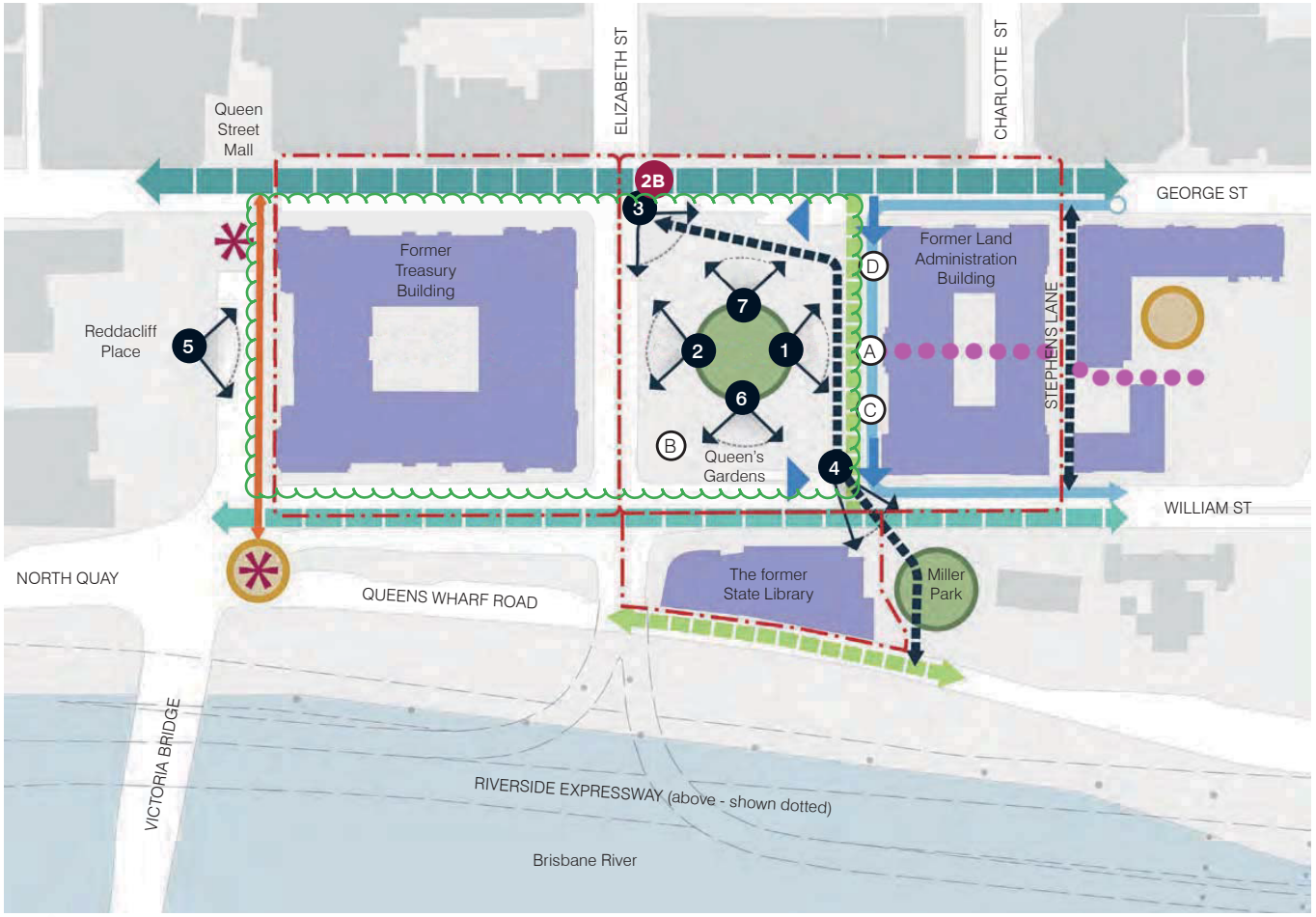
DS 1.3	Development in the Sub-Precinct for Residential Use: **a.** Does not exceed a maximum of 170 Short-Term Accommodation units; or **b.** The number of units under a) may be exceeded where the total of 1,600 Short-Term Accommodation units for all Precincts/Sub-Precincts is not exceeded. *Note: A 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	The scale and mass of the former Land Administration Building is maintained.	**DS 2.1**	Development is contained within the building envelopes for the Sub-Precinct identified in ***Figure 96***, ***Figure 98*** and ***Figure 102***.
SPI 2.2	Alterations at roof level of the former Land Administration Building do not extend beyond the height of the existing building.	**DS 2.2**	Development is ~~designed~~ to protect significant views or outlooks identified in ***Figure 96***.
SPI 2.3	New built form within Queen's Gardens is located below ground level.	**DS 2.3**	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.
		DS 2.4	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.
		DS 2.5	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 statue setting and historical significance in the current location; • Apart from the Queen Victoria statue, 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 Gardens and ground level views to ~~Queen's Gardens,~~ Queensland Cultural 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 QWBIRD; • 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.
		DS 2.6	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**.
		DS 2.7	In the event that excavation is required under elements of heritage significance, excavation must be undertaken in accordance with the Archaeological Management Technical 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	Public realm improvements along George and William Streets prioritise pedestrian safety and amenity, as indicated in ***Figure 100.***	**DS 3.2**	Development provides cross block links and pedestrian connections in accordance with ~~***Figure 90***~~ ***Figure 100*** and generally in accordance with the Landscape Design Criteria in **Section 6**.
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.	**DS 3.3**	The design of the public realm for Queen's Gardens: • 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; – 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 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.
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.		
SPI 3.5	Queen's Gardens is retained as a public park to provide a high-functioning urban space,		

Figure 100

SUB-PRECINCT INTENT		SPECIFIC 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.
		DS 3.5	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**
SPI 4.1	Car parking is provided below ground level within Queen's Gardens.	**DS 4.1**	Vehicle access and circulation is generally in accordance with ***Figure 101*** and is designed generally in accordance with the Traffic Engineering Criteria in **Section 6**.
SPI 4.2	Existing access and egress points are provided on George and William Streets.	**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.**4**m. and minimum 3.75m footpath. • For cross block links a minimum unobstructed pathway width of 3.**2**m; • For the Shared zone (pedestrian, cycle and limited, controlled vehicle access) a minimum 10m link is provided.
SPI 5	**Heritage**	**DS 5**	**Heritage**
SPI 5.1	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**.	**DS 5.1**	Development is designed generally in accordance with the Construction Management Criteria in **Section 6**.
SPI 5.2	Development maintains the visual impact of the former Land Administration Building along the frontage of William and George Streets, and from Queen's Garden.	**DS 5.2**	Development enables the retention of statues and heritage elements in accordance with ***Figure 99*** and the Conservation Management Criteria in **Section 6**.
SPI 5.3	Development ensures the visual connection between the four heritage buildings fronting Queen's Gardens is maintained.	**DS 5.3**	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.**2**m from the adjacent ground level; and • With maximum height of 4m from the adjacent ground level.
		DS 5.4	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**.
		DS 5.5	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**.
		DS 5.6	A pool to the former Land Administration Building is subject to compliance assessment and a HIS.
		DS 5.7	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 disturbed. Any facade works are ~~designed~~ to be generally be in accordance with the approved CMP.
SPI 6	**Environment and Sustainability**	**DS 6**	**Environment and Sustainability**
SPI 6.1	Sensitive modifications are made to the heritage buildings to enhance the sustainability performance of buildings where practicable.	**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**.
		DS 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**.
		DS 6.3	New development is carried out generally in accordance with the Technical Environmental Criteria in **Section 6**.

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)
- 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)

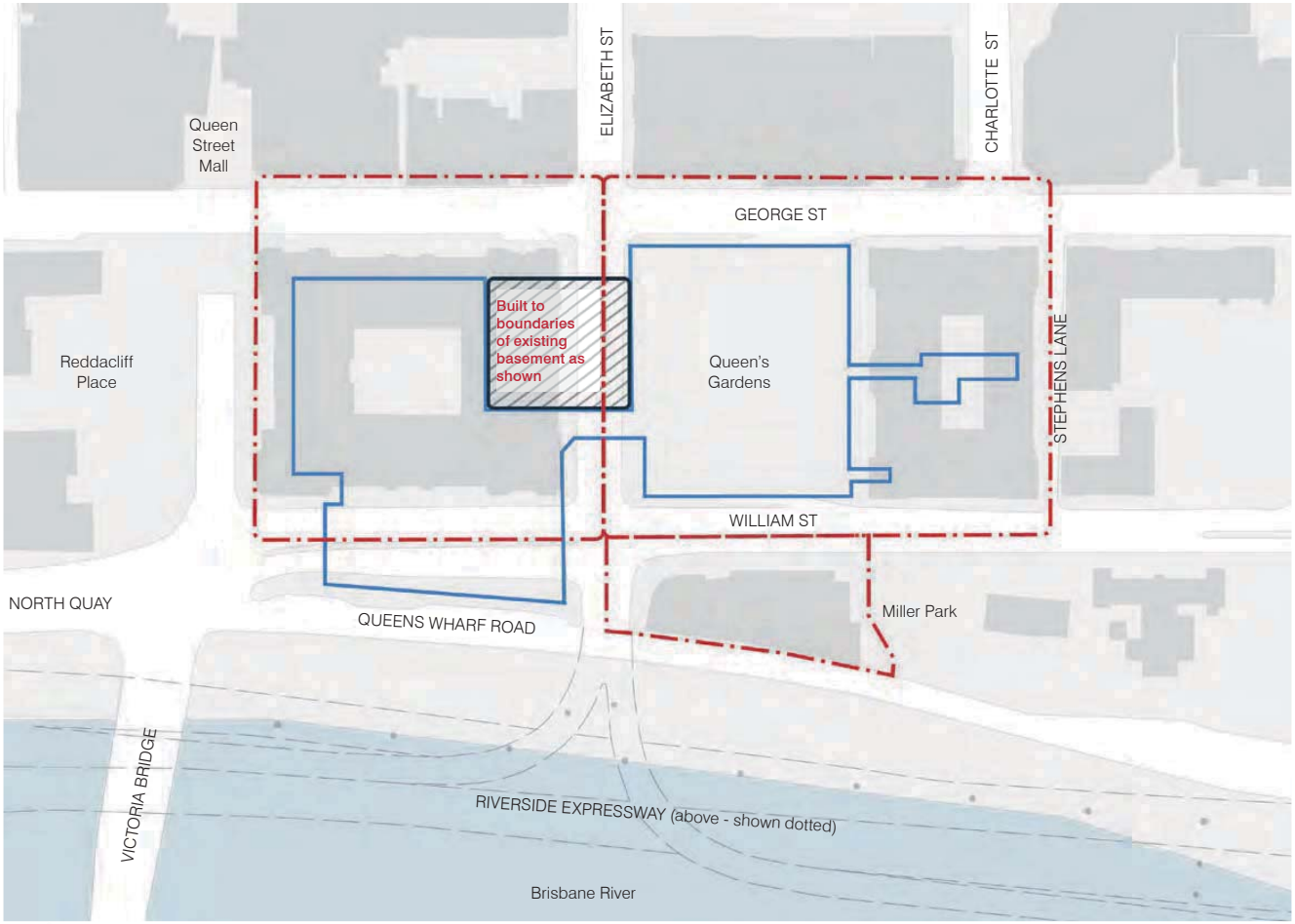
Heritage

- Heritage building
- (A) Queen Victoria Statue - to be retained in location
- (B) Thomas Joseph Ryan Statue - to be retained in location
- (C) St Johns Pro-Cathedral Altar Stone- to be retained in location
- (D) Trophy of British Valour - to be retained within Queen's Gardens

Significant Views

- Significant view or outlook
- 1 View of the former Land Administration Building primary facade
- 2 View of former Treasury Building facade
- 3 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
- 7 View of Family Services Building

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



LEGEND

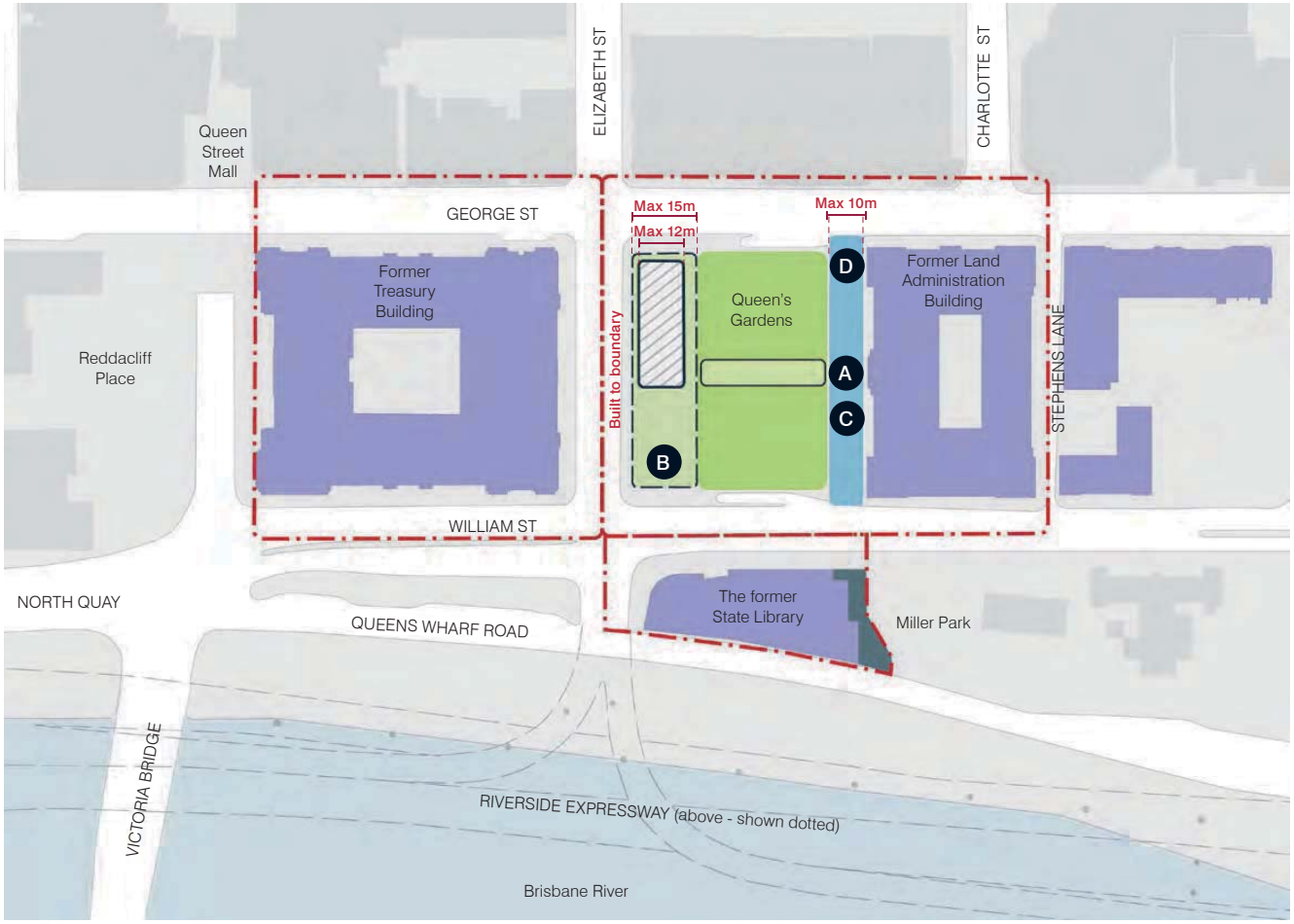
Sub-precinct boundary

Built Form

Maximum extent of new basement

Indicative extent of existing basement level

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



LEGEND

Skylights are subject to conditions of approval and require compliance assessment

Sub-precinct boundary

Built Form and Open Space

Minimum 1500m² contiguous turf area with an average min. dimension of 30m in any direction. Minimum 2400m² softscape (turf and planting).

Potential location for skylights (designed to not inhibit the function of the turf area as a contiguous event space)

Max 15m wide zone where openings to level below are to occur - Lift access to level below can occur outside of this zone

Indicative location of openings to level below - openings to be a maximum of 500 m² in total with a maximum threshold width of 12m

Indicative extent of maximum built out from heritage building (built to boundary) to be interpreted with maximum allowable GFA

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

Heritage

Heritage building

A Queen Victoria Statue - to be retained in location

B Thomas Joseph Ryan Statue - to be retained in location

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

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

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

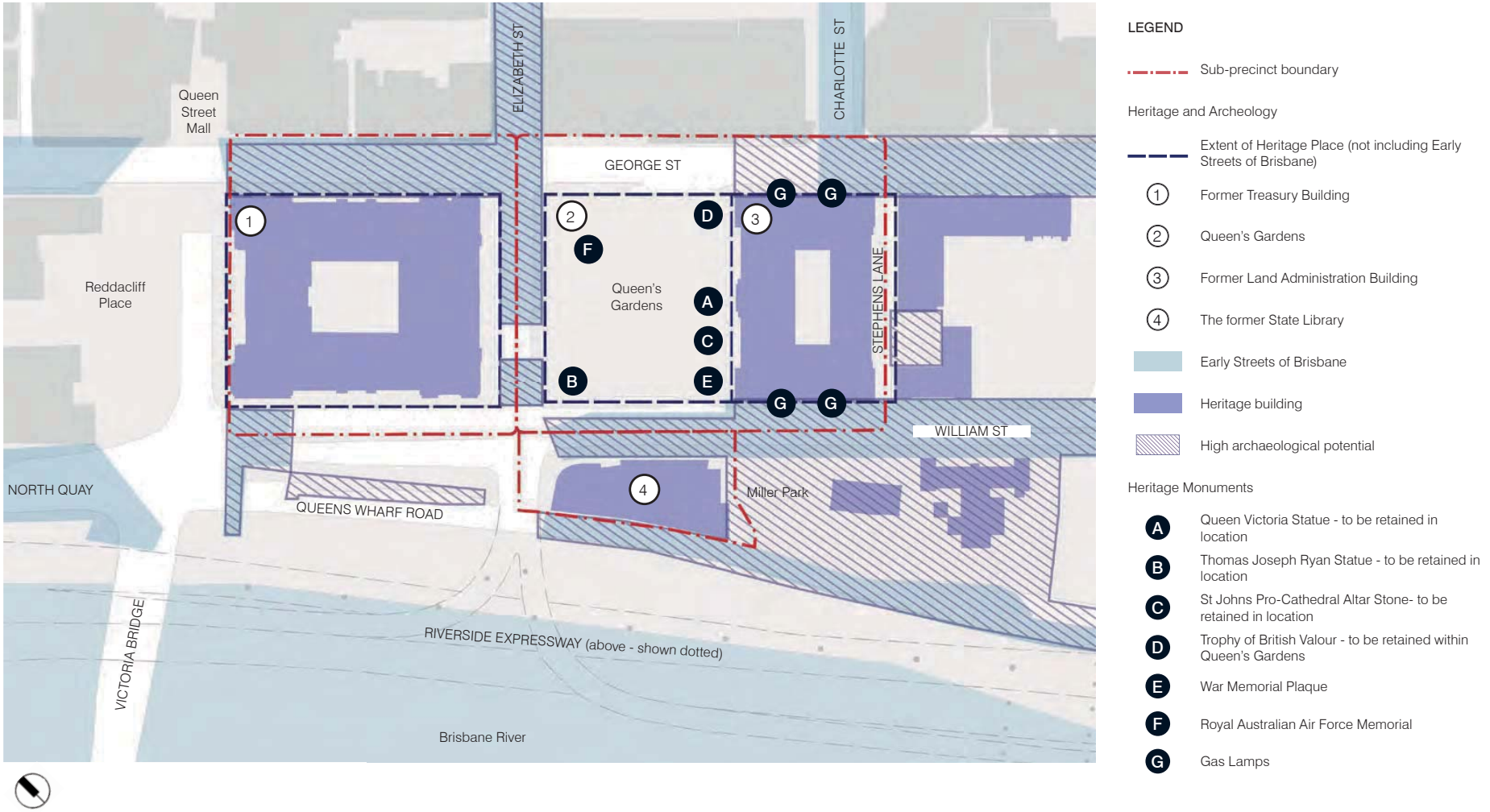
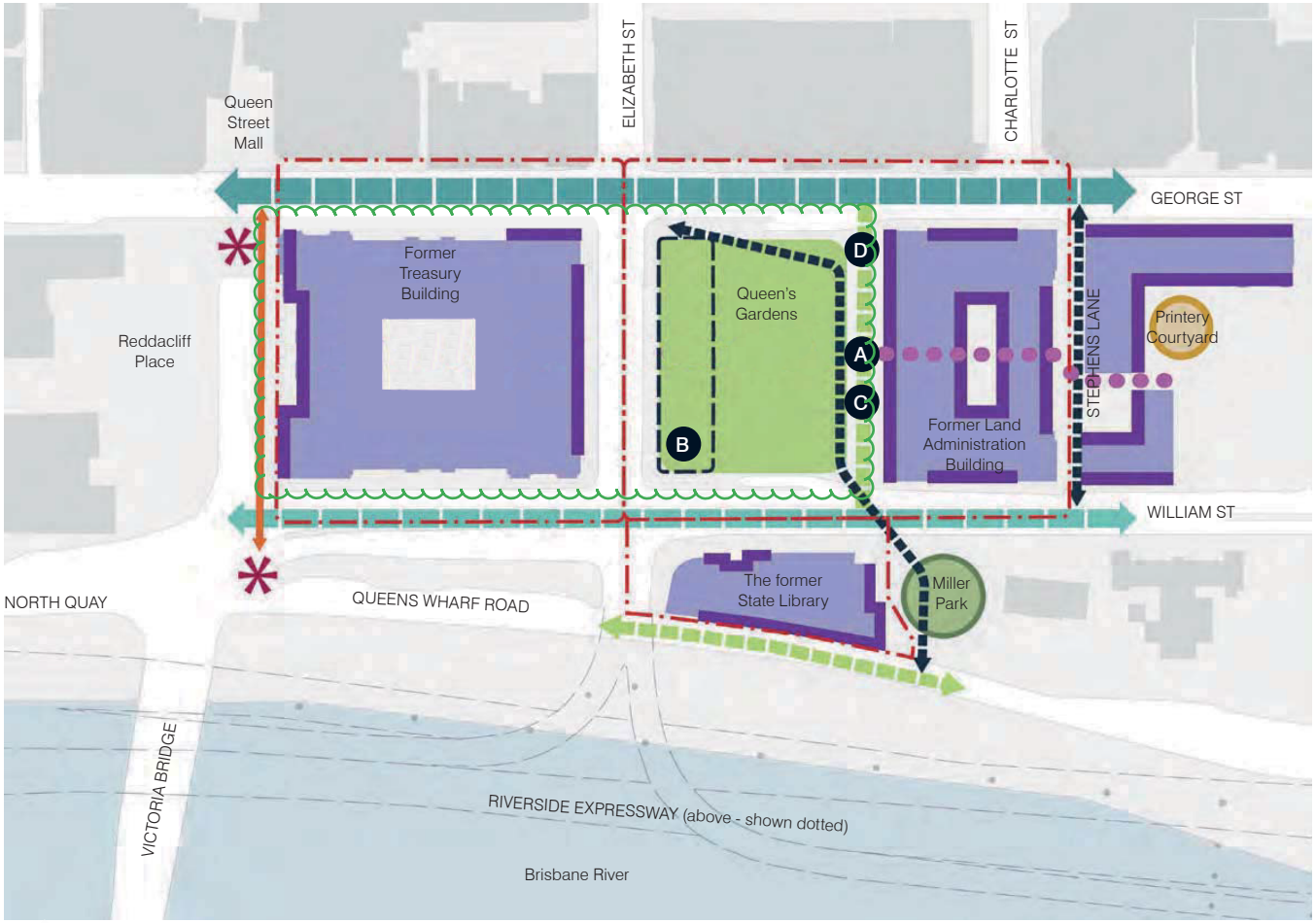


FIGURE 100: SUB-PRECINCTS 2a, 2b AND 2c PUBLIC REALM PARAMETERS



LEGEND

Sub-precinct boundary

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)

Built Form and Open Space

- Minimum 1500m² contiguous turf area with an average min. dimension of 30m in any direction. Minimum 2400m² softscape (turf and planting).
- Max 15m wide zone where openings to level below are to occur - Lift access to level below can occur outside of this zone. Openings to be a maximum of 500m² in total with a maximum threshold width of 12m.

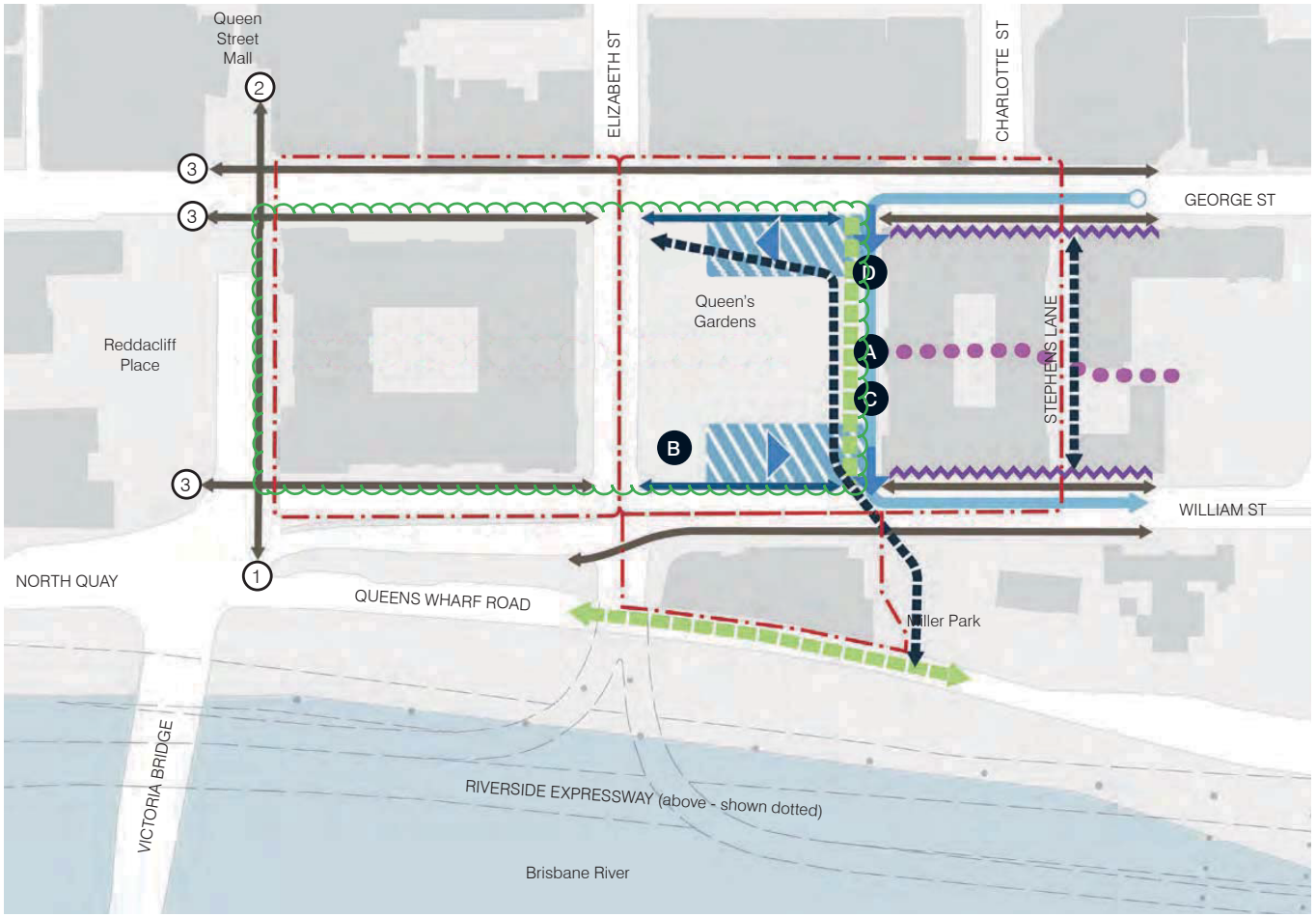
Heritage

- Heritage building
- Passive edge

Heritage Monuments

- A Queen Victoria Statue - to be retained in location
- B Thomas Joseph Ryan Statue - to be retained in location
- C St Johns Pro-Cathedral Altar Stone- to be retained in location
- D Trophy of British Valour - to be retained within Queen's Gardens

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



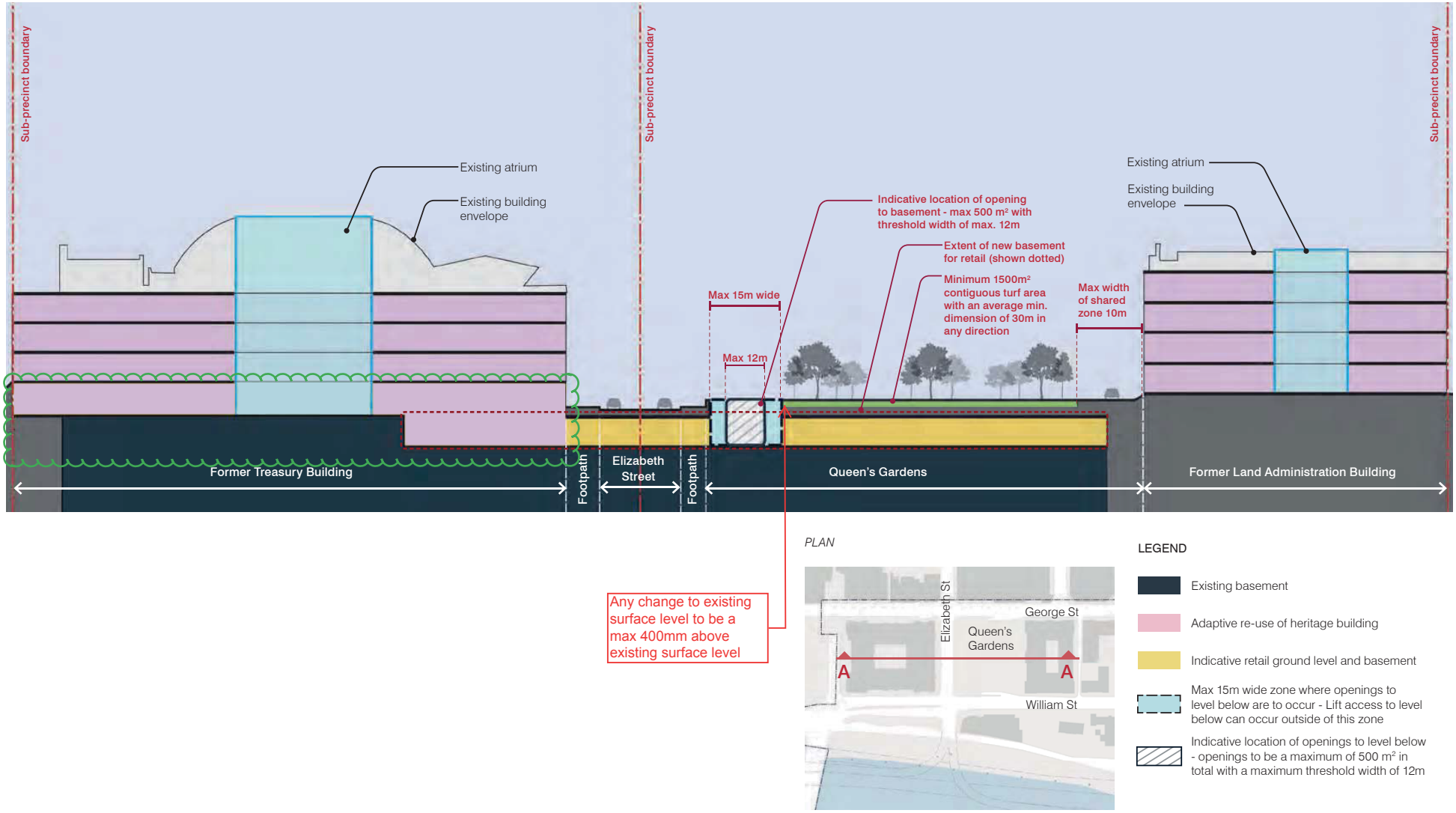
LEGEND

- Sub-precinct boundary

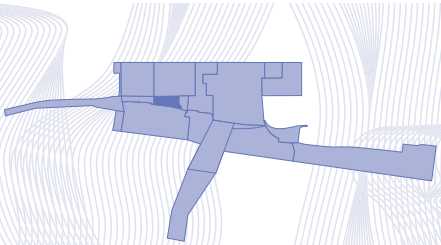
Connectivity

- Indicative location of Wayfinding device (The Ribbon)
- Cross block link
- City street pedestrian movement
- Heritage frontage footpath
- Shared zone (pedestrian, cycle and limited, controlled vehicle access)
- Limited vehicle drop-off with one way access within shared zone (max 4m)
- Existing vehicle ingress/egress zone
- Indicative vehicle access point (location and direction not fixed)
- Limited vehicle access to heritage building
- (1) Connection to Cultural Centre Busway Station
- (2) Connection to Queen Street Mall and Myer Centre Busway
- (3) Connection to Roma Street and Central Rail Stations
- (A) Queen Victoria Statue - to be retained in location
- (B) Thomas Joseph Ryan Statue - to be retained in location
- (C) St Johns Pro-Cathedral Altar Stone- to be retained in location
- (D) Trophy of British Valour - to be retained within Queen's Gardens

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
• Club
• Food and Drink Outlet
• Function Facility
• Office
• Service Industry
• Shop
• 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.

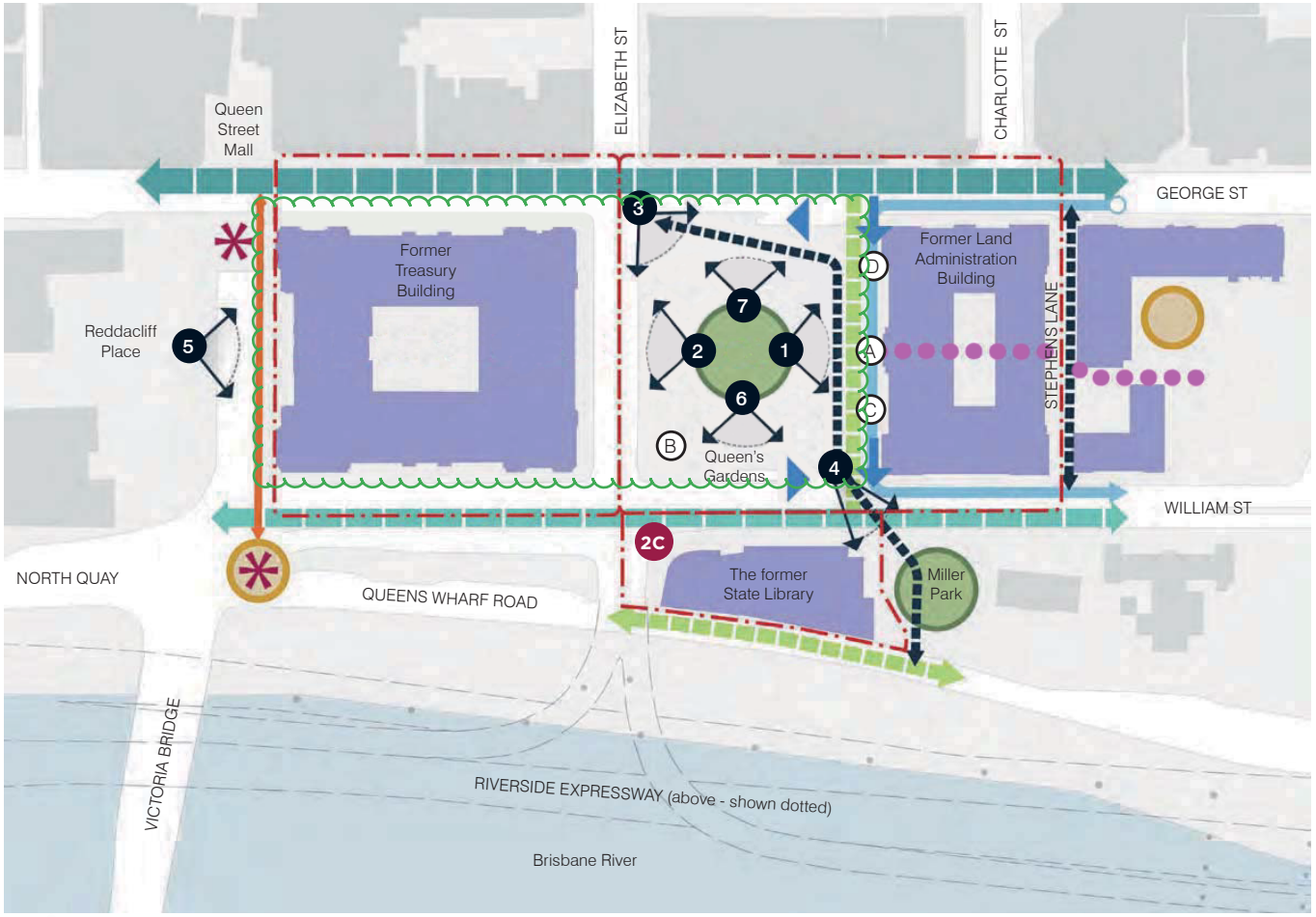
The approved uses and works in Sub-Precinct 2c must be generally in accordance with the Intents and Specific Design Criteria identified in *Table 53*.

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

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
SPI 1	**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**	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 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 m² Retail / 600 m² **Total** / **3,800 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 GFA across the QWBIRD.*
SPI 2	**Built Form**	**DS 2**	**Built Form**
SPI 2.1	The scale and mass of the former State Library is maintained.	**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***.
SPI 2.2	Development retains the existing mural on the northern facade as a key component of any re-use of the building.	**DS 2.2**	Any additions to the building are designed generally in accordance with the Conservation Management Criteria in **Section 6**.
SPI 2.3	Development adjoining the former State Library does not extend beyond the existing ~~ridgeline.~~ Parapet line.	**DS 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 ***Figure 103***.	**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 place in the Sub-Precinct as identified in the relevant Conservation Management Plan.	**DS 5.1**	Development is ~~designed~~ in accordance with the Conservation Management Criteria in **Section 6**.
SPI 5.2	Development maintains the visual prominence of the former State Library along the frontage of William Street, Queens Wharf Road and from Queen's Gardens.	**DS 5.2**	Where development involves works within 10m of a Heritage Place identified in Figure 106 it is to generally in accordance with the Construction Management Criteria in **Section 6**.
		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 orientation, shading, natural daylight and the ability to capture cooling breezes.	**DS 6.1**	~~Where practicable,~~ Development maximises the benefits of a subtropical climate by incorporating 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)
- 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)

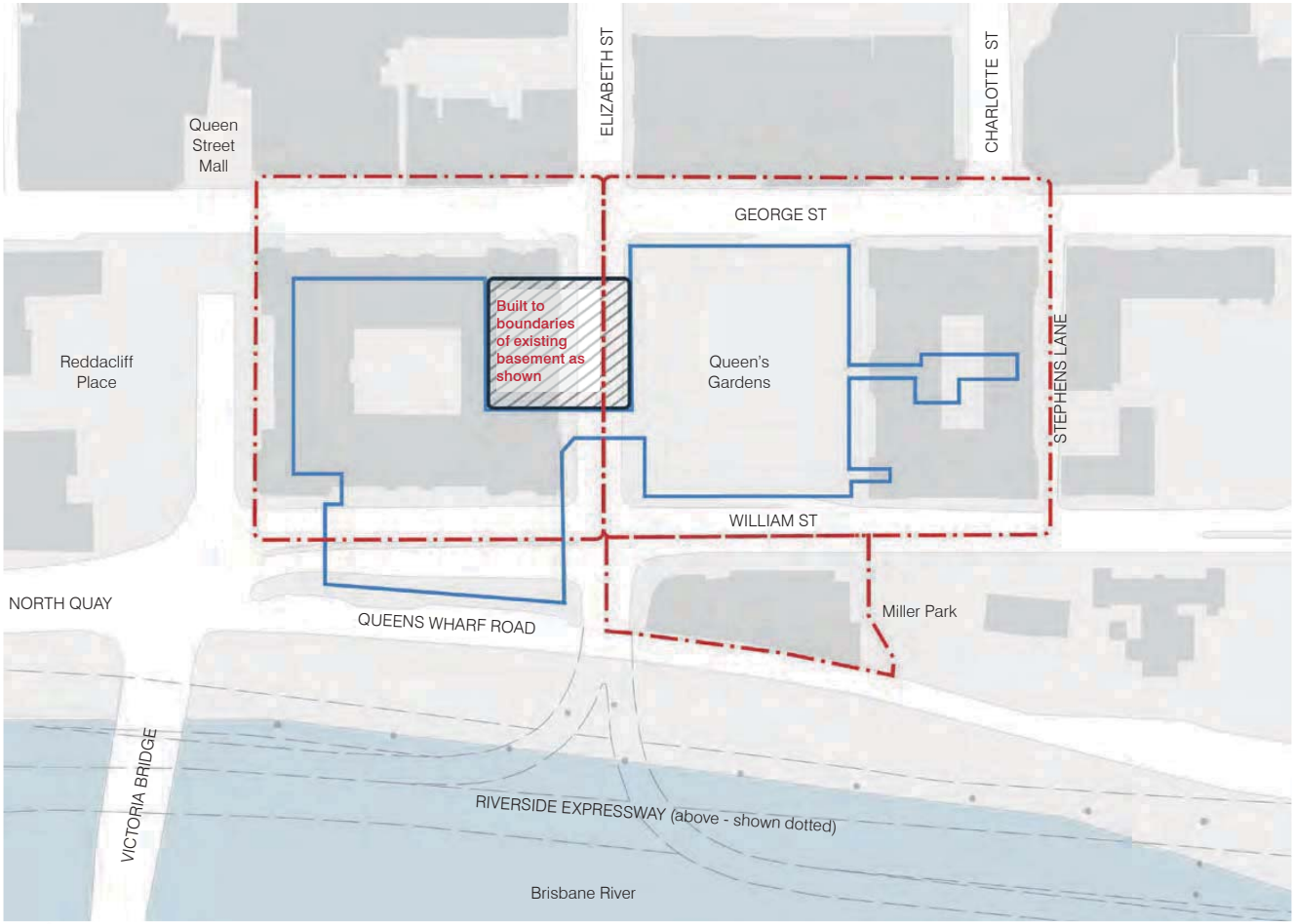
Heritage

- Heritage building
- Queen Victoria Statue - to be retained in location
- 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
- View towards Miller Park and the river
- View of former Treasury Building main entry facade
- View of Former State Library and Miller Park
- View of Family Services Building

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



LEGEND

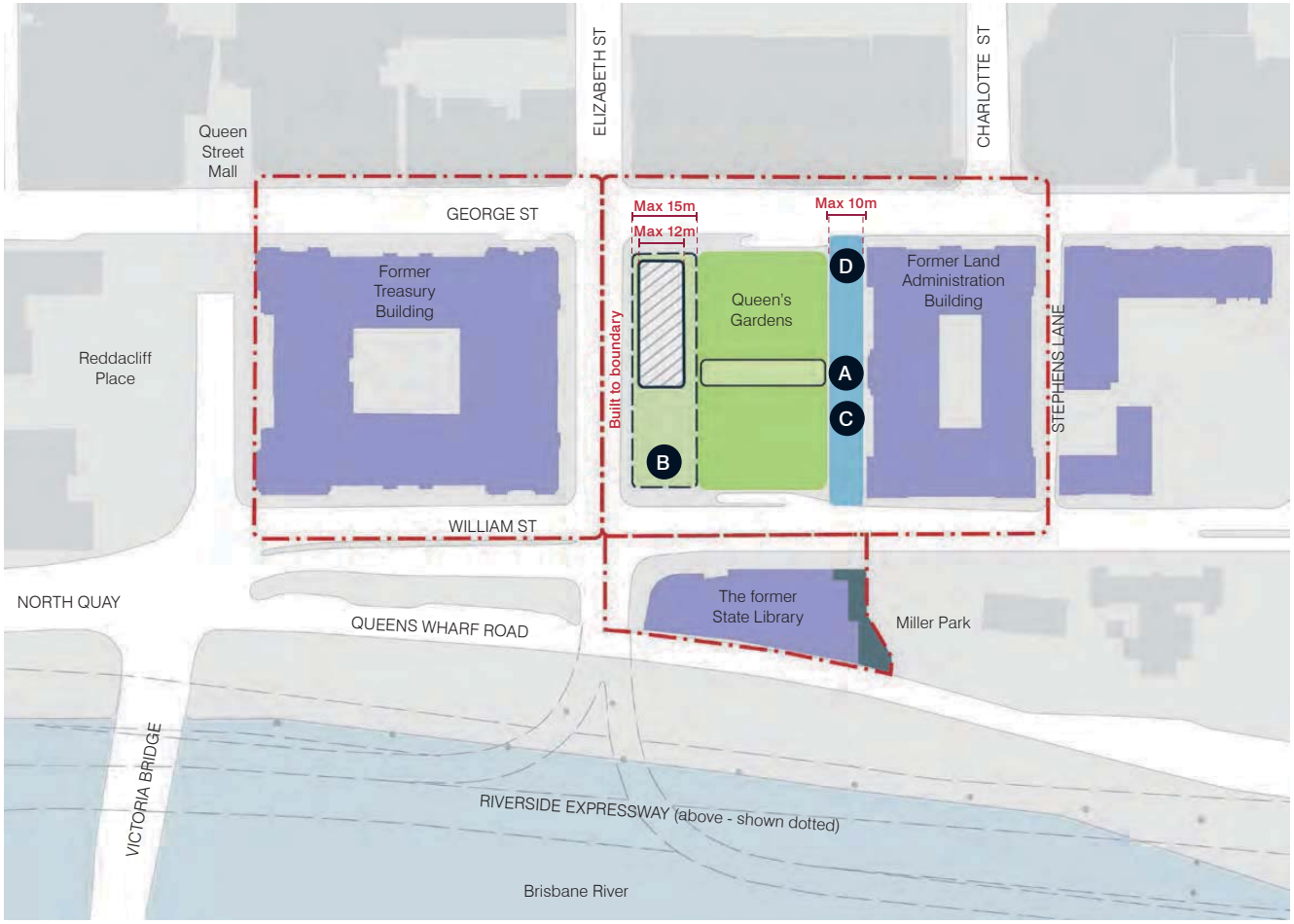
Sub-precinct boundary

Built Form

Maximum extent of new basement

Indicative extent of existing basement level

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



LEGEND

Sub-precinct boundary

Built Form and Open Space

Minimum 1500m² contiguous turf area with an average min. dimension of 30m in any direction. Minimum 2400m² softscape (turf and planting).

Potential location for skylights (designed to not inhibit the function of the turf area as a contiguous event space)

Max 15m wide zone where openings to level below are to occur - Lift access to level below can occur outside of this zone

Indicative location of openings to level below - openings to be a maximum of 500 m² in total with a maximum threshold width of 12m

Indicative extent of maximum built out from heritage building (built to boundary) to be interpreted with maximum allowable GFA

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

Heritage

Heritage building

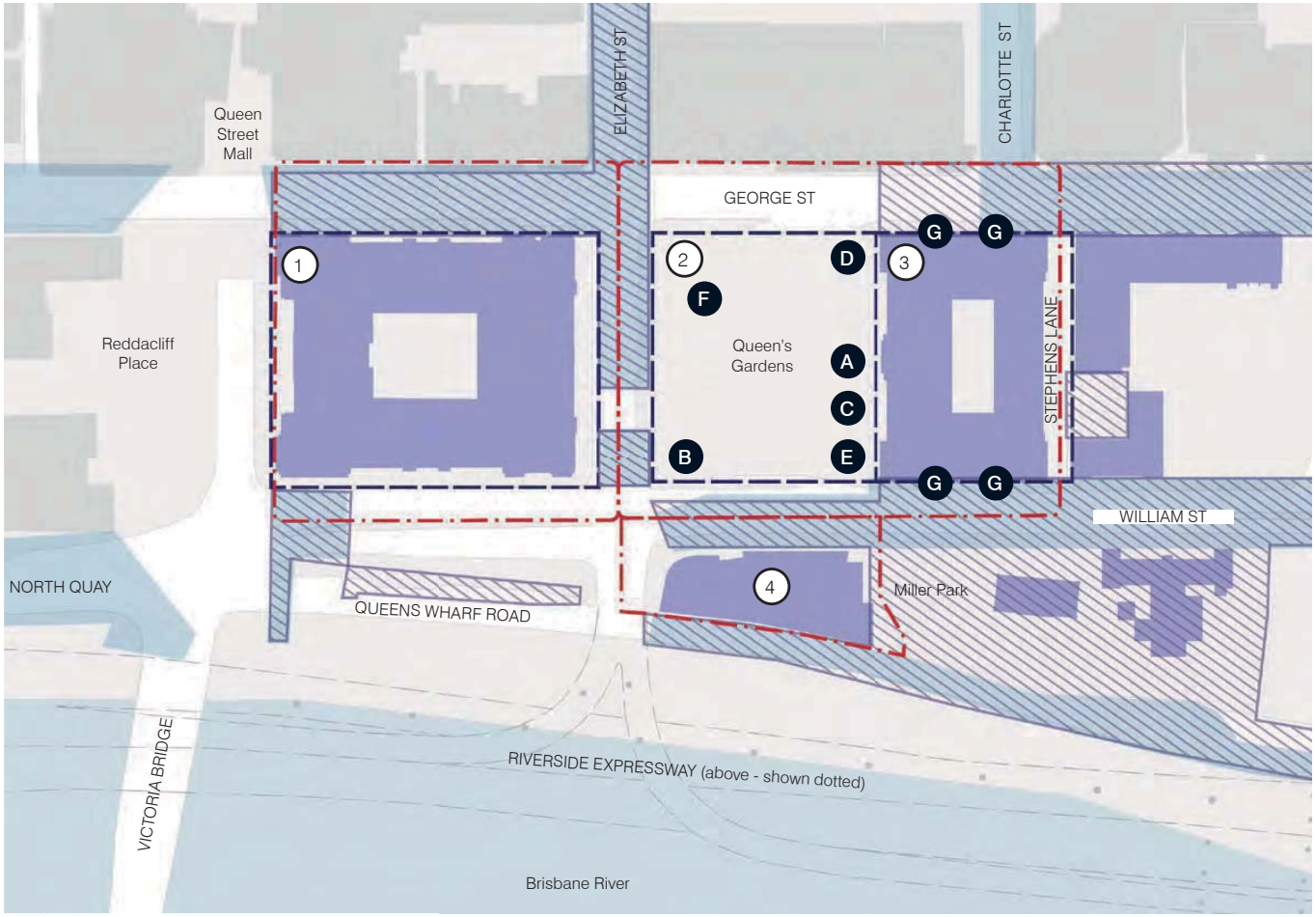
A Queen Victoria Statue - to be retained in location

B Thomas Joseph Ryan Statue - to be retained in location

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

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

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



LEGEND

Sub-precinct boundary

Heritage and Archeology

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

1 Former Treasury Building

2 Queen's Gardens

3 Former Land Administration Building

4 The former State Library

Early Streets of Brisbane

Heritage building

High archaeological potential

Heritage Monuments

A Queen Victoria Statue - to be retained in location

B Thomas Joseph Ryan Statue - to be retained in location

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

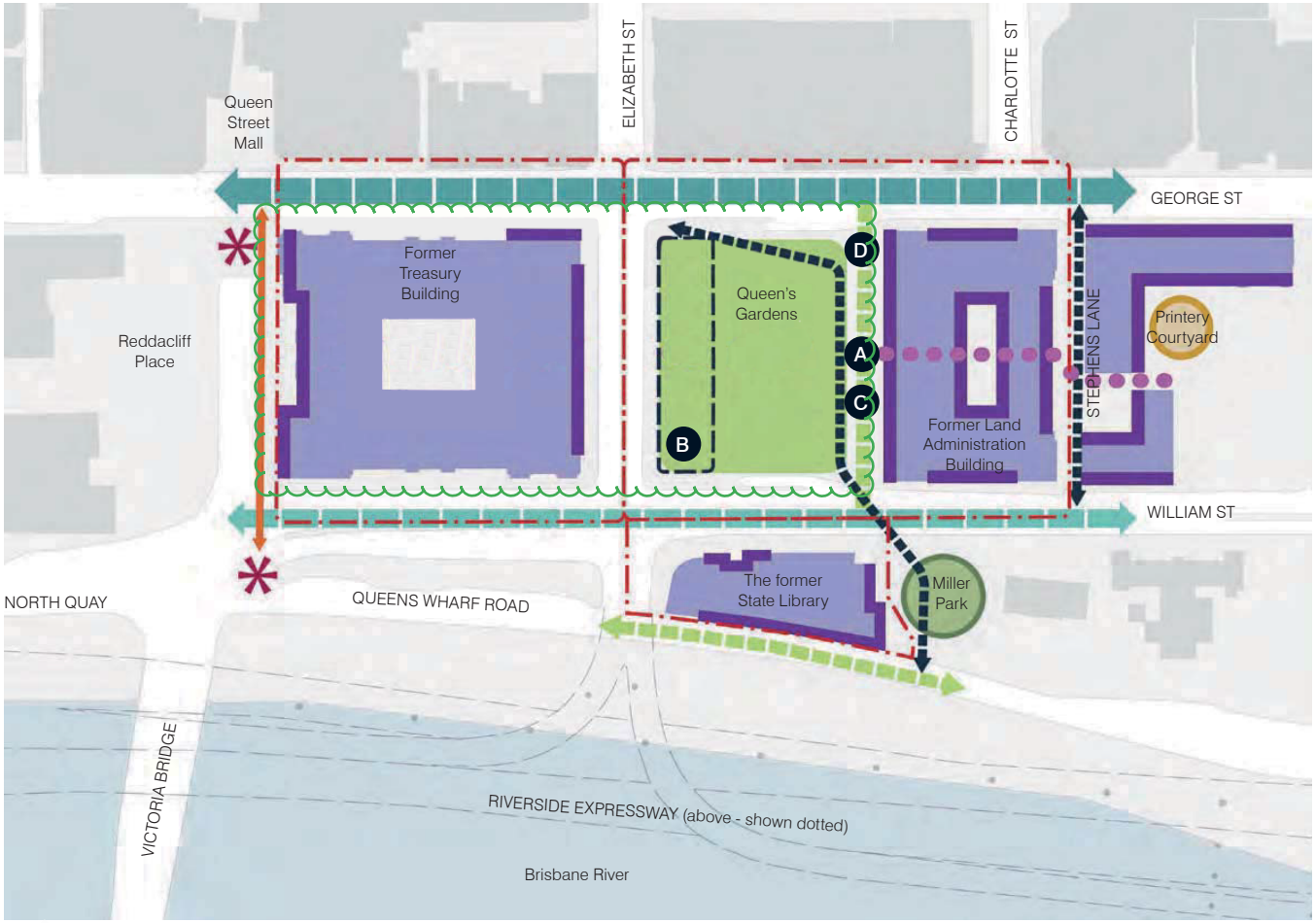
D Trophy of British Valour - to be retained within Queen's Gardens

E War Memorial Plaque

F Royal Australian Air Force Memorial

G Gas Lamps

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



LEGEND

- Sub-precinct boundary

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)

Built Form and Open Space

- Minimum 1500m² contiguous turf area with an average min. dimension of 30m in any direction. Minimum 2400m² softscape (turf and planting).
- Max 15m wide zone where openings to level below are to occur - Lift access to level below can occur outside of this zone. Openings to be a maximum of 500m² in total with a maximum threshold width of 12m.

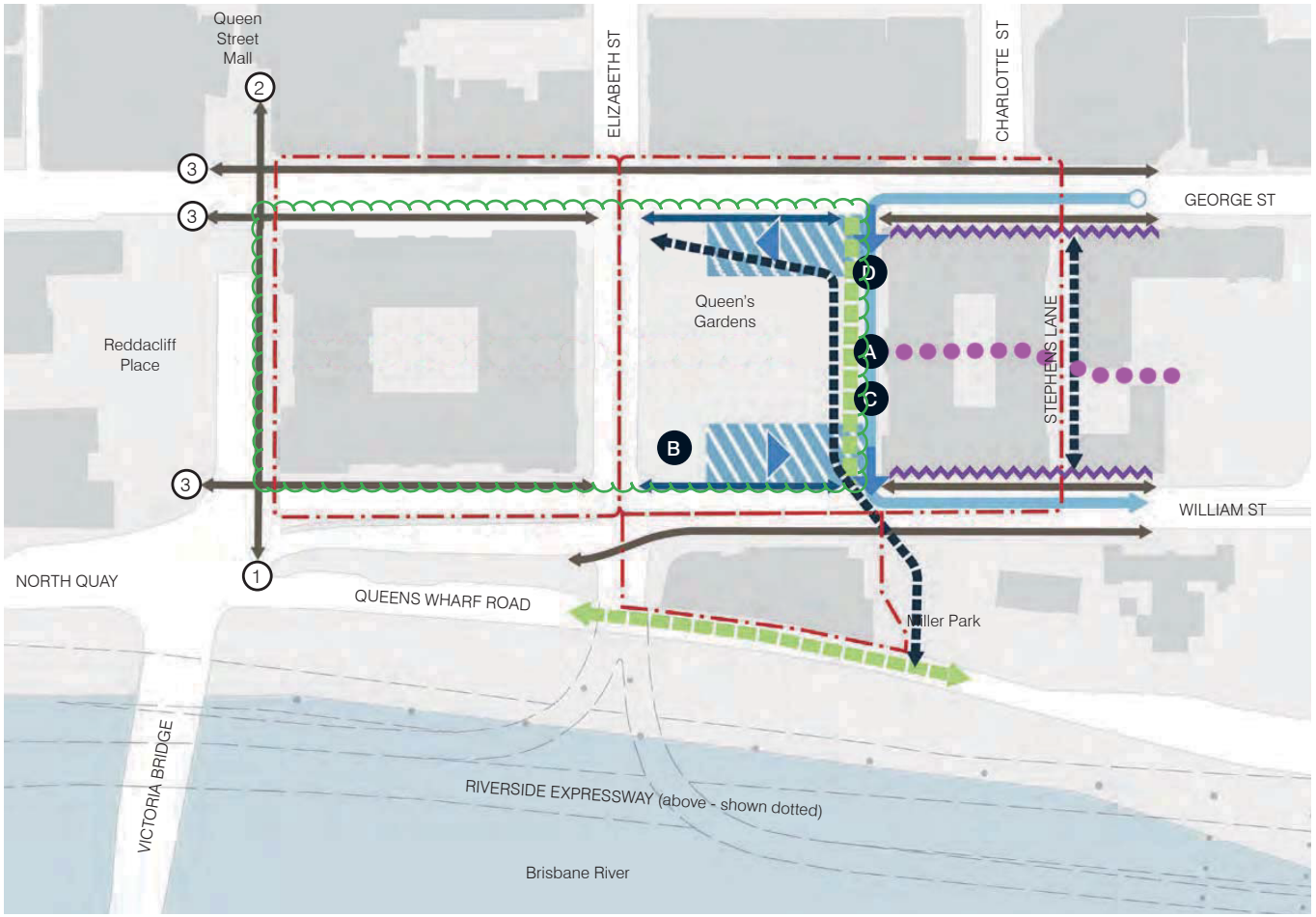
Heritage

- Heritage building
- Passive edge

Heritage Monuments

- A Queen Victoria Statue - to be retained in location
- B Thomas Joseph Ryan Statue - to be retained in location
- C St Johns Pro-Cathedral Altar Stone- to be retained in location
- D Trophy of British Valour - to be retained within Queen's Gardens

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



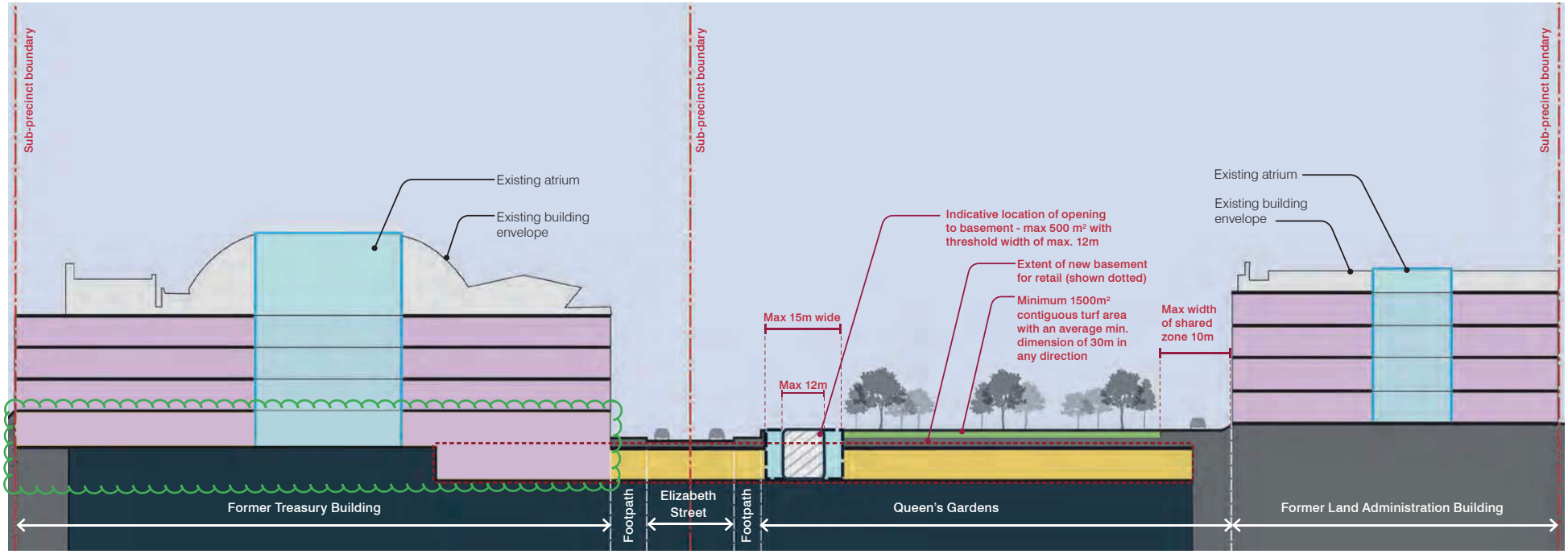
LEGEND

- Sub-precinct boundary

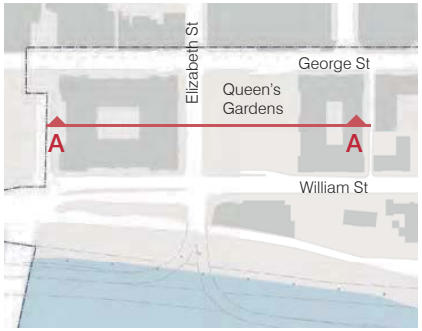
Connectivity

- Indicative location of Wayfinding device (The Ribbon)
- Cross block link
- City street pedestrian movement
- Heritage frontage footpath
- Shared zone (pedestrian, cycle and limited, controlled vehicle access)
- Limited vehicle drop-off with one way access within shared zone (max 4m)
- Existing vehicle ingress/egress zone
- Indicative vehicle access point (location and direction not fixed)
- Limited vehicle access to heritage building
- (1) Connection to Cultural Centre Busway Station
- (2) Connection to Queen Street Mall and Myer Centre Busway
- (3) Connection to Roma Street and Central Rail Stations
- (A) Queen Victoria Statue - to be retained in location
- (B) Thomas Joseph Ryan Statue - to be retained in location
- (C) St Johns Pro-Cathedral Altar Stone- to be retained in location
- (D) Trophy of British Valour - to be retained within Queen's Gardens

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



PLAN



LEGEND

- Existing basement
- Adaptive re-use of heritage building
- Indicative retail ground level and basement
- Max 15m wide zone where openings to level below are to occur - Lift access to level below can occur outside of this zone
- Indicative location of openings to level below - openings to be a maximum of 500 m² in total with a maximum threshold width of 12m

5.4
Precinct
3
Residential
Precinct



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
• Club
• 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)
• Hotel
• 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	**Land Use**	**DS 1**	**Land Use**
PI1.1	Development provides for high-rise residential apartments set above an activated ground plane and public realm.	**DS 1.1**	The use is generally in accordance with the relevant provisions of **Section 5.6** – Specifi c Use Criteria.
PI1.2	Development contributes to an active streetscape on the ground plane in accordance with ***Figures 119****a and 119b* and by containing small scale non residential uses including cafes, restaurants and shops that: • Maximise surveillance of the public realm; and • Provide a strong interaction between the Street Building and the pedestrians.	**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 124****a 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 identifi ed 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 m²
Commercial	50,000 m²
Retail	10,000 m²
Total	**121,700 m²**

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
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; 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.

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

PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
PI2	Built Form	DS 2	Built Form
PI2.1	Development fi ts responsively into the street scene and is of an architectural quality to complement the wider CBD setting and the prominant location of Precinct 3.	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.*
PI2.2	All other new development is ~~designed to~~ include a built form typology as indicated in ***Figure 112*** comprising a ground level or plaza, podium or Street Building, or transition element and tower.	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 125a or a tower in plaza typology that includes a Street Building generally in accordance with Figures 113b, 114, 115b, 118b, 119b, 121b, 122b, and 123b, 124b ,125b and 123c.
PI2.3	Tall buildings have regard to the site's natural topography, the scale of surrounding development and the effect on the skyline.	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 119****and 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.
INTEGRATION			
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.	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*
PI2.5	The key view at pedestrian level from Margaret Street to Parliament House along the rear of The Mansions is maintained.	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 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 124****a 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 witihin 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 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 2.4b 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.

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		SPECIFIC DESIGN CRITERIA	
PI3	**Public Realm**	**DS 3**	**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.	**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
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**.	**DS 3.2**	Development incorporates a plaza ('Bellevue Plaza') with a minimum size of 900m^2 of public realm/plaza area and located generally in the location indicated in ***Figure 113****a or 113b* and ***Figure 124****a 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~~ 450m^2 of softscape consisting 350m^2 of turf and 100m^2 of planting.
PI3.3	Public realm improvements along George Street are designed in a manner that provides for pedestrian safety and amenity.	**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**.
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.	**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**	**DS 4**	**Access and Mobility**
PI4.1	Development provides for vehicular access via Alice Street.	**DS 4.1**	The design of the development incorporates access and circulation generally in accordance with ***Figure 125****a or 125b for the relevant built form typology.*
PI4.2	On-site car parking is provided within the basement.	**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.
PI4.3	Provision is made for pedestrian connections through the site.	**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.
PI5	**Heritage**	**DS 5**	**Heritage**
PI5.1	Development ~~is designed so that it~~ respects and sensitively addresses the adjacent heritage places generally in accordance with ***Figure 112.***	**DS 5.1**	Development is ~~designed~~ generally in accordance with the Conservation Management Criteria in **Section 6**.
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	**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 121****a and 121b.*
PI5.3	Development provides for the recognition and interpretation of the site of the Bellevue Hotel.	**DS 5.3**	Development is carried out generally in accordance with the Archaeological Management Criteria in **Section 6**.
		DS 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**	**DS 6**	**Environment and Sustainability**
PI6.1	Development is ~~designed~~ to manage noise impacts on the amenity of residents.	**DS 6.1**	New development is ~~designed~~ generally in accordance with the Technical Environmental Criteria in **Section 6**.
PI6.2	Development incorporates best practice subtropical design and promotes ecologically sustainable design principles.	**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**.

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 three-dimensional form of the heritage buildings remain prominent and legible in the streetscape.

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

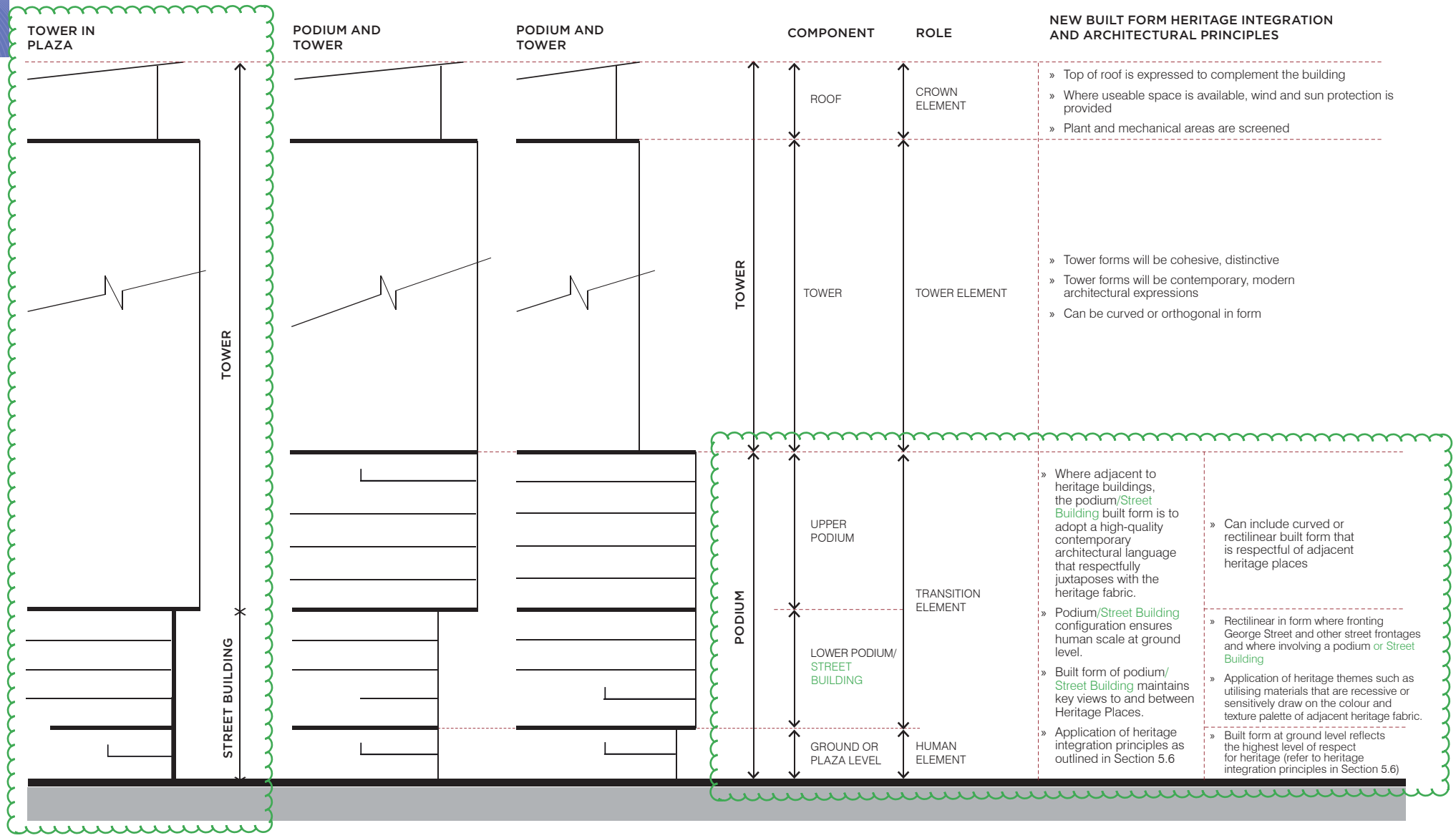
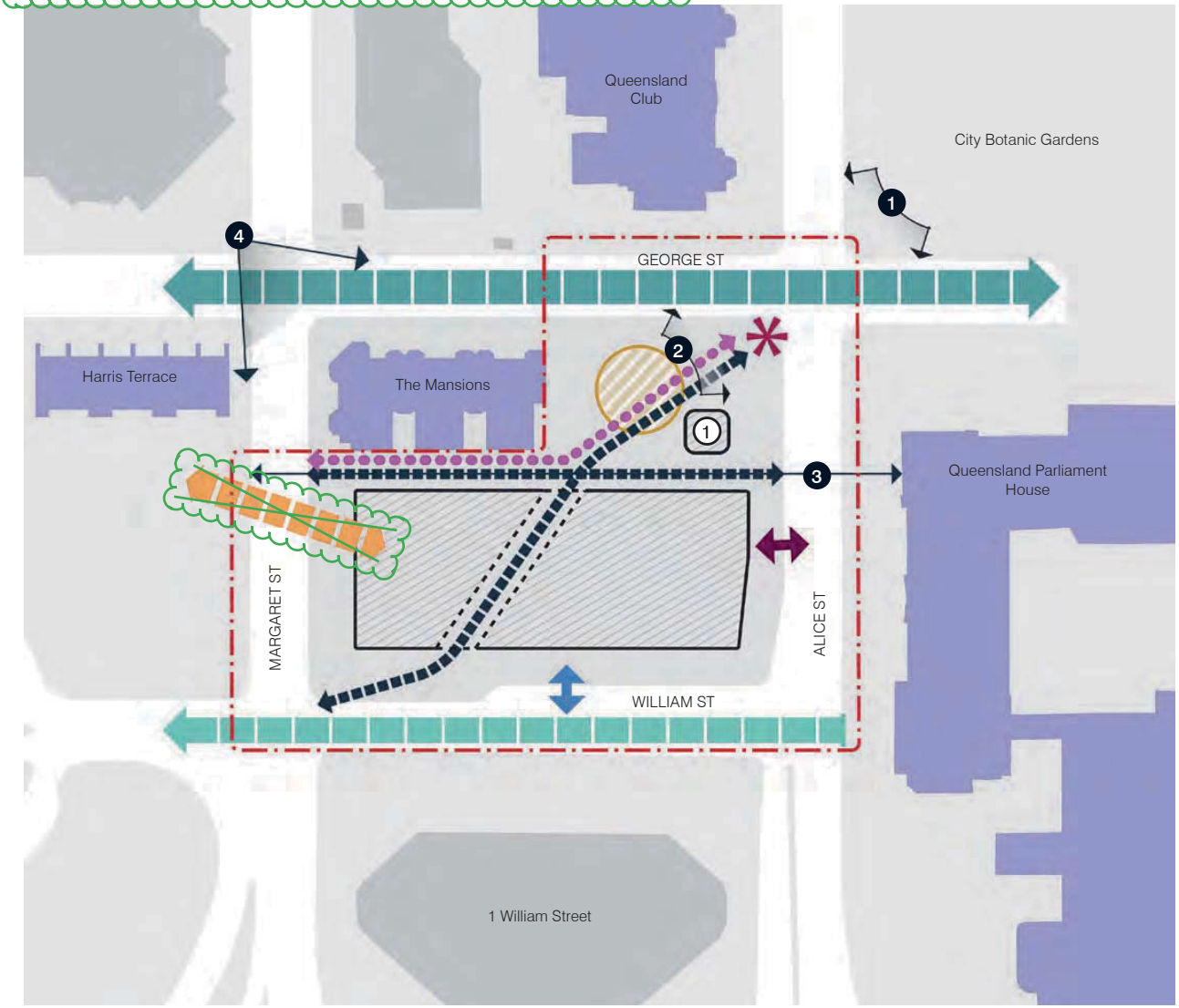


FIGURE 113a: PRECINCT 3 OVERALL INTENT PLAN - PODIUM AND TOWER TYPOLOGY



LEGEND

Precinct boundary

Spaces

Secondary plaza (Bellevue Plaza), minimum 900sqm

Gateway

Connectivity

Cross block link at ground level (alignment indicative only)

Indicative location of Wayfinding device (The Ribbon)

George Street streetscape (The Boulevard)

William Street streetscape (The Verandah)

Indicative vehicle access point (location and direction not fixed)

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

~~Below ground basement vehicle and pedestrian connection between Precinct 1 and 3~~ Removed

Heritage

Heritage building

Built Form

Extent of maximum ground floor podium envelope, to be interpreted with maximum allowable GFA.

Extent of built form not fixed
New built form maximum GFA 100 sqm and 1 storey

Significant Views

Significant view or outlook

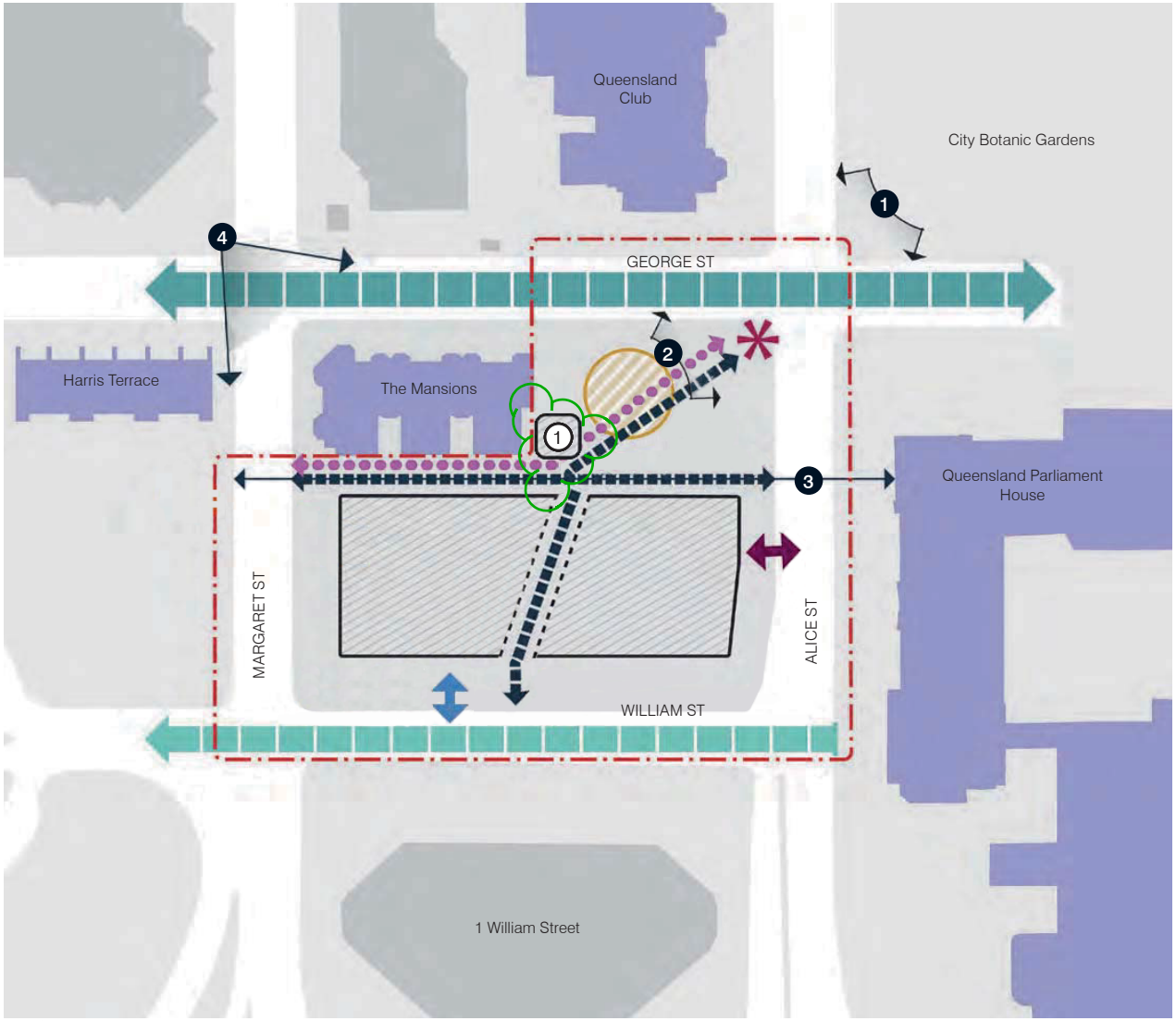
1 View towards Bellevue Plaza

2 View towards City Botanic Gardens

3 View towards Parliament House

4 View towards The Mansions

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



LEGEND

Precinct boundary

Spaces

Secondary plaza (Bellevue Plaza), minimum 900sqm

Gateway

Connectivity

Cross block link at ground level (alignment indicative only)

Indicative location of Wayfinding device (The Ribbon)

George Street streetscape (The Boulevard)

William Street streetscape (The Verandah)

Indicative vehicle access point (location and direction not fixed)

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

Heritage

Heritage building

Built Form

Indicative extent of maximum ground floor podium envelope, to be interpreted with maximum allowable GFA.

1 Extent of built form not fixed
New built form maximum GFA 100 sqm and 1 storey

Significant Views

Significant view or outlook

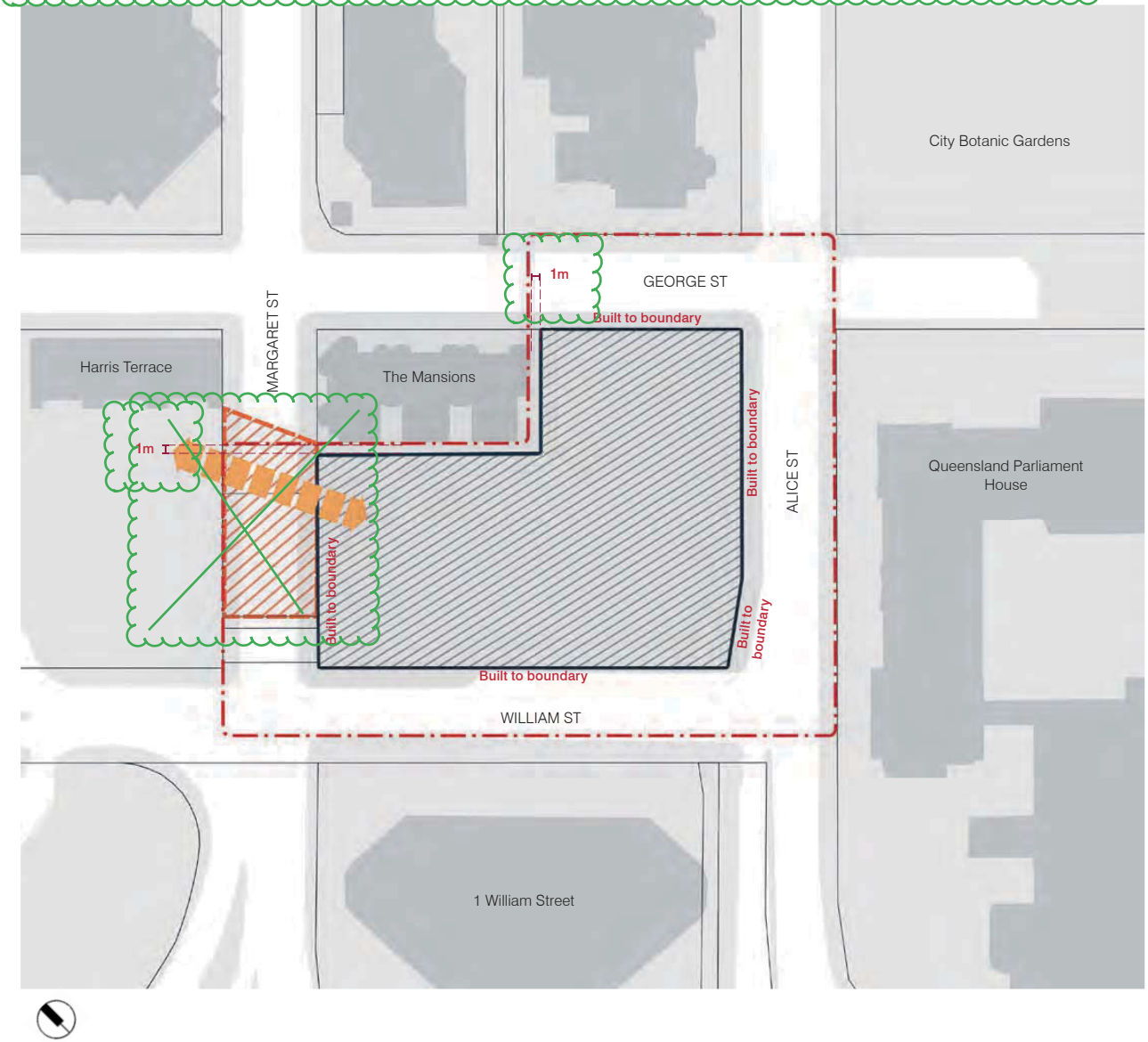
1 View towards Bellevue Plaza

2 View towards City Botanic Gardens

3 View towards Parliament House

4 View towards The Mansions

FIGURE 114: PRECINCT 3 PARAMETERS FOR BASEMENT - PODIUM AND TOWER TYPOLOGY AND TOWER IN PLAZA / STREET BUILDING TYPOLOGY



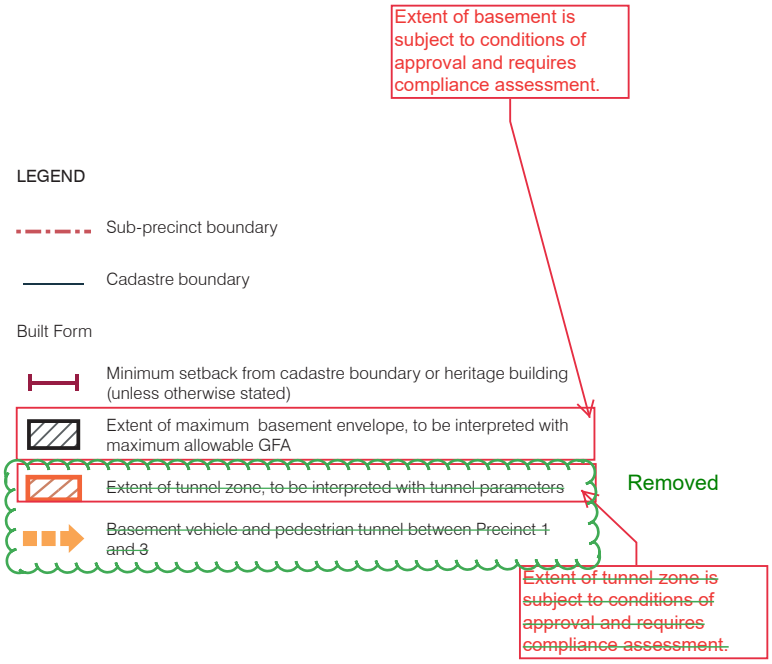
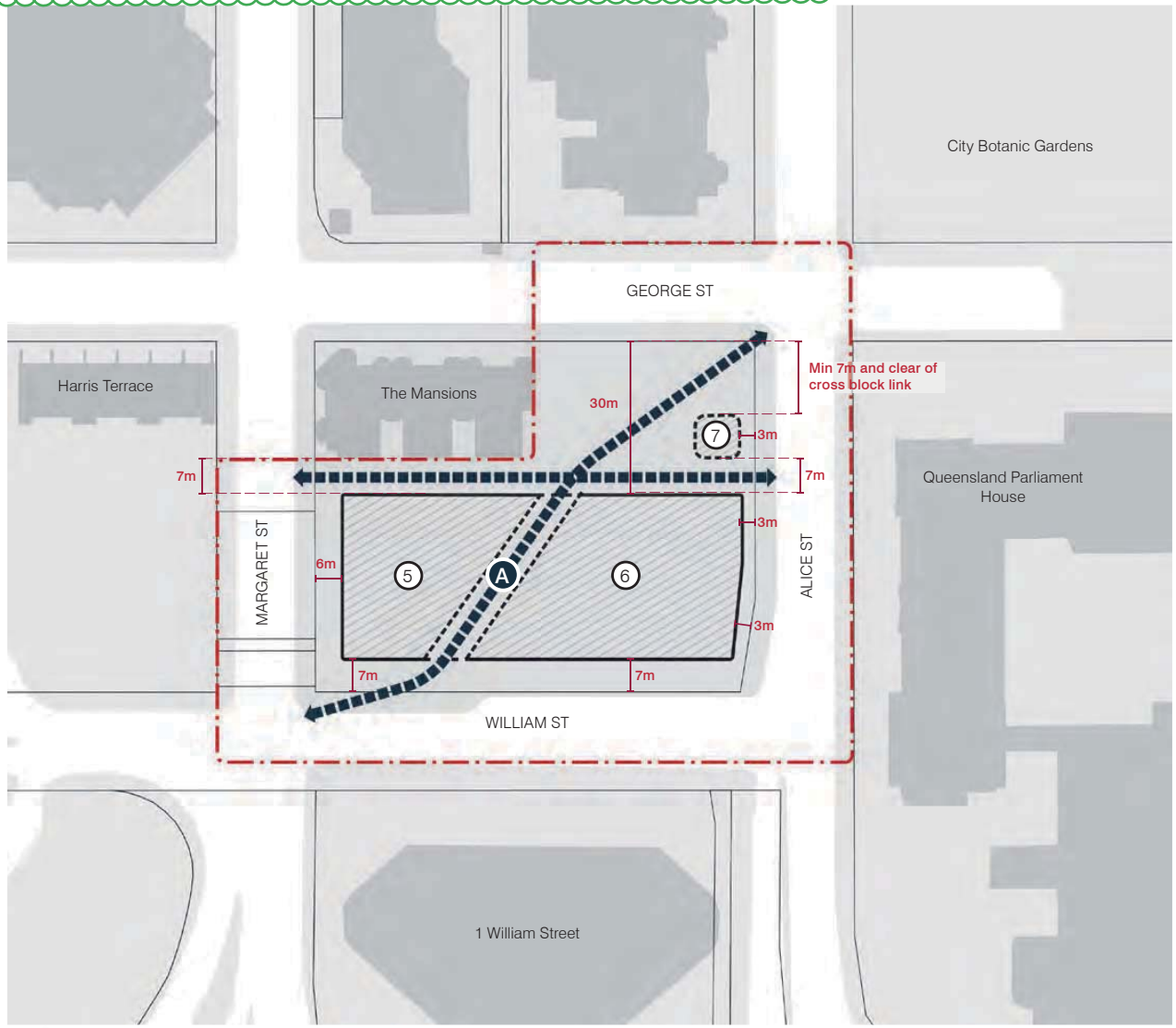


FIGURE 115a: PRECINCT 3 PARAMETERS FOR GROUND LEVEL (RL10 TO 18) - PODIUM AND TOWER TYPOLOGY



LEGEND

- Precinct boundary
- Cadastre boundary

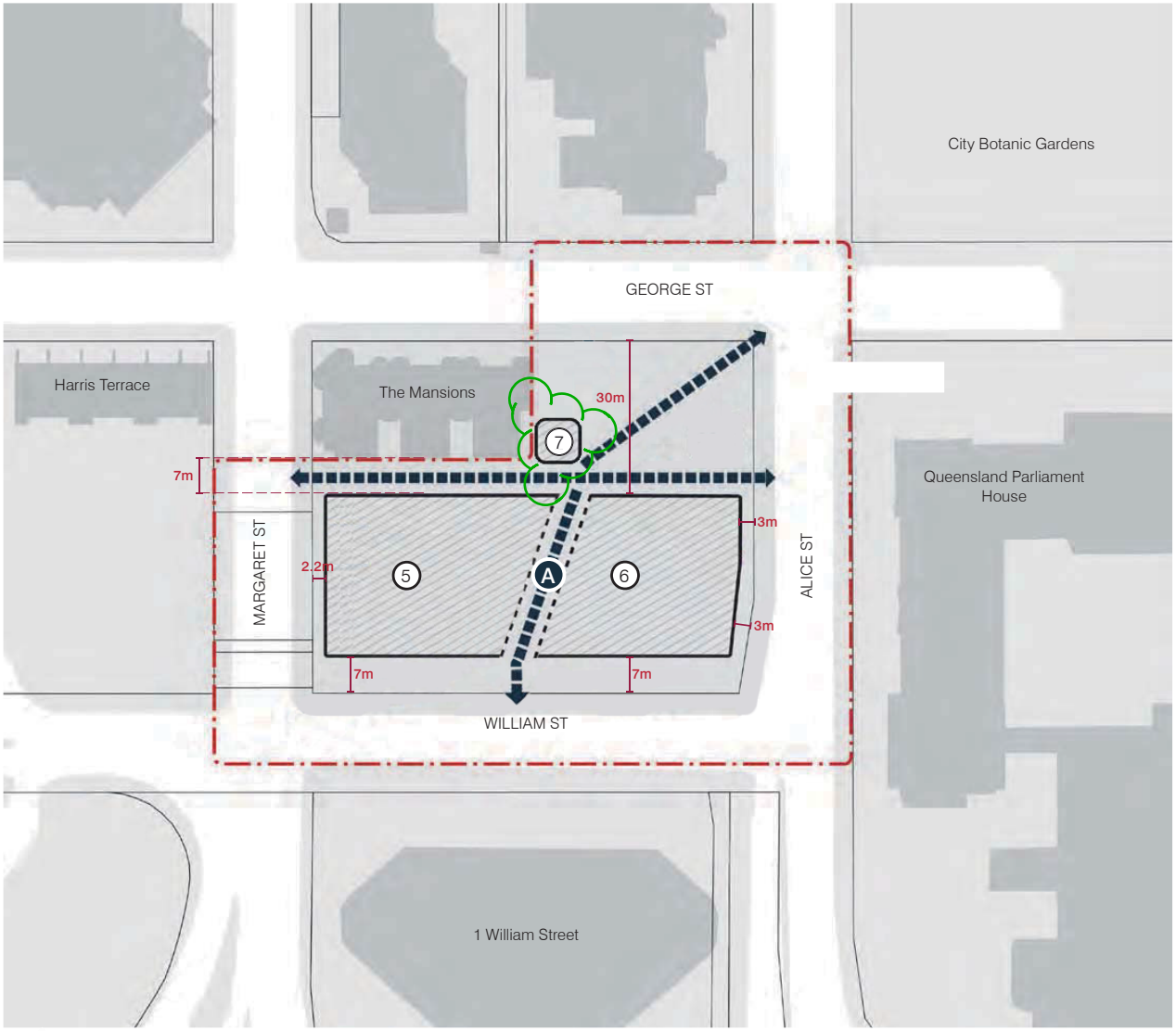
Built Form

- Minimum setback from cadastre boundary or heritage building (unless otherwise stated) - refer to Figure 121 - 123
- Extent of maximum ground level envelope, to be interpreted with maximum allowable GFA.
- Extent of built form not fixed
- Cross block link (alignment indicative only)
- A — Minimum pathway 4.5m (3.2m unobstructed), minimum height clearance 6.0m

PODIUM PARAMETERS

- 5 — Maximum podium height RL38
- 6 — Maximum podium height RL38
- 7 — New retail pavilion within Bellevue Plaza (location not fixed). Maximum GFA 100sqm and maximum height 1 storey

FIGURE 115b: PRECINCT 3 PARAMETERS FOR STREET BUILDING LEVELS (RL10 TO 30) - TOWER IN PLAZA / STREET BUILDING TYPOLOGY



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 ground level envelope, to be interpreted with maximum allowable GFA.

Extent of built form not fixed

Cross block link (alignment indicative only)

A Minimum pathway 4.5m (3.2m unobstructed) **and open to the sky**

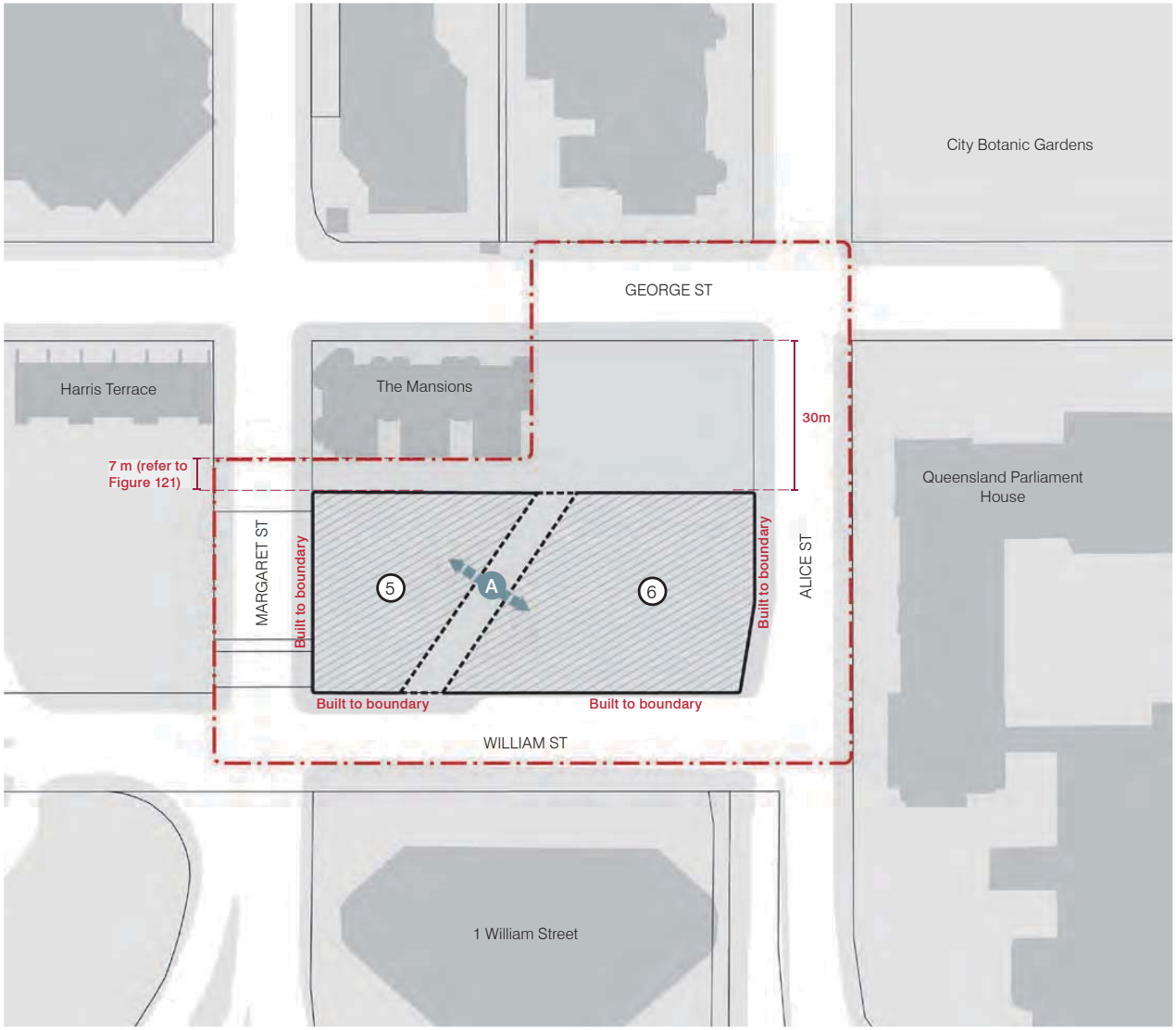
STREET BUILDING PARAMETERS

5 Maximum street building height **RL**24

6 Maximum street building height **RL**30

7 New retail pavilion within Bellevue Plaza (location not fixed). Maximum GFA 100sqm and maximum height 1 storey

FIGURE 116: PRECINCT 3 PARAMETERS FOR LOWER PODIUM LEVELS (RL 18 TO 30) - PODIUM AND TOWER TYPOLOGY



LEGEND

- Precinct boundary
- Cadastre boundary

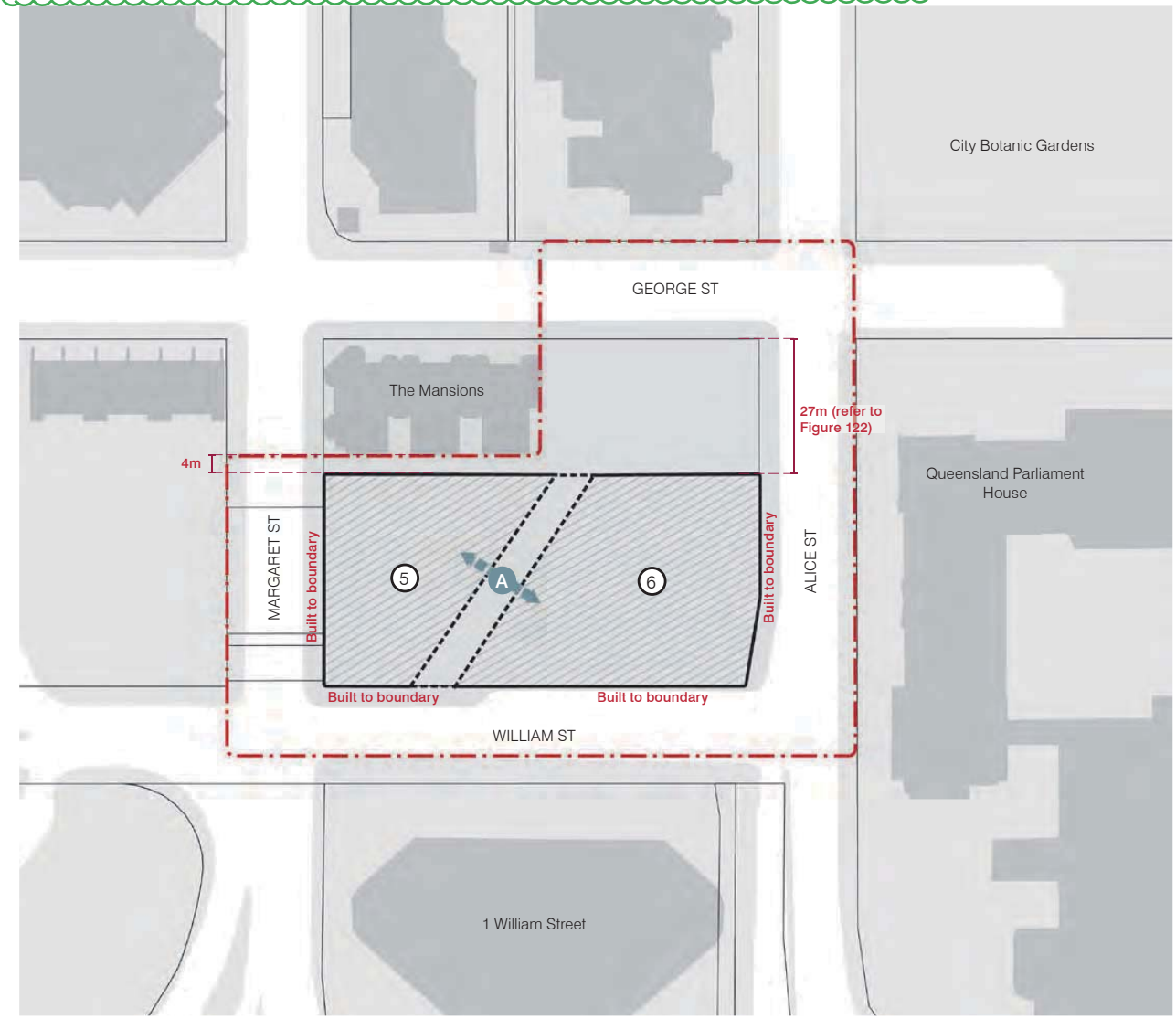
Built Form

- Minimum setback from cadastre boundary or heritage building (unless otherwise stated) - refer to Figure 121 - 123
- Extent of potential upper podium envelope, to be interpreted with maximum allowable GFA.
- Extent of built form not fixed
- Elevated pedestrian bridge
- A — Minimum 8m above ground level

PODIUM PARAMETERS

- 5 — Maximum podium height RL38
- 6 — Maximum podium height RL38

FIGURE 117: PRECINCT 3 PARAMETERS FOR UPPER PODIUM LEVELS (RL 30 TO 38) - PODIUM AND TOWER TYPOLOGY



LEGEND

- Precinct boundary
- Cadastre boundary

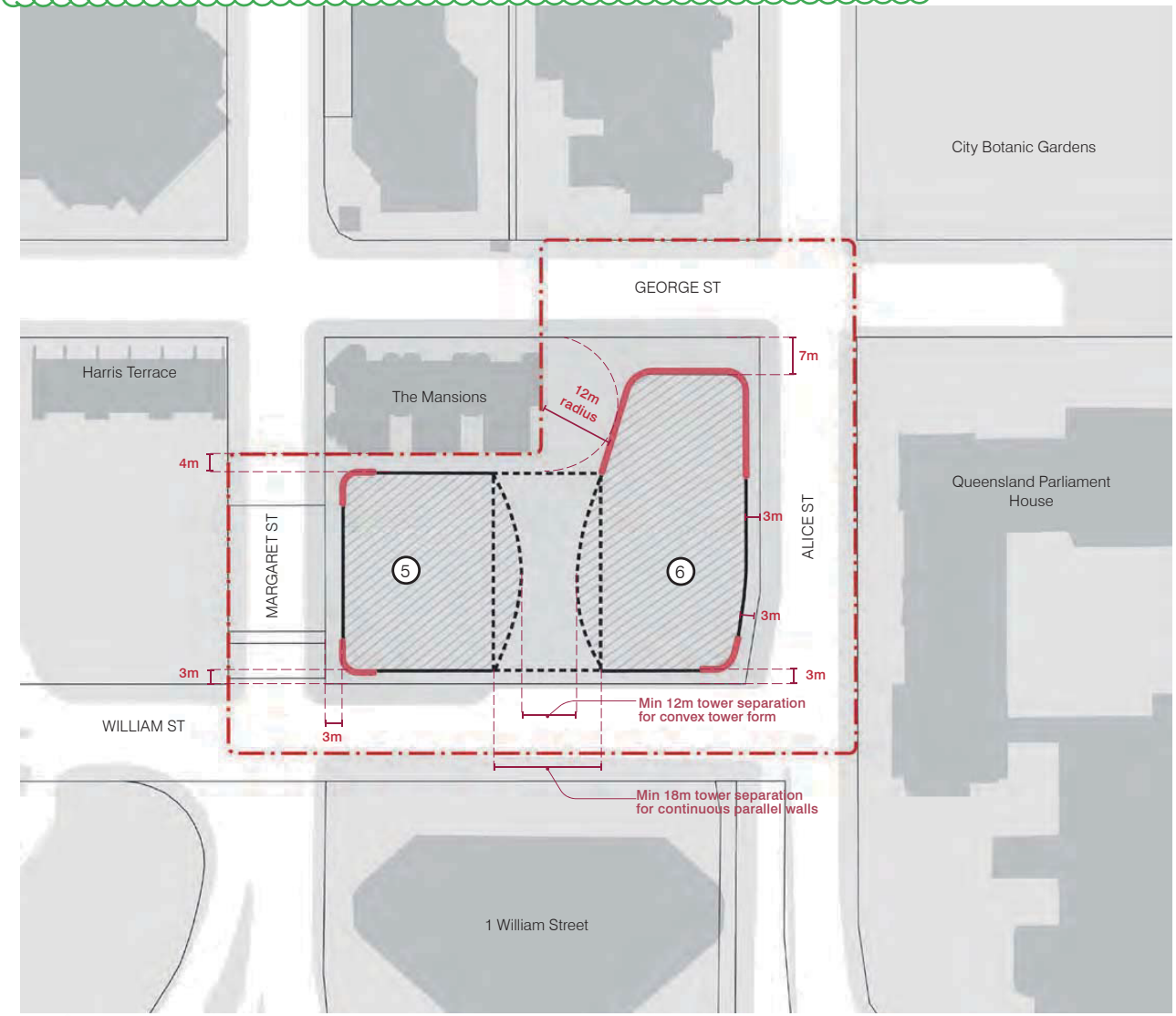
Built Form

- Minimum setback from cadastre boundary or heritage building (unless otherwise stated) - refer to Figure 121 - 123
- Extent of potential upper podium envelope, to be interpreted with maximum allowable GFA.
- Extent of built form not fixed
- Elevated pedestrian bridge
- A — Minimum 12m above ground level

PODIUM PARAMETERS

- 5 — Maximum podium height RL38
- 6 — Maximum podium height RL38

FIGURE 118a: PRECINCT 3 PARAMETERS FOR TOWER LEVELS (FROM RL 38) - PODIUM AND TOWER TYPOLOGY



LEGEND

- Precinct boundary
- Cadastre boundary

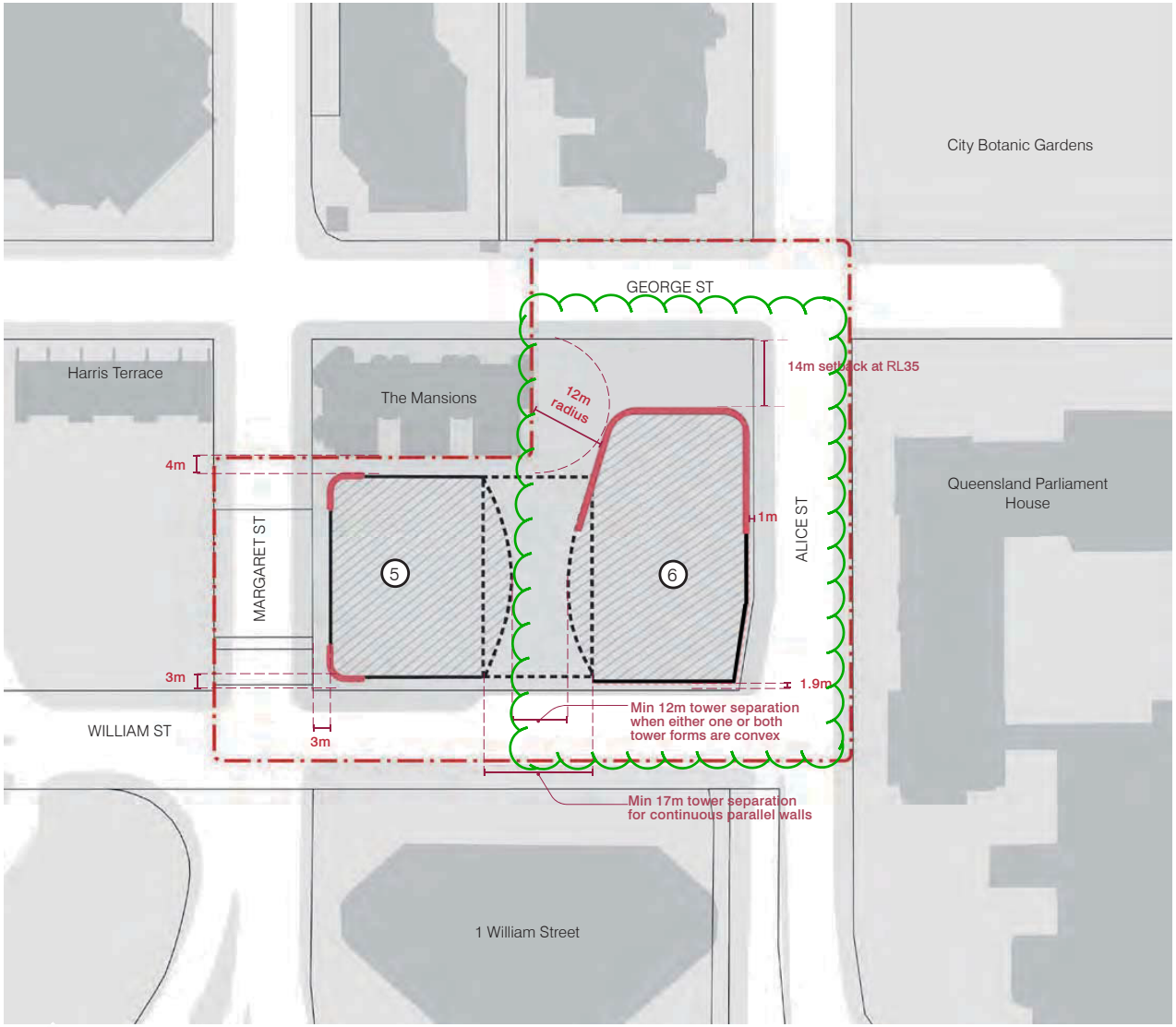
Built Form

- 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

- (5) 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

- (5) 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)

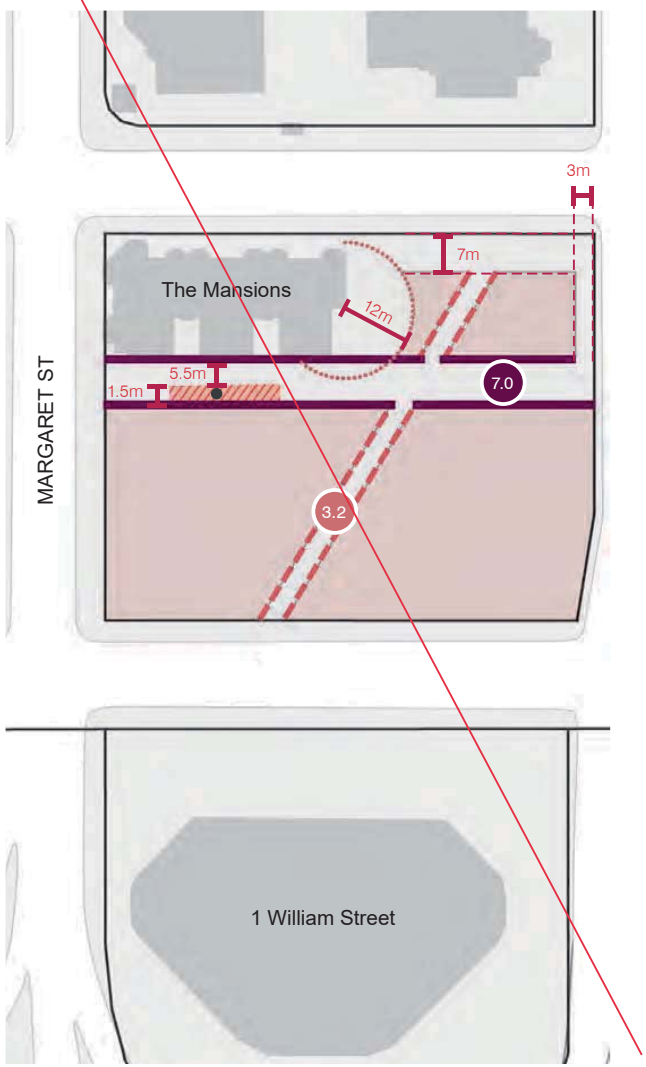
FIGURE 119a: SUB-PRECINCT 3 COLUMN-FREE PLAN - PODIUM AND TOWER TYPLOLOGY

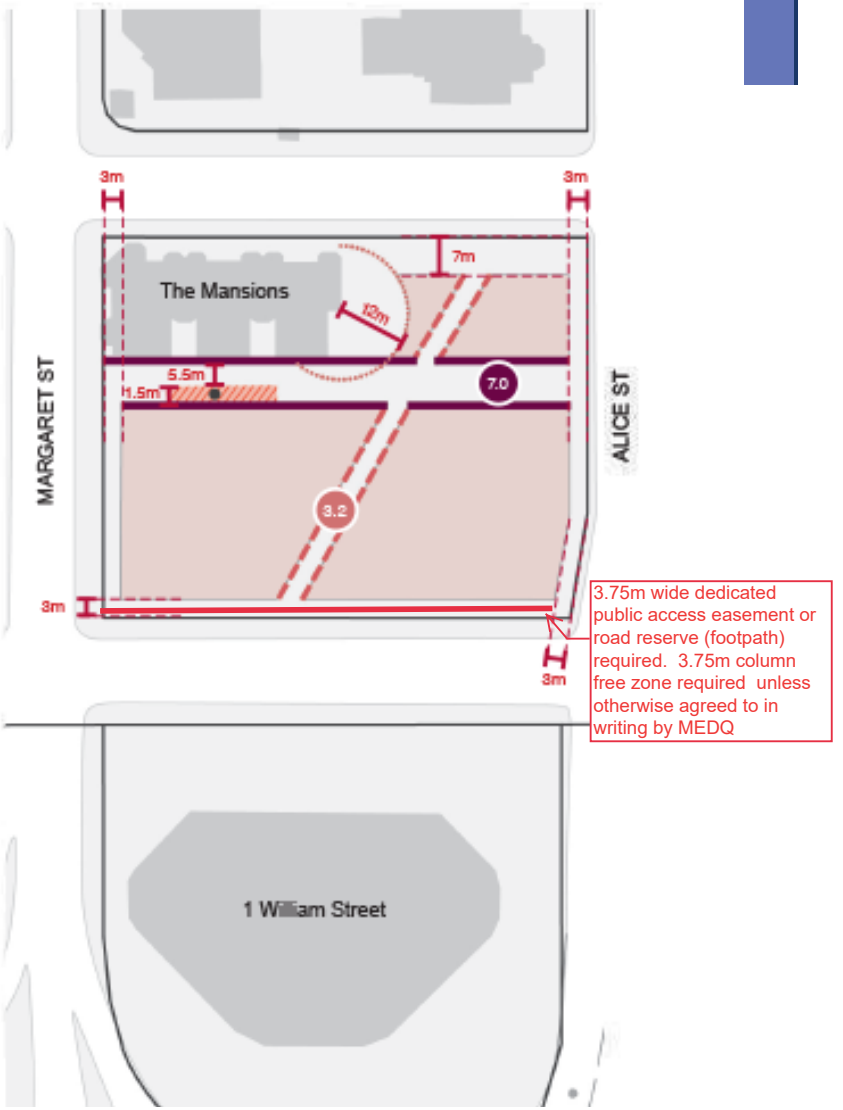
New Figure 119a

LEGEND

- Cadastre boundary
- Column-free zone setback from cadastre boundary or heritage building
- Cross block link: column-free zone minimum 7m (other than exclusion zone)
- Cross block link (location not fixed): column-free zone minimum 3.2m
- Column zone
- Exclusion zone with indicative location of singular column

Extent of exclusion zone subject to conditions of approval, requires compliance assessment and is only for the purpose of a single column





3.75m wide dedicated public access easement or road reserve (footpath) required. 3.75m column free zone required unless otherwise agreed to in writing by MEDQ

FIGURE 119B: SUB-PRECINCT 3 COLUMN-FREE PLAN - TOWER IN PLAZA / STREET BUILDING TYPOLOGY

LEGEND

- Cadastre boundary
- Column-free zone setback from cadastre boundary or heritage building
- Cross block link: column-free zone minimum 7m (other than exclusion zone)
- Cross block link (location not fixed): column-free zone minimum 3.2m
- Column zone

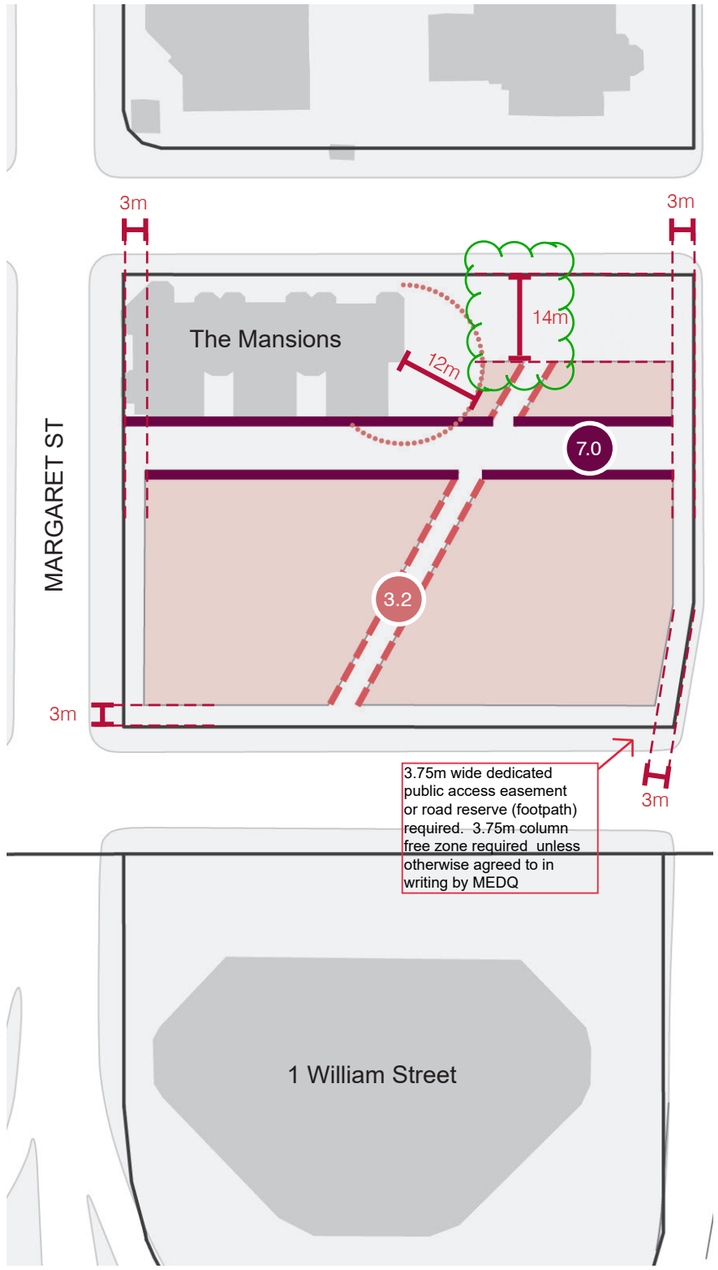
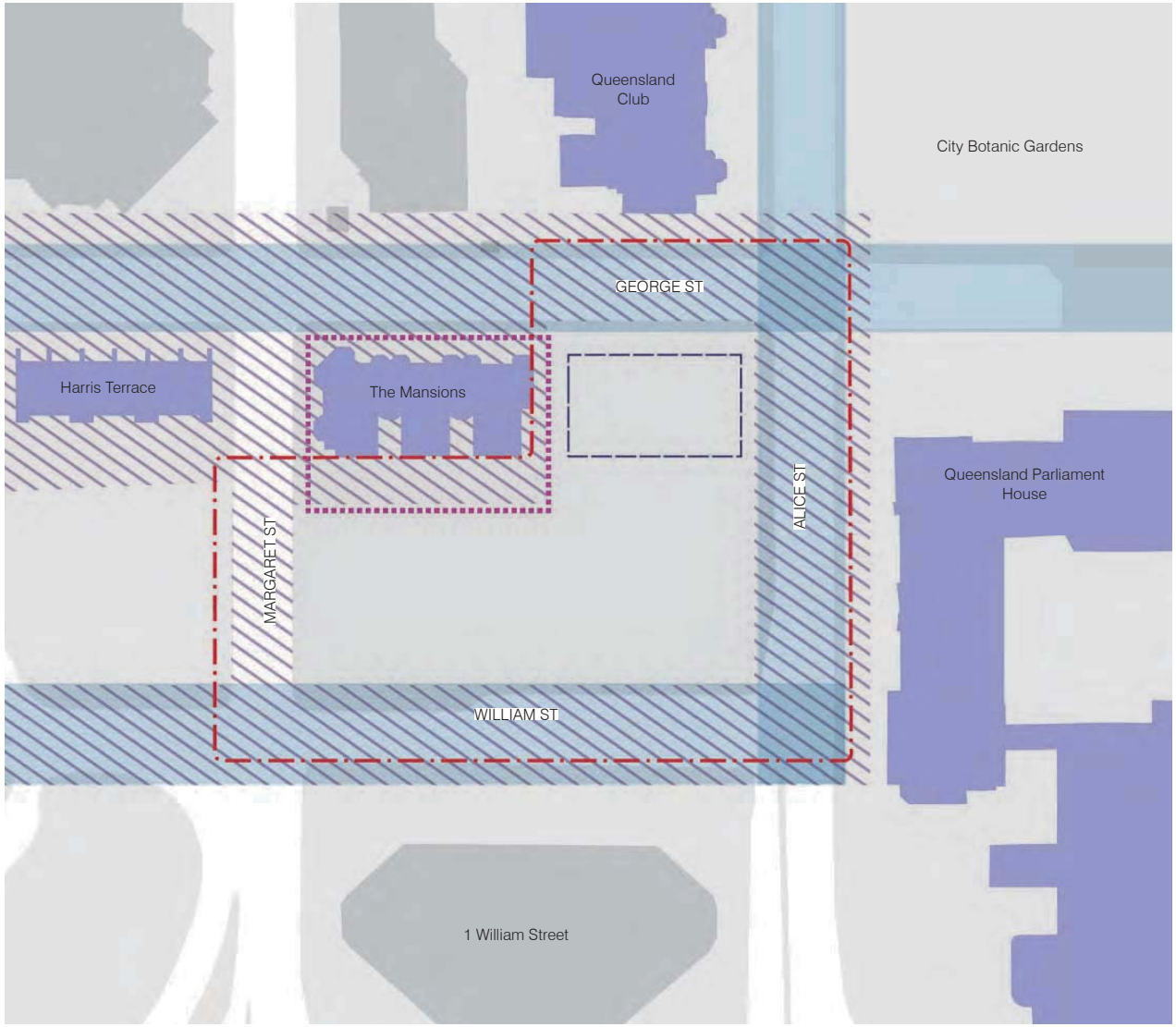


FIGURE 120: PRECINCT 3 HERITAGE AND ARCHAEOLOGY PLAN - PODIUM AND TOWER TYPOLOGY AND TOWER IN PLAZA / STREET BUILDING TYPOLOGY



LEGEND

- Precinct boundary

Heritage

- Extent of Heritage Place (not including Early Streets of Brisbane)
- Early Streets of Brisbane
- Heritage building
- Original Bellevue Hotel building footprint (for interpretation)
- High archaeological potential

FIGURE 121a: PRECINCT 3 THE MANSIONS INTERFACE SECTION - PODUM AND TOWER TYPOLOGY

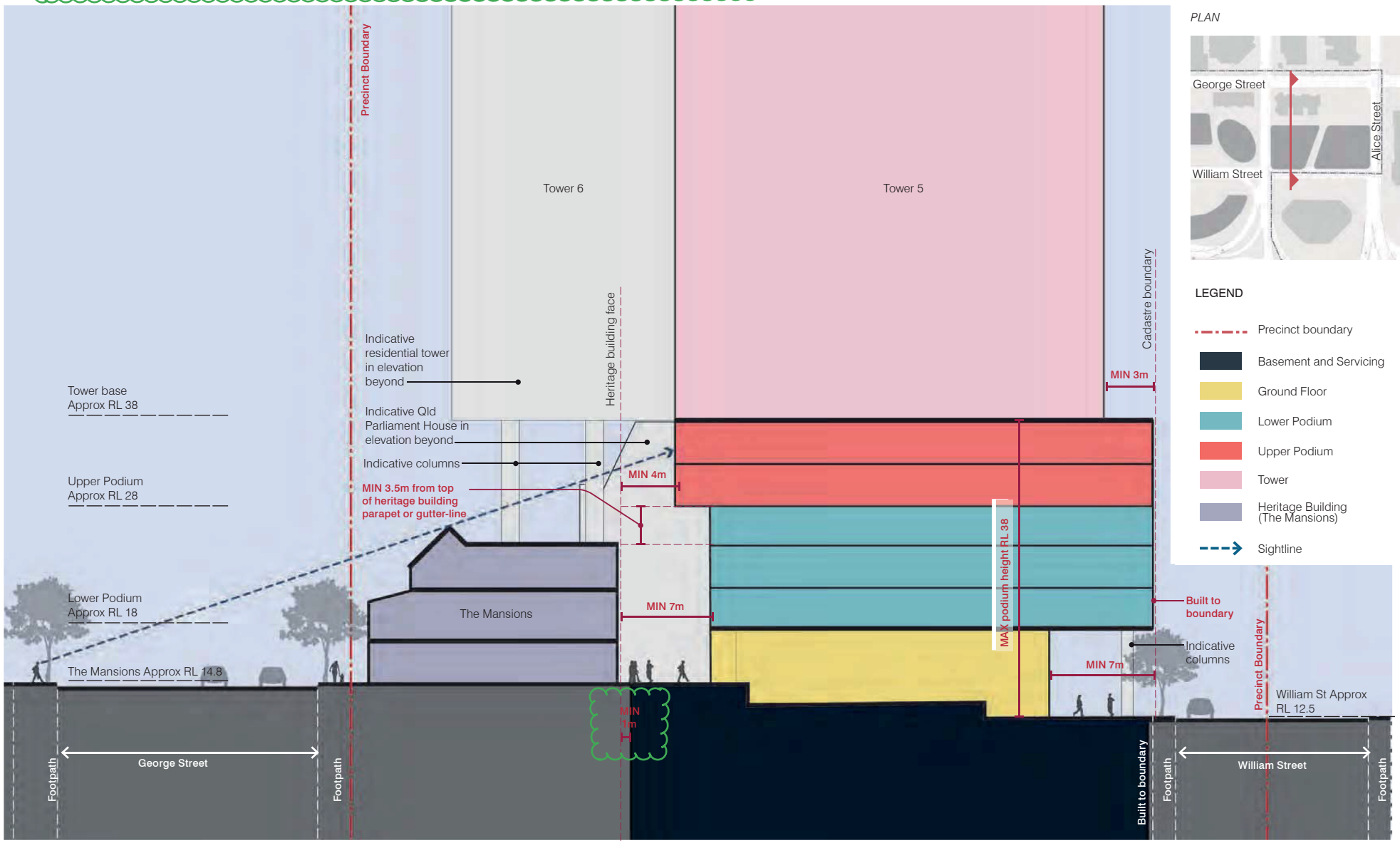
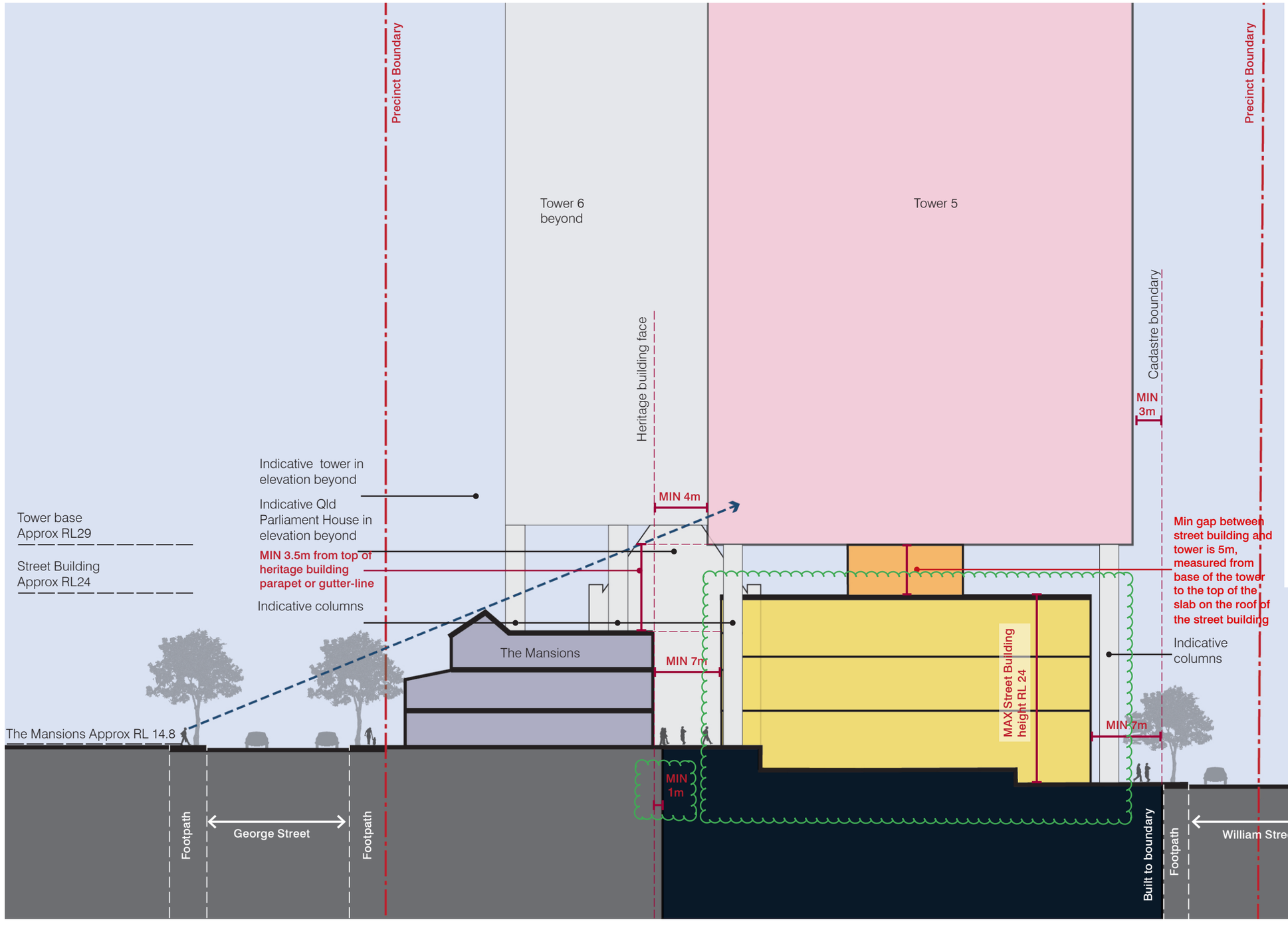
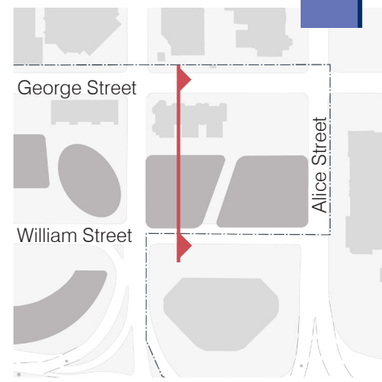


FIGURE 121b: PRECINCT 3 THE MANSIONS INTERFACE SECTION - TOWER IN PLAZA OPTION



PLAN



LEGEND

- Precinct boundary
- Basement and Servicing
- Indicative Street Building
- Indicative Tower Core
- Indicative Tower
- Heritage Building (The Mansions)
- Sightline

FIGURE 122a: PRECINCT 3 BELLEVUE PLAZA INTERFACE SECTION - PODUM AND TOWER TYPOLOGY

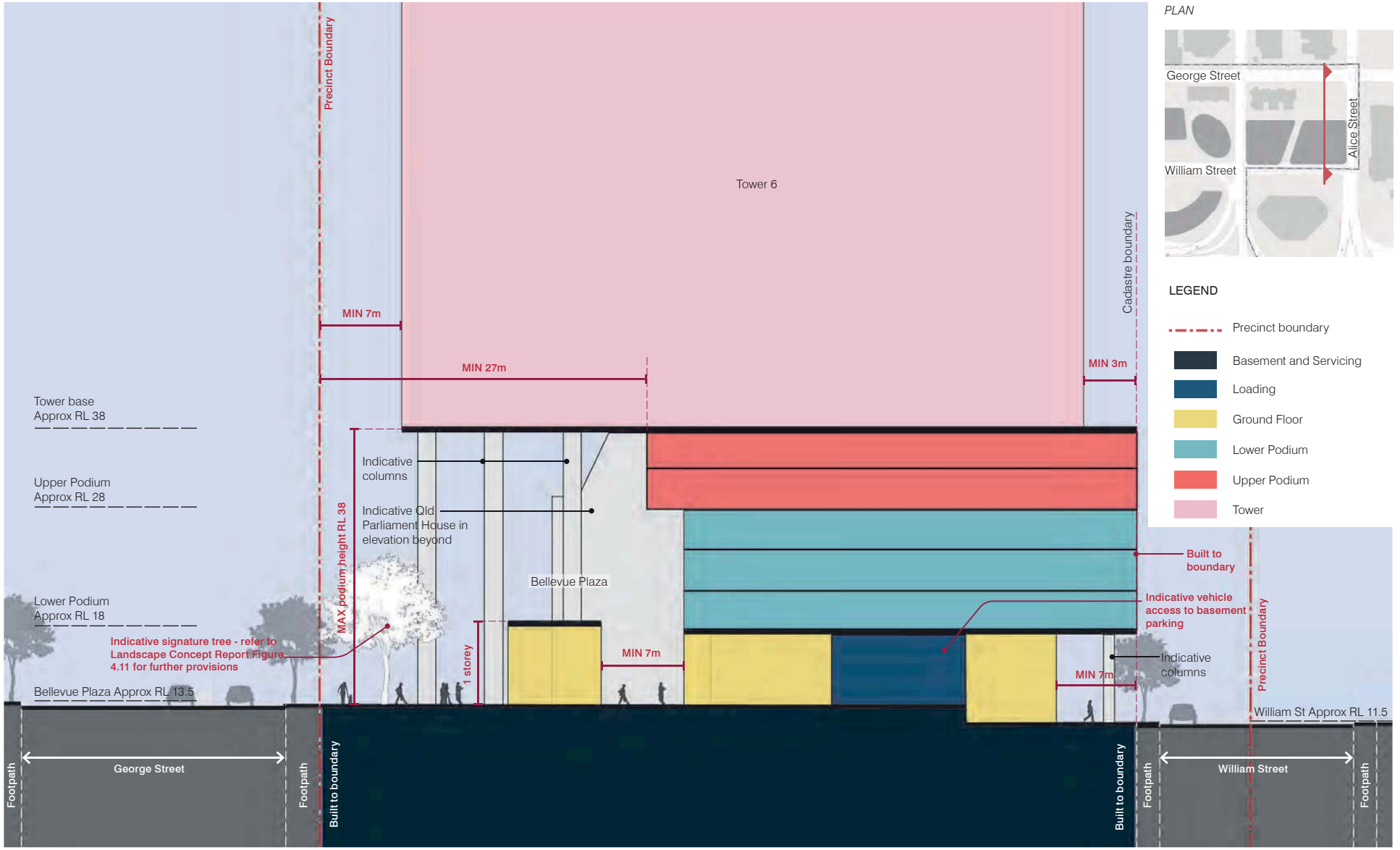
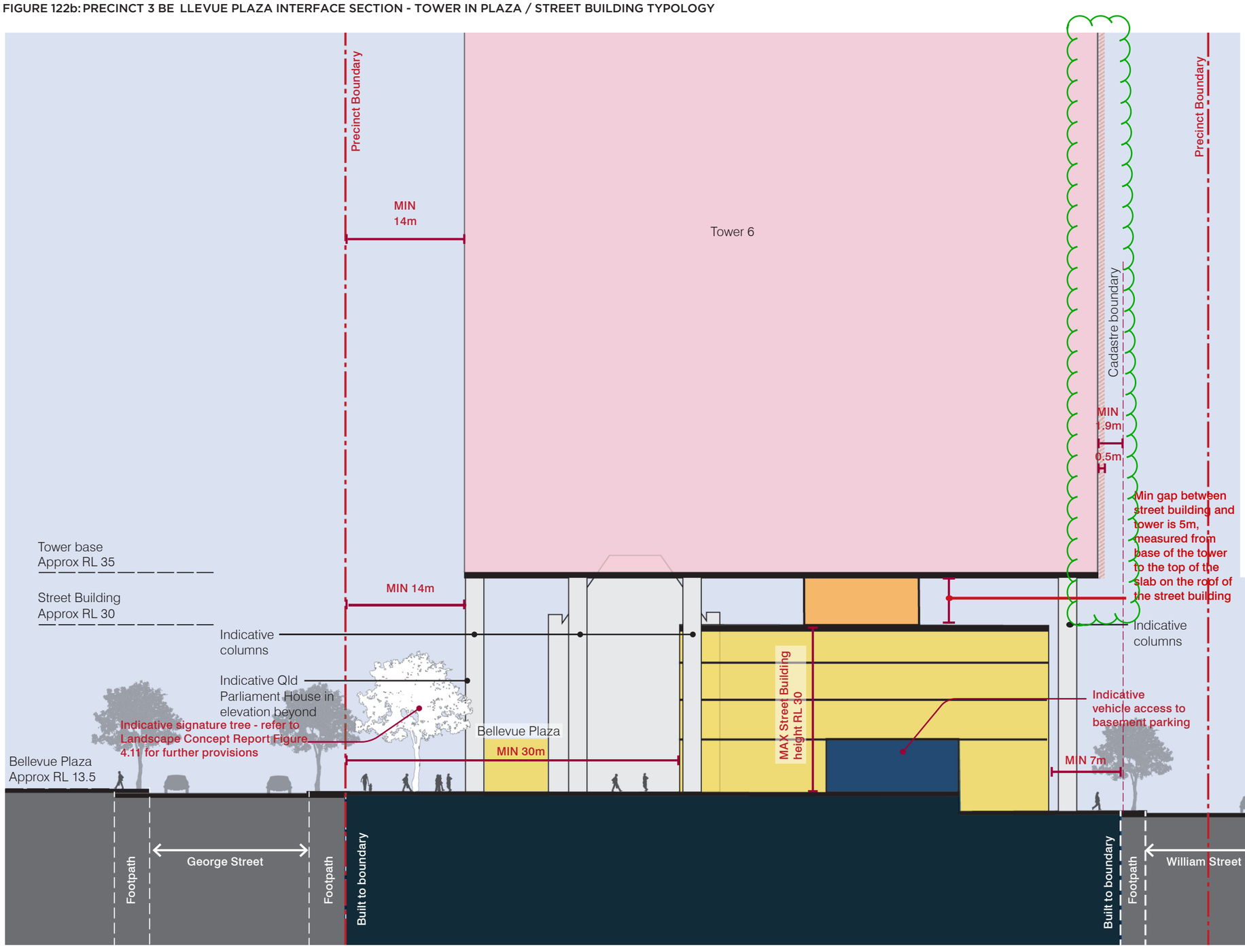
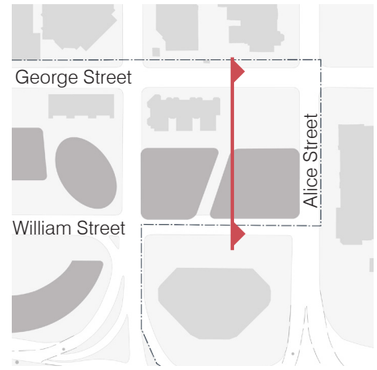


FIGURE 122b: PRECINCT 3 BE LLEVUE PLAZA INTERFACE SECTION - TOWER IN PLAZA / STREET BUILDING TYPOLOGY



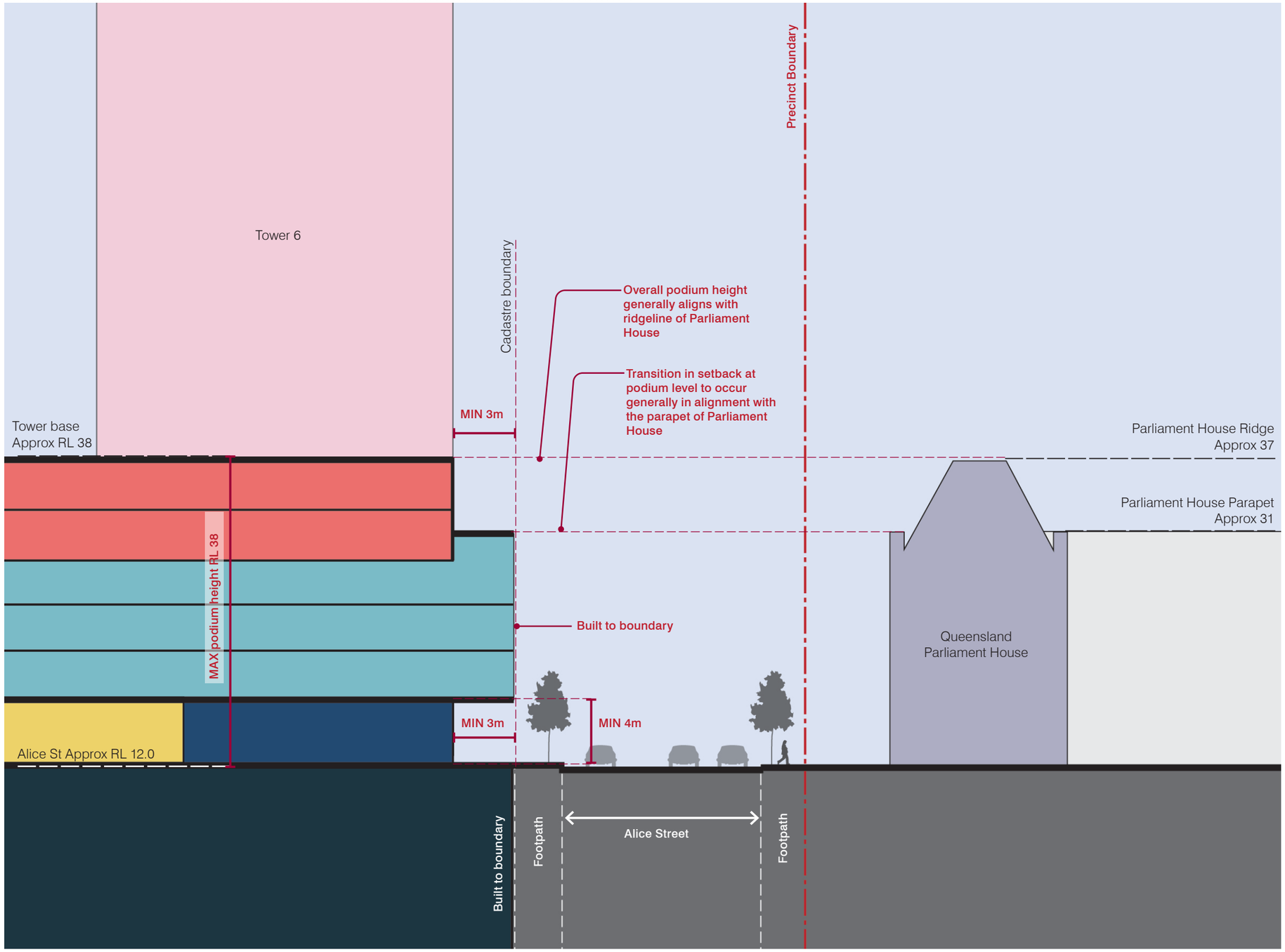
PLAN



LEGEND

- Precinct boundary
- Basement and Servicing
- Indicative Loading
- Indicative Street Building
- Indicative Tower core
- Indicative Tower
- Limited Building Articulation Zone

FIGURE 123a: PRECINCT 3 ALICE STREET INTERFACE SECTION - PODIUM AND TOWER TYPOLOGY



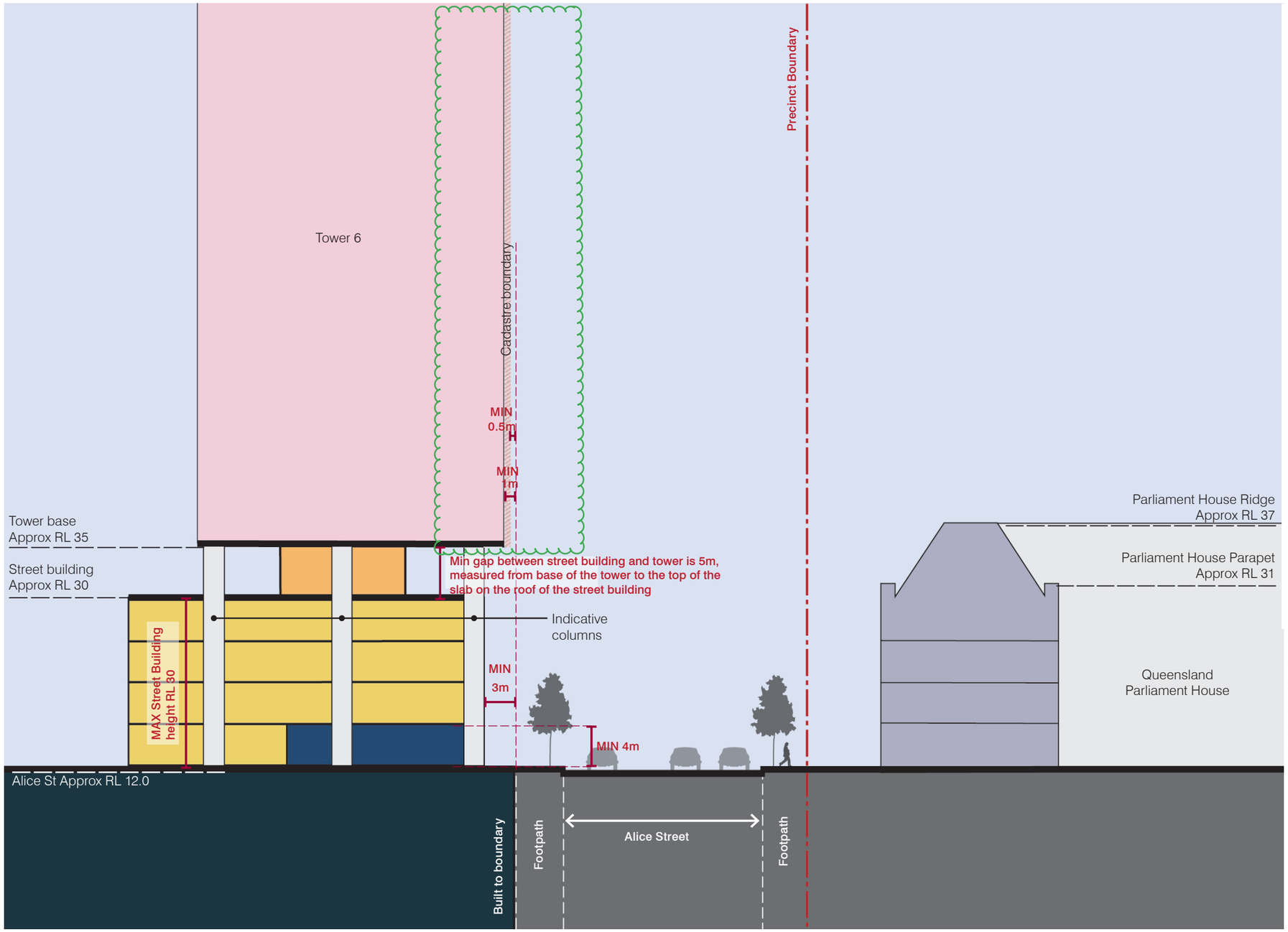
PLAN



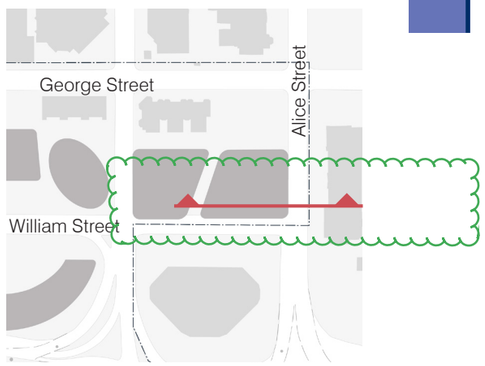
LEGEND

- Precinct boundary
- Basement and Servicing
- Loading
- Ground Floor
- Lower Podium
- Upper Podium
- Tower
- Heritage Building (Queensland Parliament House)

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



PLAN

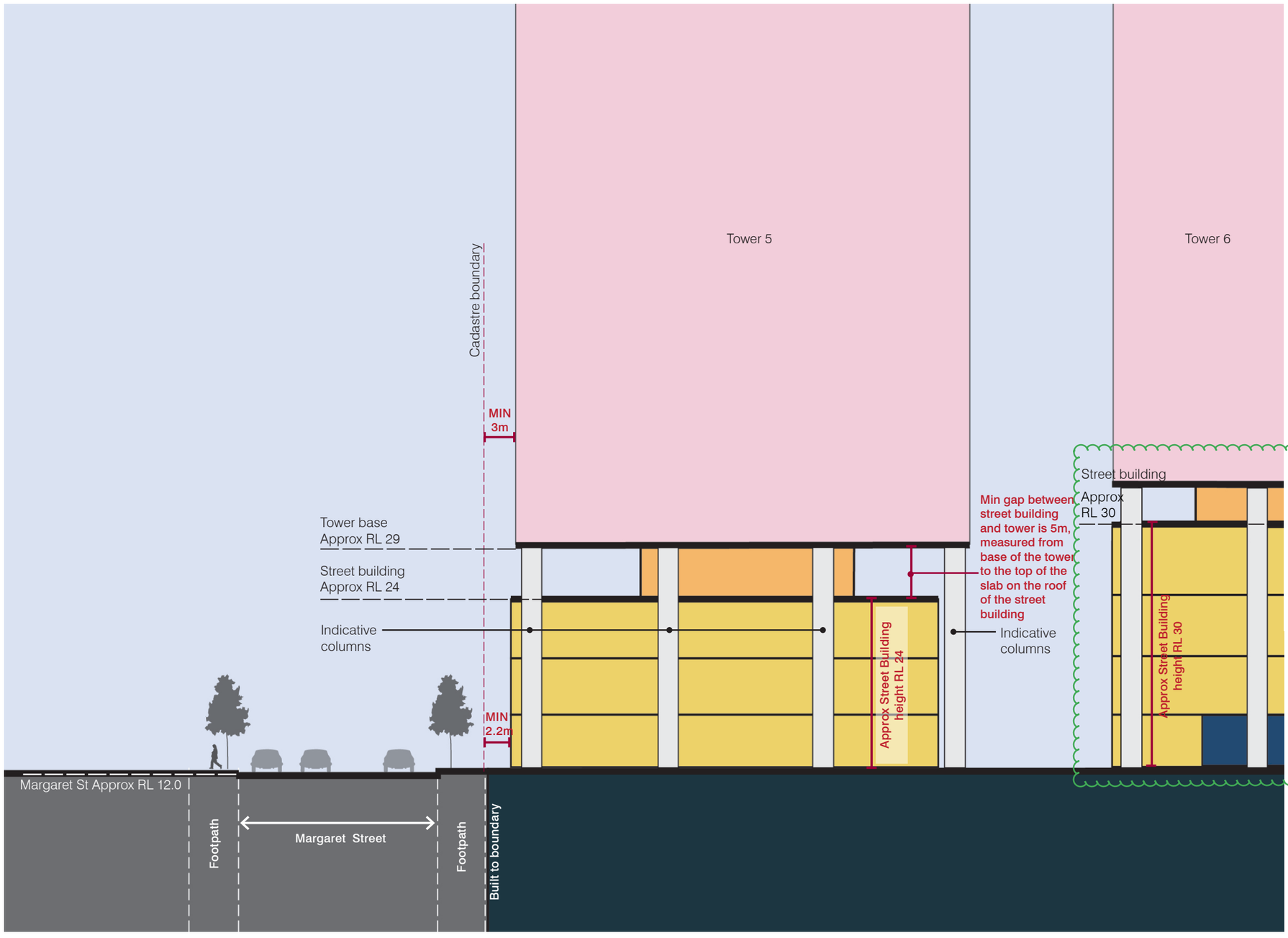


LEGEND

- Precinct boundary
- Basement and Servicing
- Indicative Vehicle Access Point
- Indicative Street Building
- Indicative Tower core
- Indicative Tower
- Heritage Building (Queensland Parliament House)
- Limited Building Articulation Zone

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

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



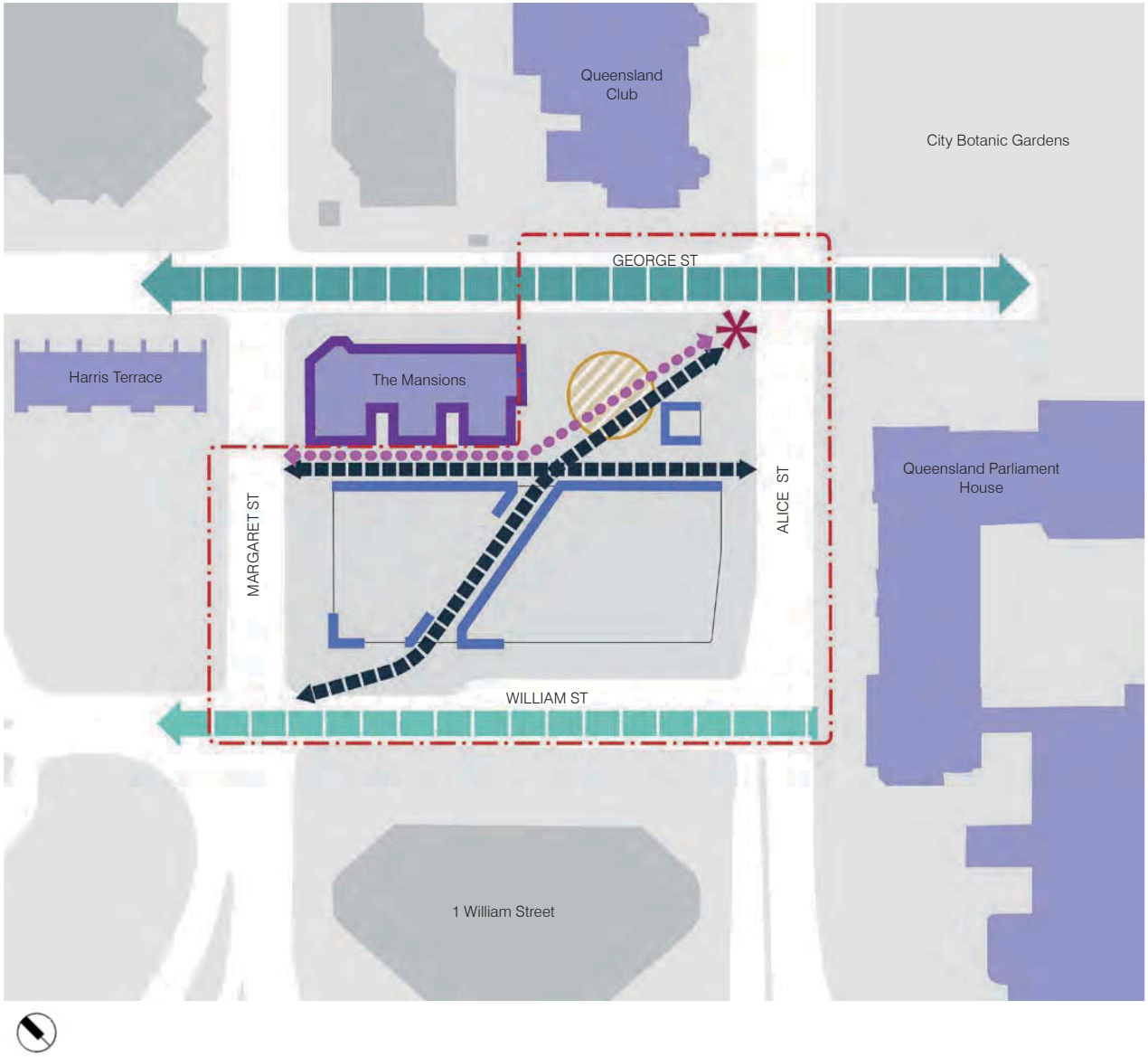
PLAN



LEGEND

- Precinct boundary
- Basement and Servicing
- Indicative Vehicle Access Point
- Indicative Street Building
- Indicative Tower core
- Indicative Tower

FIGURE 124a: PRECINCT 3 PUBLIC REALM PLAN - PODIUM AND TOWER TYPOLOGY



LEGEND

Precinct boundary

Spaces

Secondary plaza (Bellevue Plaza) minimum 900 sqm

Gateway

Connectivity

Cross block link at ground level (alignment indicative only)

Indicative location of Wayfinding device (The Ribbon)

Active edge

Passive edge

George Street streetscape (The Boulevard)

William Street streetscape (The Verandah)

Heritage

Heritage building

Built Form

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

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

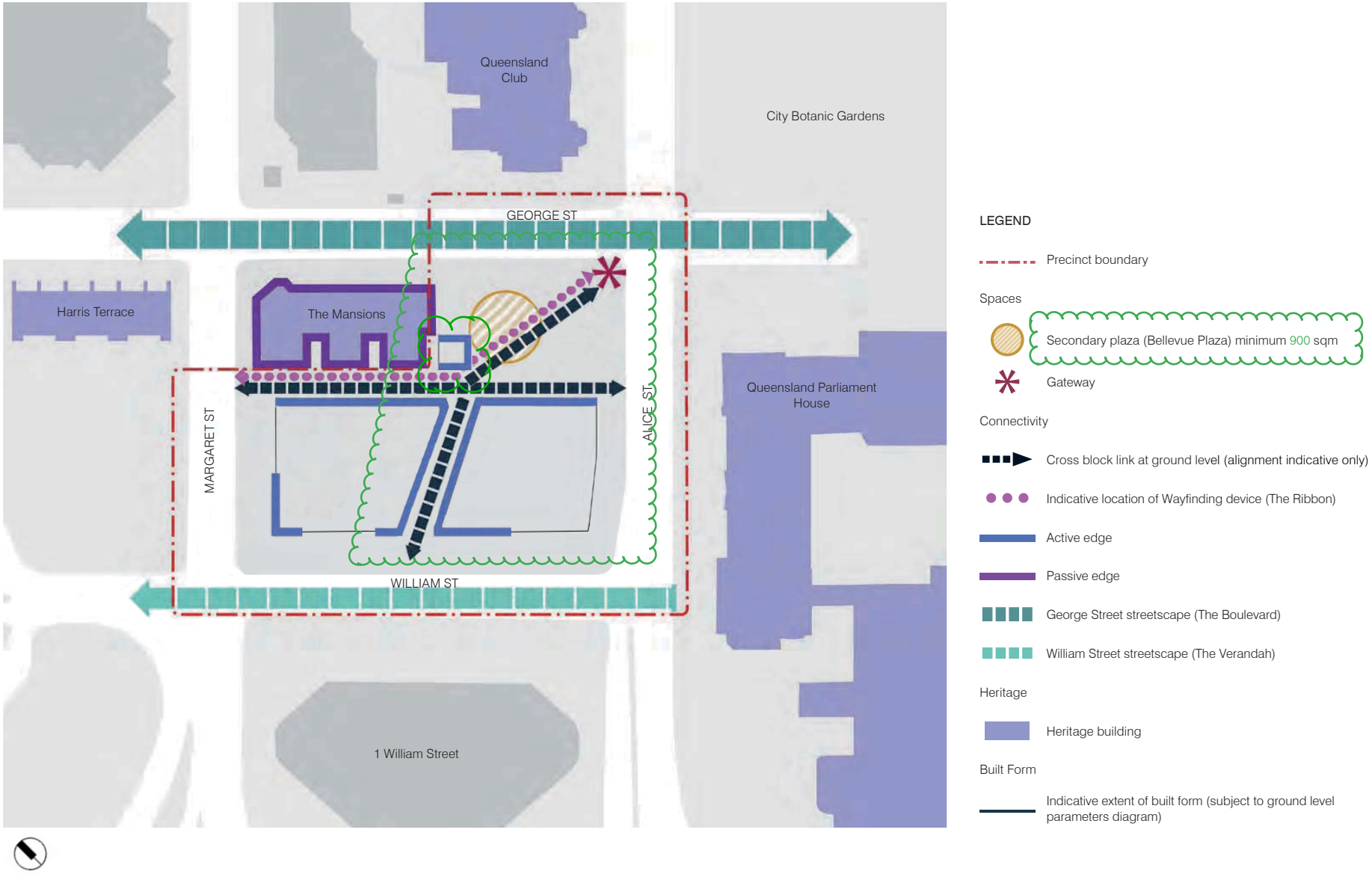
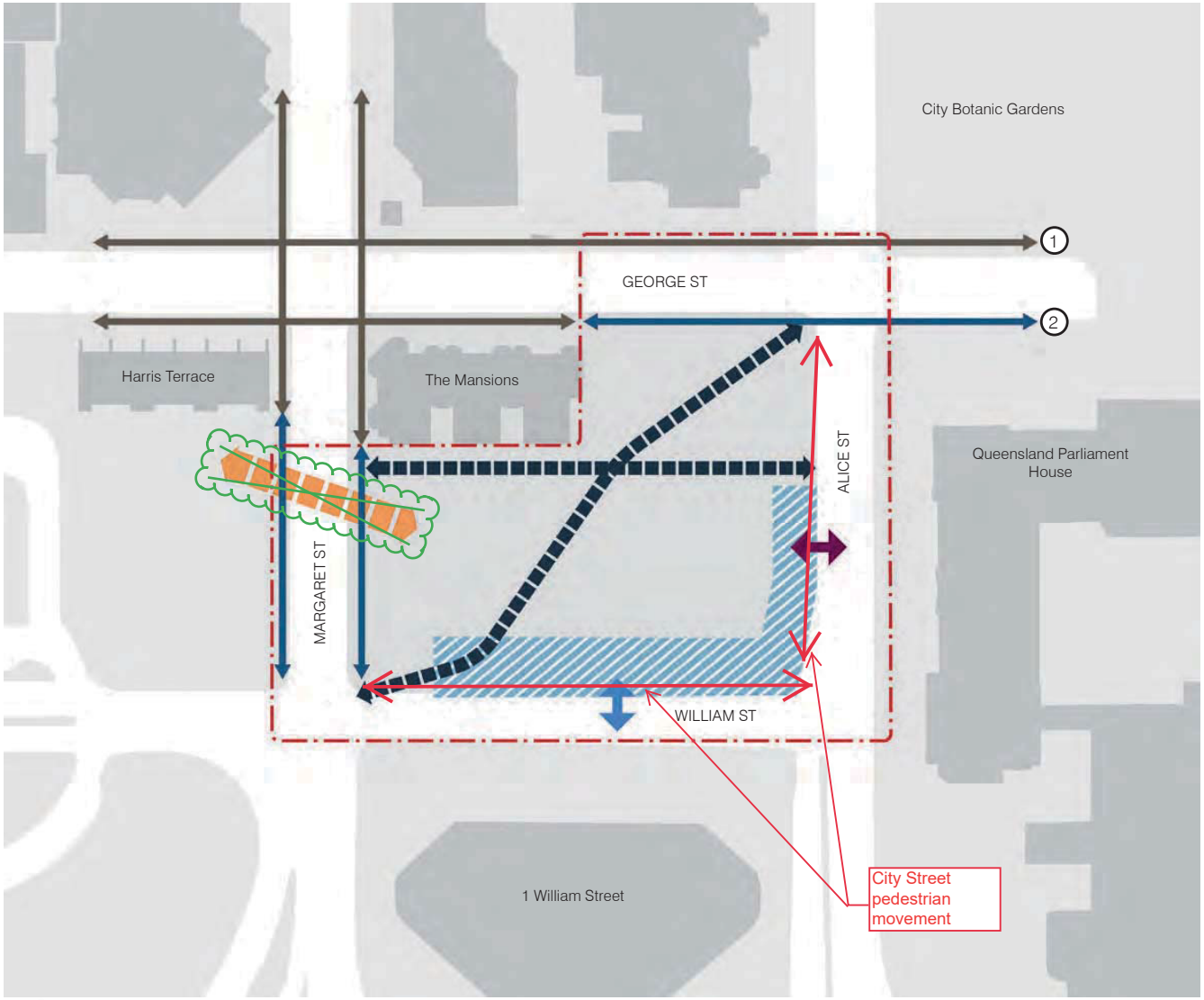


FIGURE 125a: PRECINCT 3 CONNECTIVITY, ACCESS AND MOBILITY PLAN - PODIUM AND TOWER TYPOLOGY



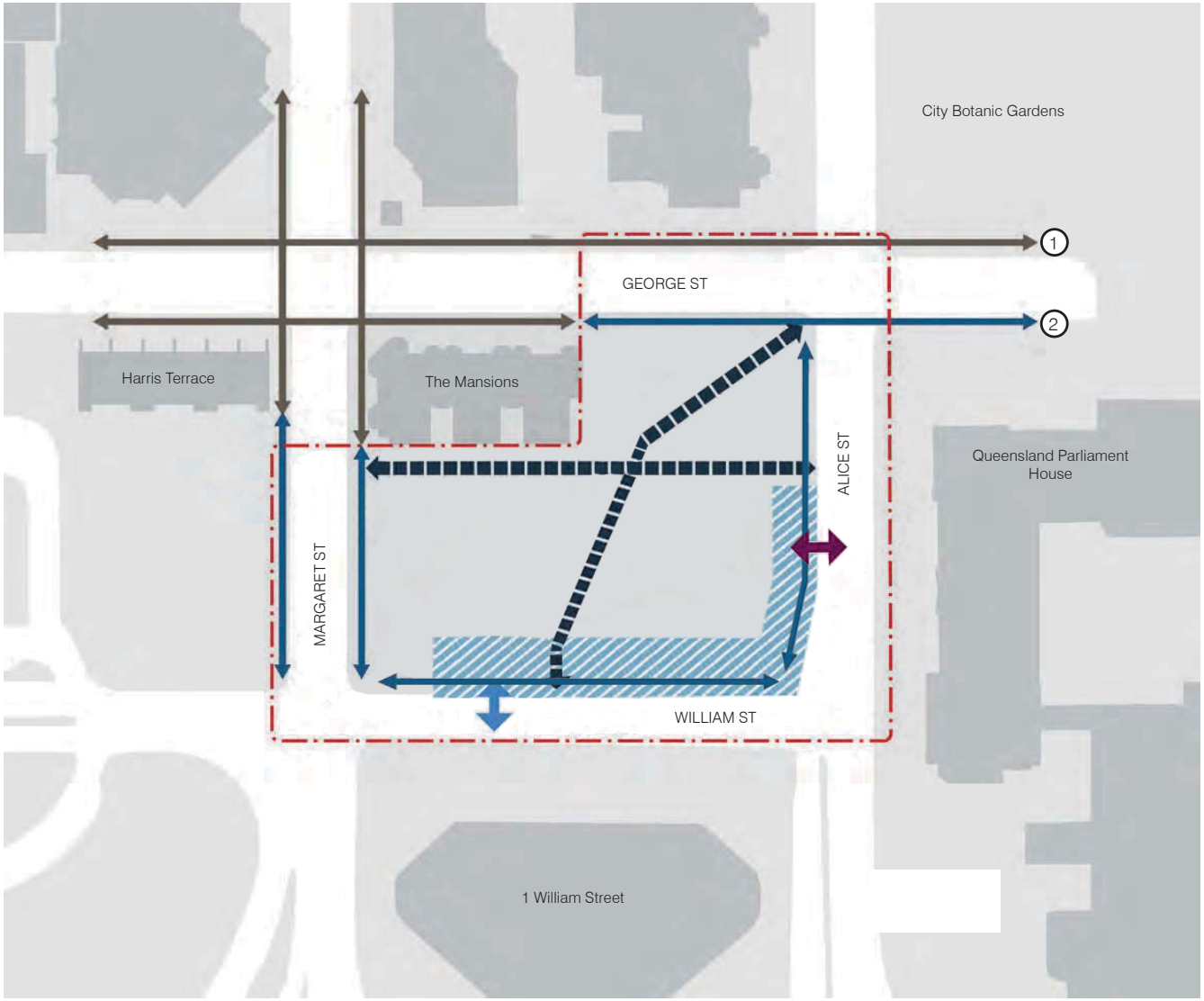
LEGEND

- Precinct boundary

Connectivity

- Cross block link at ground level (alignment indicative only)
- City street pedestrian movement
- Heritage frontage footpath
- Indicative vehicle access point (location and direction not fixed)
- Indicative service and vehicle access point (location and direction not fixed)
- ~~Below ground basement vehicle and pedestrian connection between Precinct 1 and 3~~ Removed
- Indicative preferred vehicle and service ingress/egress zone (location/direction not fixed)
- 1 Connection to City Botanic Gardens and QUT Gardens Point Campus
- 2 Connection to QUT Gardens Point Campus

FIGURE 125b: PRECINCT 3 CONNECTIVITY, ACCESS AND MOBILITY PLAN - TOWER IN PLAZA / STREET BUILDING TYPOLOGY



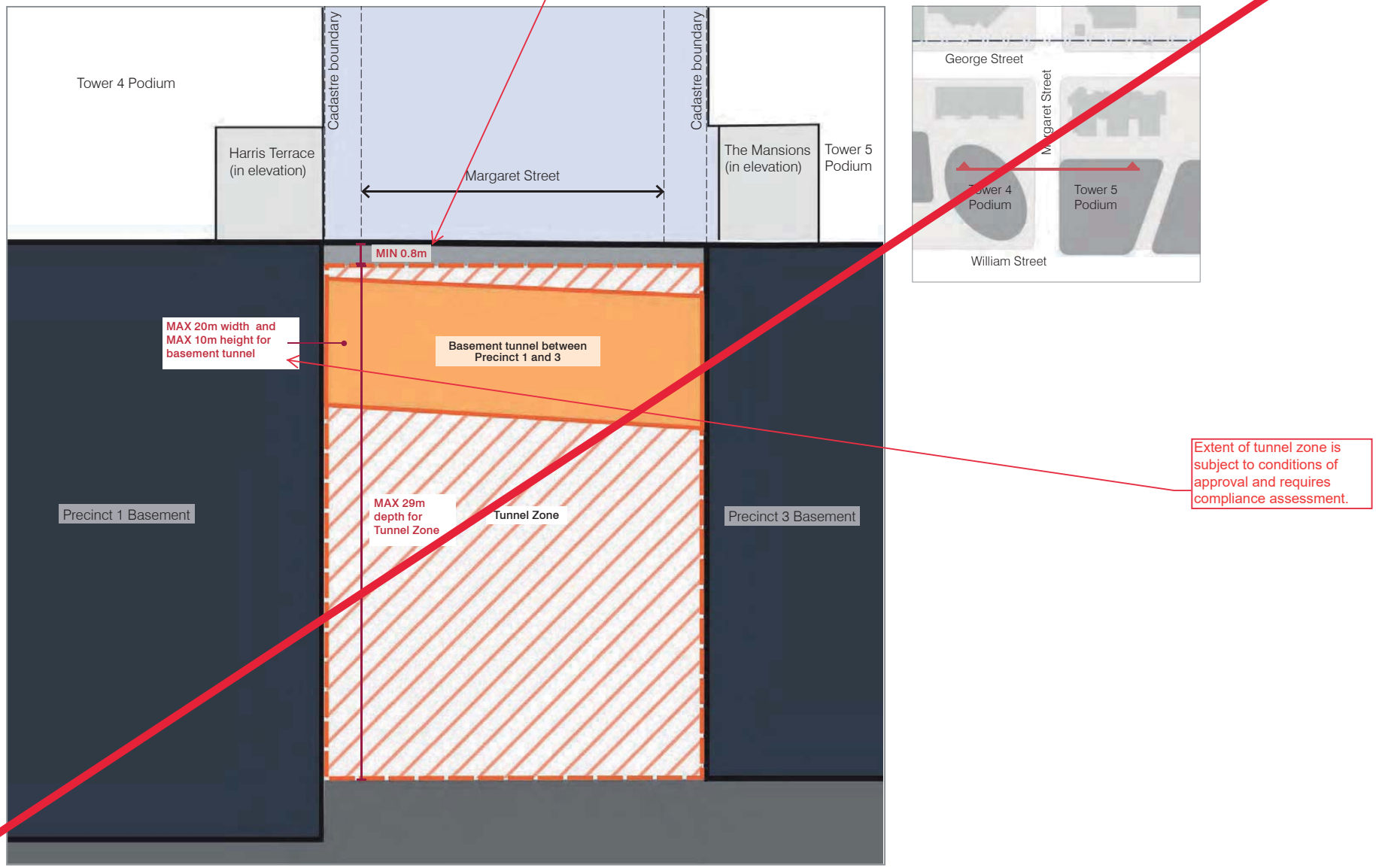
LEGEND

- Precinct boundary

Connectivity

- Cross block link at ground level (alignment indicative only)
- City street pedestrian movement
- Heritage frontage footpath
- 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)
- 1 Connection to City Botanic Gardens and QUT Gardens Point Campus
- 2 Connection to QUT Gardens Point Campus

FIGURE 126: PRECINCT 3 BASEMENT TUNNEL ZONE SECTION



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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.

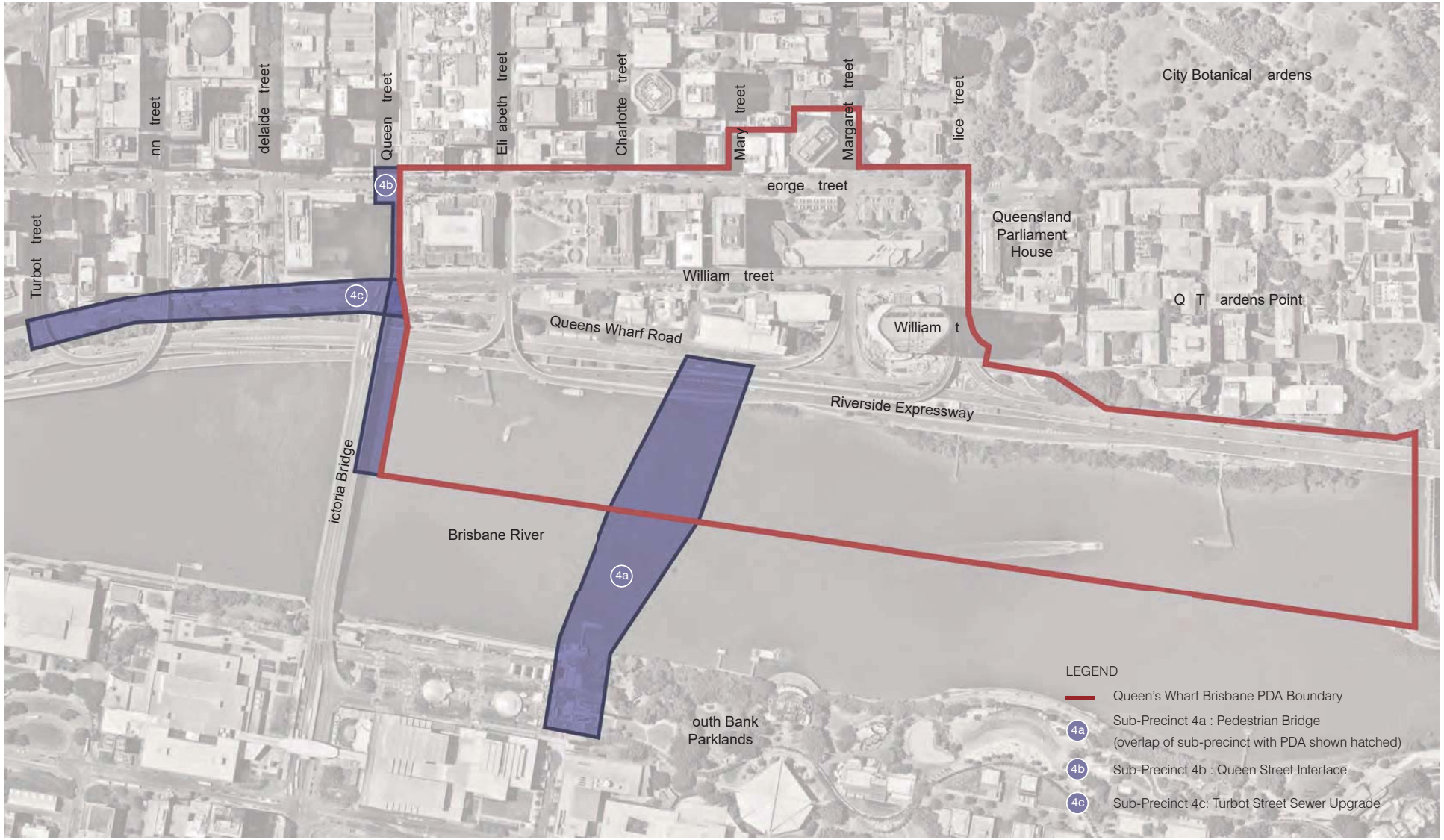
TABLE 57: PRECINCT 4 INTENTS

THEME		DEVELOPMENT OUTCOMES	
T1	**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 work; • New trunk sewer development and associated ancillary work; and • A pedestrian bridge for connectivity to the South Bank Parklands and associated ancillary works.
		T1.2	Where within Sub-Precinct 4a, development provides opportunities for small-scale food and drink outlets.
T2	**Built Form**	T2.1	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.
		T2.2	Where within Sub-Precinct 4a, development comprises a pedestrian bridge structure linking Sub-Precinct 1a to South Bank Parklands.
T3	**Public Realm**	T3.1	Where within Sub-Precincts 4a and 4b, development comprises public realm enhancements that enable the QWBIRD to integrate and connect to the existing fabric of the City and South Bank Parklands.
		T3.2	Development for Sub-Precinct 4a does not substantially reduce the existing public realm of South Bank 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 ~~is 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.
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**.
T6	**Environment and Sustainability**	T6.1	Development within the Brisbane River is located, ~~sited and designed~~ to avoid, manage or mitigate risk and adverse impacts from flooding.
		T6.2	Development minimises the removal of significant vegetation and marine plants.

retains, conserves and / or adaptively re-uses heritage places

and sited

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

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
SPI 1	**Land Use**	**DS 1**	**Land Use**
SPI 1.1	Development provides a pedestrian connection between the Resort Sub-Precinct 1a and the South Bank Parklands via a pedestrian bridge crossing the Brisbane River and landing in the South Bank Parklands.	**DS 1.1**	The use is generally in accordance with the relevant provisions of **Section 5.6** – Specific Use Criteria.
SPI 1.2	Active uses within this Sub-Precinct are limited to Food and Drink Outlets on the bridge deck.	**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 60.1***
			TABLE 60.1 MAXIMUM STANDARD AND PLANNED GFA USE: Retail — MAXIMUM GFA: 50 m²; **Total** — **50 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 GFA across the QWBIRD*
SPI 2	**Built Form**	**DS 2**	**Built Form**
SPI 2.1	Development is designed to provide a structural form that is generally in accordance with the Declaration for Area B.	**DS 2.1**	The bridge provides access from Sub-Precinct 1a to South Bank generally in accordance with the Bridge Design Criteria in **Section 6**.
SPI 2.2	Development connects into the core of Sub-Precinct 1a and lands at South Bank generally in the location identified in ***Figure ~~106~~***.128	**DS 2.2**	The bridge design incorporates elements allowing for shade and weather protection.
SPI 2.3	Development ~~is designed having~~ has regard to the transport functionality and safety of the REX and Brisbane River.	**DS 2.3**	The bridge design is to incorporate measures to protect the REX and riverside recreation areas from falling objects in accordance with the Bridge Design Criteria in **Section 6**.
		DS 2.4	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**.
		DS 2.5	The bridge shall be ~~designed~~ in accordance with ***Figure 129a*** and ~~***124b***~~. 129b
		DS 2.6	The bridge is ~~designed~~ to connect into the core development of Sub-Precinct 1a at lower podium level approximately RL21 and directly connect to the river terrace.
		DS 2.7	The bridge design should incorporate an observation platform which does not impact on the unobstructed pedestrian path of the bridge and is designed generally in accordance with the Public Realm Design Criteria in **Section 5.6** and ***Figure*** *128*.
SPI 3	**Public Realm**	**DS 3**	**Public Realm**
SPI 3.1	New development comprises a dedicated component of the public realm and provides for unrestricted access for pedestrians.	**DS 3.1**	The bridge is dedicated as a public realm connection, with public access for pedestrians.
SPI 3.2	At each landing point to the northern and southern banks of the river, development will integrate with public access areas.	**DS 3.2**	The bridge is ~~designed~~ for pedestrians and not for bicycles/cyclists or vehicles other than for emergency service vehicles.
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.	**DS 3.3**	The bridge is designed generally in accordance with the Equitable Access Design Criteria in **Section 6**.
		DS 3.4	The bridge is designed generally in accordance with the Crime Prevention through Environmental Design (CPTED) criteria in **Section 6**.
		DS 3.5	The bridge incorporates recreation opportunities and street furniture generally in accordance with the Bridge Design Criteria in **Section 6** and Public Realm Design Criteria in **Section 5.6**.

Change to approval May 2018 - removal of words ' a dramatic slender arch

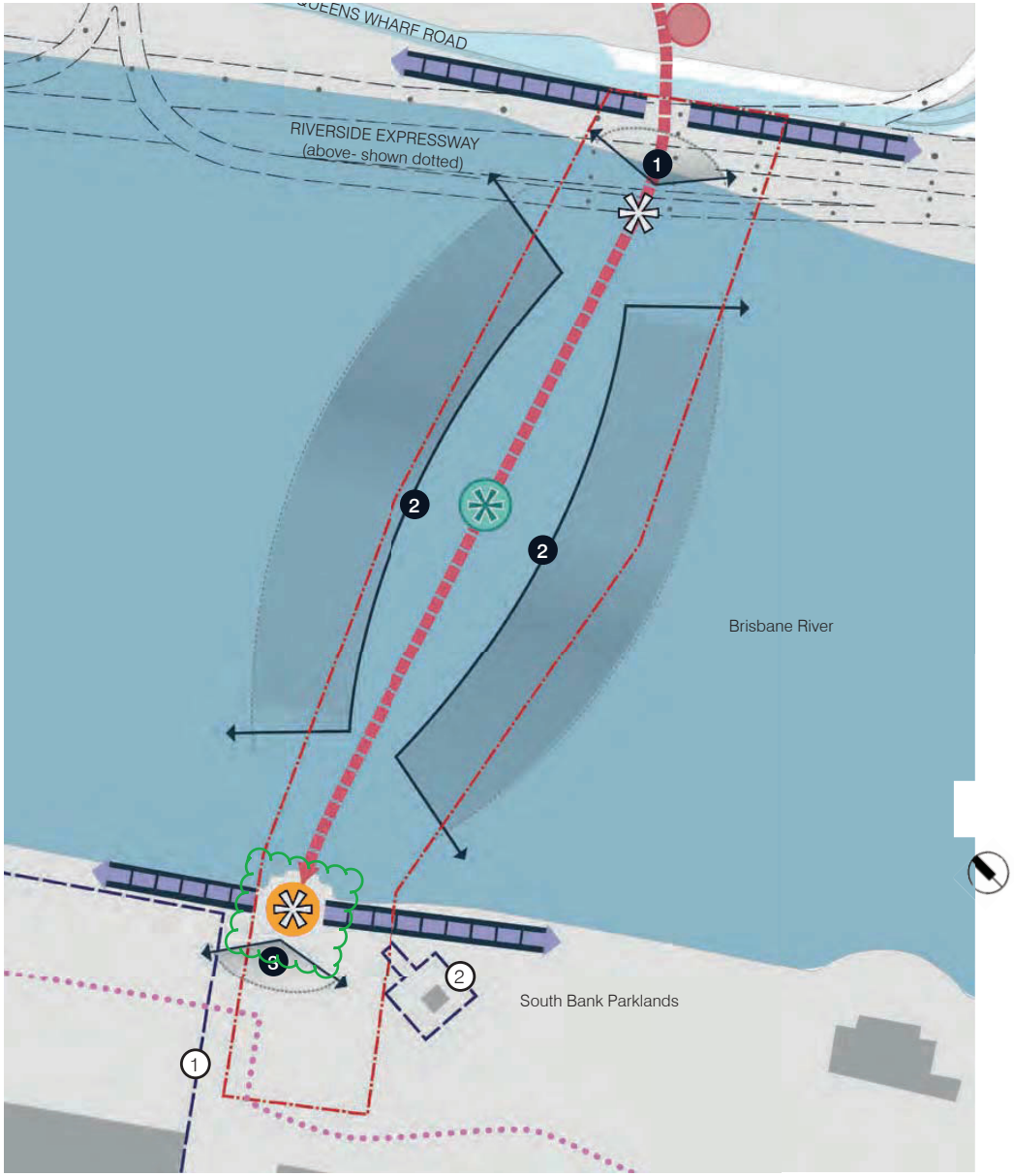
~~a dramatic slender arch-like~~

The observation platform/s are to be located to optimise views of the City and South Bank, provide a total minimum platform/ observation area of 50m² for viewing or seating. The observation platform/s are to include seating as a rest point and structure to provide a minimum 90% shade. Any area provided for pop up retail on the observation platform is to be additional to the 50m² for viewing or seating.

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 provided at both ends of the bridge from South Bank to Sub-Precinct 1a.	**SPI 4.1**	Key routes for pedestrians and cyclists are designed generally in accordance with ***Figure 128*** and accord with the following: • Where for the above ground 'key pedestrian route' the design includes: – A minimum pathway width of 4.5m; – Signage to restrict cycling; and – Provision for equitable access at both ends of the route.
SPI 4.2	Development provides access for the general public allowing connectivity between South Bank and the QWBIRD.	**SPI 4.2**	The design of development retains a key shared pedestrian and cycle routes along the riverfrontage at South Bank.
SPI 4.3	Development provides for a safe and easy way for Brisbane's commuters and visitors to cross the river and will allow for viewing areas along the bridge length to stop and enjoy the river setting and views of the City.	**SPI 4.3**	Pedestrian bridge ~~to be designed~~ IS to allow for emergency access.
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 5	**Heritage**	**DS 5**	**Heritage**
SPI 5.1	Development ~~is designed so that it~~ retains and conserves heritage places in the Sub-Precinct, being the Queensland Performing Arts Centre and the Nepalese Peace Pagoda.	**DS 5.1**	New built form does not encroach within the curtilage of the designated State Heritage 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 is managed generally in accordance with the Archaeological Management Criteria in **Section 6**.	**DS 5.2**	Development provides for the recognition and interpretation of the heritage 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 should safeguard navigation access along the river.	**DS 6.1**	The removal of marine plants and trees, including Significant Vegetation to facilitate landing areas is undertaken in accordance with the Environmental Management Criteria in **Section 6**.
SPI 6.2	Development is ~~designed~~ to incorporate ecologically sustainable design principles, energy efficiency and material recycling.	**DS 6.2**	Tidal works are undertaken generally in accordance with the Tidal Works Criteria in **Section 6**.
SPI 6.3	Development is ~~designed~~ to incorporate lighting to create a safe pedestrian environment generally in accordance with CPTED principles.	**DS 6.3**	Development is carried out generally in accordance with the relevant Environmental Criteria in **Section 6** and the Engineering Criteria presented in ***Table 70*** of **Section 6**.

FIGURE 128: SUB-PRECINCT 4A KEY PRINCIPLES PLAN



LEGEND

Sub-precinct boundary

Spaces

Elevated gateway

Observation platform (location not fixed)

Connectivity

Key pedestrian route (above ground level)

Key public vertical circulation

Key pedestrian and cycle route (shared, at ground level)

The Arbour (existing wayfinding path)

DDA ramp and stairs

Significant Views

Significant view or outlook

1 Significant view of QWB and IRD

2 View across Brisbane River

3 View across Cultural Forecourt and South Bank Parklands

Heritage

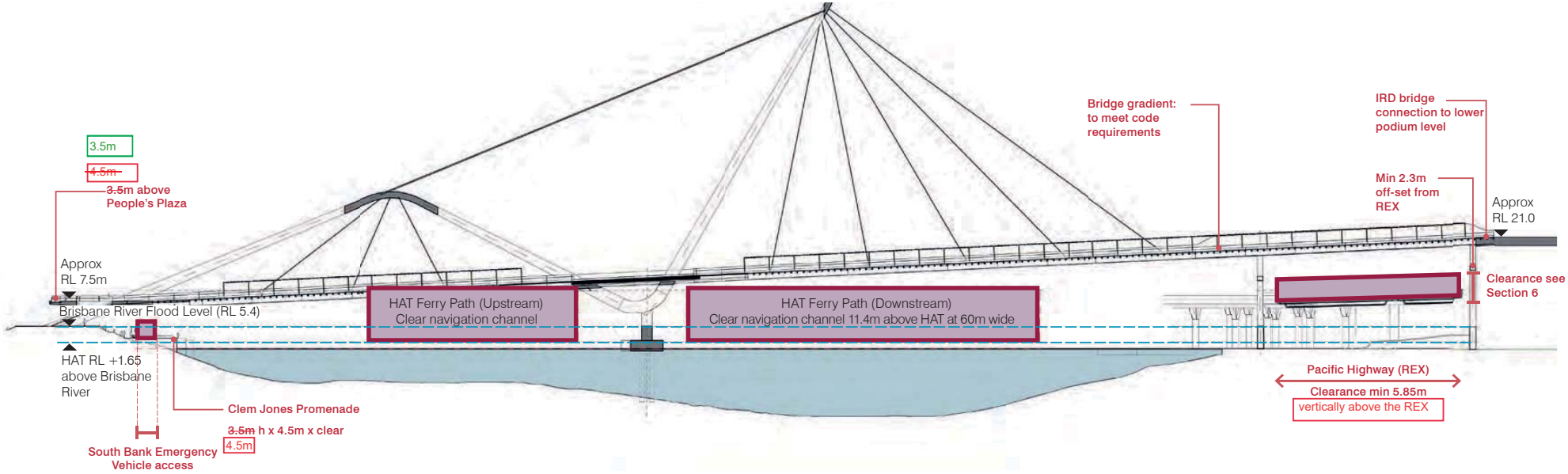
Early Streets of Brisbane

Heritage Place

1 Queensland Cultural Centre

2 Nepalese Peace Pagoda

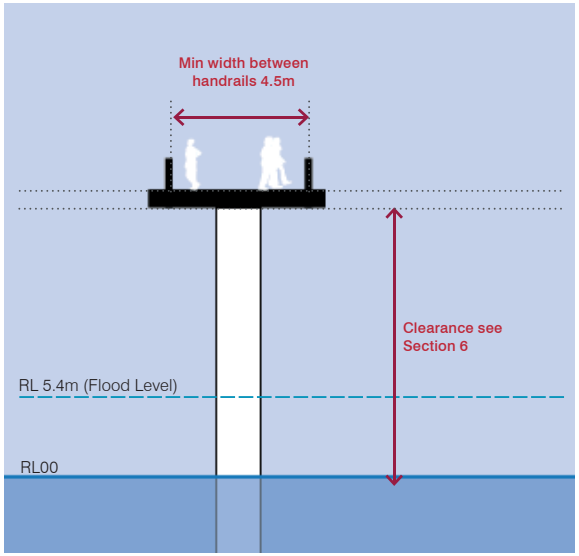
FIGURE 129: SUB-PRECINCT 4A BRIDGE PARAMETERS

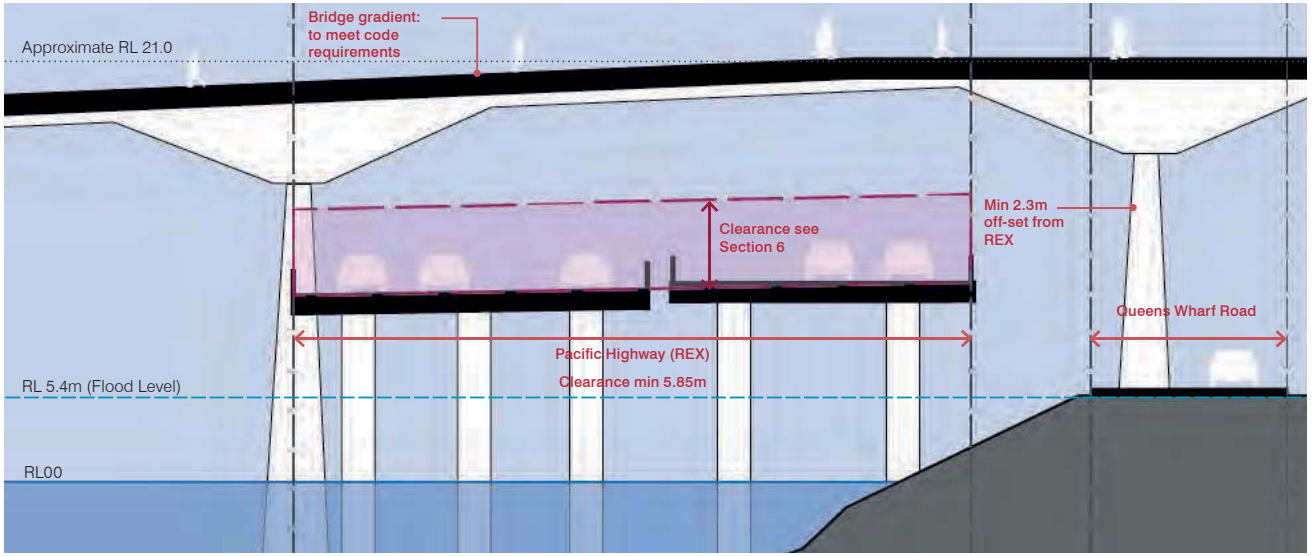


Change to approval May 2018 - correction to figure number

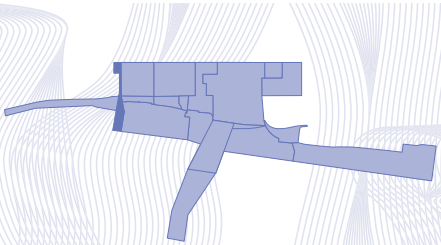
129b

FIGURE 124: SUB-PRECINCT 4A BRIDGE PARAMETERS





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.

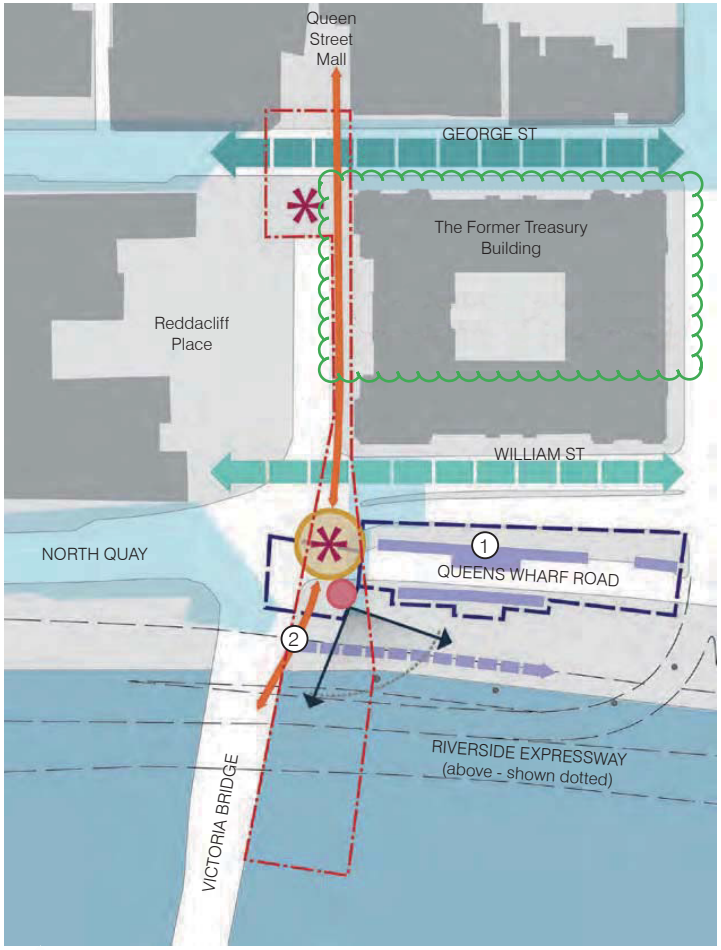
The approved uses and works in Sub-Precinct 4b must be generally in accordance with the Intents and Specific Design Criteria identified in *Table 63*.

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

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
SPI 1	**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**	Development is ~~designed~~ ~~to function as~~ for 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.
		DS 1.2	No additional GFA is provided.
		DS 1.3	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.
SPI 3.2	Landscape works provide for treatments that act as urban markers to indicate one has 'arrived' at the QWBIRD.	**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.
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.	**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 ***Figure 130***.
SPI 4.2	Landscape Works maintain a continuous and generous urban corridor for people moving between the CBD and South Brisbane via the Victoria Bridge.	**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 4.3	Landscape Works continue pedestrian and cyclist connectivity upgrade works identified in Sub-Precinct 1c.		
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**.
SPI 5.2	New development respects the setting of the former Treasury Building and provides a unifying public realm to connect to the wider QWBIRD.	**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**.
SPI 5.3	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**.		

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~~ to ensure 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



LEGEND

Sub-precinct boundary

Spaces

Gateway

Key public space

Existing river lookout and vertical circulation

Connectivity

Wayfinding device (The Ribbon)

George Street streetscape (The Boulevard)

William Street streetscape (The Verandah)

Bicentennial Bikeway

Key existing pedestrian connection

Heritage

Heritage Place

1 William Street and Queens Wharf Road retaining walls

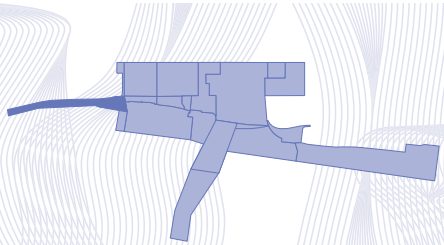
2 Victoria Bridge Abutment

Early Streets of Brisbane

Significant views

Significant view or outlook

5.5.4 Sub-Precinct 4c Turbot Street Sewer Upgrade



5.5.4.1 USES AND WORKS SUBJECT TO COMPLIANCE ASSESSMENT

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

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

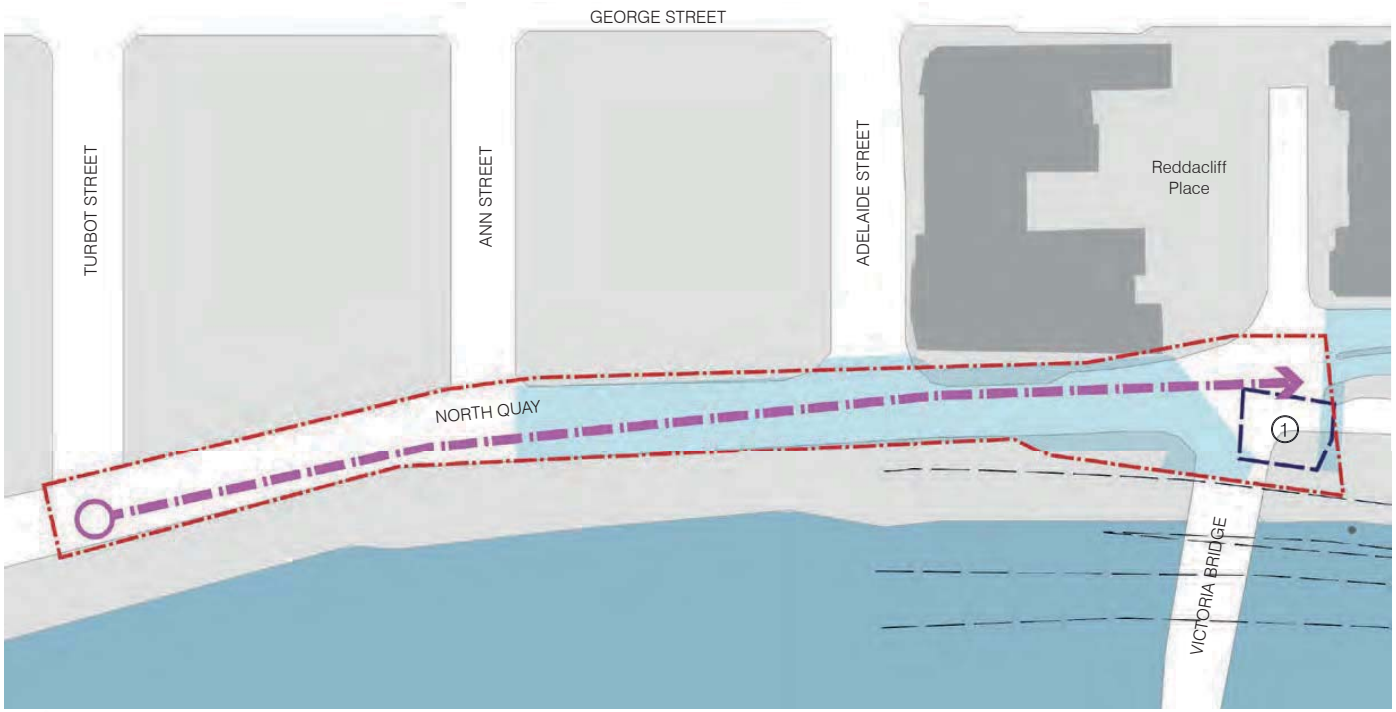
The Intents and Specific Design Criteria for Sub-Precinct 4c are specified in *Table 66* to the right against each of the Development Outcome Themes.

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	
SPI 1	**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 ***Figure 131***.
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
- (1) 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	1d	1e	1f	1g	1h	1i	2a	2b	2c	3	4a	4b	4c
DS1 ARCHITECTURAL DESIGN CRITERIA																
Architectural Distinctiveness																
Elevated Views	●												●			
Subtropical Design	●	●	●	●	●		●						●			
Soffits and Ceilings	●												●			
Natural Light	●															
Facade Articulation	●												●			
Materiality	●	●	●	●	●		●						●			
Lighting	●												●			
Build over William Street	●															
Columns	●	●	●	●	●	●	●	●	●	●	●	●	●			
Roofscape	●												●			
Heritage Integration																
New Built Form and Expression	●	●	●					●	●	●	●	●	●			
Heritage Views and Streetscapes	●	●	●					●	●	●	●	●	●		●	
Public Realm Interface	●	●	●	●				●	●	●	●	●	●	●	●	
River Pavilions																
Criteria			●	●	●		●									
DS2 PUBLIC REALM DESIGN CRITERIA																
Landscape Concept Report	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Safe and Equitable Public Realm	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Unifying Ground Plane	●	●	●	●	●	●	●	●	●		●		●	●	●	
Open Space Diversity	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Connect to Open Space & Amenity	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Integrate with Nature	●	●	●	●	●	●	●		●	●	●	●	●	●		
Design for Water			●	●	●	●	●								●	
Outdoor Rooms and Meeting Places	●		●	●	●	●	●	●			●		●	●		
Uniquely Brisbane	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Wayfinding Devices	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
DS3 PARKING AND ACCESS																
Criteria	●	●	●	●	●	●	●	●	●	●	●	●	●			
DS4 ENVIRONMENTAL DESIGN																
Criteria	●	●	●	●	●	●	●	●	●	●	●	●	●			

TABLE 68: GENERAL USE DESIGN CRITERIA

DS 1	Architectural Design Criteria

Note: The design of development is to be generally in accordance with the Architectural Design Criteria applicable to the relevant Precinct/Sub-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

Elevated Views

DS 1.1 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 elevated gardens and outdoor rooms

Inclusion of semi-outdoor spaces that are naturally ventilated and reflect Brisbane's outdoor lifestyle

Orientation that promotes seasonal solar heat gain and promotes natural lighting

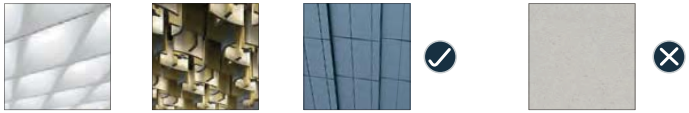
Unarticulated facades that offer little response to local context or climate

Soffits and Ceilings

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;
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 design expression

Unarticulated surface that lacks expression, visual variety and visual interest



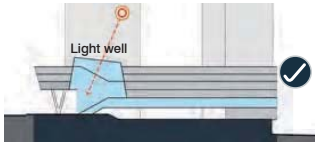
Visible building services for a tower in plaza built form

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 PERMITTED DEVELOPMENT	EXAMPLES OF DEVELOPMENT NOT PERMITTED





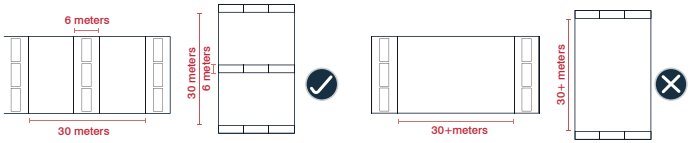
Facade Articulation

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 façade 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.

EXAMPLES OF PERMITTED DEVELOPMENT	EXAMPLES OF DEVELOPMENT NOT PERMITTED



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.

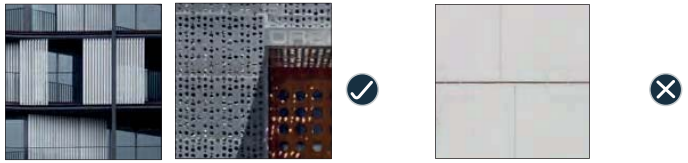
Materiality

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).

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

EXAMPLES OF PERMITTED DEVELOPMENT	EXAMPLES OF DEVELOPMENT NOT PERMITTED



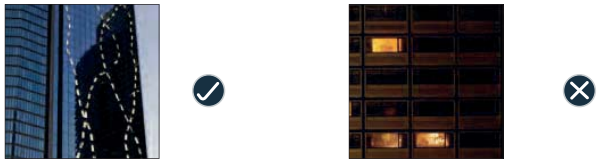
Selection of high-quality materials that are applied creatively to respond to Brisbane's character, climate and lifestyle

Building materials that lack expression or creative use, and do not contribute to the building's identity

Lighting

DS 1.8 The design of Towers 2 and 3 are to incorporate functional and decorative lighting to create an exciting and vibrant skyline at night.

EXAMPLES OF PERMITTED DEVELOPMENT	EXAMPLES OF DEVELOPMENT NOT PERMITTED



Encourage night time economy by employing quality lighting outcomes and creative expression of lighting that together contribute to building design and identity

Lighting outcome that only addresses functional needs and does not contribute to building expression or 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

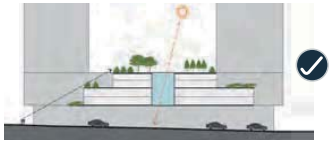
Building over William Street

DS 1.9 ~~Where building over William Street, development is to be designed to deliver a high 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 William Street



Large blank, unarticulated, sheer facade fronting William Street

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

Roofscape

DS 1.11 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 Brisbane's skyline and is an integral part of the overall building facade



Unconcealed building services and mechanical equipment visible on tower rooftops

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.

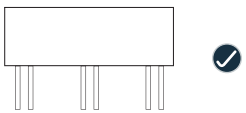
Columns

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.

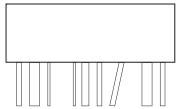
DS 1.14 The design of columns provides:

- 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 respectfully juxtaposes the Heritage Place and contributes to the public realm.

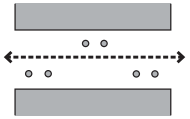
EXAMPLES OF PERMITTED DEVELOPMENT	EXAMPLES OF DEVELOPMENT NOT PERMITTED



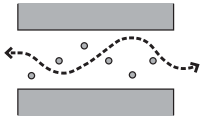
Minimal columns for permeability to the public realm



'Sea' of columns in the public domain



Allow clear sightlines and direct and convenient path of travel



Obstructed sightlines and path of travel



High quality finish to the surface of columns, with column form, material and colour forming part of the overall building facade



Columns that are undressed and have poor finishes that are inconsistent with the design and quality of the building facade

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 façade 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



The Port House, Antwerp



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 QWB, generally in accordance with the Heritage Interpretation Criteria.

Pavilions

DS 1.20 New pavilions including permanent Gazebos and shelters are d~~esigned~~ 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 and openess to surrounding context



Largely enclosed structures with little permeability or transparency

DS 2 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.

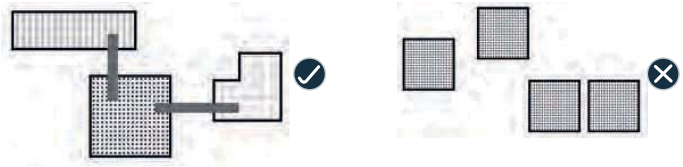
EXAMPLES OF PERMITTED DEVELOPMENT	EXAMPLES OF DEVELOPMENT NOT PERMITTED



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.

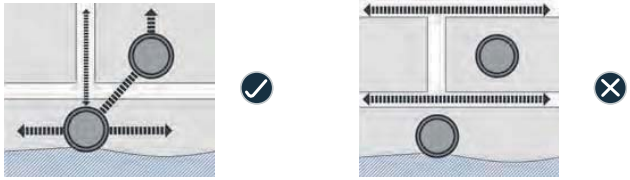
EXAMPLES OF PERMITTED DEVELOPMENT	EXAMPLES OF DEVELOPMENT NOT PERMITTED



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.

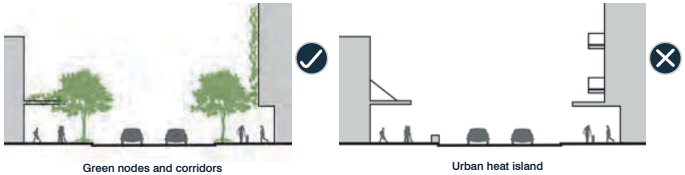
EXAMPLES OF PERMITTED DEVELOPMENT	EXAMPLES OF DEVELOPMENT NOT PERMITTED



Integrate with Nature

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

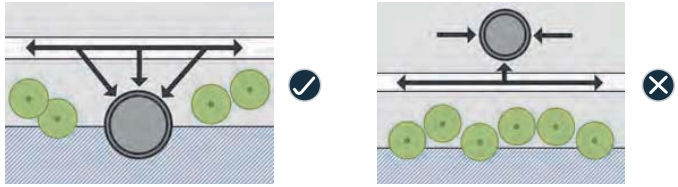
EXAMPLES OF PERMITTED DEVELOPMENT	EXAMPLES OF DEVELOPMENT NOT PERMITTED



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

EXAMPLES OF PERMITTED DEVELOPMENT	EXAMPLES OF DEVELOPMENT NOT PERMITTED

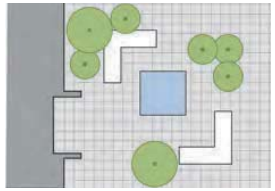


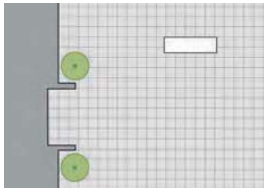
DS 2 Public Realm Design

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 distinct precinct-wide wayfinding device



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 5,000m^2, 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.**2**m and is generally not more than 4.**2**m above pavement height;
- **g.** Extend from the face of the building or the premises line;
- **h.** Not extend past a vertical plane 1.**5**m inside the kerb line to enable street trees to be planted and grow;
- **i.** Have a 0.**5**m 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
- **l.** Use materials that provide appropriate shade.

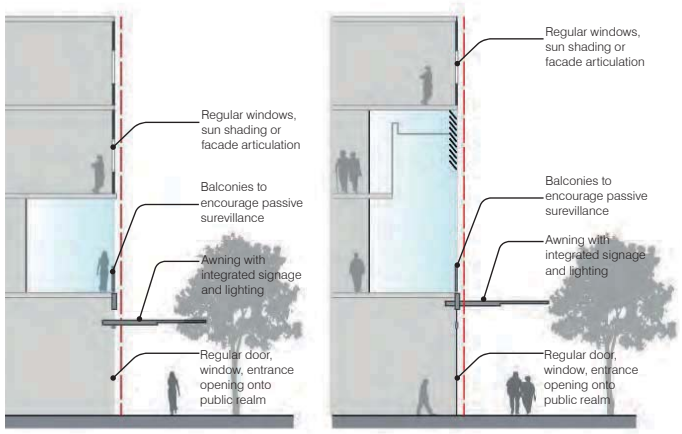
TABLE 69: SPECIFIC ~~USE~~ DESIGN CRITERIA

DS 1	~~Centre Activities~~ Design criteria for edge treatment

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.



DS1a.3
* All other edges for new built form within a Precinct/Sub-Precinct including those containing visible service areas are to:
* 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

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**.

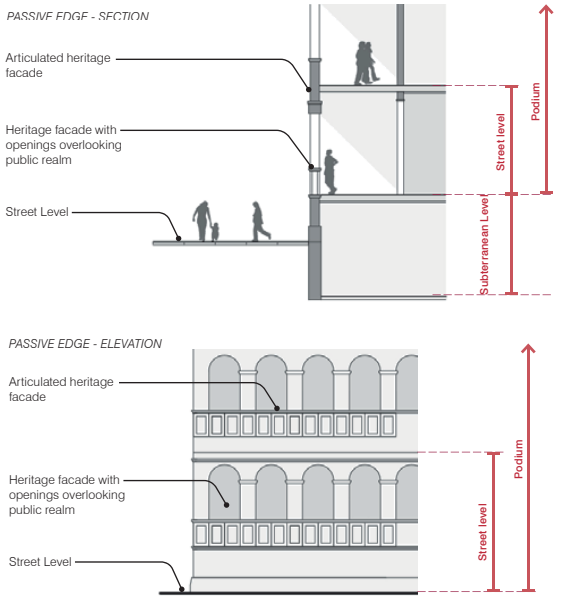


TABLE 69: SPECIFIC USE DESIGN CRITERIA

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:
- **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~~ ensures 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**.

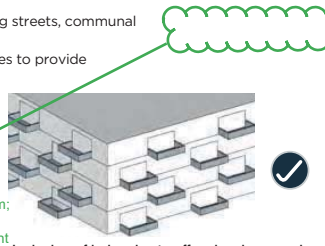
DS 5.3 Storage and handling of fuels associated with the generator is to comply with *AS 1940-2004 The storage and handling of flammable and combustible liquids*.

DS 6 Multiple Dwelling

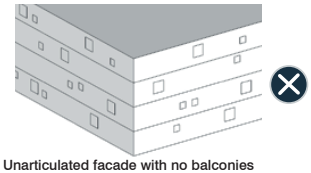
DS 6.1 Where involving Multiple Dwelling, development is to be sited and designed generally in accordance with the following:
- **a.** The main pedestrian entrance to the building (or group of buildings) is located on the primary street frontage;
- **b.** Access from the street to the entrance of the 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



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



Unarticulated facade with no balconies

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.~~

located below ground in basements or sleeved with active edges and not visible

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.

DS 6.7	Entry areas for the residents are to be provided separately from entrances for other building users and provide: **a.** For safe entry from streets, car parking areas and servicing areas; **b.** Clearly marked, safe and secure parking areas for residents and visitors which are separate from parking areas provided for other building users; and **c.** Installed security measures such that other building users do not have access to areas that are designed for the private use of residents.
DS 6.8	Dwelling balconies and windows do not overlook unscreened ventilation stacks or bulk waste bin storage areas.
DS 6.9	Development is ~~designed~~ to have: **a.** Dual aspect; or **b.** Floor-to-ceiling heights greater than 2.**4**m; or **c.** Habitable rooms with 2 or more windows or openings.
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.
DS 6.11	Development where providing solid walls or fixed screening to balconies limits the walls and screening to: **a.** The side directly adjoining another balcony or private open space within the same building; **b.** A maximum of 20% or 1.**0**m of 1 external face, whichever is lesser, to screen utilities or private clothes lines; **c.** The full extent of a secondary balcony on a side elevation where for utilities or services. Note - This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings.
DS 6.12	Development where providing operable, moveable or adjustable screening of balconies, limits the screening to a maximum of: **a.** 60% of the front side or rear boundary balconies to achieve visual privacy to an existing dwelling within 9m; **b.** 100% of west-facing primary balconies.
~~**DS 6.13**~~	~~Development provides a minimum 100m² for communal open space.~~
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 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**
DS 7.1	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.

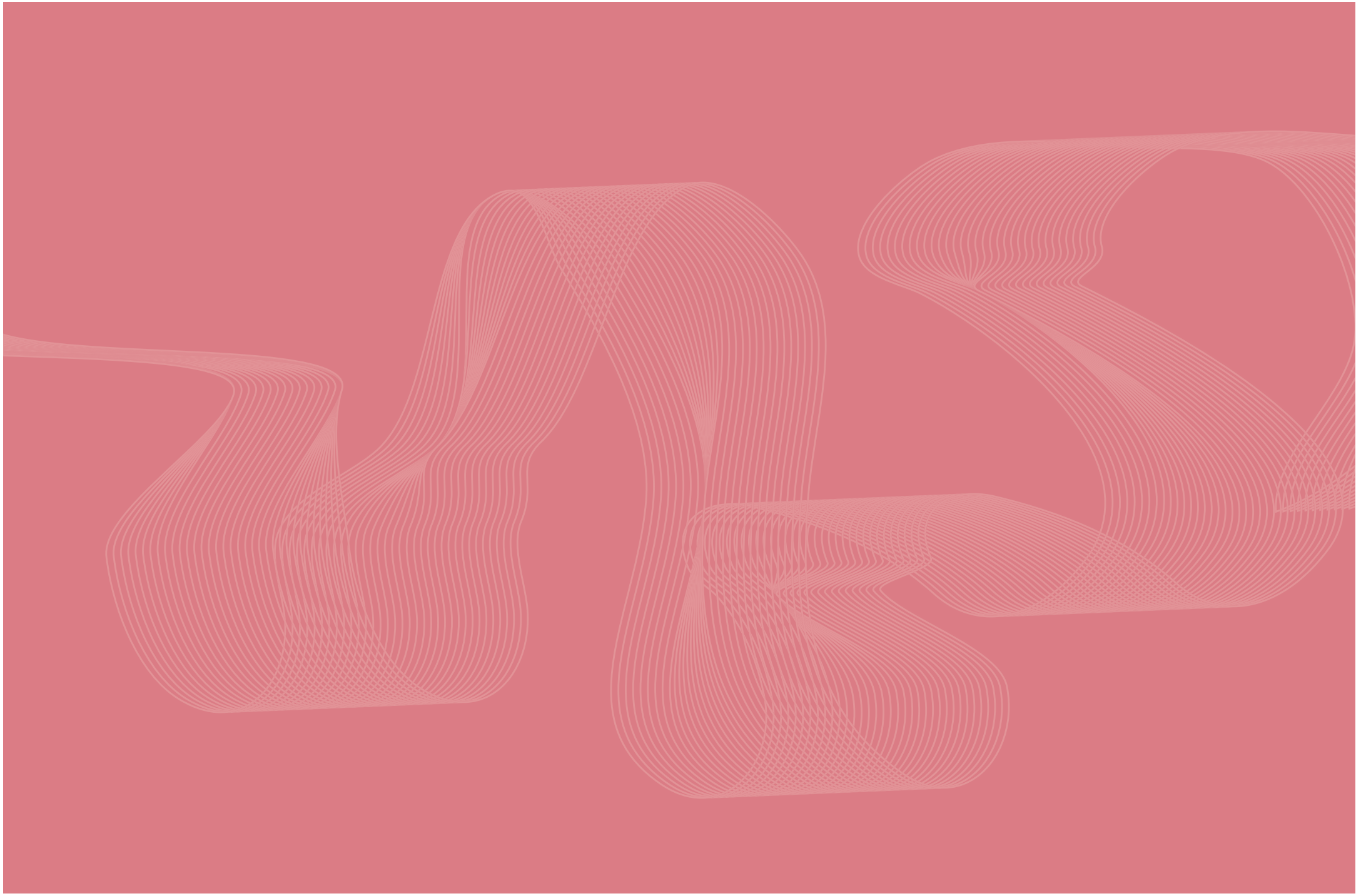
DS 8	**Short-Term Accommodation**
DS 8.1	For all Short Term Accommodation uses, the building is to be sited and designed such that: **a.** The main pedestrian entrance to the building (or group of buildings) is located on or close to the primary street frontage; **b.** Access from the street to the entrance of the building(s) or individual dwellings is easily discerned and distinguishable from other uses; **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 commercial offering, public access foyer, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance and interaction; and **e.** The number of dwellings, rooming units, windows and balconies of habitable rooms that 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 in an adjacent rooming unit within 2 metres at the ground storey, or 9 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 **b.** Fixed opaque glazing being applied to any part of a window below 1.5 metres above floor level.
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 Accommodation providing access to outdoor recreation areas; and **b.** Taxi waiting zones do not dominate public street frontages.

DS 9	**Showroom**
DS 9.1	The Specific Use Criteria for Centre Activities will apply.

DS 10	**Telecommunications Facility**
DS 10.1	Telecommunications facilities co-locations are to be integrated into the building design of proposed building and comply with the *Radio Communications (Electromagnetic Radiation – Human Exposure) Standard 2003*.

DS 11	**Utility Installation**
DS 11.1	The utility is to be located in a position where it can be easily accessed 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 11.3	Safety and warning signage is to be displayed where necessary.
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.

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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 Criteria																
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.*

TABLE 71: TECHNICAL CRITERIA

TC 1 Heritage Criteria		
Archaeological Management Criteria	**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.
	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 Assessing Authority to demonstrate how the Conservation Management Plan policies have been addressed.
	TC 1.4	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 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.
Heritage Interpretation Criteria	**TC 1.5**	Unless otherwise agreed with EDQ, development is to be generally consistent with the management recommendations and implementation strategies contained within the approved Heritage Interpretation Strategy.
TC 2 Environmental Criteria		
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:

approved through compliance assessment.

in writing

Subject to conditions of approval.

TABLE 71.1 DESIGN CRITERIA

USES	DESIGN CRITERIA
Residential and Hotel Habitable Rooms	QDC MP4.4 P1: 37 dB(A) LA10 (18hr) (indoor noise limit) **OR** QDC MP4.4 A1 *(select facade materials to achieve Rw ratings relevant for each Noise Category)*
Residential Passive Recreation Space and private open space	REX traffic noise levels to comply with 63 dB(A) L10 (12hour) (6am–6pm), or where exceeded provide residential access to passive recreation space where this is largely complied with.
Other Internal Uses and Spaces	Indoor Leq,T determined based on AS/NZS2107:2016 (as relevant to space/usage)
Other Public Outdoor Recreation Space*	63 dB(A) L10 (12hr) (6am–6pm) goal within minimum combined total area of 2000 sq m in the whole of the QWBIRD.
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.

** Not related to accommodation activities. Assessed as one combined QWBIRD area and not each individual outdoor space.*

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

Subject to conditions of approval.

TC 2.3 Entertainment venues are to be designed to achieve the following noise criteria outside of QWB:

TABLES 71.2

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

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) $L_{10,\ adj,\ T}$	L_{OCT90} + 8 dB L_{OCT10}

**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 buildings must be designed to control the entertainment noise		
Future Hotel/Residential Habitable Rooms within QWBIRD	Externally: 65 dB(A)$L_{eq,T}$ **OR** Internally: 35 dB (A) $L_{eq,T}$	Externally: 65 dB(A)$L_{eq,T}$ OR Internally: 35 dB (A) $L_{eq,T}$	61 dB(A)$L_{eq,t}$
Future Heritage Hotel Rooms within QWBIRD	Criterion for Future Hotel Habitable Rooms Within QWBIRD + allowance of 5 dB (A) due to limitations of heritage facade.		

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) $L_{10,\ adj,\ T}$	L_{OCT90} + 8 dB L_{OCT10}

**Heritage excluded*

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

TABLES 71.4

TABLE 71.4A PROPOSED ENTERTAINMENT 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) L10, adj, T **Large: 70 dB(A) Leq,T ***	Externally: Typical: 65 dB(A) L10, adj, T **Large: 70 dB(A) Leq,T ***	Externally: Typical: 50 dB(A) **Large: (10pm – 12am) Background 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_{OCT90} + 8 dB L_{OCT10}

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

Subject to conditions of approval.

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 buildings must be designed to control the entertainment noise		
Future Hotel/Residential within QWBIRD	Externally: Typical: 65 dB(A) $L_{eq,T}$ OR Internally: 35 dB(A) Leq,T *	Externally: Typical: 65 dB(A) $L_{eq,T}$ OR Internally: 35 dB(A) Leq,T *	Internally: 30 dB(A) Leq,T *
Existing Commercial	Criterion for Future Hotel Habitable Rooms within QWBIRD + allowance of 5 dB(A) due to limitations of heritage facade.		

**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) $L_{10,\ adj,\ T}$	L_{OCT90} + 8 dB 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.*

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
CO	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 Management Criteria	**TC 2.12**	The development is constructed in a manner generally in accordance with the EDQ approved Preliminary Construction Management Plan. Alternative measures to the EDQ approved Preliminary Construction 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; • Traffic Management Plan; • 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.
	TC 2.15	A report by a suitably qualified person is lodged with the Nominated Assessing Authority.
Equitable Access Criteria	**TC 2.16**	Development is to be designed generally in accordance with the following legislation, codes and standards: • *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 • AS1735.**12** Lift facilities for persons with disabilities. 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: • Australian Standard AS1428.**2** Design for access and mobility – Enhanced; and • Australian Standard AS1428.**5** Communication for people who are deaf.
	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 ~~EDQ 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 People with Disabilities by Eric J. Martin and Roslyn Russell (1999).

Subject to conditions of approval.

approved through compliance assessment.

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 5**74A (1) (b) of the *Environmental Protection Act 1994* must be appointed to provide certification in accordance with **Section 5**68 (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 guidelines.
- 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;
- 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);
- Measures to minimise uncontrolled release of water from within the construction area;
- No significant decrease in water quality of the Brisbane River;
- 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 Criteria	**TC 2.34**	Unless otherwise agreed to with EDQ, all events are to be generally consistent with the recommendations contained within ~~an a~~the ~~ved~~ Event Management Plan. approved through compliance assessment.
	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 Management and Basis of Design Criteria	**TC 2.36**	A Foreshore Management Plan (FMP) which is generally consistent with the Foreshore Management Plan & Basis of Design Report is to be prepared to: • Describe the existing foreshore environment, its historical context and environmental condition; • 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.

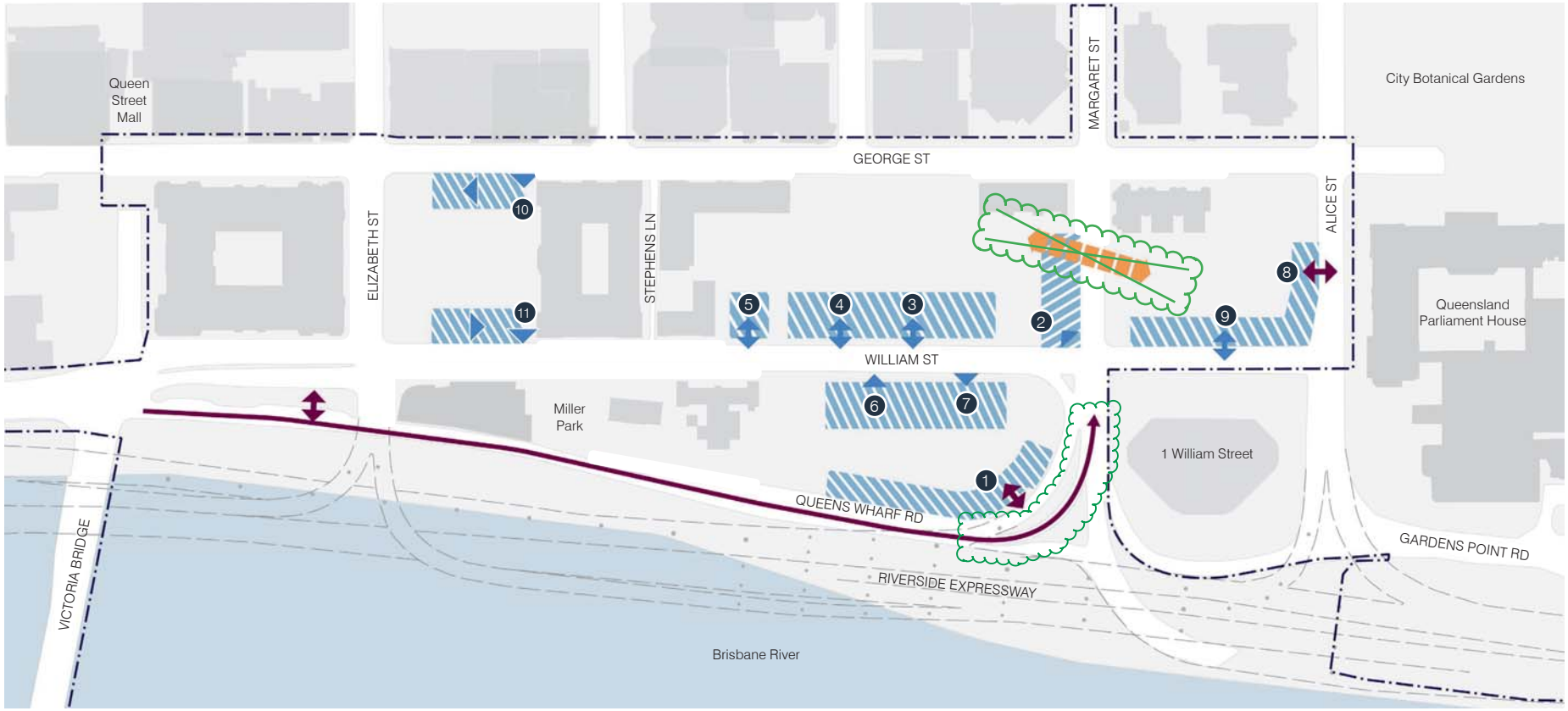
Lighting Management Criteria	**TC 2.39**	Unless otherwise agreed in writing by EDQ and the asset owner (where appropriate), lighting for public roads and public realm areas shall be on the Energex approved list for the relevant related lighting and comply with the AS/NZS 1158 Set:2010 Lighting for roads 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; • Pathways (including cycleways): P2; • Public activity areas (excluding car parks): P6; and • Connecting Elements (steps, stairways, ramps, footbridges and pedestrian ways): P9.
	TC 2.42	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 and Infrastructure Criteria		
Bridge Design Criteria	**TC 3.1**	The bridge is to be ~~designed~~ generally in accordance with the PDA-Associated Development Declaration and is updated from time to time.
Civil Engineering Criteria	**TC 3.2**	Unless otherwise agreed in writing with EDQ Development Assessment, civil works and infrastructure works are to be designed 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 Criteria	**TC 3.5**	Unless otherwise agreed in writing with EDQ Development Assessment, development is carried 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.**9**m AHD (this is 5.**4**m AHD RFL + 500mm freeboard)*; • All levels from basement and above protected to a minimum level of 5.**4**m 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.**3**m. **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 Monitoring Criteria	**TC 3.10**	Structural monitoring for the proposed development construction is to be designed and implemented generally in accordance with the ~~EDQ approved~~ Structural Monitoring Proposal.

approved through compliance assessment.

Traffic Engineering Criteria	**TC 3.11**	Unless otherwise agreed in writing with EDQ Development Assessment, development is ~~designed~~ to provide on-site car 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.

	TC 3.19 The following outcomes in relation to pedestrian activity are to be implemented ~~where practicable~~: • Queens Wharf Road is to be a 'shared zone', with vehicular traffic limited to one–way (east bound) only. Only authorised service vehicles will be permitted to utilise this route on a time managed basis; • The western end of Queens Wharf Road, at the intersection with William Street and Victoria Bridge is to be reconfigured to increase pedestrian storage areas; • The public realm design is to provide kerb extensions to the pedestrian connection between Miller Park and Queen's Gardens to establish a prioritised pedestrian link; • Stephens Lane is to be established as a dedicated pedestrian link, with no vehicular traffic permitted along the lane; • A new pedestrian link from George Street, commencing at the Mary Street intersection, through to river via a signalised pedestrian crossing on William Street (requiring a minor relocation of the existing pedestrian signals); • A diagonal connection between George Street (George Street Plaza) to the intersection of William Street and Margaret Street; • A diagonal connection between the Margaret Street/William Street intersection and the George Street/Alice Street intersection; • A pedestrian wayfinding link that runs from Brisbane Square to Alice Street to connect to the Botanic Gardens, generally utilising existing signalised pedestrian crossings at key intersections; • A new pedestrian bridge providing a direct pedestrian connection between QWBIRD and South Bank; and • The Victoria Bridge/Queens Wharf Road/William Street intersection is to be reconfigured in a manner to improve the safety. **TC 3.20** The Bicentennial Bikeway is to be designed and constructed in accordance with the conditions of approval, approved LCR and approved IMP. **TC 3.21** The development is to be designed with the following vehicle access points and nominated function ~~where practicable~~ (see ***Figure ~~127~~***): 132 **a.** Queens Wharf Road; **b.** William Street/Margaret Street Intersection – Car park entry only; **c.** William Street – Taxi entry and exit/set down entry; **d.** William Street – Car park pick up/set down entry and exit; **e.** William Street – Hotel pick up/set down entry and exit; **f.** William Street – Hotel pick up/set down entry and exit; **g.** William Street – Hotel pick up/set down entry and exit; **h.** Alice Street – Residential and Service vehicle entry and exit; **i.** William Street – Residential entry; **j.** George Street – Former Land Administration Building car park and valet entry; and **k.** William Street – Former Land Administration Building car park and valet entry. **TC 3.22** A report by a specialist consultant is lodged with the Nominated Assessing Authority to demonstrate compliance with the Traffic Engineering Criteria above.	
Pedestrian Wind Criteria	**TC 3.23** ~~A Pedestrian Wind Assessment~~ is to be prepared for Sub-Precinct 1a and Precinct 3 compliance assessment, where the new built form is over 8 storeys, ~~generally in accordance~~ with the widely accepted set of criteria developed by Lawson (1990). The development is to implement the Pedestrian Wind ~~Assessmen~~t.	Not approved. Subject to conditions of approval.

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)

~~Below ground basement vehicle and pedestrian connection between Precinct 1 and 3~~ Removed

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.

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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: USE 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
		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

Service Industry

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

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;
- **g.** 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

BAR
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.

MARKET
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 100m^2
- 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—

  i. 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—

a. The activity is carried out mainly indoors and mainly between 7am and 6pm; and

b. 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*

PARK

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—
  i. 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—

a. As part of a transmission grid or supply network to—
  i. Convert or transform electrical energy from one voltage to another; or
  ii. Regulate voltage in an electrical circuit; or
  iii. Control electrical circuits; or
  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

a. 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*.

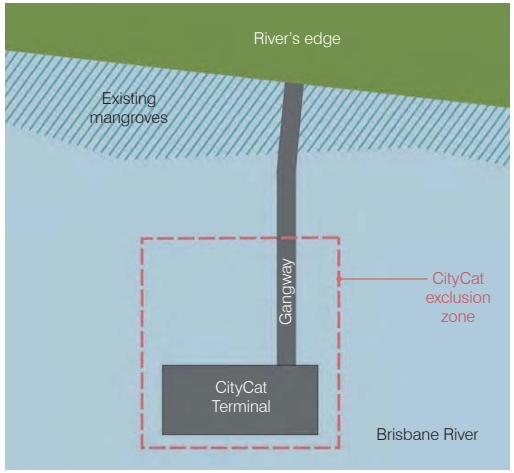
BUILT FORM

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

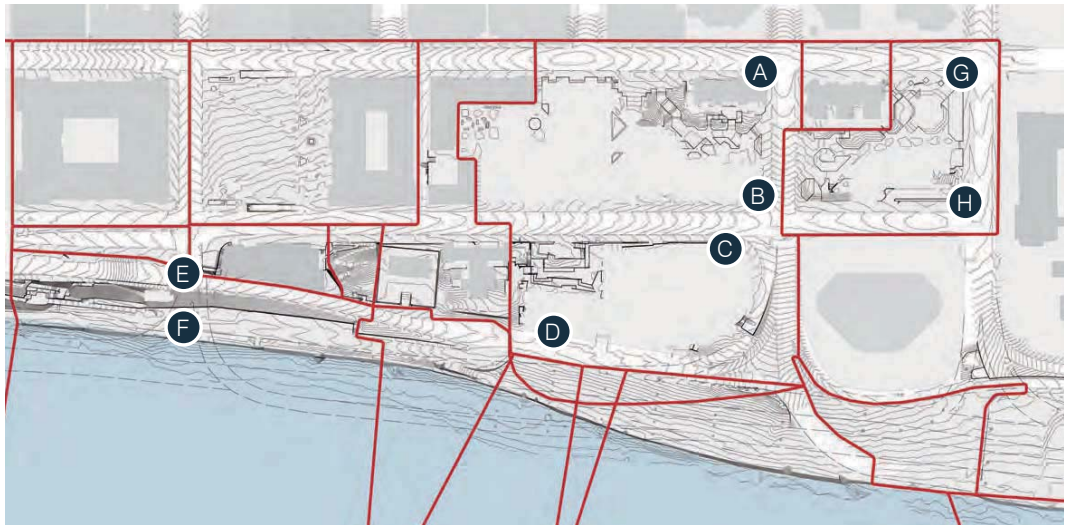
Means hard landscape materials that are incorporated into the landscape or public realm. These can include paved areas, driveways, retaining walls, planters, stairs, walkways and any other landscaping made up of hard wearing materials as opposed to trees and plants.

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

- A George Street frontage - lowest street level RL 14.50
- B William and Margaret Street frontages - lowest street level RL 11.05
- C William Street frontage - lowest street level RL 11.17
- D Queen's Wharf Road frontage - lowest street level RL 5.66
- E Queen's Wharf Road frontage RL 15.15
- F Shared path fronting river RL 9.35
- G George Street frontage - lowest street level RL 12.79
- H 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.

measured to to the Finished Floor Level above structural level

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.~~

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.

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. 50m²;
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 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 and an Upper Podium element, *as illustrated in* ***Figure 31***.

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.

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.

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, façade 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
- **b.** 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.

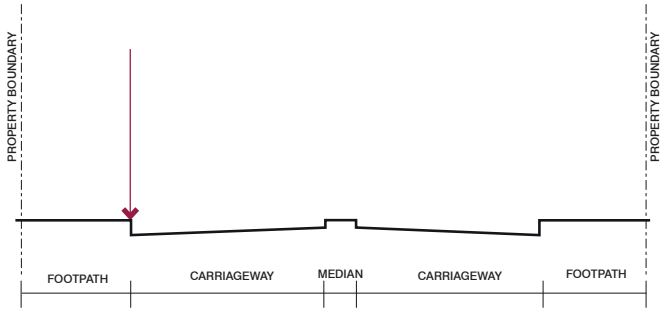
SITE
Means the land described in **Section 2.1** and identified in ***Figure 9***.

SKY DECK
Means an elevated viewing deck linking built form at tower levels that may provide for food and beverage outlets, functions and events.

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.

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.

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

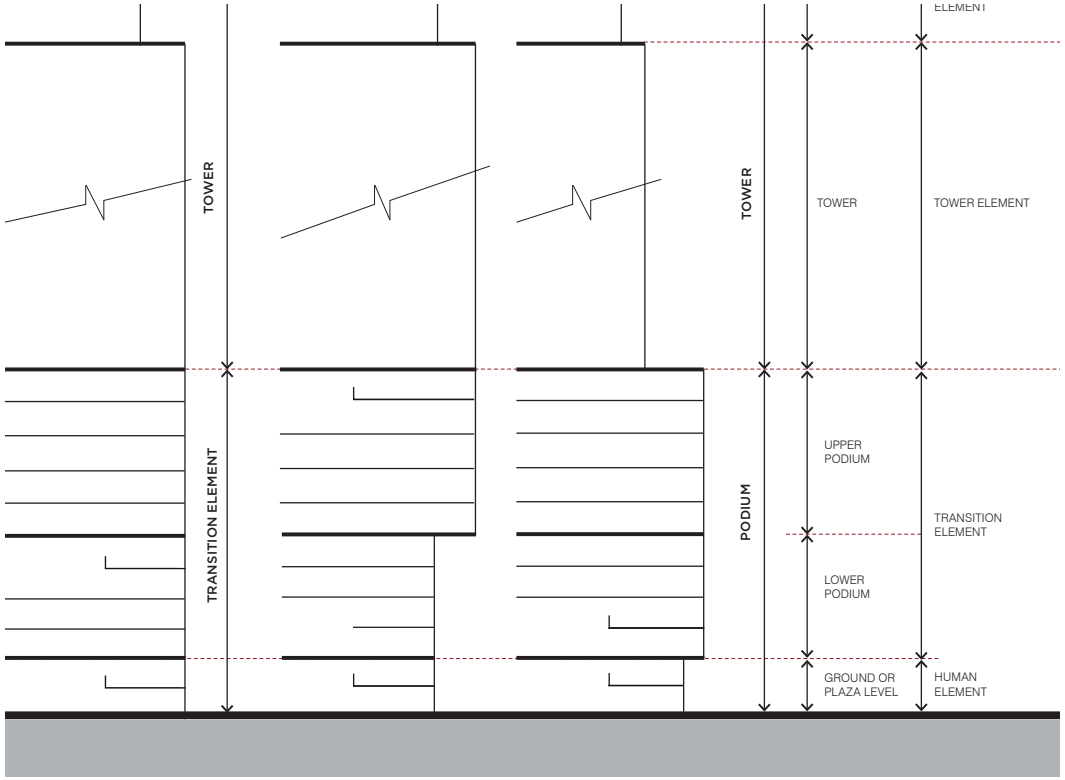
Means a wayfinding device (including but not limited to pavement treatments with integrated lighting) that extends from Reddacliff Place to Alice Street.

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 sentences or paragraphs	A sentence, dot point of list followed by ';' or ',' or no punctuation is considered to be 'and'. 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

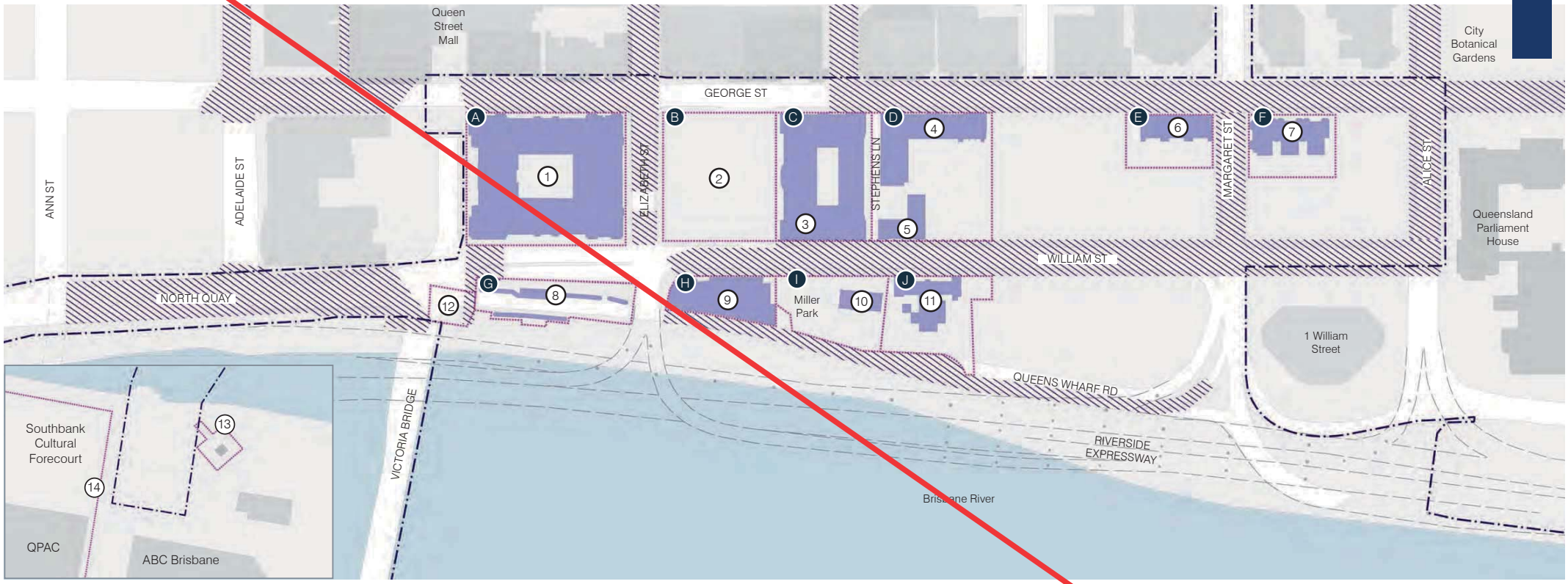
The QWB site contains the following State and Local listed buildings and elements as indicated in ~~*Figure 128:*~~ Figures 22-23:

- The former Treasury Building (State Heritage Place);
- The former Land Administration Building (State 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.

Refer Figure 22: Heritage Development Outcome - Key Features and
Figure 23: Heritage Development Outcome - Heritage Monuments and Items

FIGURE 128: HERITAGE PLACES



LEGEND

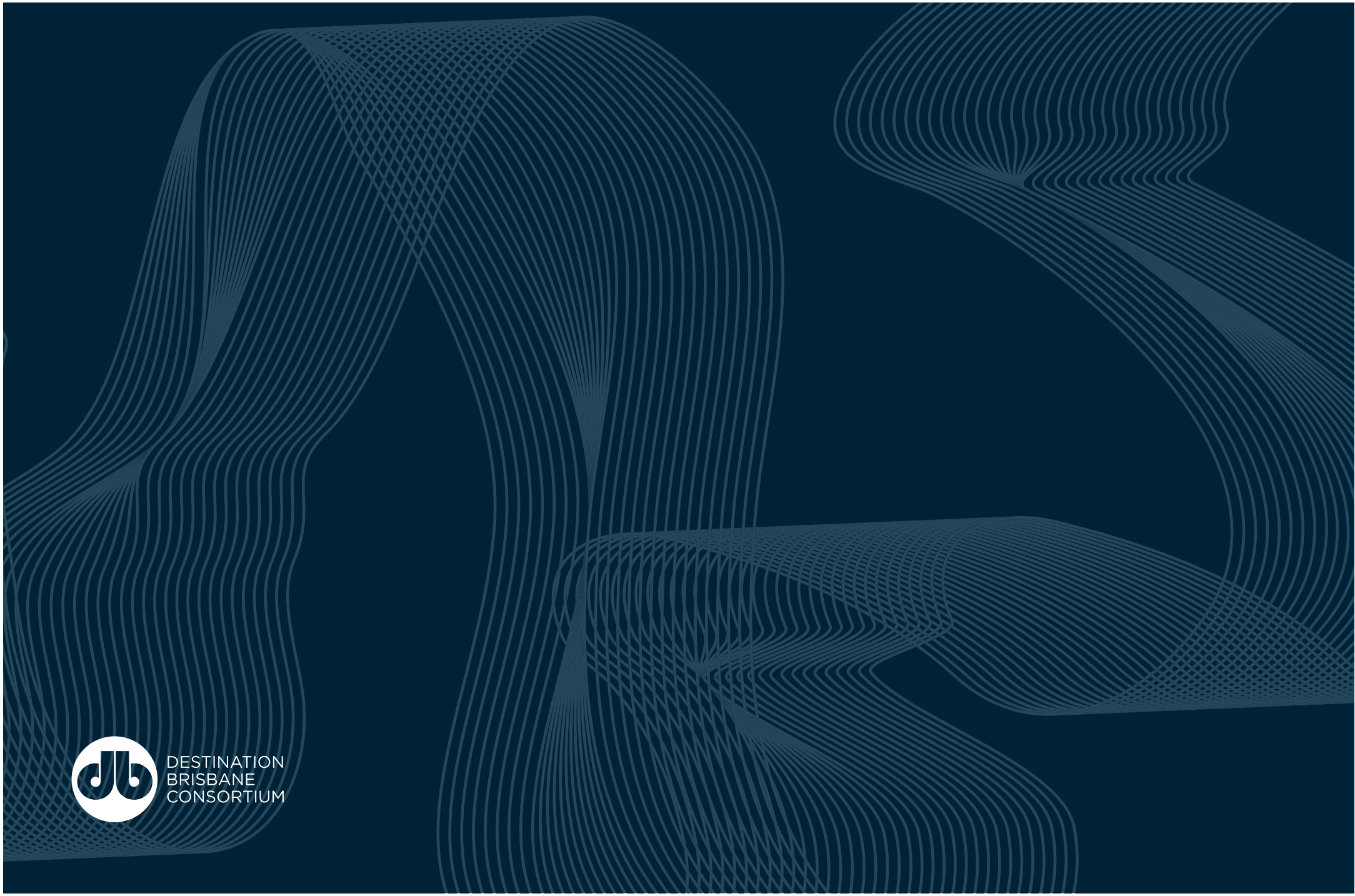
- QWB boundary
- Early Streets of Brisbane
- Heritage building or structure
- Extent of Heritage Place and Heritage Curtilage

Heritage Listed Place

1. The former Treasury Building
2. Queen's Gardens
3. 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
14. Queensland Cultural Centre

Heritage Curtilage (typically aligns with cadastral boundaries)

- A Former Treasury Building
- B Queen's Gardens
- C Former Land Administration Building
- D Former Government Printing Office - west boundary offset 5 meters from end of 1912 George Street building
- E Harris Terrace - west and south boundary offset 10 meters from and parallel to building face
- F 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
- H Former State Library
- I Commissariat Store (Former)
- J Department of Primary Industries Building (Former)


DESTINATION
BRISBANE
CONSORTIUM