

QUEEN'S WHARF
BRISBANE PLAN OF
DEVELOPMENT

**VOLUME 2: PLAN OF
DEVELOPMENT**



DESTINATION
BRISBANE
CONSORTIUM

QUEEN'S WHARF BRISBANE

Prepared by Urbis
15th May 2017

CONTENTS

1.0 EXPLANATORY CONTENT	5	4.0 APPROVED DEVELOPMENT (SUBJECT TO CONDITIONS)	53	5.4 PRECINCT 3: RESIDENTIAL PRECINCT	172
1.1 PLAN OF DEVELOPMENT PURPOSE	6	4.1 APPROVED INTERIM/TEMPORARY USES	55	5.5 PRECINCT 4: PDA-ASSOCIATED DEVELOPMENT PRECINCT	190
1.2 RELATIONSHIPS TO OTHER LEGISLATION	8	4.2 DEVELOPMENT CONTROLS FOR APPROVED INTERIM/TEMPORARY USES	56	5.5.1 Precinct Intents	190
1.3 EXPLANATION OF PLAN OF DEVELOPMENT STRUCTURE AND ASSESSMENT PROCESS	9	4.2.1 All Precincts and Sub-Precincts	56	5.5.2 Sub-Precinct 4a - Pedestrian Bridge	192
1.3.1 Connecting the Documents	11	4.2.2 Precinct 3	58	5.5.3 Sub-Precinct 4b - Queen Street Interface	198
1.3.2 Overall Operation of this Pod and Relationship To Other Approvals	12	4.3 DEVELOPMENT CONTROLS FOR OPERATIONAL WORK ON OR ADJACENT TO A HERITAGE PLACE FOR EXCAVATION FOR THE PURPOSES OF INVESTIGATION POTHOLES OR BOREHOLES	59	5.5.4 Sub-Precinct 4c - Turbot Street Sewer Upgrade	202
1.3.3 Future Development Delivery Processes	13			5.6 GENERAL AND SPECIFIC USE CRITERIA - ALL PRECINCTS	204
1.4 SUMMARY OF PRECINCT AND SUB-PRECINCT DEVELOPMENT	16			6.0 TECHNICAL REQUIREMENTS	215
2.0 STATUTORY CONTEXT	19	5.0 APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)	61	7.0 DISCLAIMER	231
2.1 LAND TO WHICH THIS PoD RELATES	20	5.1 INTRODUCTION	62	8.0 APPENDIX	
2.2 PRECINCTS AND SUB-PRECINCTS	22	5.2 PRECINCT 1: IRD PRECINCT	64	APPENDIX A - CATEGORIES & DEFINITIONS	235
2.3 INTERPRETATION	25	5.2.1 Precinct Intents	64	APPENDIX B - HERITAGE PLACES	247
2.4 TERM OF THIS APPROVAL	25	5.2.2 Sub-Precinct 1a - Resort	68	APPENDIX C - CREATIVE INTERPRETATION OF ARCHITECTURAL DESIGN CRITERIA	251
3.0 VISION, STRATEGIC PRINCIPLES AND DEVELOPMENT OUTCOMES	27	5.2.3 Sub-Precinct 1b - North-West	96		
3.1 INTRODUCTION	28	5.2.4 Sub-Precinct 1c - North Quay	100		
3.2 VISION	28	5.2.5 Sub-Precinct 1d - Queens Wharf Plaza	106		
3.3 STRATEGIC PRINCIPLES	28	5.2.6 Sub-Precinct 1e - The Landing	112		
3.4 DEVELOPMENT OUTCOMES	35	5.2.7 Sub-Precinct 1f - Waterline Park	118		
3.4.1 Theme 1: Land Use	35	5.2.8 Sub-Precinct 1g - Goodwill Extension	122		
3.4.2 Theme 2: Built Form	36	5.2.9 Sub-Precinct 1h - IRD Heritage	128		
3.4.3 Theme 3: Public Realm	40	5.2.10 Sub-Precinct 1i - Miller Park	134		
3.4.4 Theme 4: Access and Mobility	43	5.3 PRECINCT 2: FORMER TREASURY AND CASINO REPURPOSING PRECINCT	138		
3.4.5 Theme 5: Heritage	45	5.3.1 Precinct Intents	138		
3.4.6 Theme 6: Environment and Sustainability	51	5.3.2 Sub-Precinct 2a - The former Treasury Building	142		
		5.3.3 Sub-Precinct 2b - The former Land Administration Building	152		
		5.3.4 Sub-Precinct 2c - The former State Library	162		



The background is a solid blue color. On the left side, there are several overlapping, abstract patterns made of thin white lines. These patterns resemble stylized, flowing shapes or perhaps a complex network of connections. The lines are more densely packed in some areas, creating a sense of depth and movement. The overall aesthetic is clean, modern, and technical.

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 exempt development and requires no further development approval under the Development Scheme. Other exempt development is otherwise set out in Schedule 1 of the Development Scheme.

The following development is also exempt under the Development Scheme and is considered to be consistent with this PoD:

- » A Material Change of Use in any Precinct/Sub-Precinct of this PoD for Centre Activities where located in an existing building and complying with parking rates in the *Brisbane City Plan 2014* and not involving Building Work; and
- » Minor Building Work where not on a Heritage Place or where on a Heritage Place and consistent with an Exemption Certificate issued under the *Queensland Heritage Act 1992*.

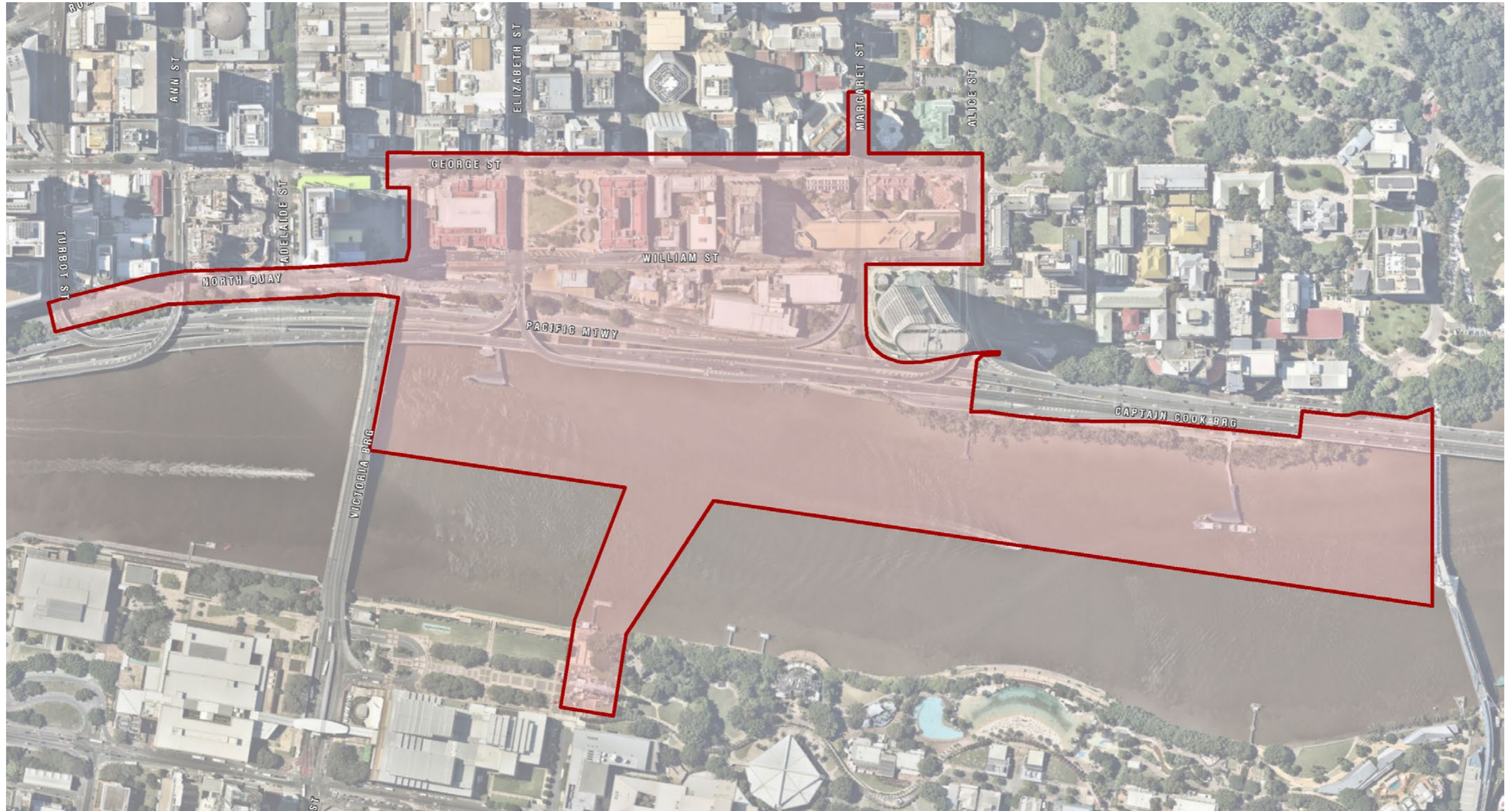
Development subject of this PoD, which is not generally in accordance with all of the applicable Precinct/Sub-Precinct Intents and Specific Design Criteria contained in **Section 5** of the PoD, but which is otherwise generally in accordance with the Vision, Strategic Principles and Development Outcomes in **Section 3** of the PoD may either be approved by an application for change to a PDA development 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 Sustainable Planning Act 2009*.

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

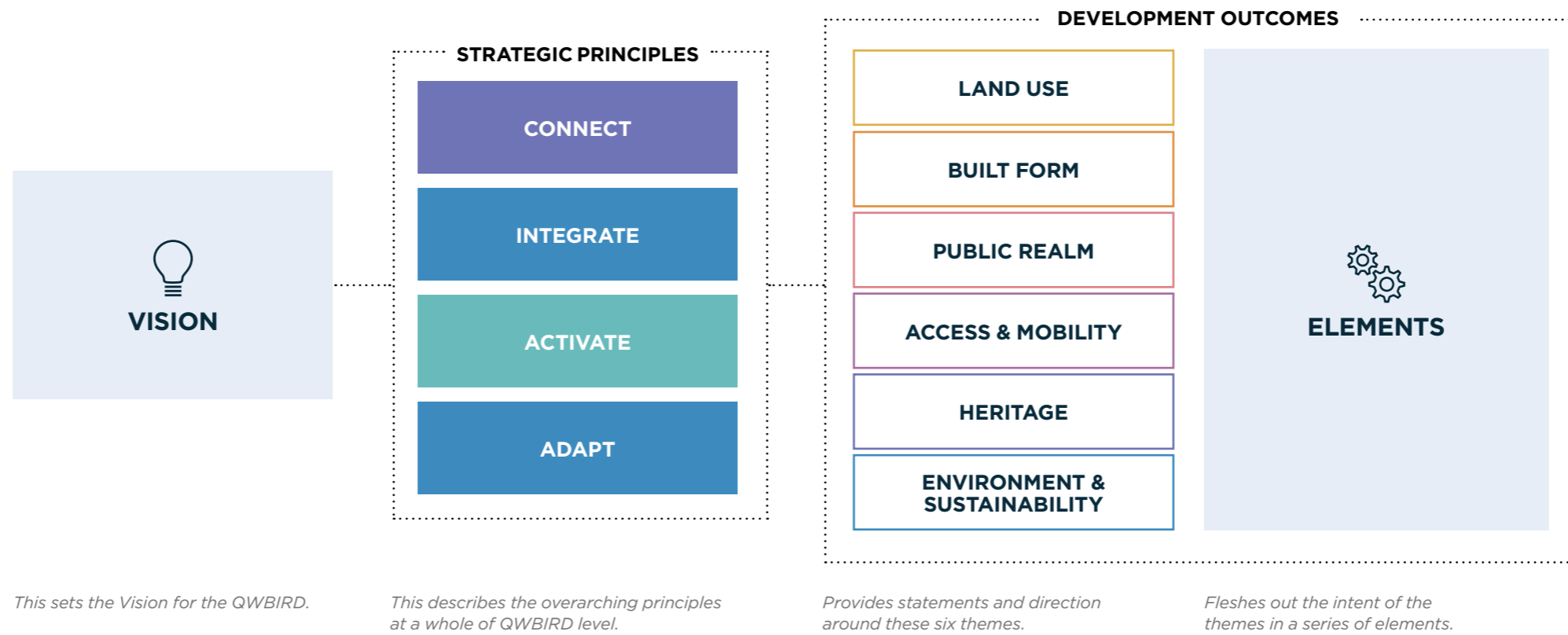
SECTION		EXPLANATION
Providing context and understanding of the PoD and how it is to be used	SECTION 1 Explanatory Content	This section includes general explanatory content regarding the site and how the PoD document is used, including: <ul style="list-style-type: none"> Relationship to the ED Act; Structure 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: <ul style="list-style-type: none"> 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.

SECTION		EXPLANATION
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 .

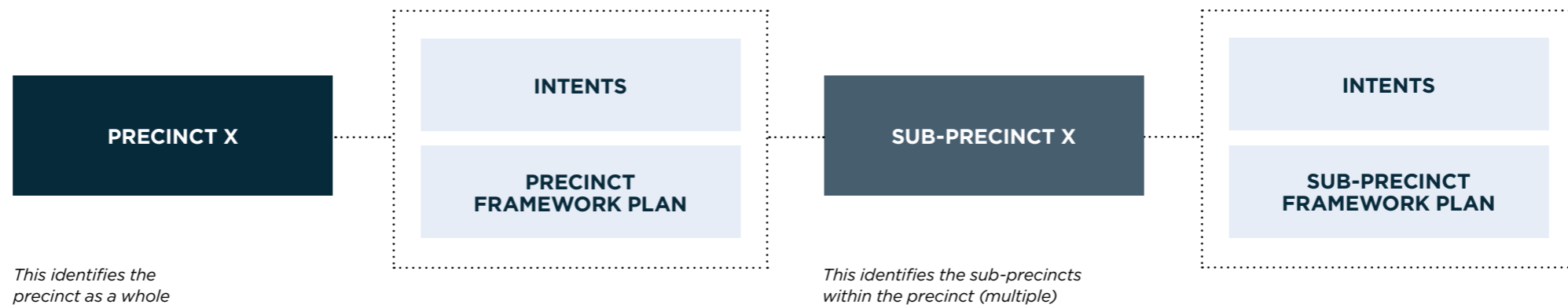
The relationship between the above mentioned components of the PoD is best illustrated by the diagrams in *Figure 3*.

FIGURE 3: POD COMPONENTS DIAGRAMS

WHOLE QWB SITE



PRECINCT/SUB-PRECINCT EXAMPLE





1.3.1 CONNECTING THE DOCUMENTS

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

The supporting documents include an Infrastructure Master Plan, which describes water, sewer, stormwater, transport and open space/community infrastructure.

FIGURE 4: POD APPROVED AND SUPPORTING DOCUMENTS



1.3.2 OVERALL OPERATION OF THIS POD AND RELATIONSHIP TO OTHER APPROVALS

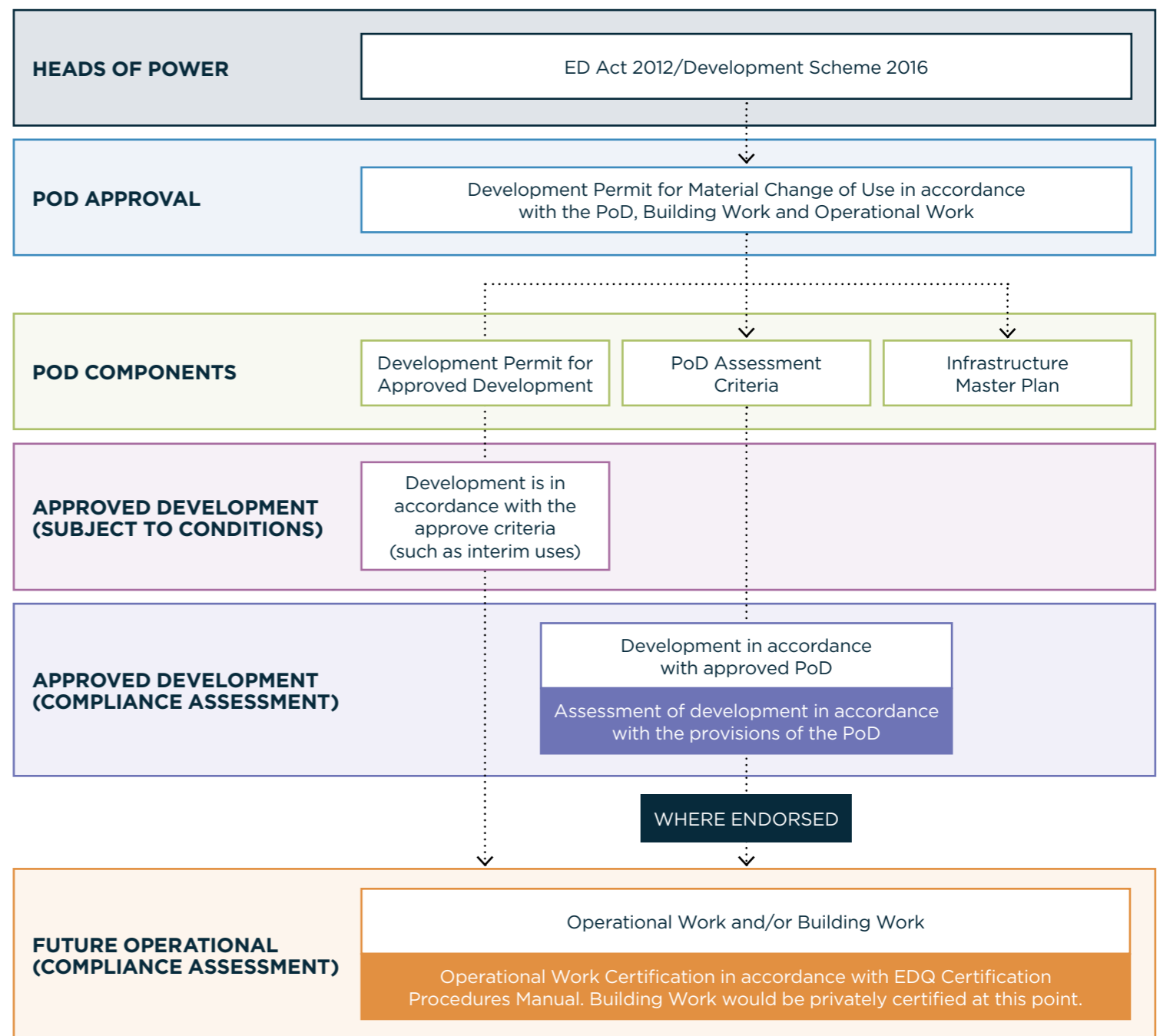
This PoD forms the overall approval framework relevant to the QWBIRD.

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)

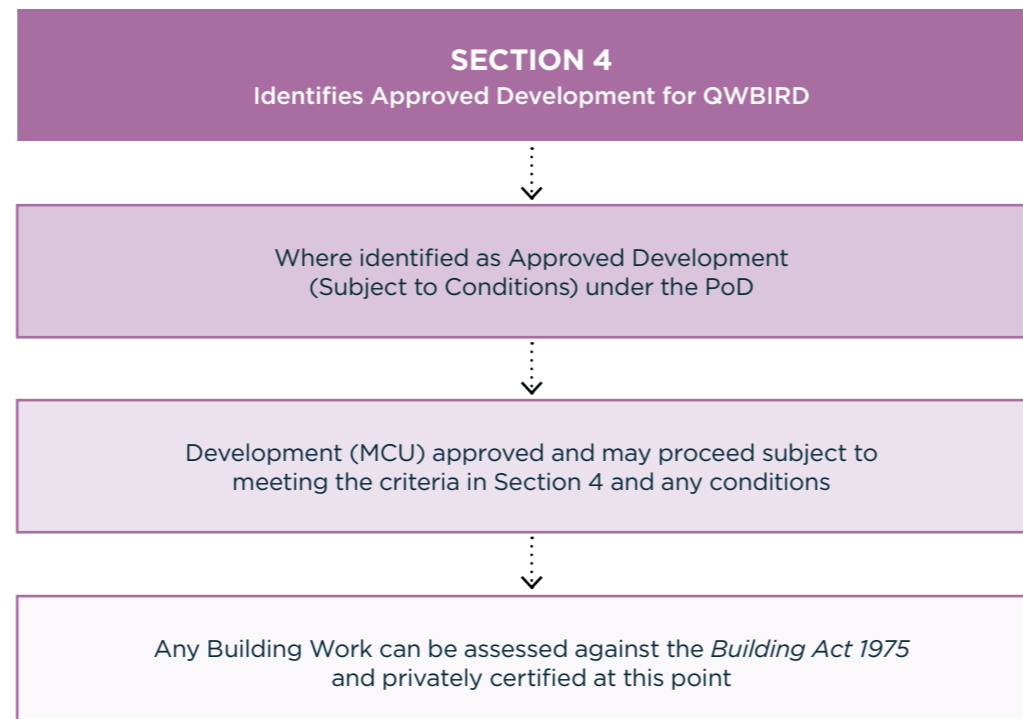
Development identified in Section 4 of the PoD and undertaken in accordance with the controls identified in Section 4 of the PoD is consistent with the PoD and may proceed to certification of Operational Works and approval of Building Works. Certification of Operational Works is undertaken in accordance with the EDQ Certification Procedures Manual (September 2013). 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	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.	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). Building Works are assessed against the <i>Building Act 1975</i> .	This section identifies development that does not need to undertake the Compliance Assessment process.

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*.

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 quality for development within a Precinct/Sub-Precinct.

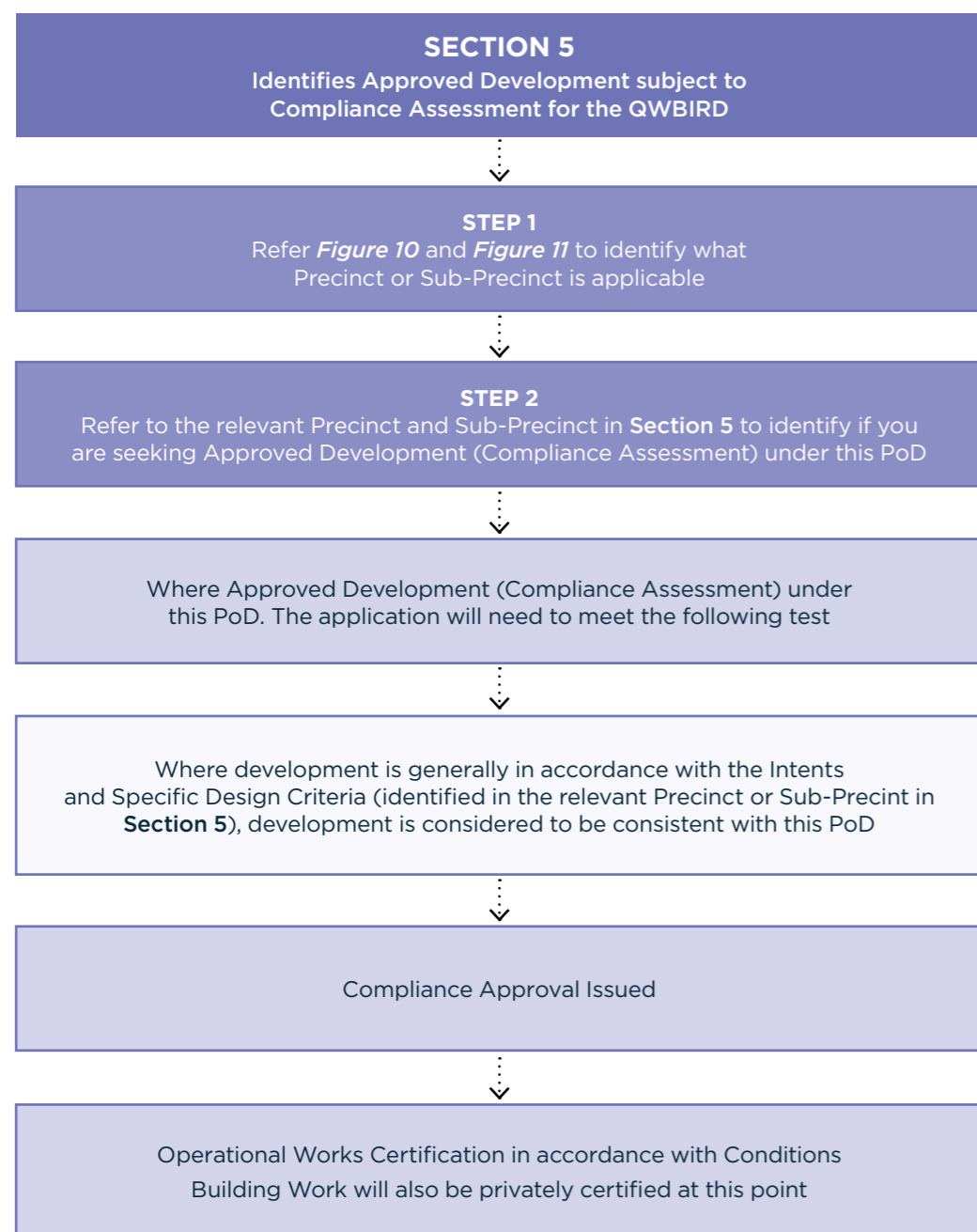
General and Specific Use Criteria, and Technical Criteria, may also apply as part of the Compliance Assessment process where expressly identified as being applicable to development in the Specific Design Criteria.

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	<p>For development in accordance with the PoD that is Approved Development subject to Compliance Assessment.</p>	<p>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.</p>	<p>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 and Specific Design Criteria in Section 5.</p>	<p>Administered by the EDQ or a NAA.</p>	<p>To ensure that sufficient level of detail is endorsed by the NAA prior to development commencing. Its benefits are:</p> <ul style="list-style-type: none"> • A more efficient planning process; and • Resolves detailed design and technical requirements.



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 and applicable Specific Design Criteria set out in Section 5 of the PoD. Development that is endorsed through Compliance Assessment is consistent with this PoD.

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 Precinct/Sub-Precinct	130,400	0	0	0	0	0	0	1,850	0	8,500	9,400	0	117,450	0	0	0
Child Care Centre	●												●			
Community Use							●	●				●	●			
Educational Establishment													●			
Function Facility	●						●	●			●	●	●			
Health Care Services	●												●			
Indoor Sport and Recreation	●										●		●			
Industry (low-impact industry – microbrewery)								●								
Landing*			●	●	●	●										
Major Sport, Recreation and Entertainment Facility	●															
Office	●							●			●	●	●			
Outdoor Sport and Recreation	●				●	●	●									
Parking Station*	●										●		●			
Port Services			●	●			●									
Resort Complex	●							●			●		●			
Sales Office		●	●	●	●			●					●			
Service Industry	●											●	●			
Theatre	●												●			
Tourist Attraction	●												●			
Commercial GFA total per Precinct/Sub-Precinct	55,200	150			800			3,800	0	0	1,450	3,200	3,050	0	0	0
Club	●												●			
Food and Drink Outlet	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
Hotel	●	●	●	●				●	●	●	●		●			
Market	●		●	●	●	●		●		●	●		●			
Nightclub Entertainment Facility	●									●						
Service Industry													●			
Shop	●		●					●		●	●	●	●			
Shopping Centre	●							●		●	●		●			
Showroom	●												●			
Retail GFA total per Precinct/Sub-Precinct	23,650	150			3,200			5,250	10	12,700	4,250	600	1,200	550	0	0
Environment Facility*					●	●	●									
Industry (medium/high impact or special industry – generator)*	●												●			
Park*	●		●	●	●	●	●		●		●		●			
Substation*	●												●			
Telecommunications Facility*	●												●			
Utility Installation*	●													●	●	●
Total GFA per Precinct/Sub-Precinct	209,250	150			4,000			10,900	10	21,200	15,100	3,800	121,700	550	0	0

*A use that does not involve GFA



The image features a solid teal background. On the left side, there are several overlapping, wavy, white line patterns that create a sense of depth and movement. These patterns consist of many thin, parallel lines that curve and flow across the frame. In the center-left area, the text '2.0 STATUTORY CONTEXT' is displayed in a clean, white, sans-serif font. The text is arranged in three lines: '2.0' on the top line, 'STATUTORY' on the middle line, and 'CONTEXT' on the bottom line. The overall aesthetic is modern and professional.

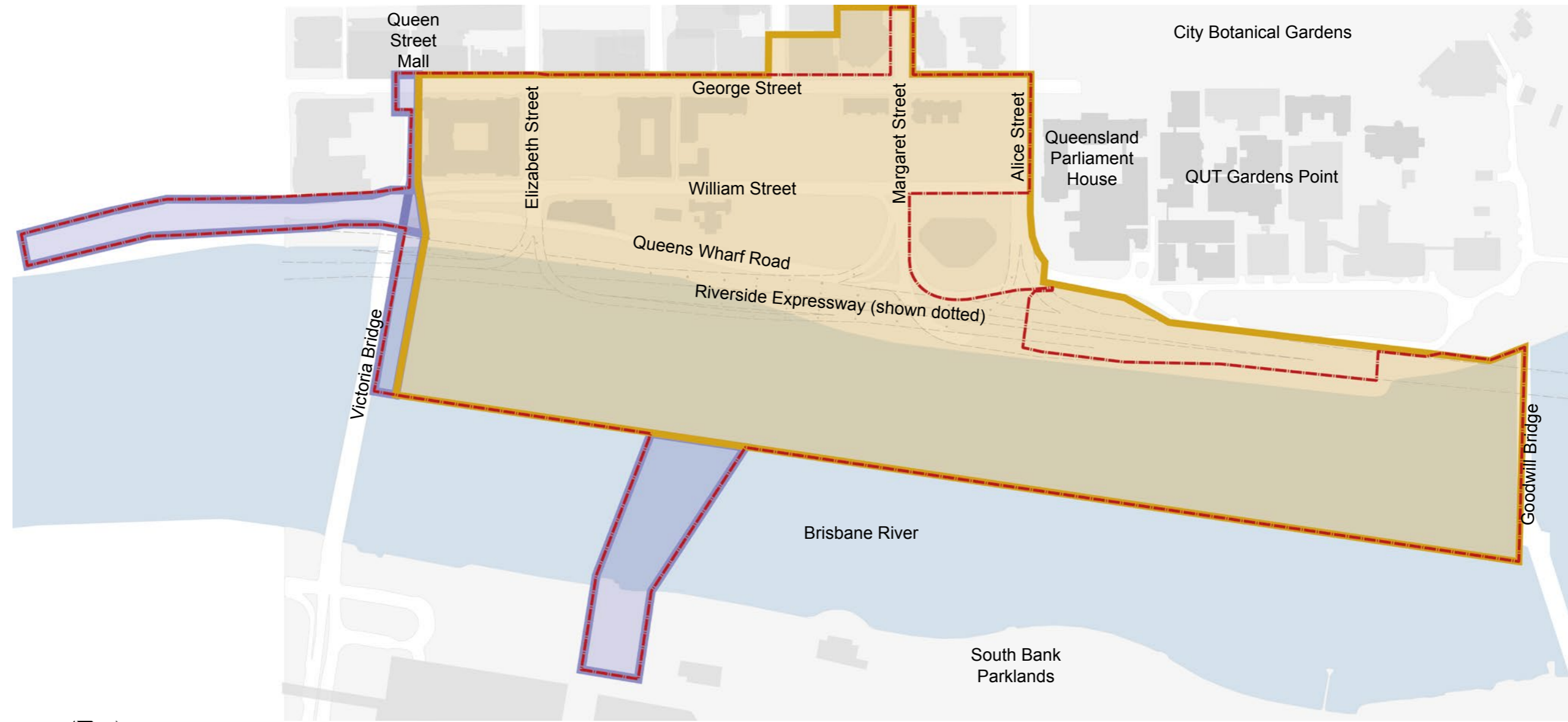
2.0
STATUTORY
CONTEXT

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



LEGEND

-  Queen's Wharf Brisbane PDA
-  PDA-Associated Development
-  Extent of PoD Area
-  Existing building

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

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

FIGURE 10: PRECINCT PLAN

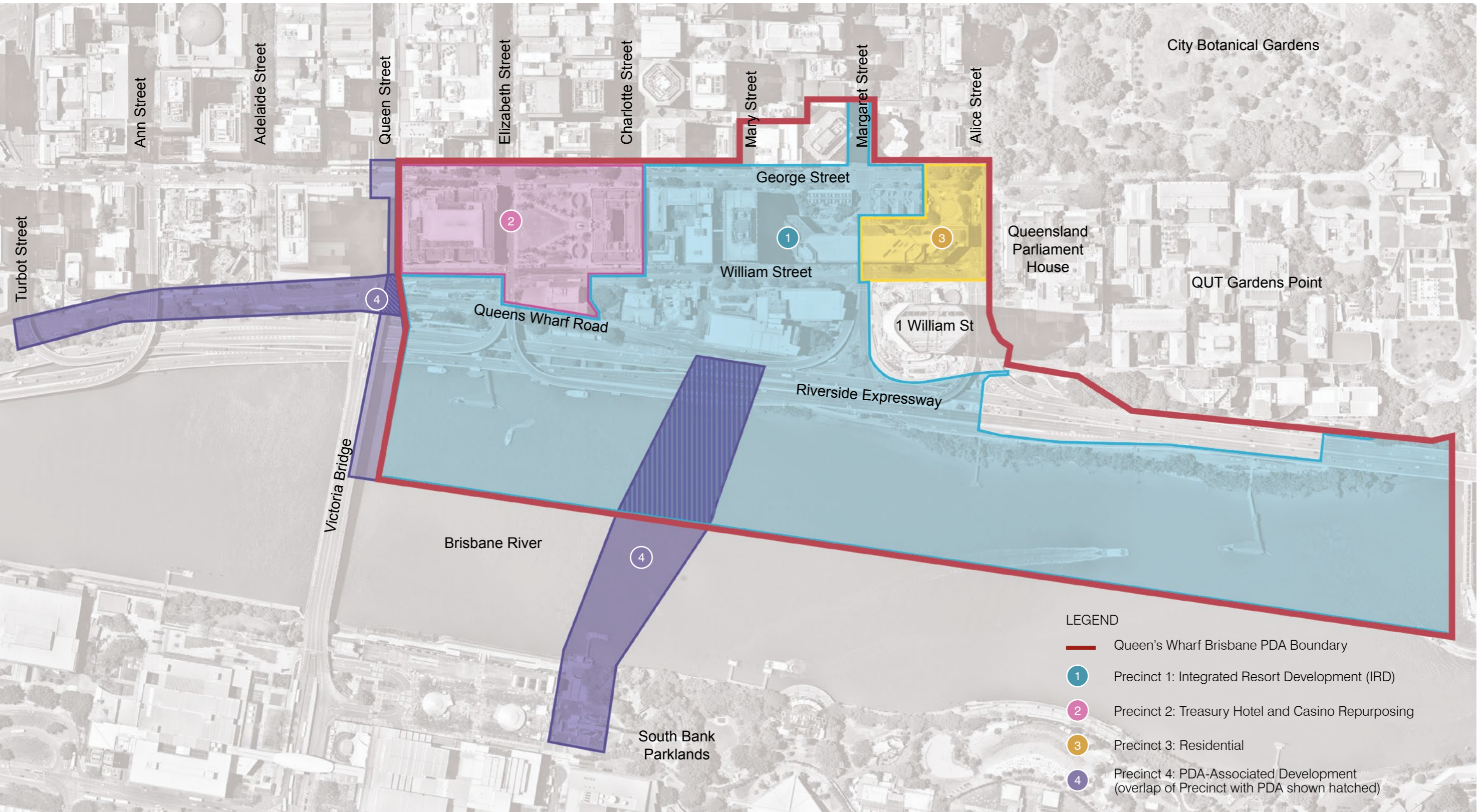


FIGURE 11: SUB-PRECINCT PLAN



2.3 INTERPRETATION

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

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

A reference in the PoD to a specific resource document or standard means the version of that resource document or standard current at the date of the approval of this PoD.

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 and spaces 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

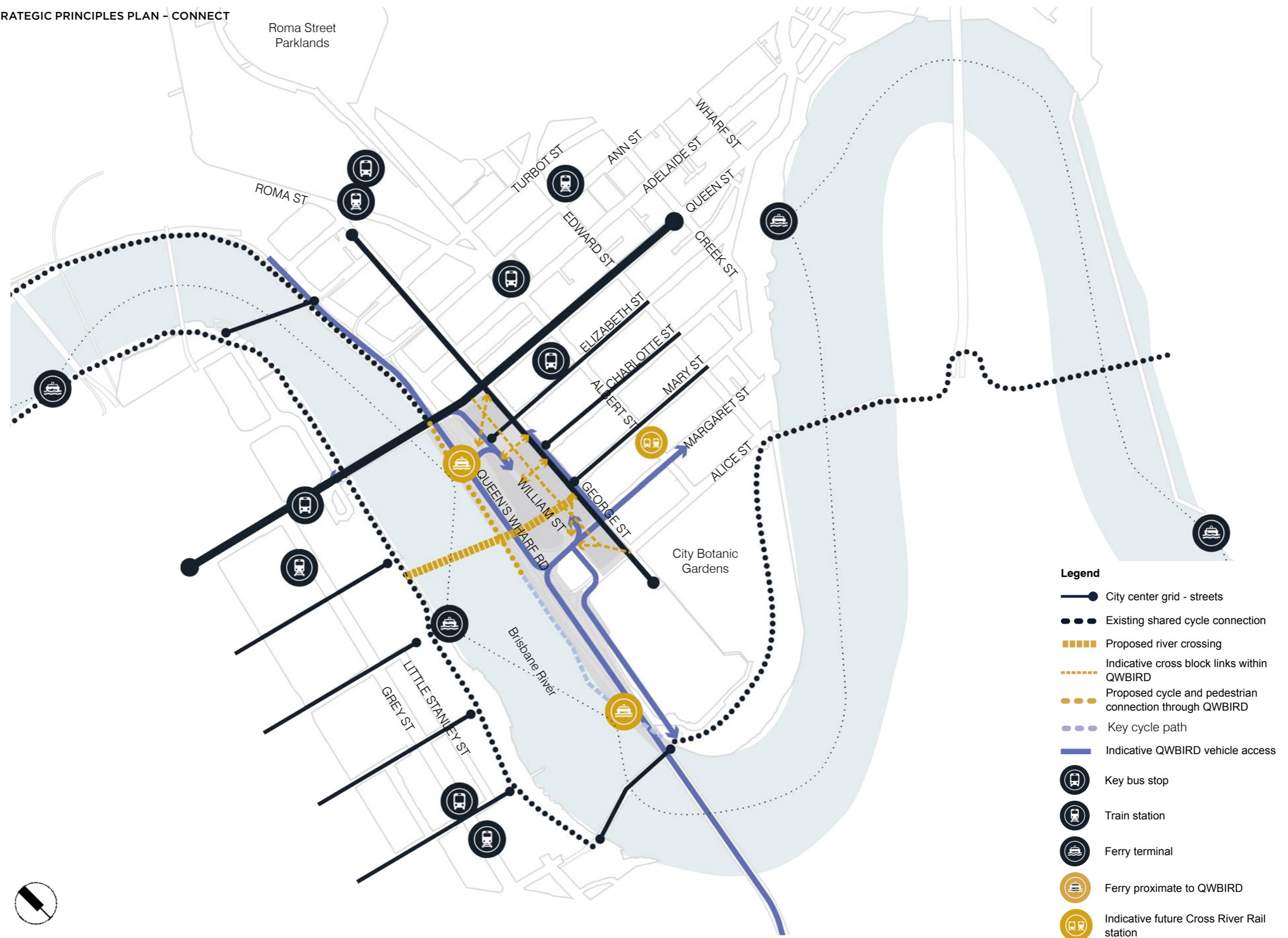


FIGURE 13: STRATEGIC PRINCIPLES PLAN - INTEGRATE












- Legend**
-  QWBIRD arrival nodes
 -  Park to park & river to river links (CCMP)
 -  Existing wayfinding spines
 -  QWBIRD Proposed wayfinding & heritage integration spine
 -  Proposed river crossing
 -  QWBIRD Event space
 -  Event space
 -  Modulated water's edge
 -  Key views to and from QWBIRD

FIGURE 14: STRATEGIC PRINCIPLES PLAN - ACTIVATE

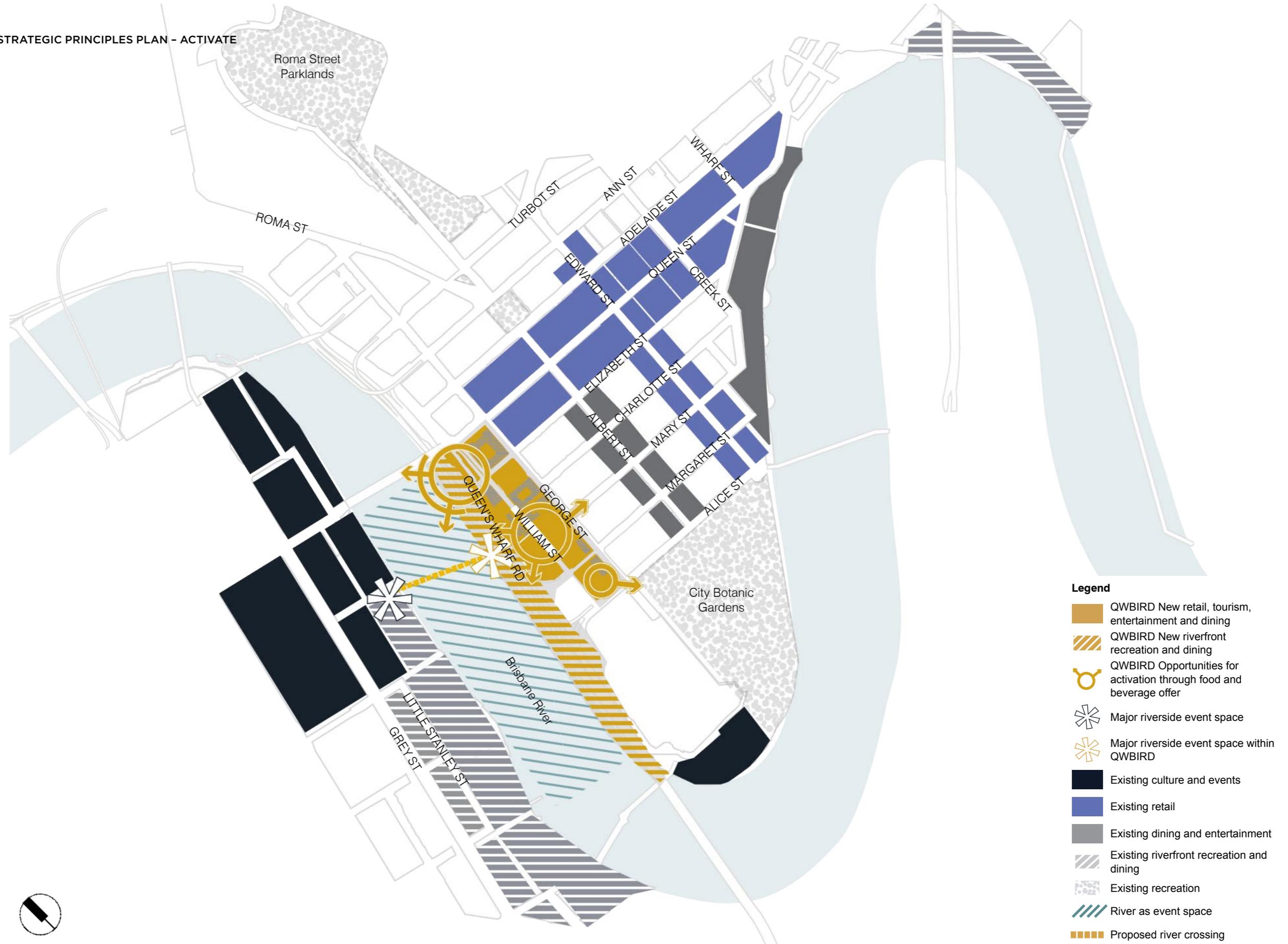
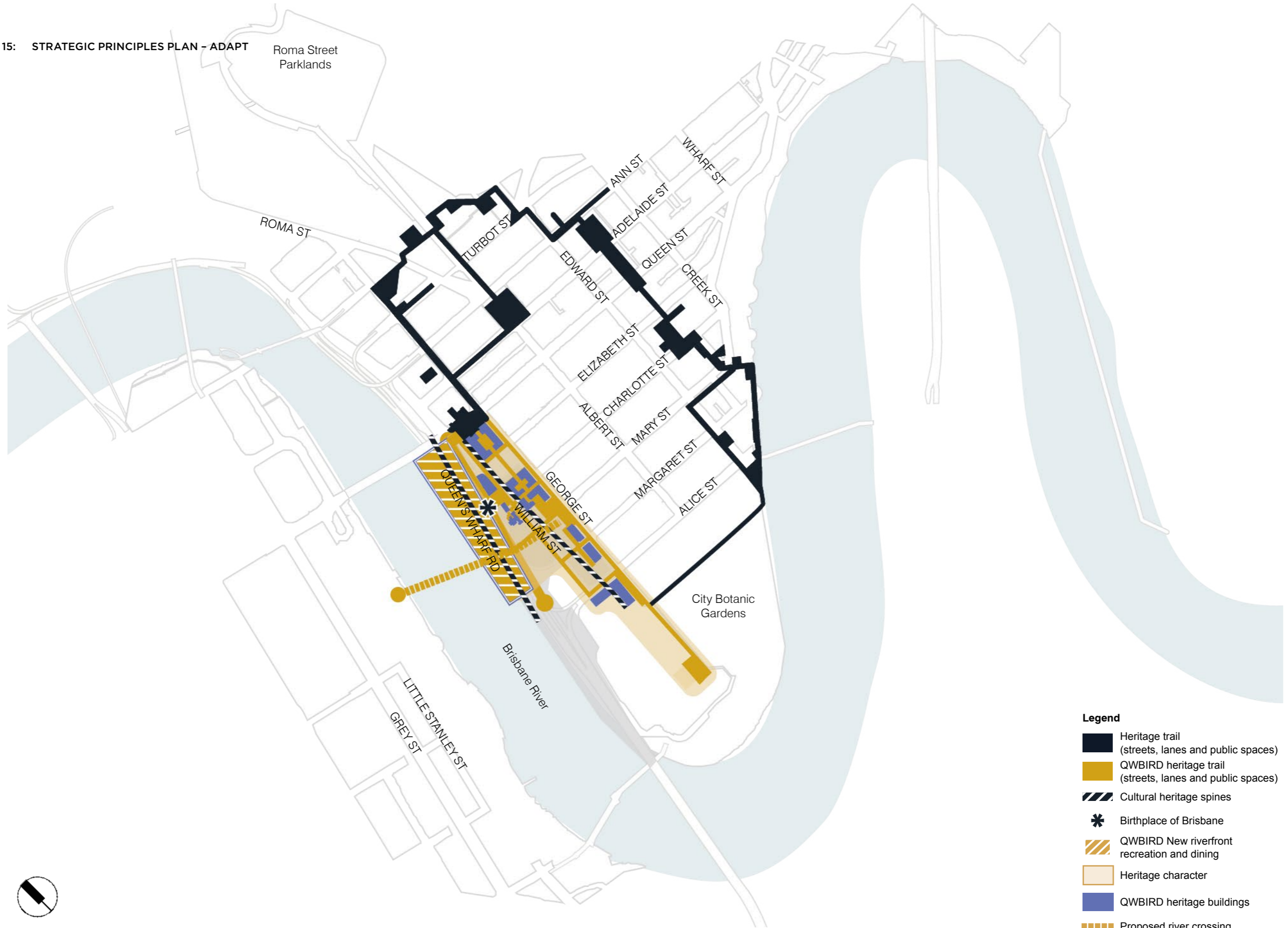


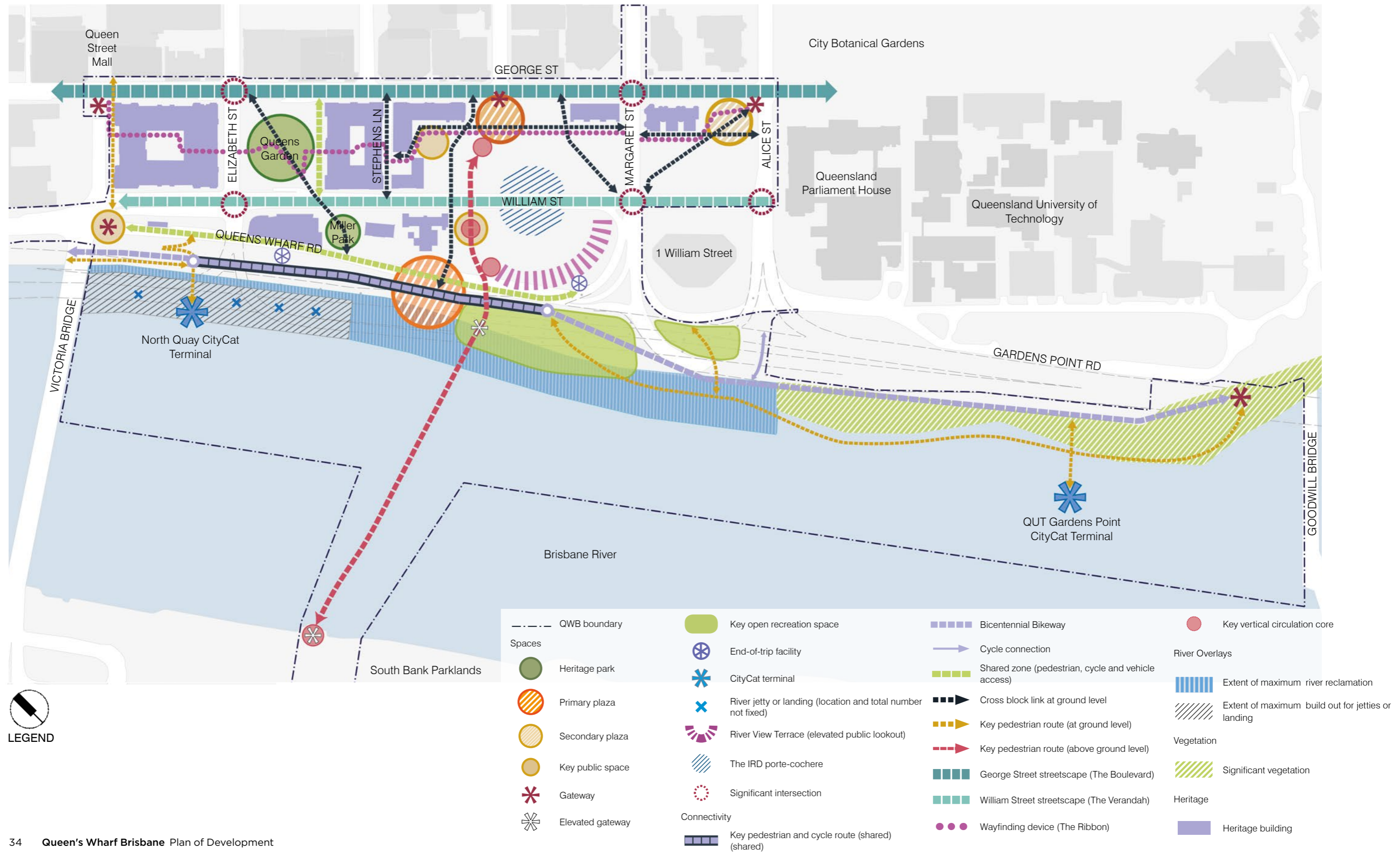
FIGURE 15: STRATEGIC PRINCIPLES PLAN – ADAPT



Legend

- Heritage trail
(streets, lanes and public spaces)
- QWBIRD heritage trail
(streets, lanes and public spaces)
- Cultural heritage spines
- * Birthplace of Brisbane
- QWBIRD New riverfront
recreation and dining
- Heritage character
- QWBIRD heritage buildings
- Proposed river crossing

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.

3.4.2 THEME 2: BUILT FORM

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

TABLE 6: THEME 2: BUILT FORM DEVELOPMENT OUTCOMES

E2	ELEMENT	DO2	DEVELOPMENT OUTCOMES
E2.1	Built Form Typology	DO2.1	Other than on the riverfront, new built form generally comprises podium and tower forms that reflect the urban grid of the CBD.
		DO2.2	Development addresses the urban grid, streets and blocks to respond to important view sheds, important QWBIRD street view corridors, local view corridors and connecting city street view corridors, as indicated in <i>Figure 17</i> .
		DO2.3	Where involving new built form, development is highly permeable at ground level and incorporates articulated building facades with adequate space between building forms to allow light penetration and air circulation where practicable.
		DO2.4	Development is orientated around a network of high quality public spaces.
		DO2.5	Where located on the riverfront, new permanent built form generally comprises low-scale pavilions.
E2.2	Building Height	DO2.6	Development is of a height commensurate with the CBD location and protects the safety and functioning of the operational airspace of the Brisbane and Archerfield Airports.
		DO2.7	The maximum height of any building does not exceed 80 storeys above ground and a maximum of 274m 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. <i>Figure 18</i> and <i>Figure 19</i> 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 three storeys) is maintained on the river side of Queens Wharf Road to safeguard the important view sheds identified in <i>Figure 17</i> .
E2.3	Density	DO2.13	Development makes efficient use of land and adds to the intensity of building form within the CBD.
		DO2.14	Development reduces the mass and scale of built form as it approaches the river.
E2.4	Activation	DO2.15	Development delivers built form outcomes that: <ul style="list-style-type: none"> • 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.



E2	ELEMENT	DO2	DEVELOPMENT OUTCOMES
E2.5	Building over streets	DO2.16	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.
		DO2.17	Where building over William Street, development: <ul style="list-style-type: none"> • 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 • Provides for the penetration of natural light at intervals.
E2.6	Heritage	DO2.18	Development respects the setting, character and appearance of heritage buildings as identified in <i>Figure 22</i> , through architectural form, rhythm and materiality.
		DO2.19	Development is sensitive to the interface and relationship with heritage values including building separation and setbacks where appropriate.
		DO2.20	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.
E2.7	Subtropical Design	DO2.21	The built form of new (non-heritage) development demonstrates best practice subtropical design by incorporating: <ul style="list-style-type: none"> • 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.
		DO2.22	New built form uses high quality, durable building materials that: <ul style="list-style-type: none"> • 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.
E2.8	Environment	DO2.23	Development is designed to mitigate any flood risk through its location, siting, design, construction and operation whilst maintaining amenity.
		DO2.24	The integration of ESD performance measures will enable the QWBIRD to become a leading example of sustainable development and sustainable building design.
		DO2.25	Development considers overshadowing principles, promoting penetration of winter sunlight to public realm areas and to the streets where practicable.
		DO2.26	Development provides: <ul style="list-style-type: none"> • Separation between towers to allow light penetration and air circulation, and to minimise impacts on amenity and privacy for residential buildings in particular; • Appropriate visual and noise amenity, having regard to the impacts from the REX and entertainment venues; and • Entrances to buildings that are clearly defined and welcoming for all users, including people with disabilities, subject to consideration of heritage impacts.

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

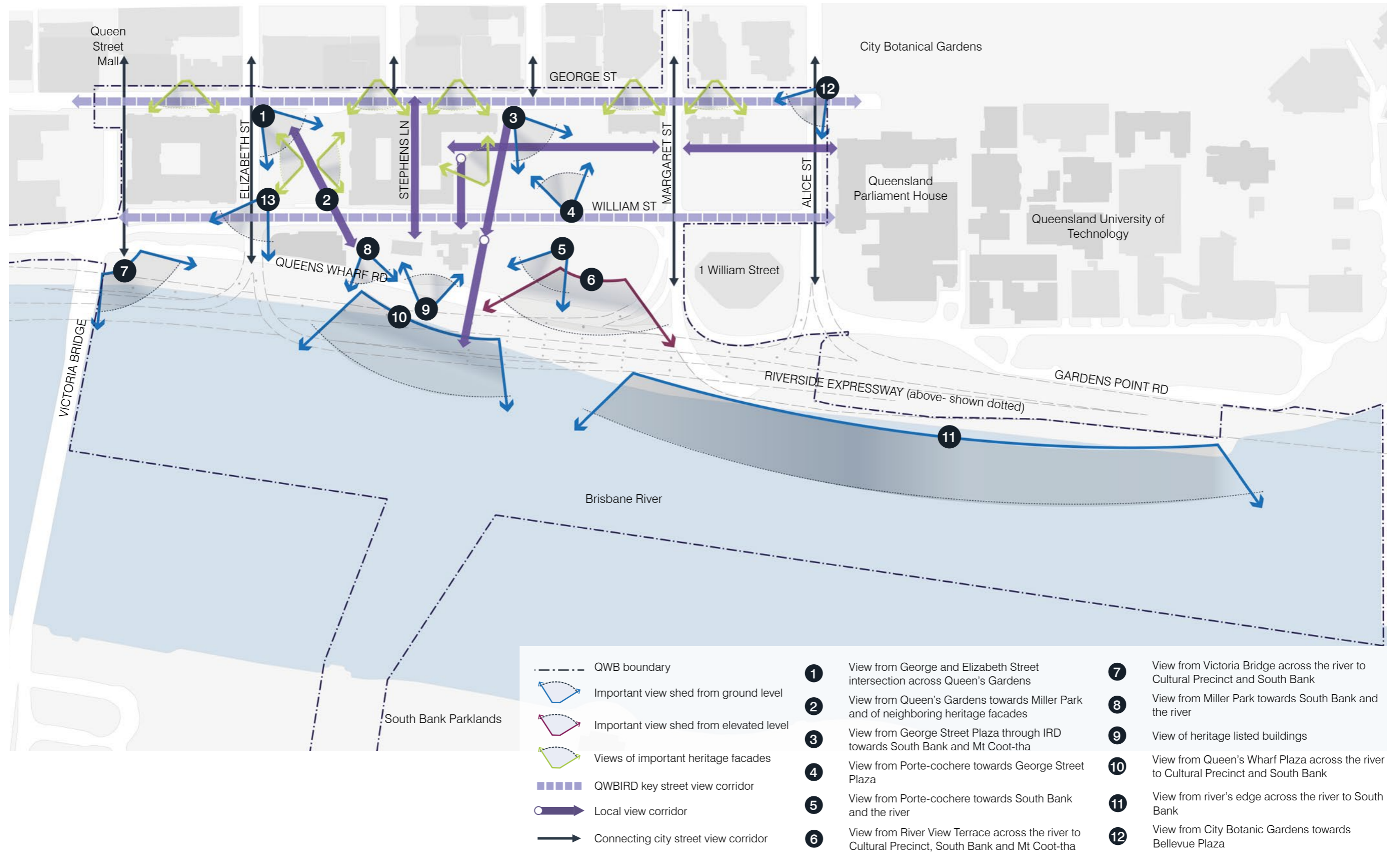


FIGURE 18: BUILT FORM DEVELOPMENT OUTCOME - DEVELOPMENT SKYLINE (INDICATIVE EASTERN ELEVATION)

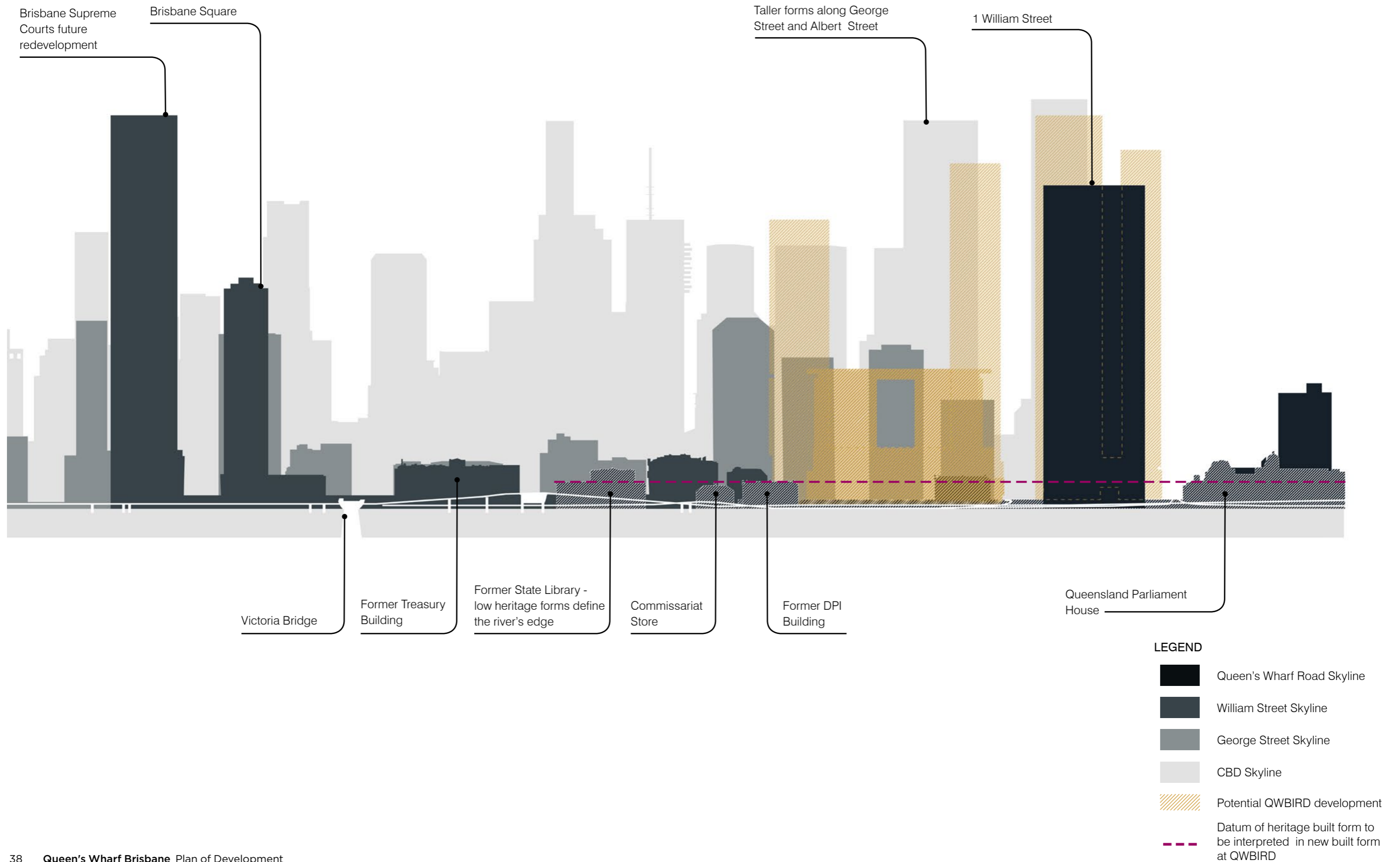
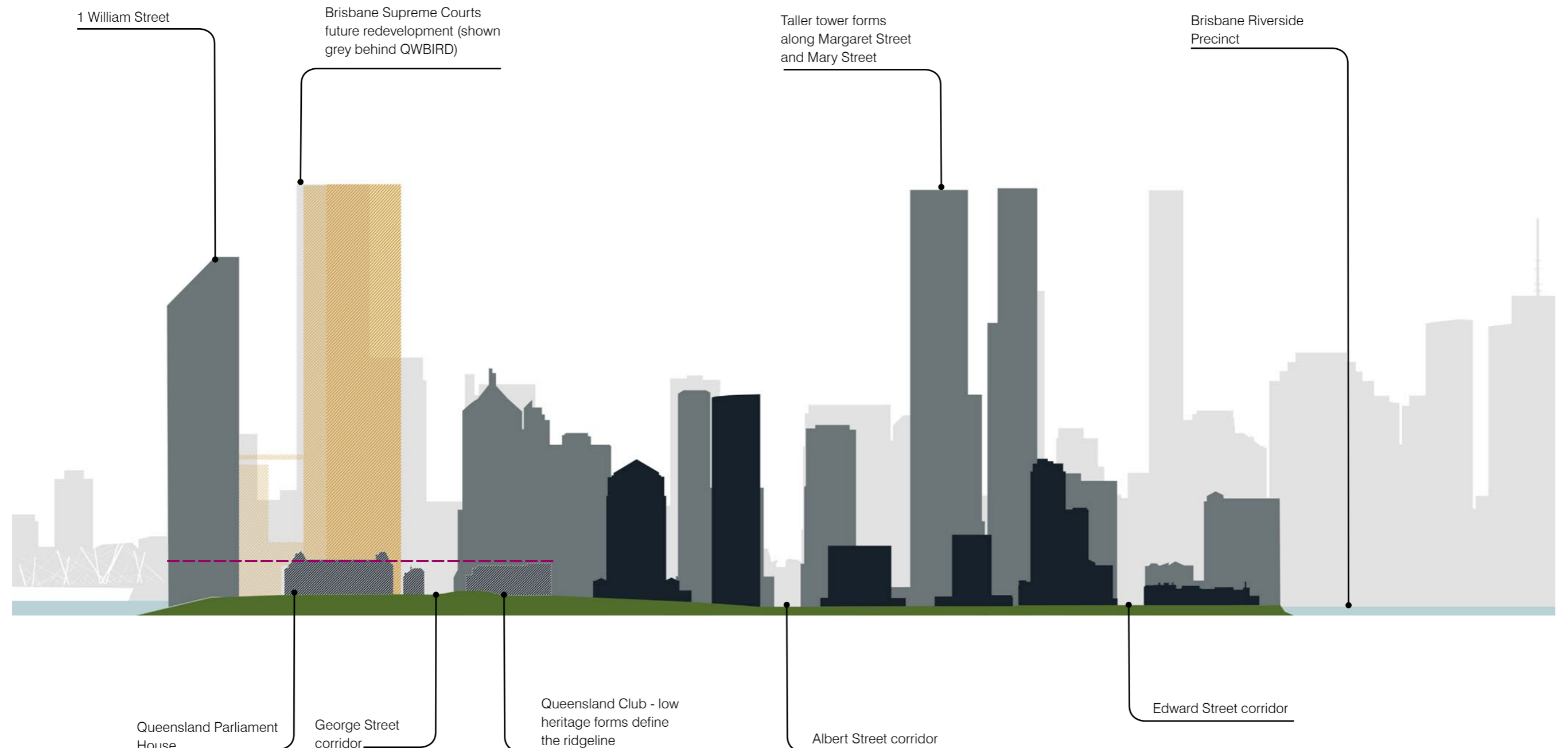


FIGURE 19: BUILT FORM DEVELOPMENT OUTCOME - DEVELOPMENT SKYLINE (INDICATIVE NORTHERN ELEVATION)



- LEGEND**
- Alice Street Skyline
 - Margaret and Mary Street Skyline
 - CBD Skyline
 - Potential QWBIRD development
 - Datum of heritage built form to be interpreted in new built form at QWBIRD

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

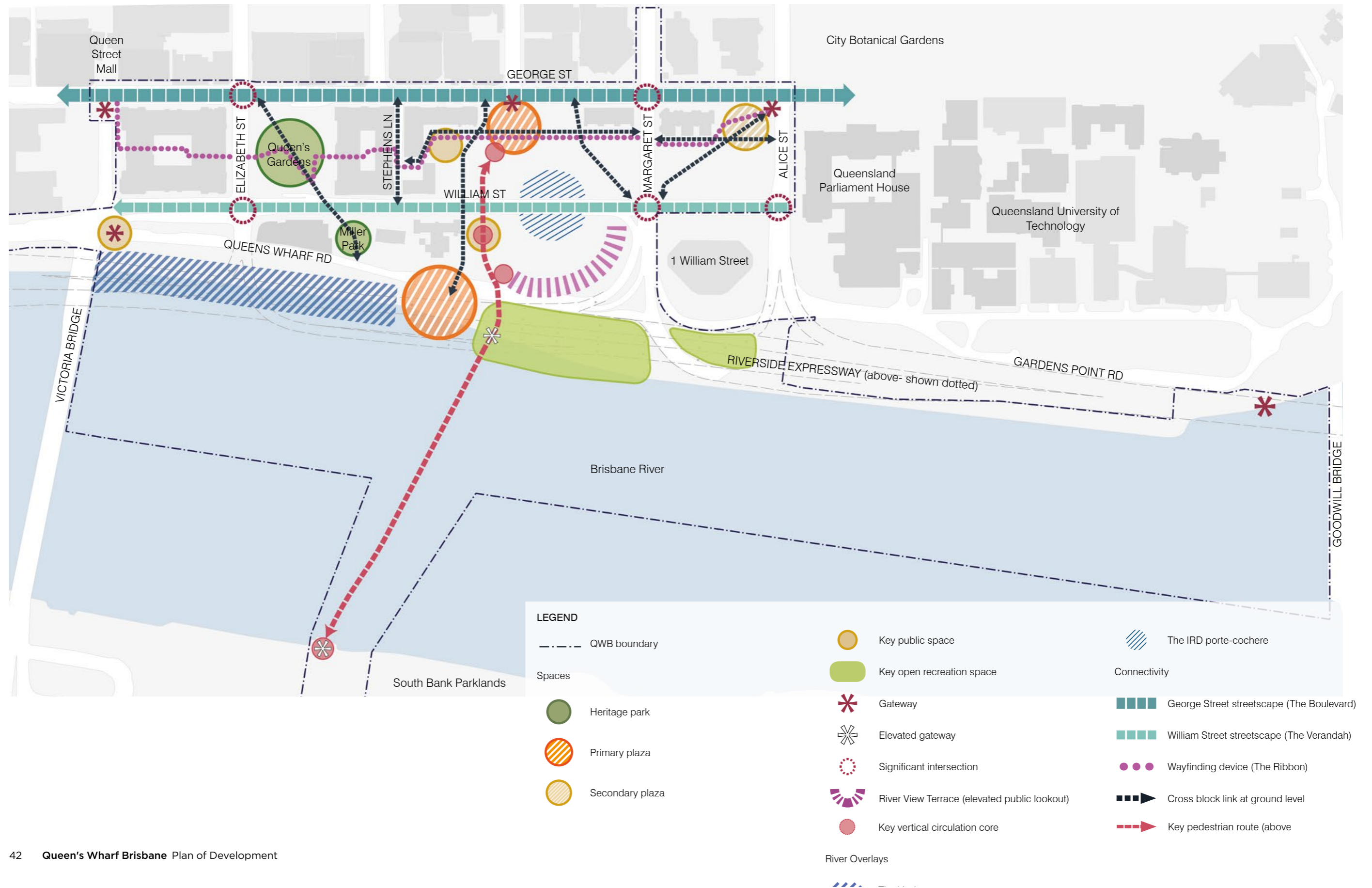
E3	ELEMENT	DO3	DEVELOPMENT OUTCOMES
E3.1	Diversity	DO3.1	Development of the public realm comprises a number of open space networks, generally in accordance with <i>Figure 20</i> , including: <ul style="list-style-type: none"> • The Boulevard: a unifying treatment along George Street; • The Ribbon: a 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.
		DO3.2	Development enhances the urban park and greenspace network of the city centre by: <ul style="list-style-type: none"> • Improving the form and function of Queen's Gardens as an event space and amenity 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.
		DO3.3	Development includes publicly accessible, elevated recreation areas for people to enjoy events and experiences in the city.
E3.2	Integration	DO3.4	Development ties together the streets and public spaces of the city centre by providing a continuous and permeable ground plane.
		DO3.5	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 : <ul style="list-style-type: none"> • Planting; • High-quality hard landscape elements; • Wayfinding; • Street furniture; • Lighting; and • CPTED Principles.

E3	ELEMENT	DO3	DEVELOPMENT OUTCOMES
E3.3	Activation	DO3.6	The public realm is a series of high-quality spaces and experiences that promote activity and interest by including: <ul style="list-style-type: none"> • 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.
		DO3.7	Development demonstrates the important connection between heritage and the public realm by: <ul style="list-style-type: none"> • Enabling the public realm to engage with heritage buildings through: <ul style="list-style-type: none"> - Defined entrances promoting wayfinding; - 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 <i>Figure 17</i>; • Recognising important historical buildings and heritage places that are not listed heritage places including the site of the Commandant's cottage as identified in <i>Figure 23</i>; • 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.
E3.4	Heritage	DO3.8	Queen's Gardens is retained as a public park and provides a high-functioning urban space that supports multiple functions through the use of: <ul style="list-style-type: none"> • 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; • The use of the level difference between the street level and the lower ground retail area to create new seating terraces; • Outdoor dining areas; and • Footpath pavement treatment that is robust and distinctive.



E3	ELEMENT	DO3	DEVELOPMENT OUTCOMES
E3.5	Subtropical design	DO3.9	<p>Development is designed to optimise the benefits of a subtropical climate in the public realm and movement network by:</p> <ul style="list-style-type: none">• 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:<ul style="list-style-type: none">- 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.

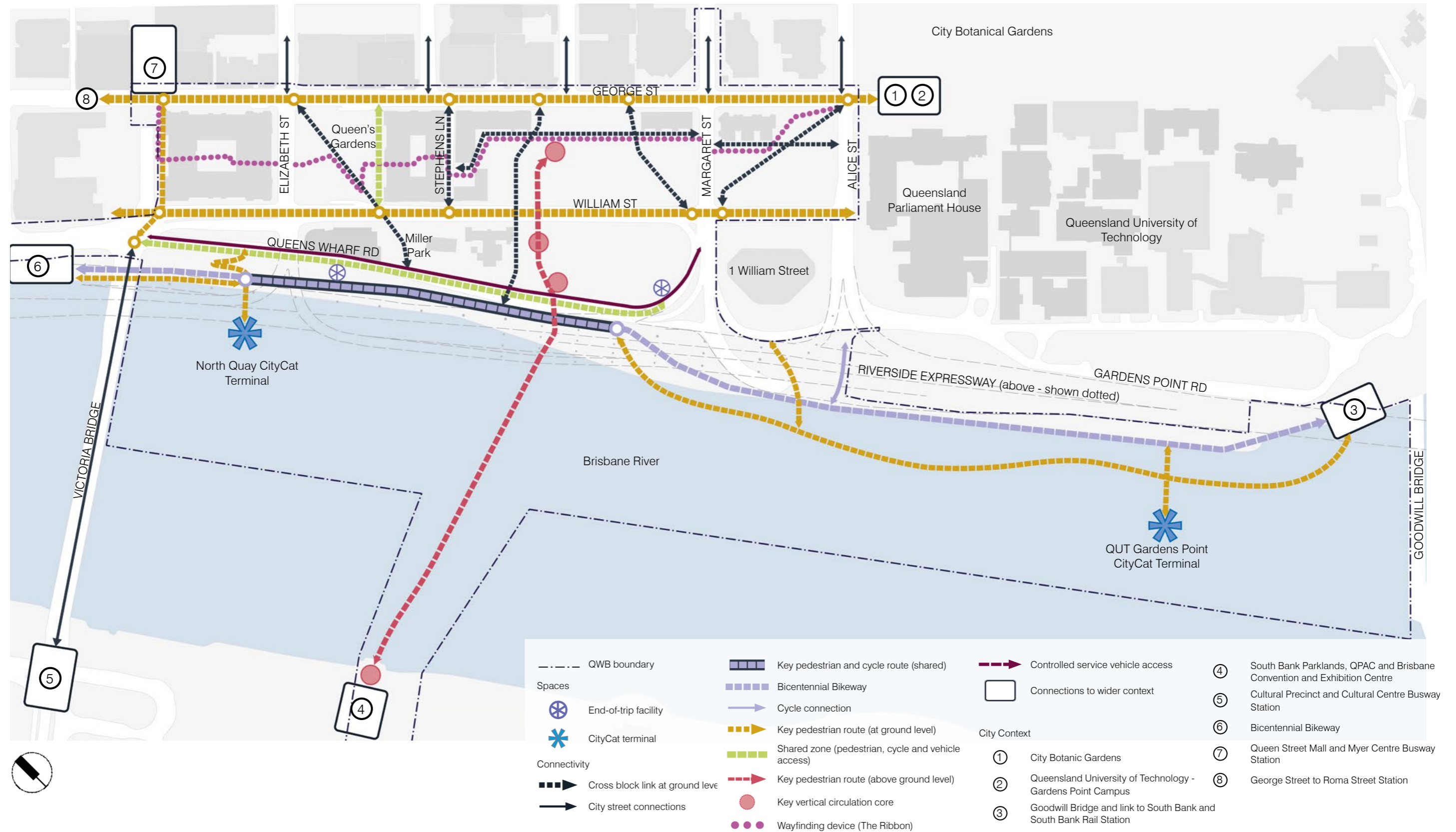
TABLE 8: THEME 4: ACCESS AND MOBILITY DEVELOPMENT OUTCOME<

E4	ELEMENT	DO4	DEVELOPMENT OUTCOMES
E4.1	Strategic Connectivity	DO4.1	Development connects to the wider city by: <ul style="list-style-type: none"> 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 <i>Figure 21</i>; 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 <i>Figure 21</i>.
		DO4.2	Where a key pedestrian route to South Bank is delivered it is designed to: <ul style="list-style-type: none"> 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.
		DO4.3	Development is designed to maintain access to CityCat and ferry terminals.
E4.2	Pedestrian Movement	DO4.4	Development is designed to enhance the function of major pedestrian movements on key streets and paths within the QWBIRD. <i>Figure 21</i> provides an indicative illustration of enhanced pedestrian movements by: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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.



E4	ELEMENT	DO4	DEVELOPMENT OUTCOMES
		DO4.5	<ul style="list-style-type: none"> 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. Away from the key streets and paths, development is designed to incorporate logical, legible and intuitive wayfinding principles.
		DO4.6	Development enhances cycle connectivity as indicated in <i>Figure 21</i> .
E4.3	Cycle Movement	DO4.7	The design of development safely manages potential interactions between cyclists and other users.
		DO4.8	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.
		DO4.9	Development provides for the safety of cyclists and pedestrians via shared zones and connections to and along the Bicentennial Bikeway.
E4.4	Vehicle Movement	DO4.10	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.
		DO4.11	Development provides on-site car parking to meet the functional requirements of the QWBIRD.
		DO4.12	With the exception of porte-cocheres within the IRD Precinct, on-site car parking areas are located below ground or sleeved by active edges.
		DO4.13	Development minimises the need for service vehicles to park, stop or queue on the public road network and public realm.
		DO4.14	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

E5	ELEMENT	DO5	DEVELOPMENT OUTCOMES
E5.1	Conservation	DO5.1	Development responds to the elements of heritage significance within the site as indicated in <i>Figure 22</i> , <i>Figure 23</i> , <i>Figure 25</i> and <i>Figure 26</i> .
		DO5.2	Development respects views of important heritage facades as identified in <i>Figure 17</i> through building setbacks and separation distances.
E5.2	Adaptation	DO5.3	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.
		DO5.4	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.
E5.3	Integration	DO5.5	Development respects the scale of adjoining heritage buildings and utilises building forms that relate to the history of this part of the city centre and its evolution.
		DO5.6	Development does not cantilever directly over heritage buildings.
		DO5.7	The design of development, where adjoining a heritage building, applies the following themes of heritage integration: scale, mass, proportion, facade elements and materials to create an appropriate interface between old and new built form.
		DO5.8	The design of new built form comprises modern architectural expression that either adapts historic precedents through transitional elements at ground and podium levels or contrasts with them at upper podium and tower levels.
E5.4	Archaeology	DO5.9	Development within areas of high archaeological potential as indicated in <i>Figure 25</i> provides for the management of potential archaeological material of cultural heritage significance.
		DO5.10	Development preserves archaeological features of high significance as required by law.



E5	ELEMENT	DO5	DEVELOPMENT OUTCOMES
E5.5	Public Realm	DO5.11	Development demonstrates the importance of connection between heritage and the public realm in the QWBIRD.
		DO5.12	The function of Queen's Gardens and Miller Park are maintained and enhanced by: <ul style="list-style-type: none"> 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.
E5.6	Interpretation	DO5.13	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.
		DO5.14	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.

FIGURE 22: HERITAGE DEVELOPMENT OUTCOME - KEY FEATURES



LEGEND

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

Heritage Listed Place

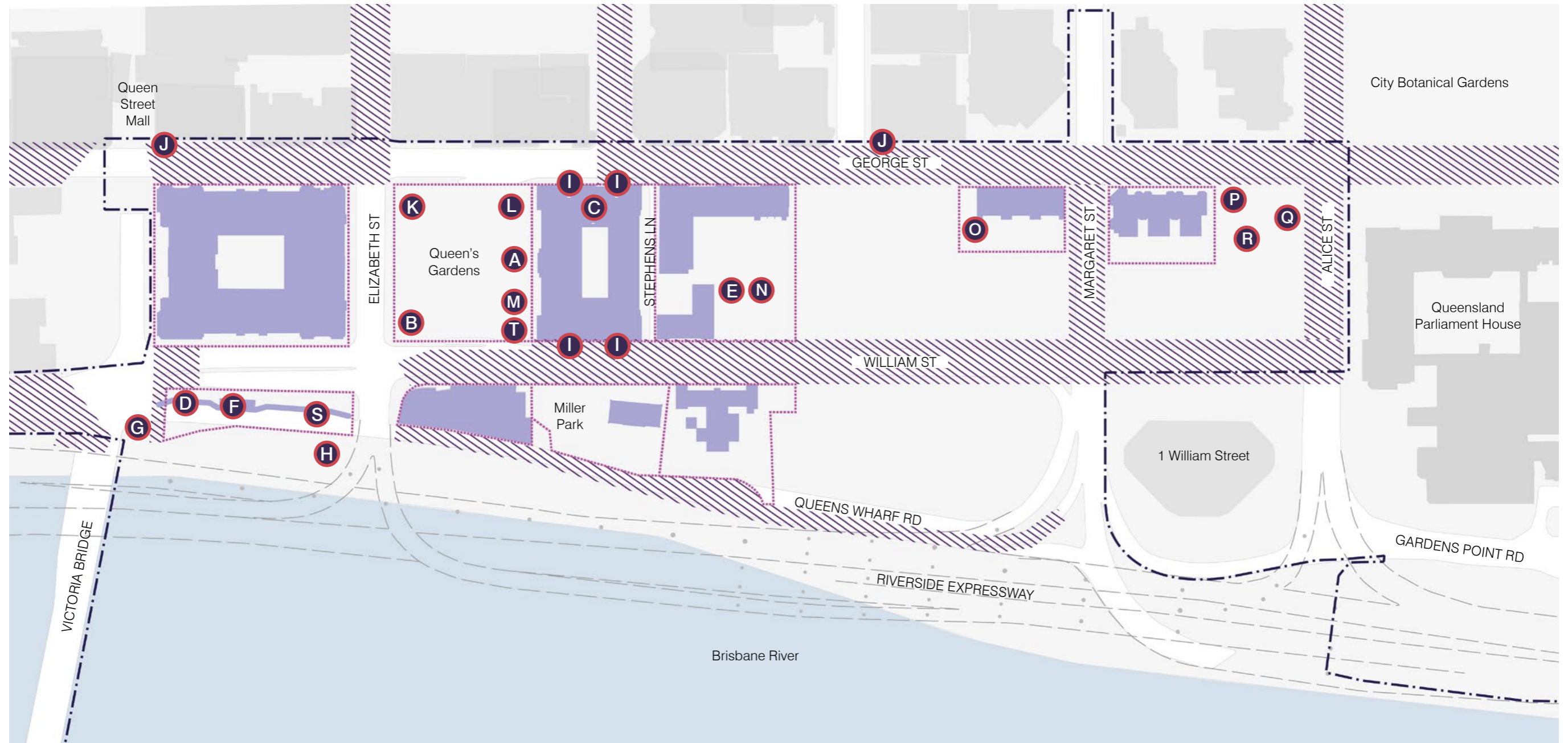
- ① The former Treasury Building
- ② Queen's Gardens
- ③ Former Land Administration Building
- ④ The Printery
- ⑤ Public Service Club
- ⑥ Harris Terrace
- ⑦ The Mansions
- ⑧ WII Air Raid Shelter
- ⑨ The former State Library
- ⑩ The Commissariat Store
- ⑪ The former DPI Building

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)

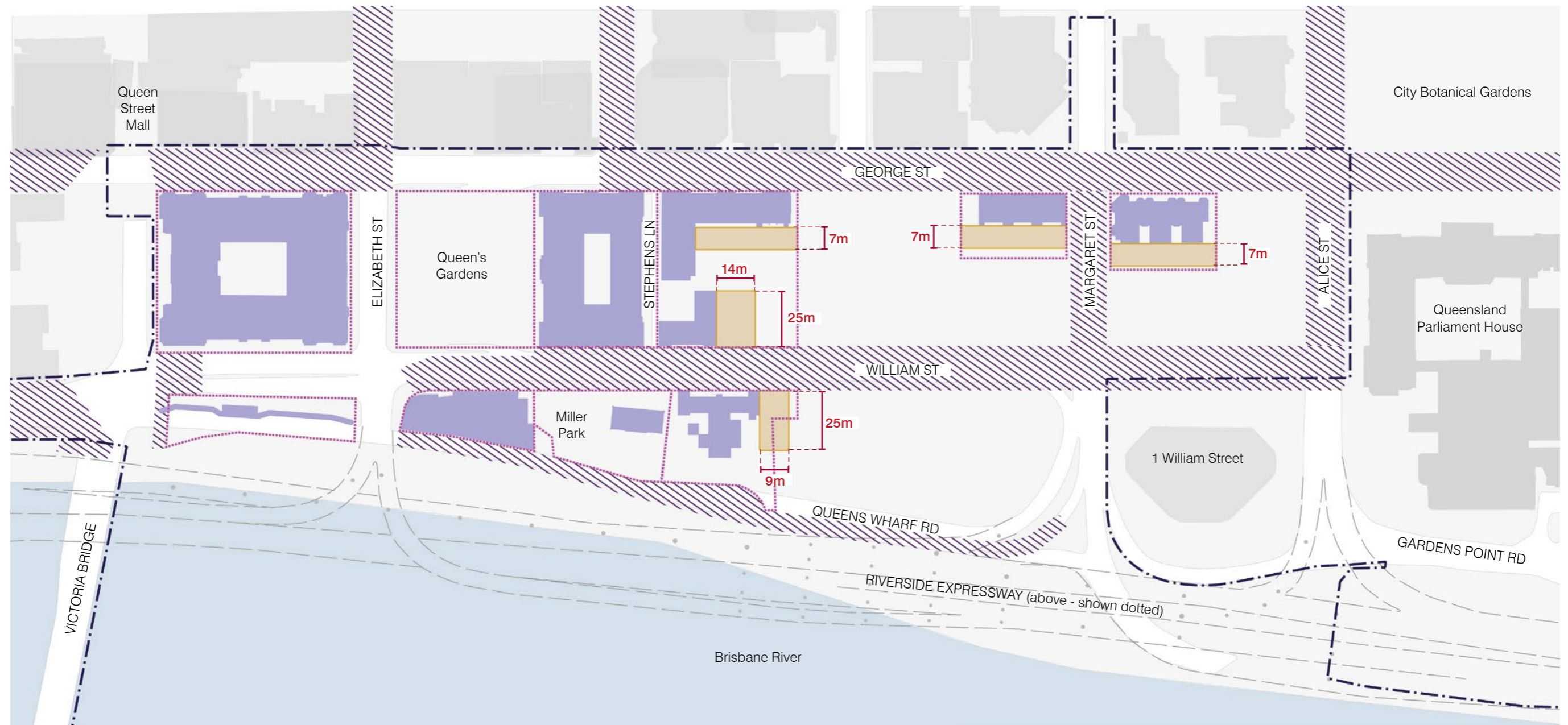


FIGURE 23: HERITAGE DEVELOPMENT OUTCOME - HERITAGE MONUMENTS AND ITEMS



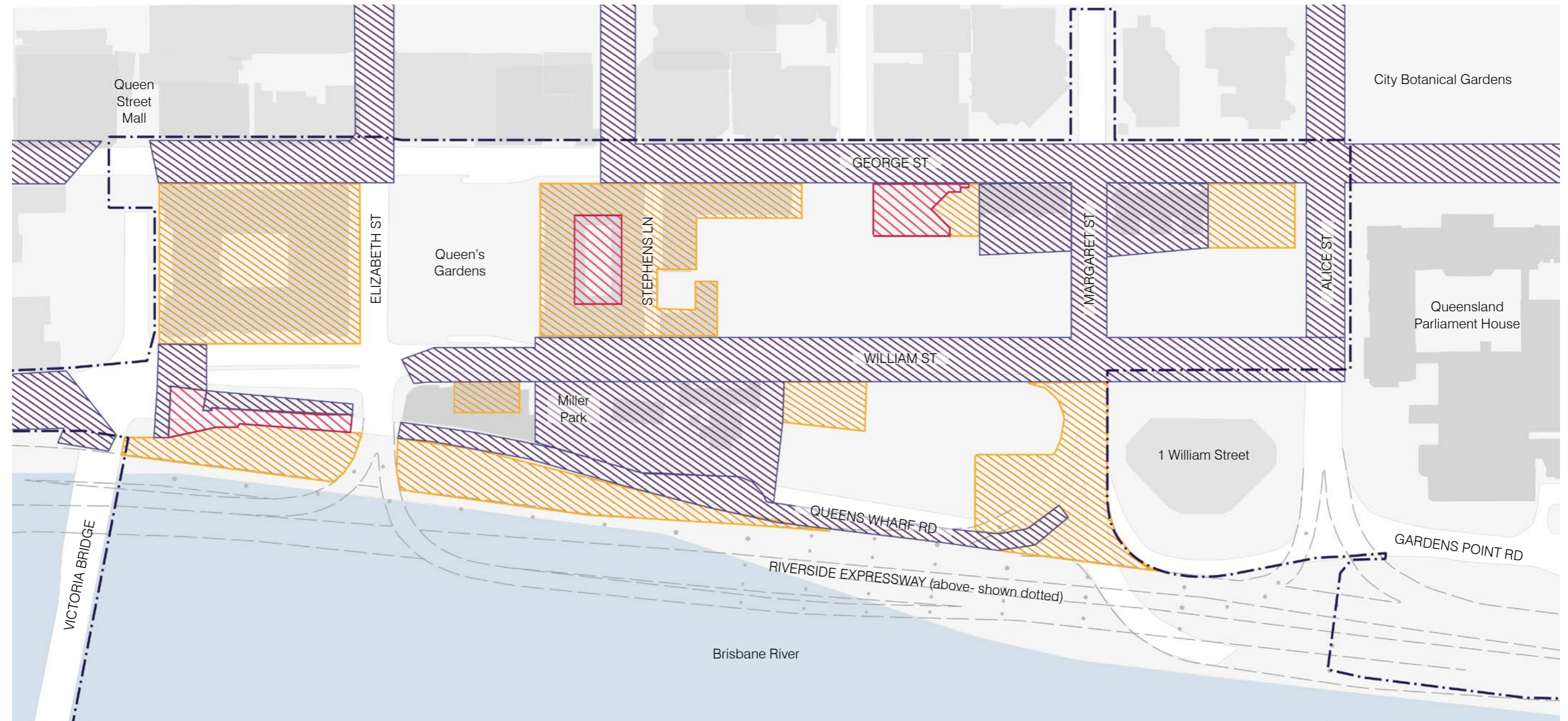
- | |
|--|
| <ul style="list-style-type: none"> --- QWB boundary --- Extent of Heritage Place (not in Streets of Brisbane) - aligns w boundaries --- Early Streets of Brisbane ■ Heritage building <p>Heritage Items</p> <ul style="list-style-type: none"> ● A Queen Victoria Statue ● B Thomas Joseph Ryan Statue ● C First World War Honour Board ● D William Street Retaining Wall ● E Commandant's Cottage Footprint (Interpretive) ● F WII Air Raid Shelter ● G Victoria Street 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 First Queensland Government Power Station Monument (95 William Street) ● O Queensland Police Memorial ● P Netherlands Memorial ● Q Battle for Australia War Memorial ● R Queen Elizabeth II Statue ● S Queens Wharf Rd Retaining Wall ● T War Memorial Plaque |
|--|

FIGURE 24: HERITAGE DEVELOPMENT OUTCOME - INTERFACE



- QWB boundary
- Extent of Heritage Place (not including Early Streets of Brisbane) - aligns with cadastral boundaries
- Early Streets of Brisbane
- Heritage building
- Minimum setback zone from heritage building at ground level to new built form
- Minimum setback from heritage building envelope at ground level to new built form

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

E6	ELEMENT	DO6	DEVELOPMENT OUTCOMES
E6.1	Ecology	DO6.1	The design, siting and layout of development respects the environment and supports sustainable development outcomes which: <ul style="list-style-type: none"> 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.
E6.2	Water Sensitive Urban Design (WSUD)	DO6.2	Development is designed to support and protect water quality through the use of best practice total water cycle management and WSUD principles.
		DO6.3	Development provides opportunities for WSUD rain gardens in the foreshore Sub-Precincts.
E6.3	Noise	DO6.4	The location, siting and design of development has regard to community safety and development constraints by: <ul style="list-style-type: none"> 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.
		DO6.5	Development is designed to address the background noise level in the public realm by: <ul style="list-style-type: none"> 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.
E6.4	Air Quality	DO6.6	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.

E6	ELEMENT	DO6	DEVELOPMENT OUTCOMES
E6.5	Flood Risk and Stormwater Management	DO6.7	Development avoids, manages and mitigates risk and potential impacts from stormwater and flooding.
		DO6.8	Development on the riverfront delivers public realm surfaces that are durable and flood resilient where subject to flood risk.
E6.6	Groundwater	DO6.9	Groundwater quality is managed by: <ul style="list-style-type: none"> Maintaining groundwater quality at and surrounding the site at baseline conditions; and Managing the treatment and disposal of dewatering discharge and groundwater.
		DO6.10	Development minimises and manages the disturbance of actual and potential Acid Sulfate Soils.
E6.7	Acid Sulfate Soils and Contaminated Land	DO6.11	Measures are put in place during construction to manage the potential release of contaminants from sites entered on the Environmental Management Register.



The background is a solid purple color. On the left side, there are several overlapping, abstract shapes created from many thin, white, curved lines. These lines form a grid-like pattern that is distorted and curved, creating a sense of depth and movement. The lines are more densely packed in some areas and more sparse in others, creating a gradient of white to light purple.

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 exempt from 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 for Excavation for the purposes of investigation potholes or boreholes where on or adjacent to a Heritage Place.

4.1 APPROVED INTERIM/ TEMPORARY USES

Development identified in *Table 11* in accordance with Section 4.2 is Approved Development (Subject to Conditions) and can proceed to certification of Building Works (where applicable).

TABLE 11: APPROVED INTERIM/TEMPORARY USES

PRECINCT/SUB-PRECINCT	APPROVED INTERIM USES
All Precincts/Sub-Precincts	Where not involving Building Work: <ul style="list-style-type: none"> • Centre Activities (where Community Use, Food and Drink Outlet, Office, Sales Office and Shop); • Market; and/or • Park.
Where conducted within Precinct 3	Where involving Building Work and where not on a Heritage Place: <ul style="list-style-type: none"> • Centre Activities (where Community Use, Food and Drink Outlet, Office and Sales Office); and/or • Hotel (where for a bar, pub or tavern).

4.2 DEVELOPMENT CONTROLS FOR APPROVED INTERIM/TEMPORARY USES

4.2.1 ALL PRECINCTS AND SUB-PRECINCTS

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.

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, following a written request made to the Nominated Assessing Authority, authorisation is given to extend the period for 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.
Noise	<p>Where for Food and Drink Outlet:</p> <ul style="list-style-type: none"> Development ensures mechanical plant or equipment is acoustically screened from an adjoining Sensitive Use. <p><i>Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration or cold room motors.</i></p> <p>Development provides for external dining or entertainment areas to be:</p> <ol style="list-style-type: none"> Located in or directly adjacent to the public realm; and Visually and acoustically screened from an adjoining dwelling.

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

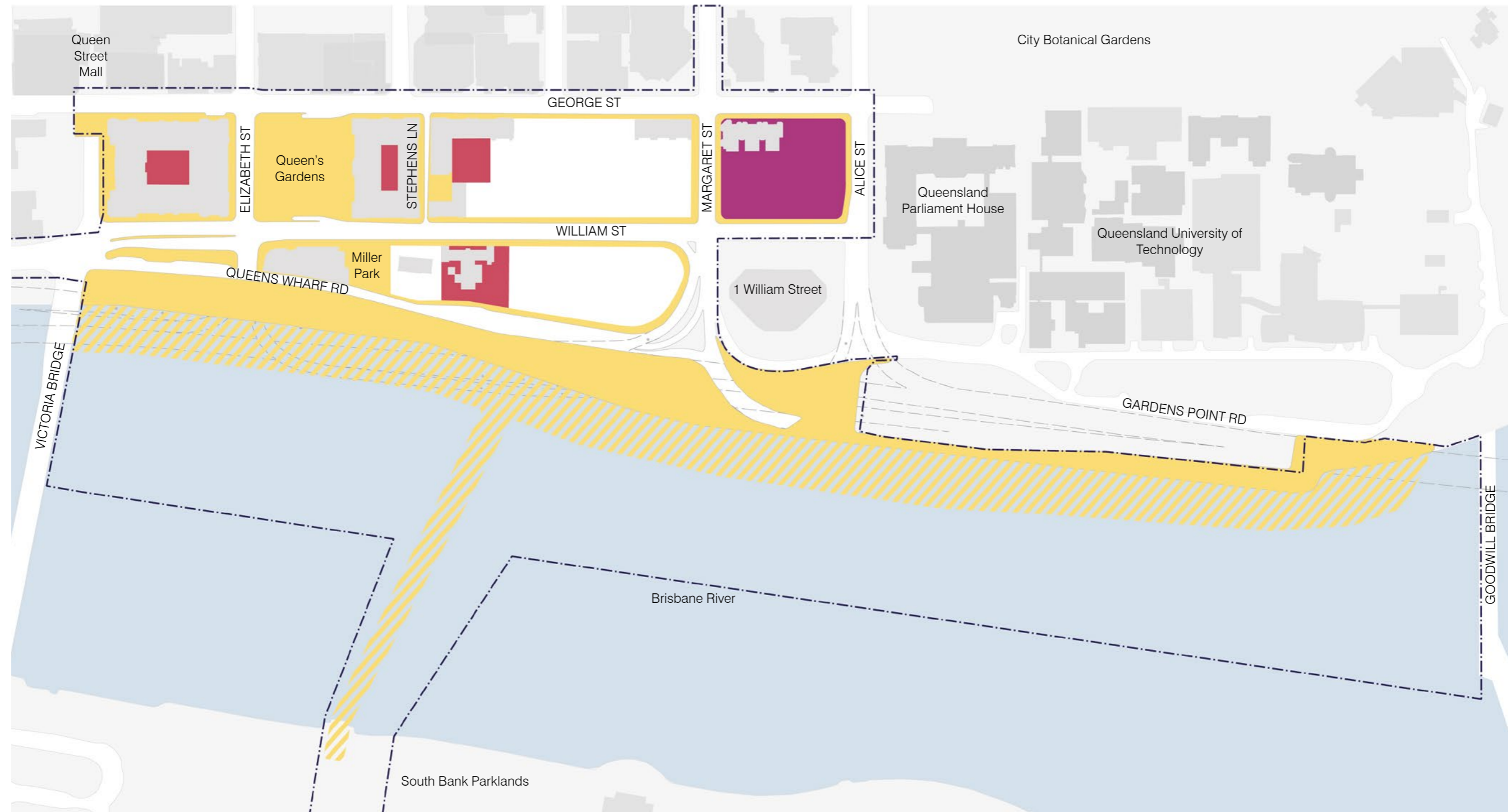
A Market (where not involving Building Work) is Approved Development (Subject to Conditions) where:

- » 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.

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.
Site Area	Maximum of 1,500m ² in total for all Precincts at any one time.

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

4.2.2 PRECINCT 3

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

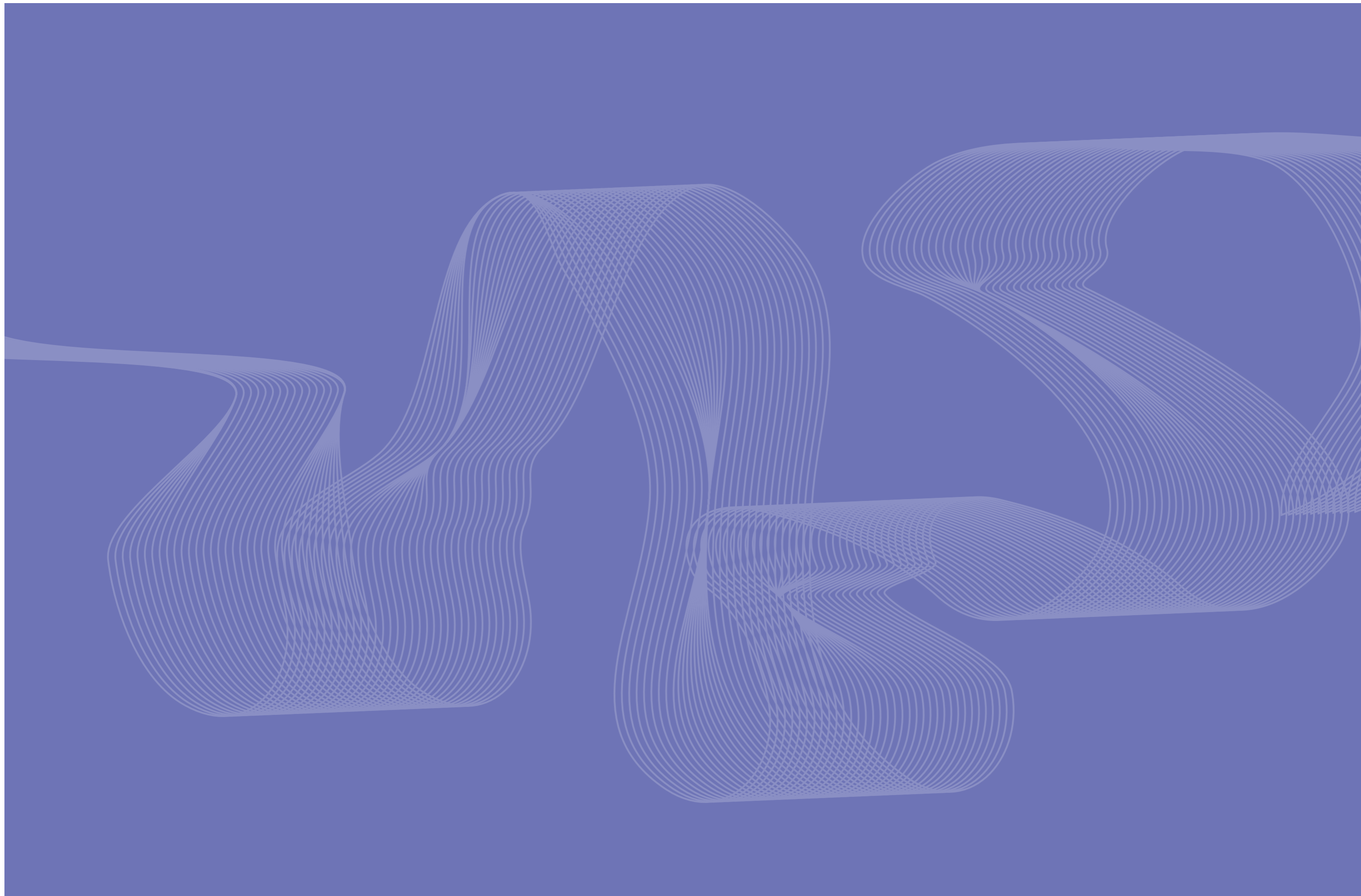
FOOD AND DRINK OUTLET, OFFICE, SALES OFFICE AND HOTEL CONTROLS	DEVELOPMENT CONTROL
GFA	Maximum of 2,000m ² in total for Precinct 3.
Relevant Period	The use ceases operation no later than five (5) years after the commencement of this use unless after a written request to the Nominated Assessing Authority, authorisation is given to extend the period for which the approved use may continue to operate.
Noise	<p>Where for Food and Drink Outlet:</p> <ul style="list-style-type: none"> • Development ensures mechanical plant or equipment is acoustically screened from an adjoining sensitive use. <p><i>Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration or cold room motors.</i></p> <p>Development provides for external dining or entertainment areas to be:</p> <ol style="list-style-type: none"> a. Located in or directly adjacent to the public realm; and b. Visually and acoustically screened from an adjoining dwelling.

4.3 DEVELOPMENT CONTROLS FOR 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 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	<ul style="list-style-type: none"> a. The proposed works must be accurately plotted on a current cadastral plan; 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 <i>Figure 25</i>, 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 <i>Queensland Heritage Act 1992</i>.





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.

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: <ul style="list-style-type: none"> 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 wherever possible; and There is a built form clearance from the street level to the underside of the podium structure to allow views towards Parliament House.
		T2.5	New development, where adjoining a heritage building, provides a built form that integrates and respects Heritage Places by applying the following themes of integration: 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 that contrasts with the historic precedents and adopts subtropical design principles.
		T2.7	An illustrative intent plan for the Precinct is provided at <i>Figure 29</i> .
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: <ul style="list-style-type: none"> George Street plaza; and Queens Wharf plaza.
		T3.3	Miller Park is maintained and enhanced by: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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.
		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 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 involving works in an Area of High Archaeological Significance has regard to the archaeological potential of the area.
		T5.3	Development is designed to provide for the recognition and interpretation of key heritage features.
T6	Environment and Sustainability	T6.1	Development is designed to have regard to potential impacts from stormwater and flooding by: <ul style="list-style-type: none"> • 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; • Using building materials that provide for ease of cleaning and repair; 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: <ul style="list-style-type: none"> • 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.

FIGURE 29: IRD PRECINCT ILLUSTRATIVE INTENT PLAN

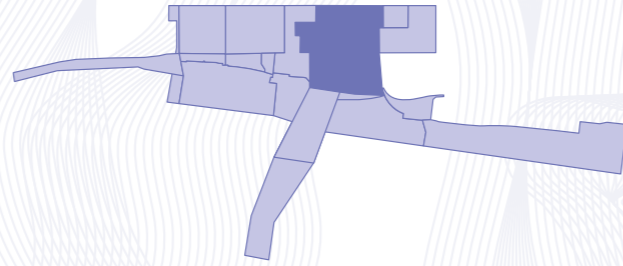


FIGURE 30: PRECINCT 1 PLAN



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
<ul style="list-style-type: none"> • Child Care Centre • Food and drink outlet • Function Facility • 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 car parking for visitors to the QWBIRD) • Resort Complex • 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
<ul style="list-style-type: none"> • 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.

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 identified in <i>Table 19.1</i>										
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.												
		<p>TABLE 19.1 MAXIMUM STANDARD AND PLANNED GFA</p> <table border="1"> <thead> <tr> <th>USE</th> <th>MAXIMUM GFA</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>130,400 m²</td> </tr> <tr> <td>Commercial</td> <td>55,200 m²</td> </tr> <tr> <td>Retail</td> <td>23,650 m²</td> </tr> <tr> <td>Total</td> <td>209,600 m²</td> </tr> </tbody> </table>		USE	MAXIMUM GFA	Residential	130,400 m ²	Commercial	55,200 m ²	Retail	23,650 m ²	Total	209,600 m²
USE	MAXIMUM GFA												
Residential	130,400 m ²												
Commercial	55,200 m ²												
Retail	23,650 m ²												
Total	209,600 m²												
		DS 1.3	<p>Development in the Sub-Precinct for Residential Use:</p> <ul style="list-style-type: none"> 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. <p><i>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.</i></p>										
SPI 2	Built Form	DS 2	Built Form										
BUILDING TYPOLOGY, SCALE AND MASS		BUILDING TYPOLOGY, SCALE AND MASS											
SPI 2.1	<p>New development is designed to include a built form typology as indicated in <i>Figure 31</i> comprising a ground level, podium or transition element and tower generally in accordance with the following principles:</p> <p>Ground level/Podium/Transition Element</p> <ul style="list-style-type: none"> • 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 <i>Figure 52</i>; • An elevated connecting pedestrian link to connect the site from George Street to Queens Wharf Road; • 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. <p>Towers</p> <ul style="list-style-type: none"> • A distinctive architectural form with the riverside towers shaped as a crescent and adorned at the top 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. <p><i>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.</i></p>	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 <i>Figure 31</i> .										
		DS 2.2	The bulk and massing of development is generally in accordance with the illustrative diagrams in <i>Figure 38</i> through to <i>Figure 46</i> .										
		DS 2.3	The height of any building does not exceed the maximum building height and maximum storeys above ground level indicated in <i>Figure 37</i> .										
		DS 2.4	Curved and rectilinear built forms are to be provided, with indicative locations for curved building forms indicated in <i>Figure 34</i> through to <i>Figure 37</i> .										
		Basement											
		DS 2.5	The extent of basement is generally in accordance with the extent of basement and setbacks in <i>Figure 33</i> .										
		DS 2.6	The depth of basement does not exceed RL-30 as indicated in <i>Figure 33</i> and is designed generally in accordance with the Technical Environmental and Engineering Criteria in Section 6 .										

SUB-PRECINCT INTENT

INTEGRATION

- SPI 2.2** New built form at ground level fronting George Street is consistent in rhythm and proportion of elevations with Harris Terrace
- SPI 2.3** Where adjoining a heritage building, the building facade of new built form relates to adjacent heritage buildings through the use of facade elements and materiality.
- 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.

BUILD OVER WILLIAM STREET

- SPI 2.5** 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 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 2.6** 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 2.7** The development is designed to incorporate a bridge connection from the QWBIRD to South Bank.
- SPI 2.8** Where development provides for a bridge projecting over the REX, the function, safety and structural integrity of the REX is protected.

ARCHITECTURAL DISTINCTIVENESS

- SPI 2.9** The design of new built form is responsive to the local context and subtropical climate.

SPECIFIC DESIGN CRITERIA

Ground level/Podium/Transition Element

- DS 2.7** For a new built form, development for that building is designed to be contained generally within the new building envelopes at ground and podium/transition elements levels for the Sub-Precinct identified in **Figure 34** through to **Figure 36**.
- DS 2.8** 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, as indicated in **Figure 44**;
 - 5.5m to the side of the Public Service Club; and
 - 9m to the side of the former DPI Building.
- DS 2.9** 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** & **Figure 48**.
- DS 2.10** Development with a podium does not exceed a maximum podium height of 9 storeys where fronting Queens Wharf Road.
- DS 2.11** Development with a podium does not exceed a maximum podium height of 7 storeys fronting George Street.

Towers

- DS 2.12** 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 2.13** The tower elements of buildings are to incorporate a slender design with a maximum floor plate area of no more than 1,350m² per storey.
- DS 2.14** 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.
- DS 2.15** The rooftops of towers are designed generally in accordance with the Architectural Design Criteria in **Section 5.6**.

INTEGRATION

- DS 2.16** Where for new built form, development at podium/transition element level demonstrates an appropriate scale of design detailing that unites and complements adjoining building facades in the streetscape through the use of consistent architectural treatments and materials to blend with the existing context, generally in accordance with the Heritage Integration Criteria of the Architectural Design Criteria in **Section 5.6**.
- DS 2.17** 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 at least 3.5m above the parapet of the heritage building as indicated in **Figure 43** and **Figure 44**.

BUILD OVER WILLIAM STREET

- DS 2.18** Where building over William Street road reserve, development is:
- A minimum 12m built form clearance from the street level to the underside of the finished surface above, with built form protrusions permitted below 12m (as shown in **Figure 30**) for the purposes of public interest where they deliver:
 - Improved pedestrian access and connectivity;
 - No retail/ commercial tenancies;
 - A design of lightweight materials;
 - 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;
 - 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**;
 - Designed to maintain pedestrian access along William Street as a priority; and
 - Designed to minimise the bulk of the building over William Street by terracing the built form and incorporating features of visual interest through the use of vegetation, screens or facade articulation on the building face.



SUB-PRECINCT INTENT

SPECIFIC DESIGN CRITERIA

	<p>ACTIVATION</p> <p>DS 2.19 New development includes active and passive edges as indicated in <i>Figure 48</i> and <i>Figure 49</i>.</p> <p>DS 2.20 Active and passive edges are designed generally in accordance with the relevant Specific Use Criteria in Section 5.6.</p> <p>PEDESTRIAN BRIDGE</p> <p>DS 2.21 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 <i>Figure 49</i>.</p> <p>ARCHITECTURAL DISTINCTIVENESS</p> <p>DS 2.22 The design of development uses a palette of materials that allows for the borrowing of elements from Harris Terrace and the Public Service Club, where adjoining these heritage buildings, to blend with the existing context whilst delivering contemporary architecture generally in accordance with the Architectural Design Criteria in Section 5.6.</p> <p>DS 2.23 Provision is made for an elevated, publicly accessible terrace connecting towers and oriented to the river as indicated in <i>Figure 50</i>.</p> <p>DS 2.24 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 <i>Figure 48</i>.</p>
--	--

<p>SPI 3 Public Realm</p> <p>GENERAL</p> <p>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.</p> <p>GROUND LEVEL</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>ABOVE GROUND LEVEL</p> <p>SPI 3.5 Development provides a range of elevated open space areas to accommodate recreation activities and events for both future residents and visitors.</p> <p>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.</p>	<p>DS 3 Public Realm</p> <p>GENERAL</p> <p>DS 3.1 The public realm is designed generally in accordance with the Public Realm Design Criteria in Section 5.6 of the PoD.</p> <p>DS 3.2 Public art is incorporated into the design of the public realm.</p> <p>GROUND LEVEL</p> <p>DS 3.3 Key public spaces and primary plazas are located generally in the location indicated in <i>Figure 48</i> and provide:</p> <ul style="list-style-type: none"> • 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. <p>DS 3.4 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 <i>Figure 51</i>).</p> <p>DS 3.5 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.</p> <p>DS 3.6 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.</p> <p>DS 3.7 Materials, details and treatments utilised by the development will be hard wearing and determined by appropriateness for use, context, Sub-Precinct identity and aesthetics.</p> <p>ABOVE GROUND LEVEL</p> <p>DS 3.8 Development provides publicly accessible recreation space on the upper podium level generally in accordance with the Landscape Design Criteria in Section 6.</p> <p>DS 3.9 An elevated River View Terrace is provided as indicated in <i>Figure 49</i>.</p>
--	---

<p>SPI 4 Access and Mobility</p> <p>GENERAL</p> <p>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 optimised.</p>	<p>DS 4 Access and Mobility</p> <p>ACCESS</p> <p>DS 4.1 Where for new built form, vehicle access and circulation is designed generally in accordance with <i>Figure 52</i>.</p> <p>DS 4.2 The principal point of access to new built form for non-service vehicle access is to be William Street.</p>
--	---

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
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 <i>Figure 52</i> .	
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 <i>Figure 52</i> .
SPI 4.3	Development is to reinforce the role of George Street as a city street and key pedestrian spine by being designed to: <ul style="list-style-type: none"> 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 <i>Figure 51</i> that achieve: <ul style="list-style-type: none"> For City Street pedestrian movement (footpaths): <ul style="list-style-type: none"> Where on a Heritage street frontage the existing widths are maintained (for the length of the existing heritage building facade); Elsewhere, a minimum unobstructed pathway width of 2.4m; For cross block links a minimum unobstructed pathway width of 3.2m; For pedestrian bridges across William Street, a minimum pathway width of 4m (between handrails); and For key pedestrian routes (off road) a minimum pathway width of 2.5m.
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.	PARKING	
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.	DS 4.6	With the exception of porte-cocheres on William Street, all vehicle parking and vehicle service areas are located in basement areas or internal to the built form and sleeved by active or decorative screening.
PARKING		DS 4.7	Development provides car parking generally in accordance with the car parking rates specified in the Traffic Engineering Criteria in Section 6 .
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 4.8	Development provides bicycle parking generally in accordance with the cycle parking rates in the Traffic Engineering Criteria in Section 6 .
SPI 5 Heritage		DS 5 Heritage	
SPI 5.1	Development must 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.	DS 5.1	Development is designed generally in accordance with the setbacks and separation distances to heritage buildings indicated in <i>Figure 34</i> through to <i>Figure 37</i> .
SPI 5.2	Cross block links create open and inviting ground level connections in the development to enliven the Heritage Places identified in <i>Figure 47</i> .	DS 5.2	Development is designed to address the Conservation Management Criteria in Section 6 .
SPI 5.3	Construction impacts on the former DPI Building, the Printery and the Public Service Club are minimised and managed appropriately.	DS 5.3	Development is designed so that the ground plane provides linkages to activate the adaptive re-use of heritage buildings generally in accordance with <i>Figure 48</i> and the Architectural Design Criteria in Section 5.6 .
SPI 5.4	During construction archaeological artefacts that are identified are to be managed appropriately.	DS 5.4	Development is carried out generally in accordance with the Technical Heritage Criteria in Section 5 , including the Archaeological Management Criteria.
SPI 5.5	New built form is designed by either following historic precedents, adapting them or by contrasting with them.	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 .
		DS 5.6	Where located on the George Street frontage, new development at ground level and lower podium up to three storeys 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 .
		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 juxtapositions between the old and the new within the Sub-Precinct generally in accordance with the Architectural Design Criteria in Section 5.6 .
SPI 6 Environment and Sustainability		DS 6 Environment and Sustainability	
SPI 6.1	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.	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 .

FIGURE 31: BUILT FORM TYPOLOGIES AND PRINCIPLES

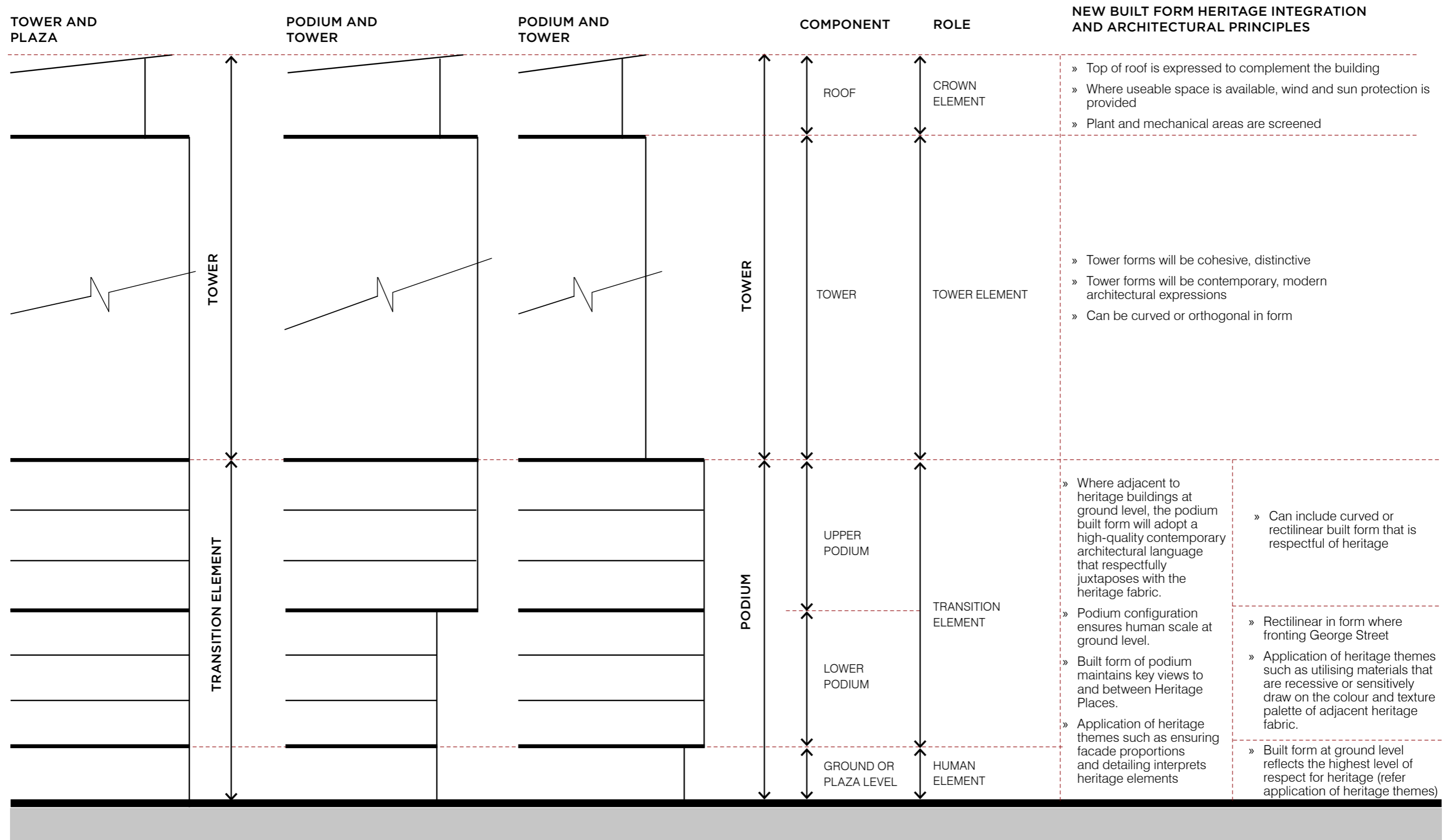
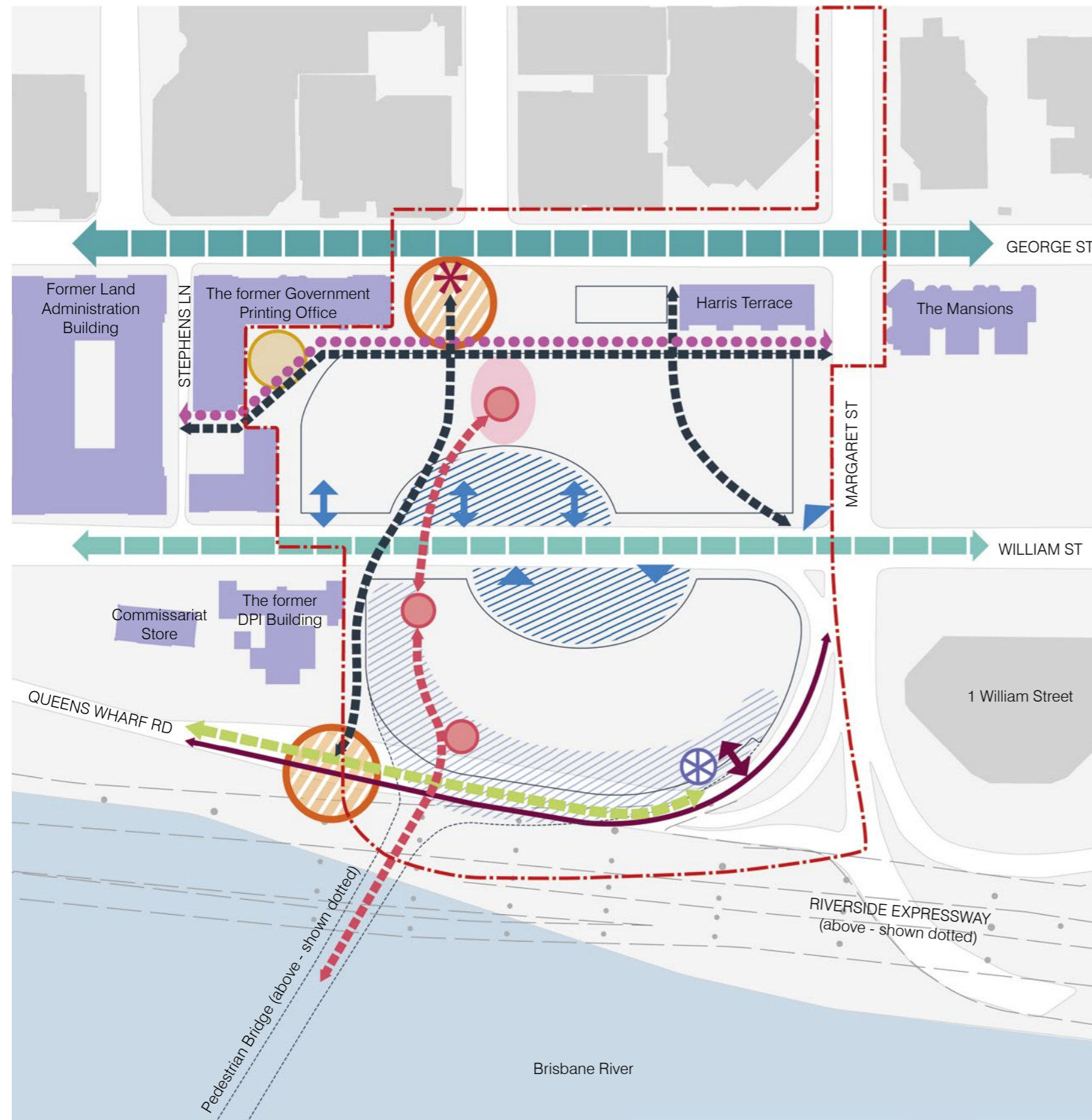


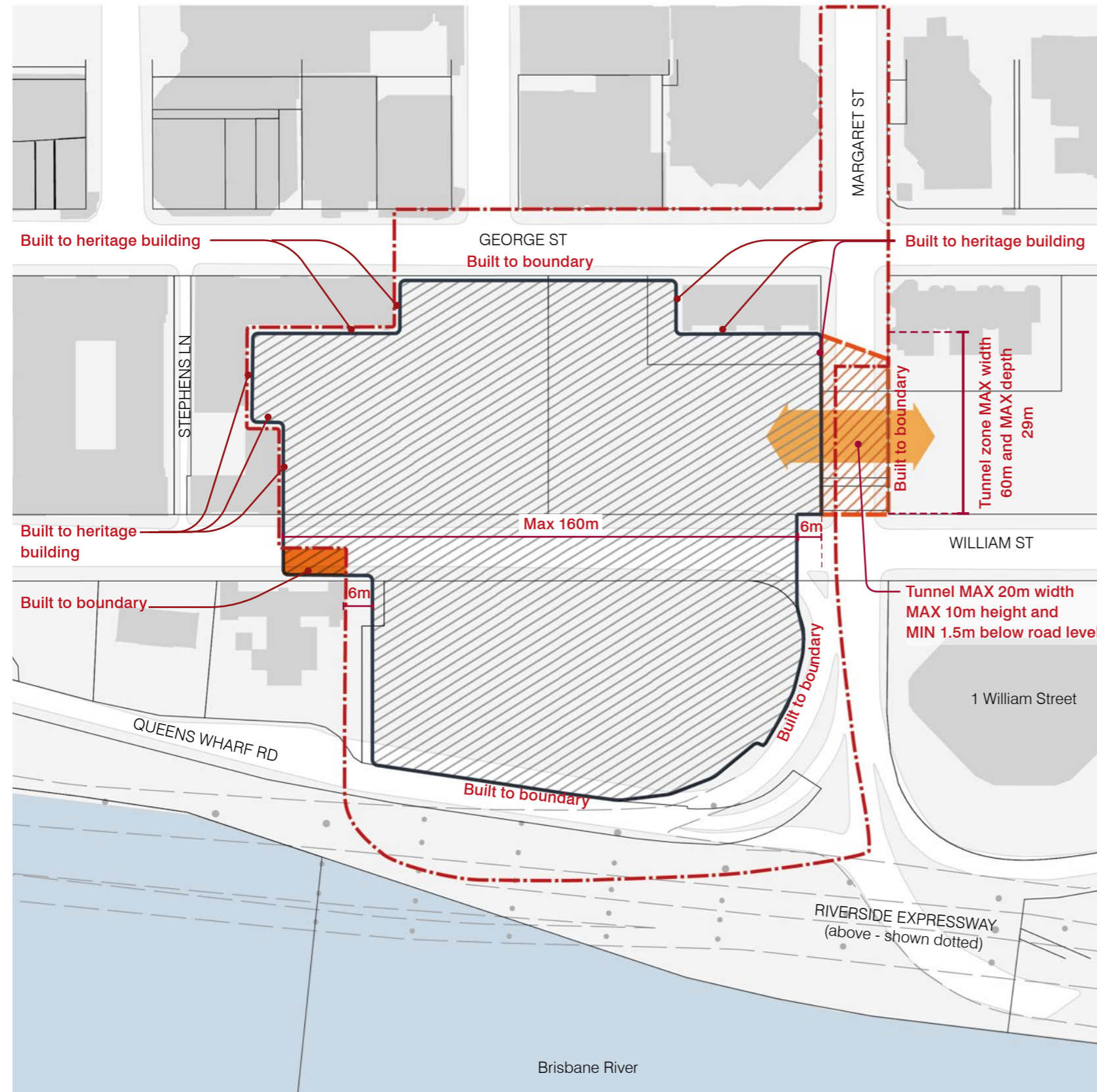
FIGURE 32: SUB-PRECINCT 1A OVERALL INTENT PLAN



LEGEND

- - - Sub-precinct boundary
- Spaces
- ⊗ Primary plaza
- Key public space
- ✱ Gateway
- Indicative extent of The Atrium
- ▨ Indicative extent of the IRD porte-cochere
- ▨ Indicative extent of Riverview Terrace at 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
- Wayfinding device (The Ribbon)
- Key vertical circulation core (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 RL6)



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

Refer to sub-precinct 1H basement parameters for further detail

FIGURE 34: SUB-PRECINCT 1a GROUND LEVEL BUILT FORM PARAMETERS (RL5 TO RL22)

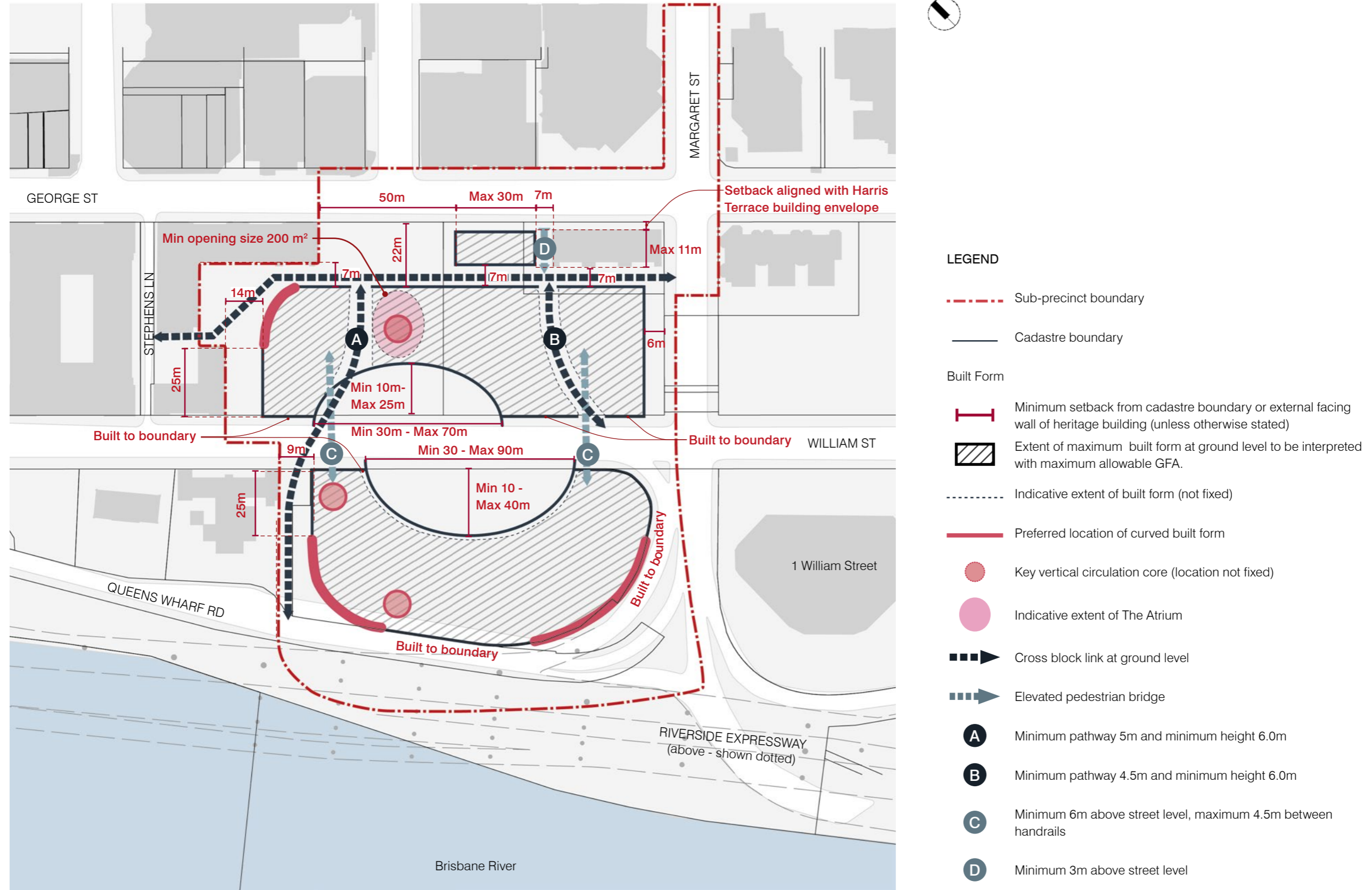
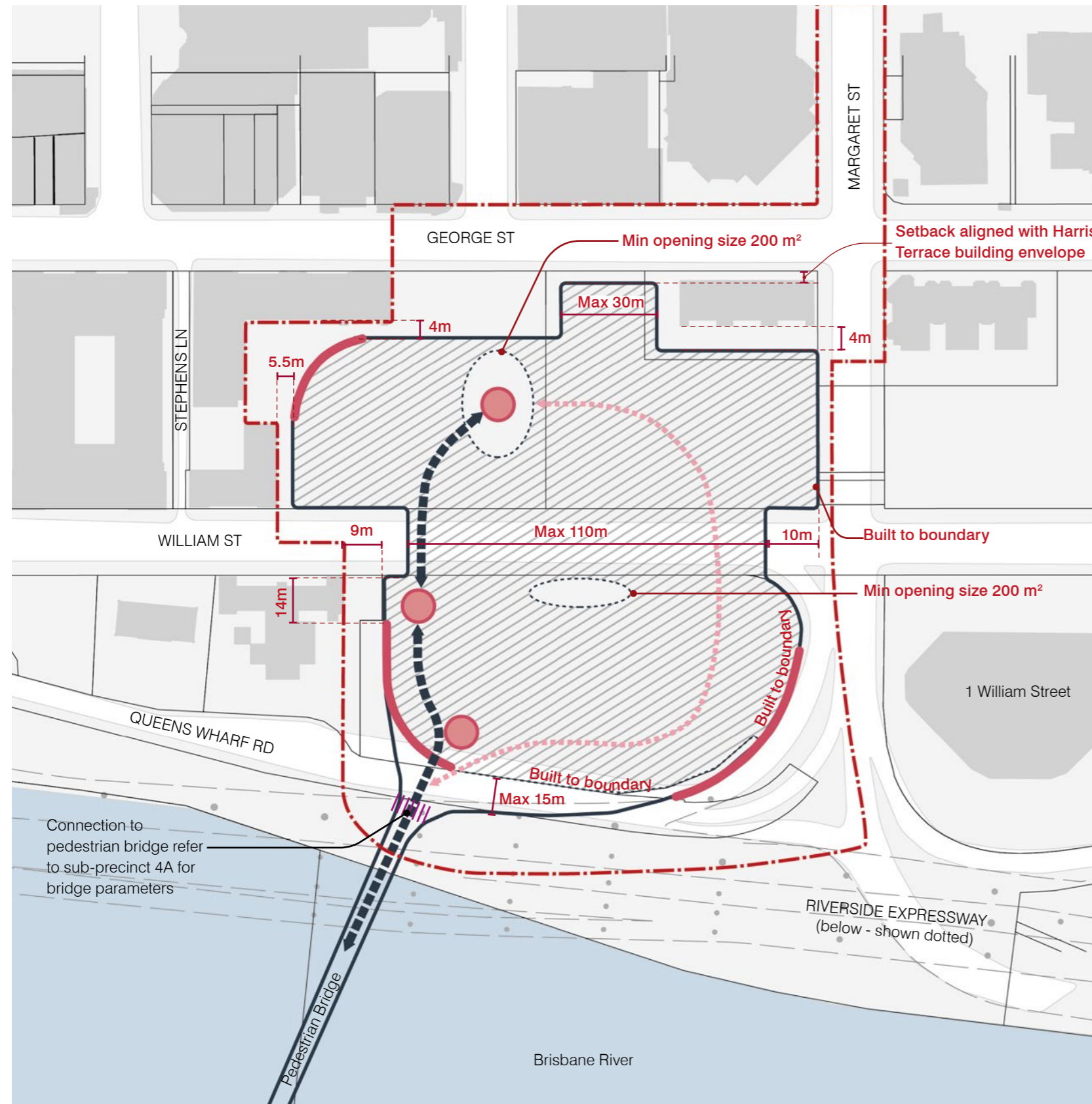


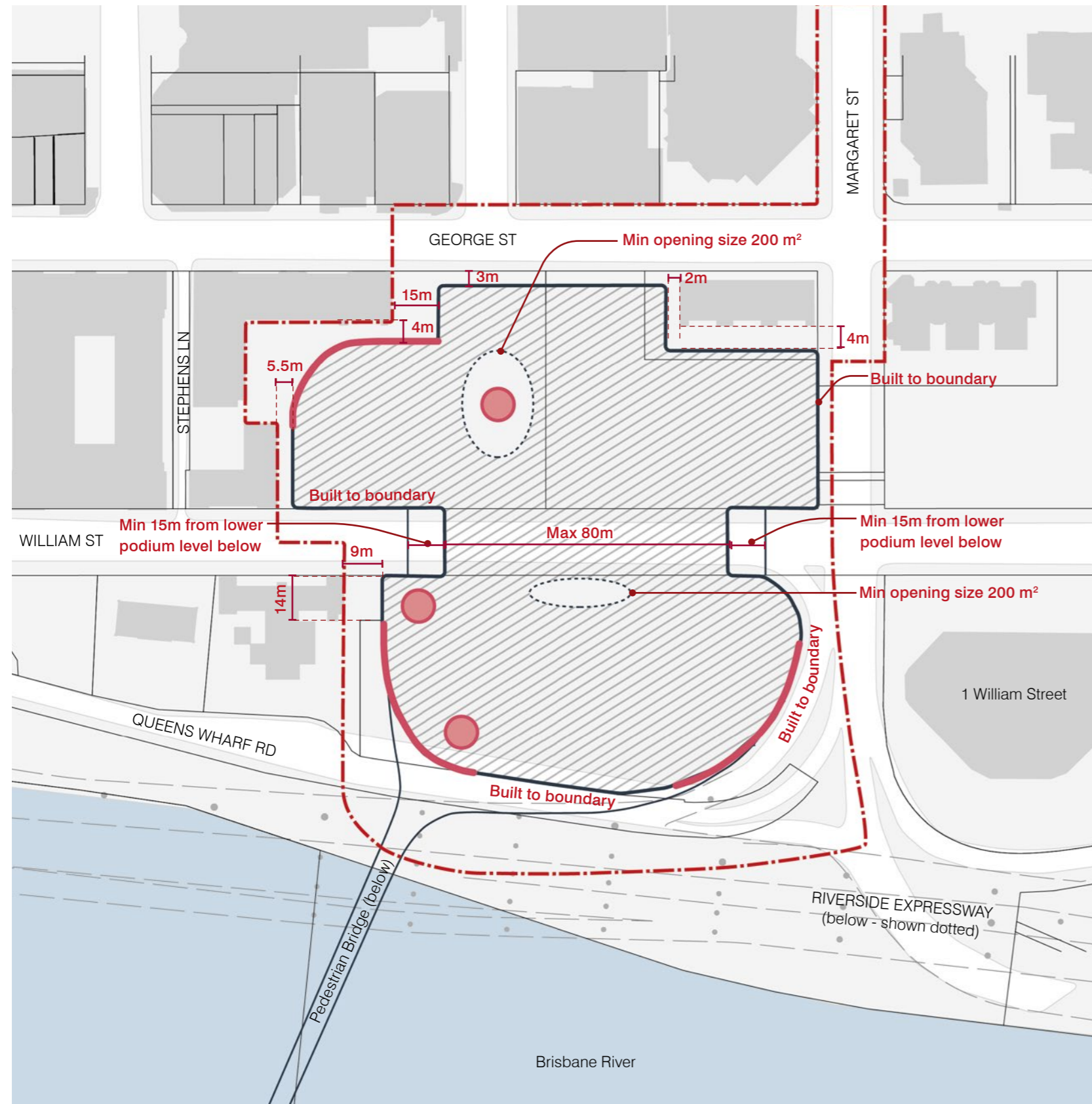
FIGURE 35: SUB-PRECINCT 1a LOWER PODIUM LEVEL BUILT FORM PARAMETERS (RL22 TO RL37)



LEGEND

- Sub-precinct boundary
- Cadastre boundary
- Built Form**
- Minimum setback from cadastre boundary or heritage building (unless otherwise stated)
- Extent of maximum built form at lower podium level to be interpreted with maximum allowable GFA.
- Extent of built form not fixed
- Preferred location of curved built form
- Key vertical circulation core (location not fixed)
- Indicative extent of The Atrium
- Connection to pedestrian bridge
- Cross block link (above ground level)
- Secondary pedestrian route (above ground level)

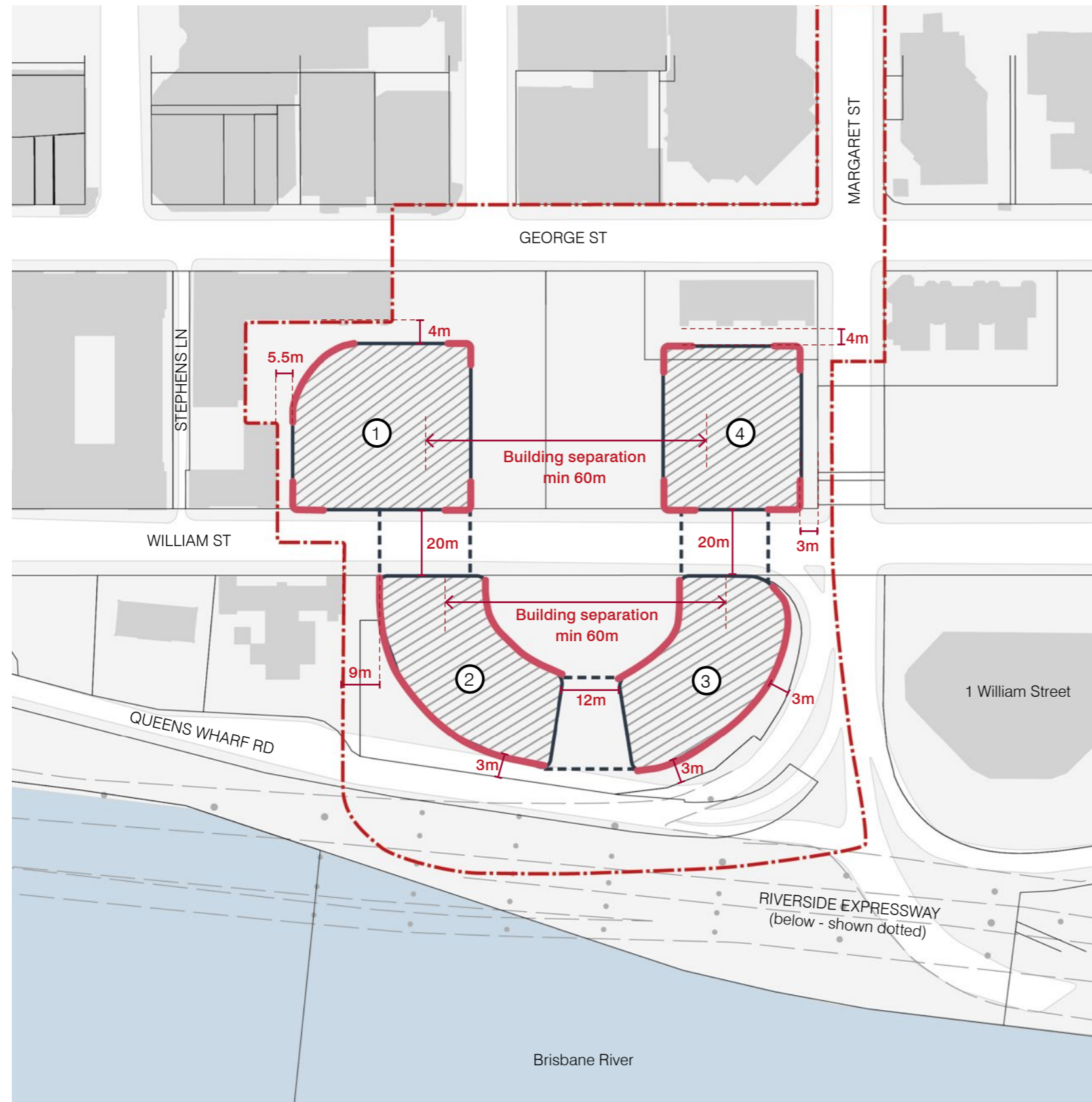
FIGURE 36: SUB-PRECINCT 1a UPPER PODIUM LEVEL BUILT FORM PARAMETERS (RL36 TO RL46)



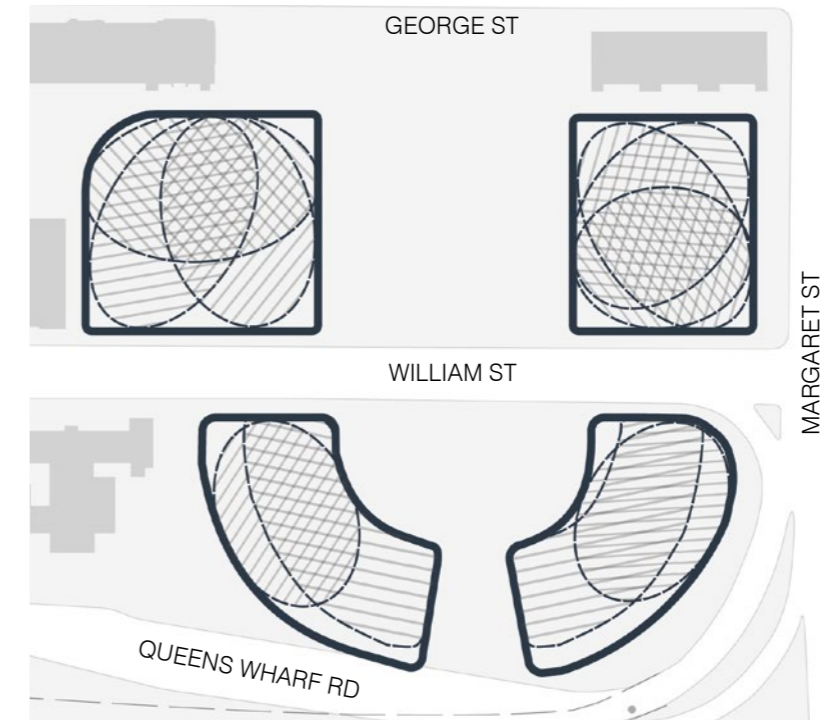
LEGEND

- - - Sub-precinct boundary
- Cadastre boundary
- Built Form**
- | | Minimum setback from cadastre boundary or heritage building (unless otherwise stated)
- 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 vertical circulation core (location not fixed)
- Indicative extent of The Atrium

FIGURE 37: SUB-PRECINCT 1a TOWER PARAMETERS (RL46 AND ABOVE)



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



LEGEND

- - - Sub-precinct boundary
- - - Cadastre boundary
- [] Minimum setback from cadastral boundary or heritage building (unless otherwise stated)
- Extent of maximum tower floor plate to be interpreted with maximum allowable GFA.
- Preferred location of curved built form
- - - Indicative extent of built form (not fixed)

BUILT FORM PARAMETERS AND SETBACKS

- ① Maximum 45 storeys or lesser of 209m AHD (Top of Crown)
- ② Maximum 30 storeys or lesser of 139m AHD (Top of Crown)
- ③ Maximum 30 storeys or lesser of 139m AHD (Top of Crown)
- ④ Maximum 67 storeys or lesser of 265m AHD (Top of Crown)

FIGURE 38: SUB-PRECINCT 1a INDICATIVE MASSING DIAGRAM

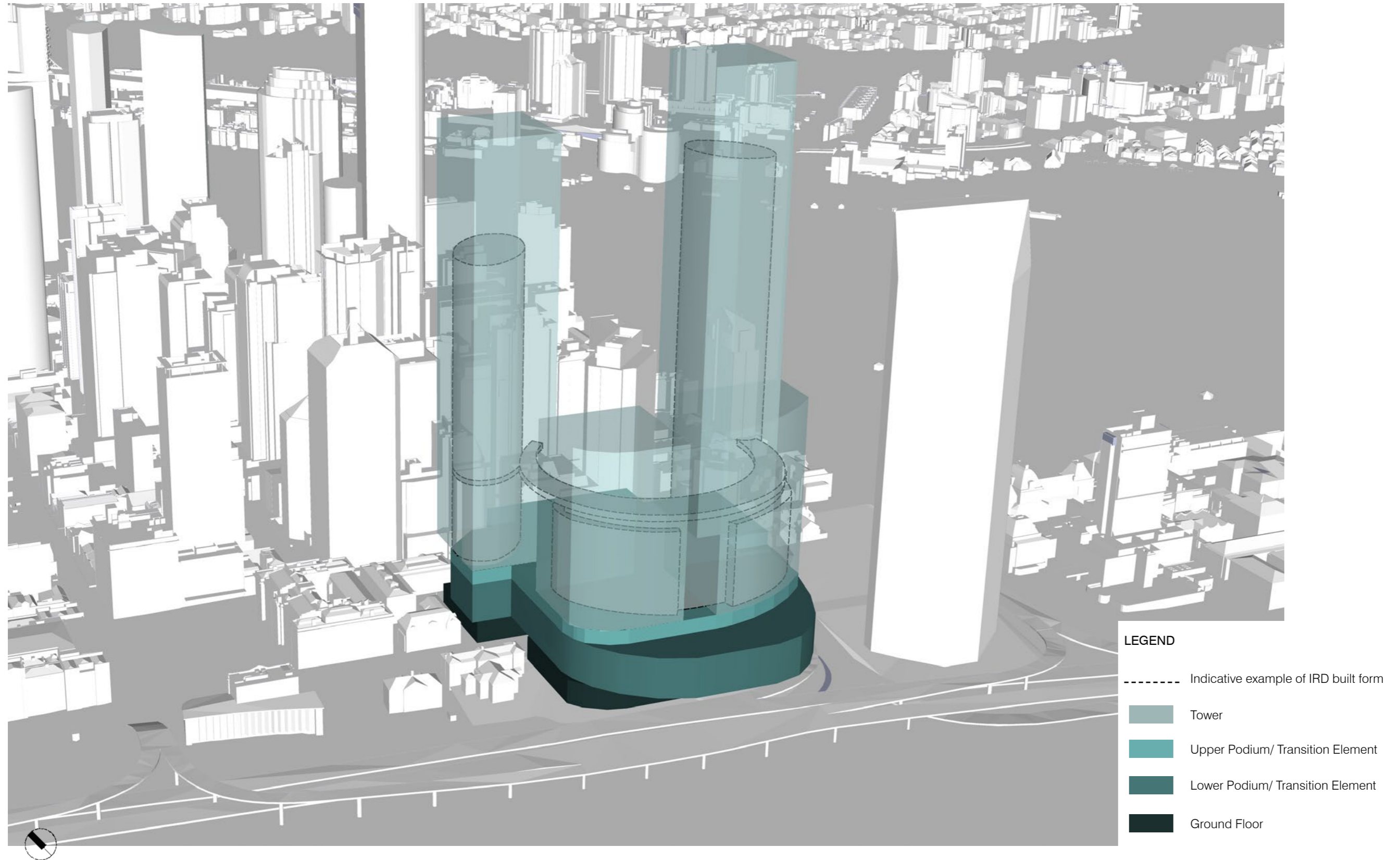


FIGURE 39: SUB-PRECINCT 1a INDICATIVE SECTION, FROM GEORGE STREET TO RIVER

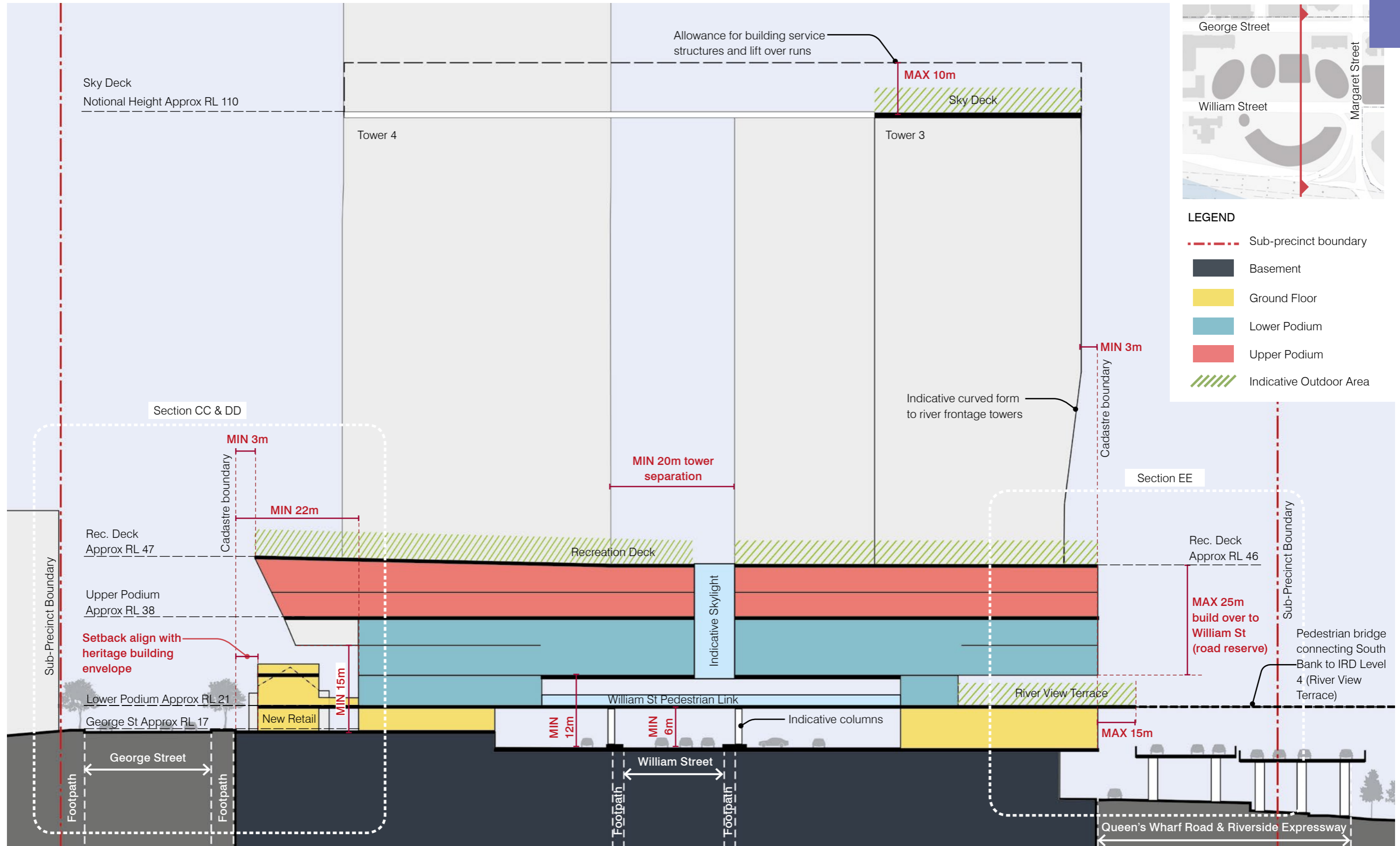


FIGURE 40: SUB-PRECINCT 1a INDICATIVE SECTION, WILLIAM STREET

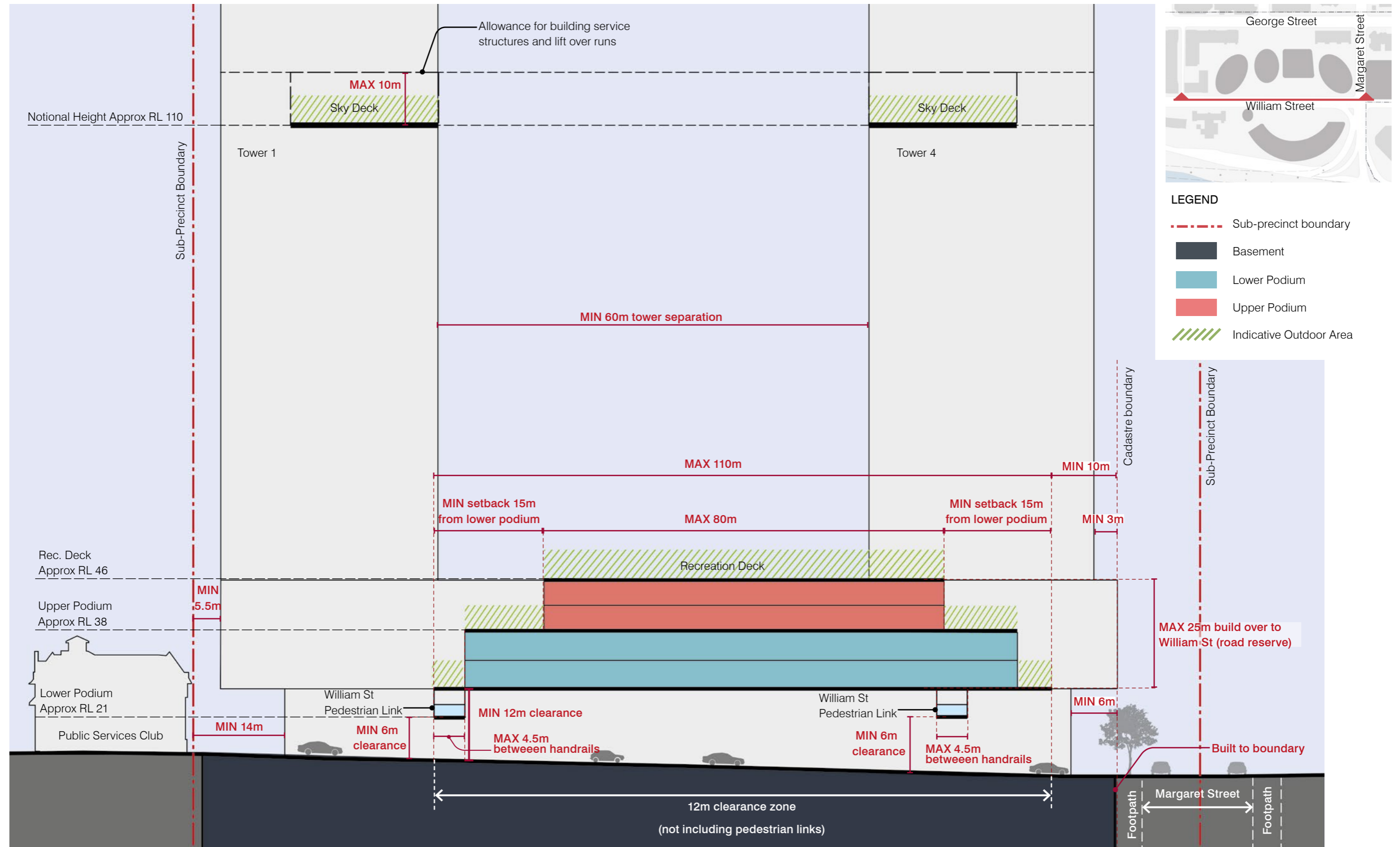


FIGURE 41: SUB-PRECINCT 1a INDICATIVE SECTION, THE ATRIUM

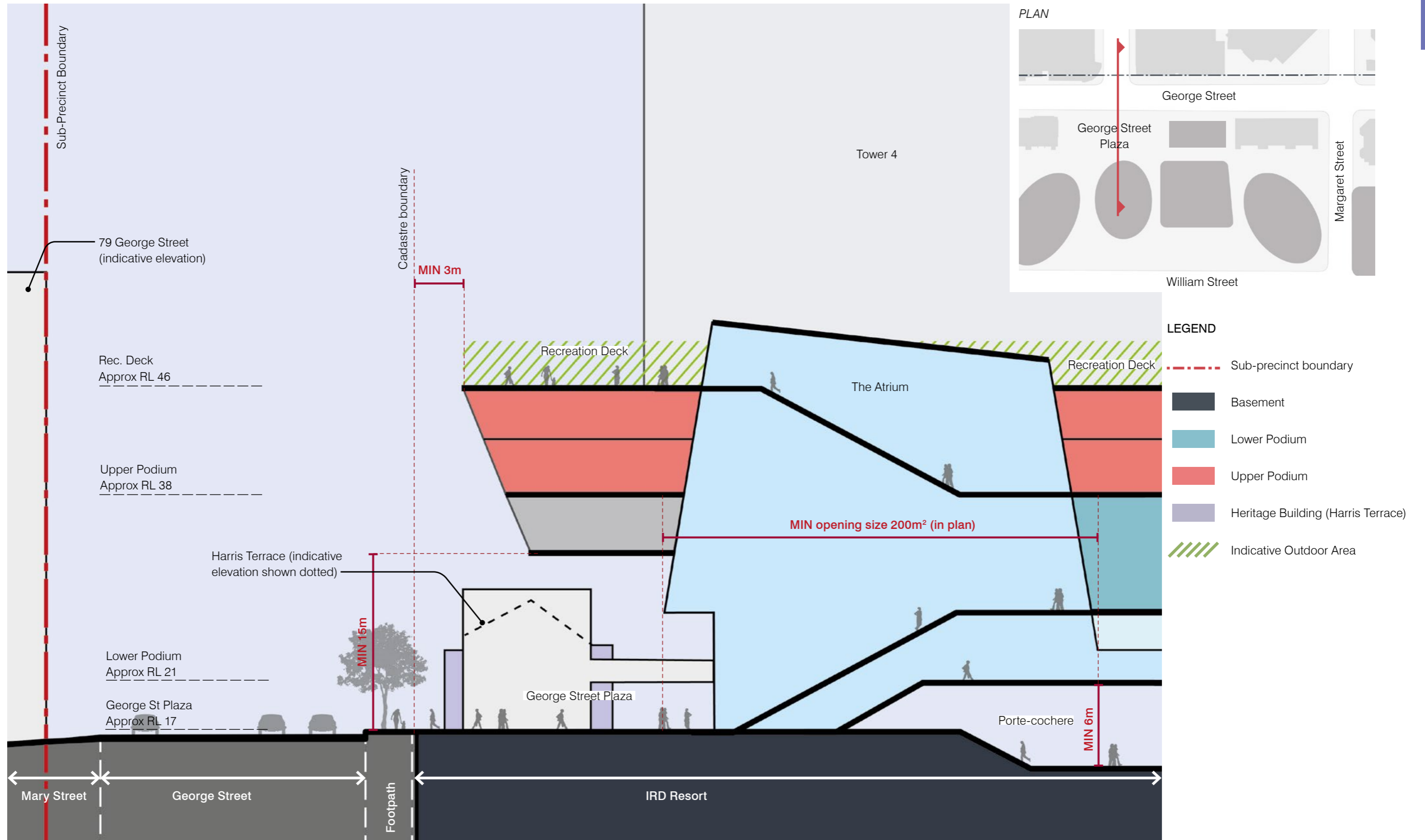


FIGURE 42: SUB-PRECINCT 1a INDICATIVE SECTION, GEORGE STREET PLAZA

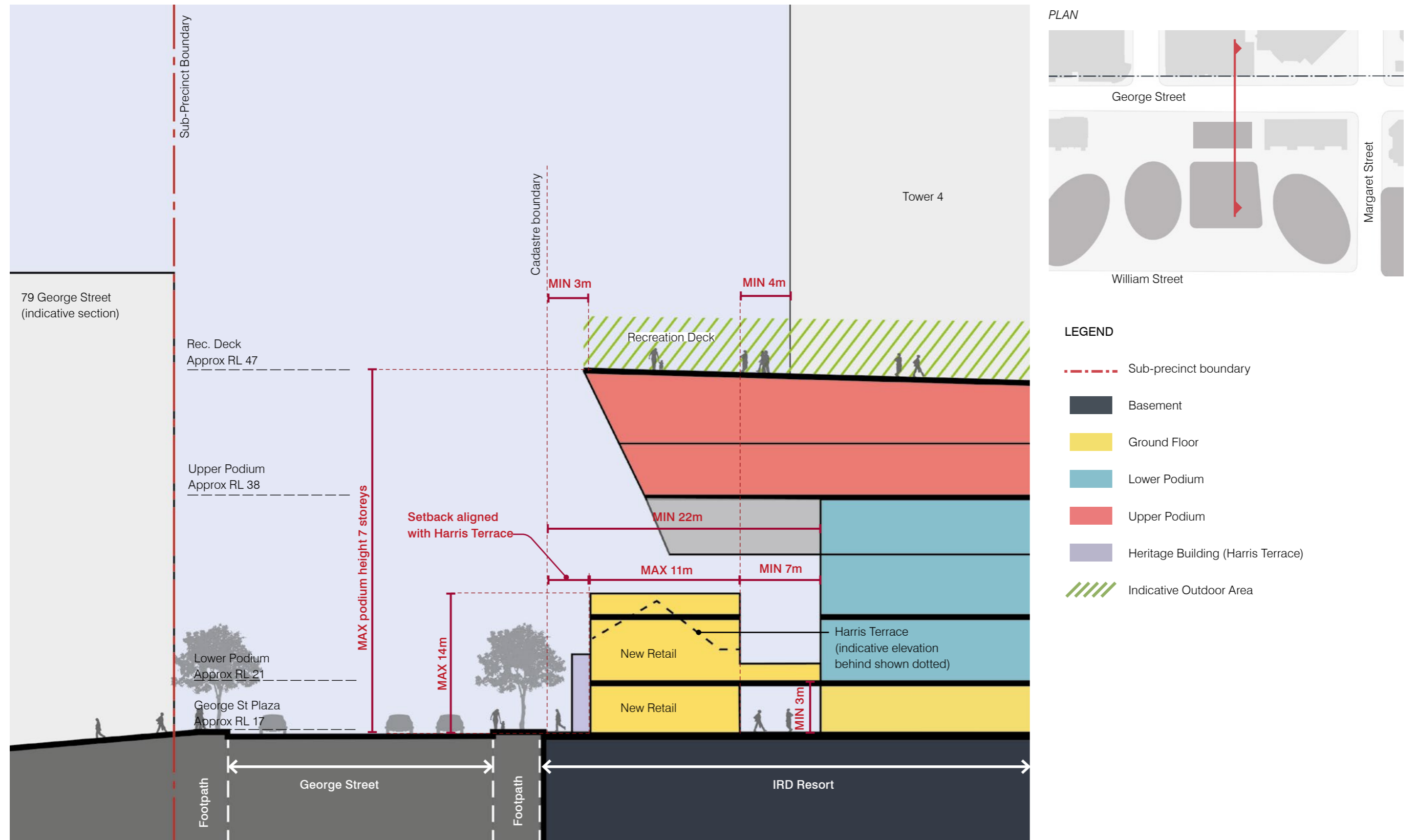


FIGURE 43: SUB-PRECINCT 1a INDICATIVE SECTION, HARRIS TERRACE INTERFACE

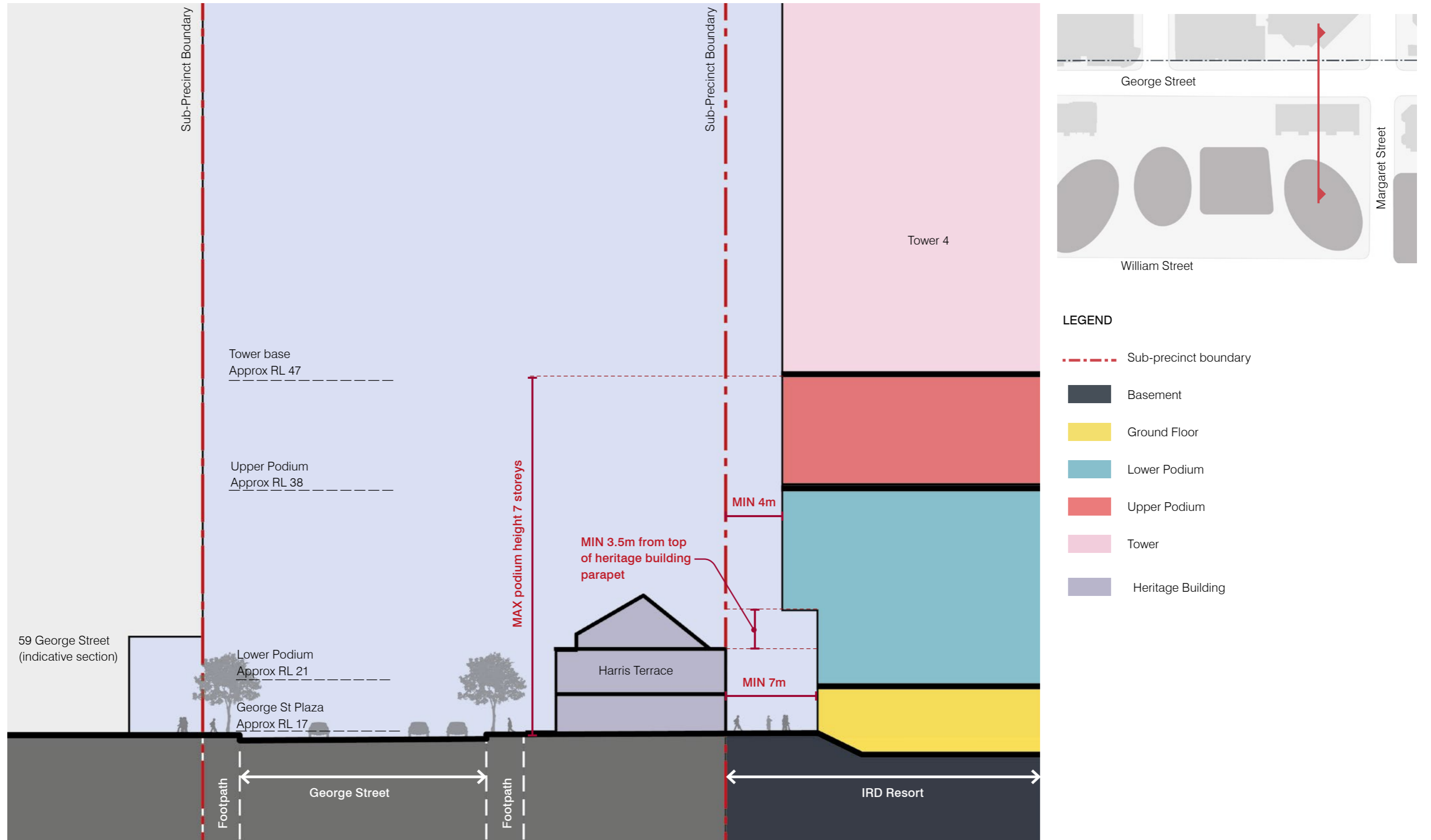


FIGURE 44: SUB-PRECINCT 1a INDICATIVE SECTION, THE FORMER GOVERNMENT PRINTING OFFICE INTERFACE

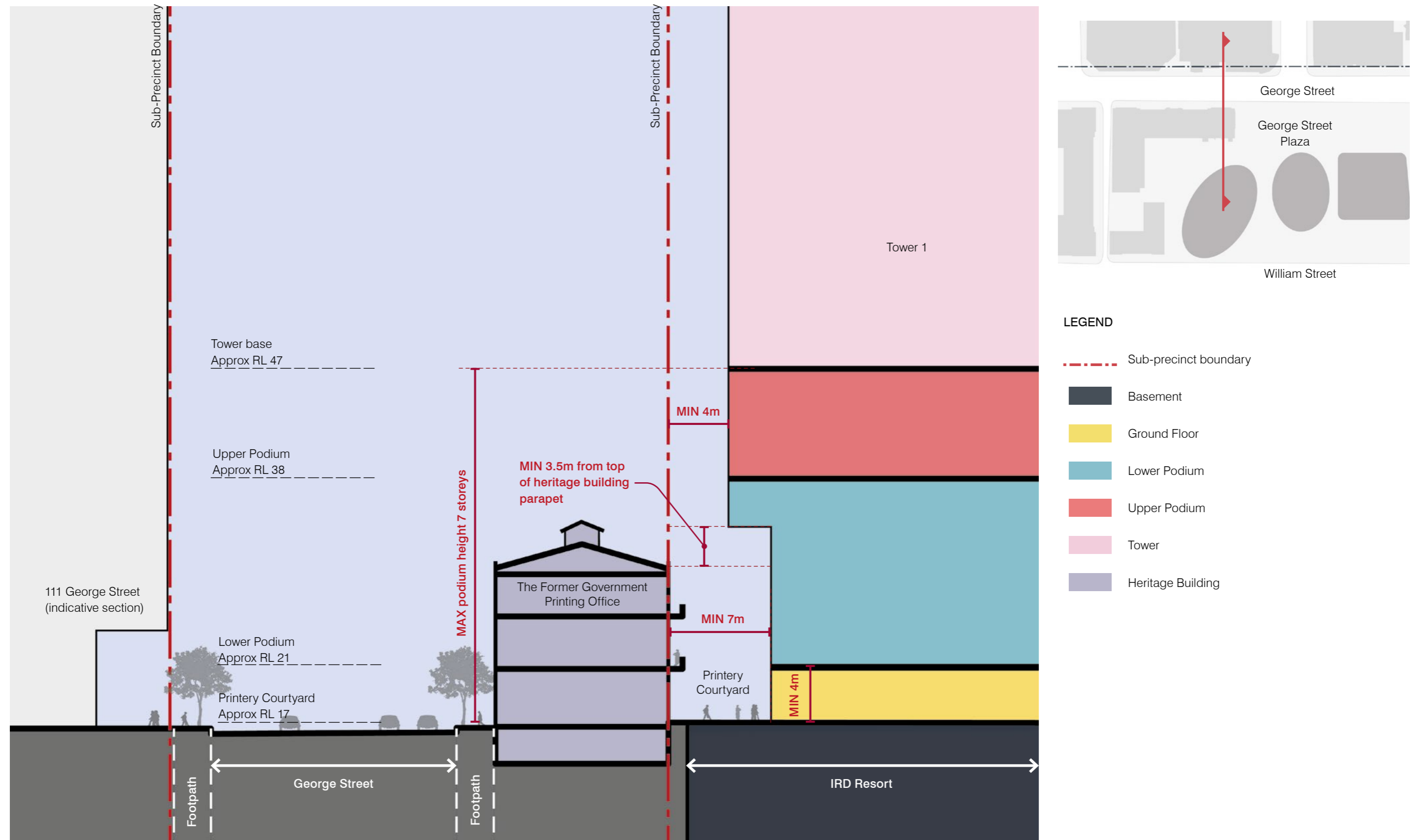
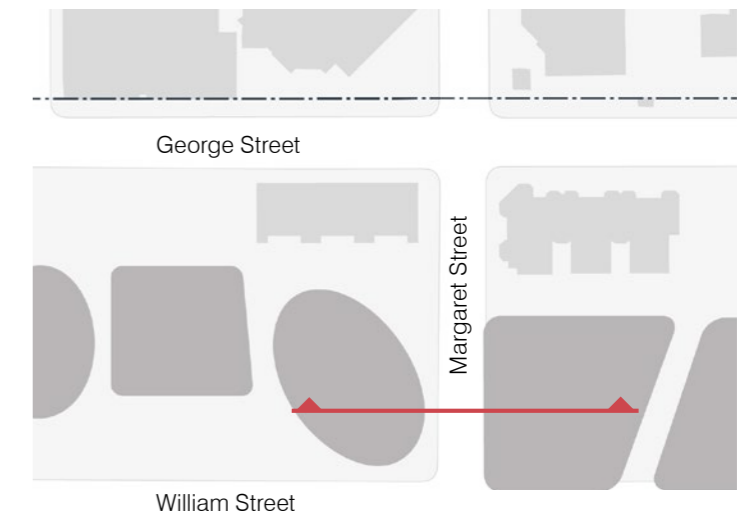
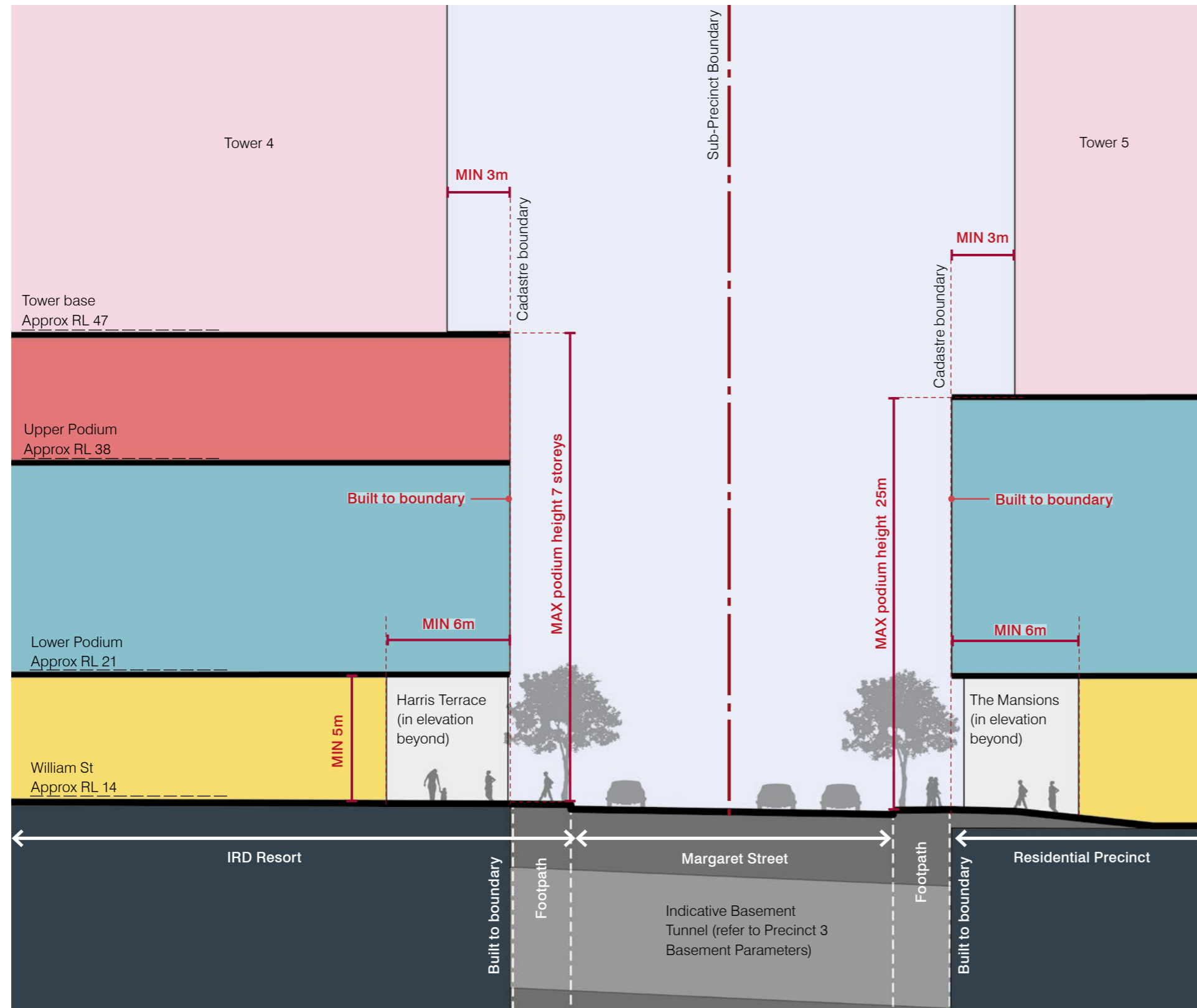


FIGURE 45: SUB-PRECINCT 1a INDICATIVE SECTION MARGARET STREET INTERFACE



LEGEND

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

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

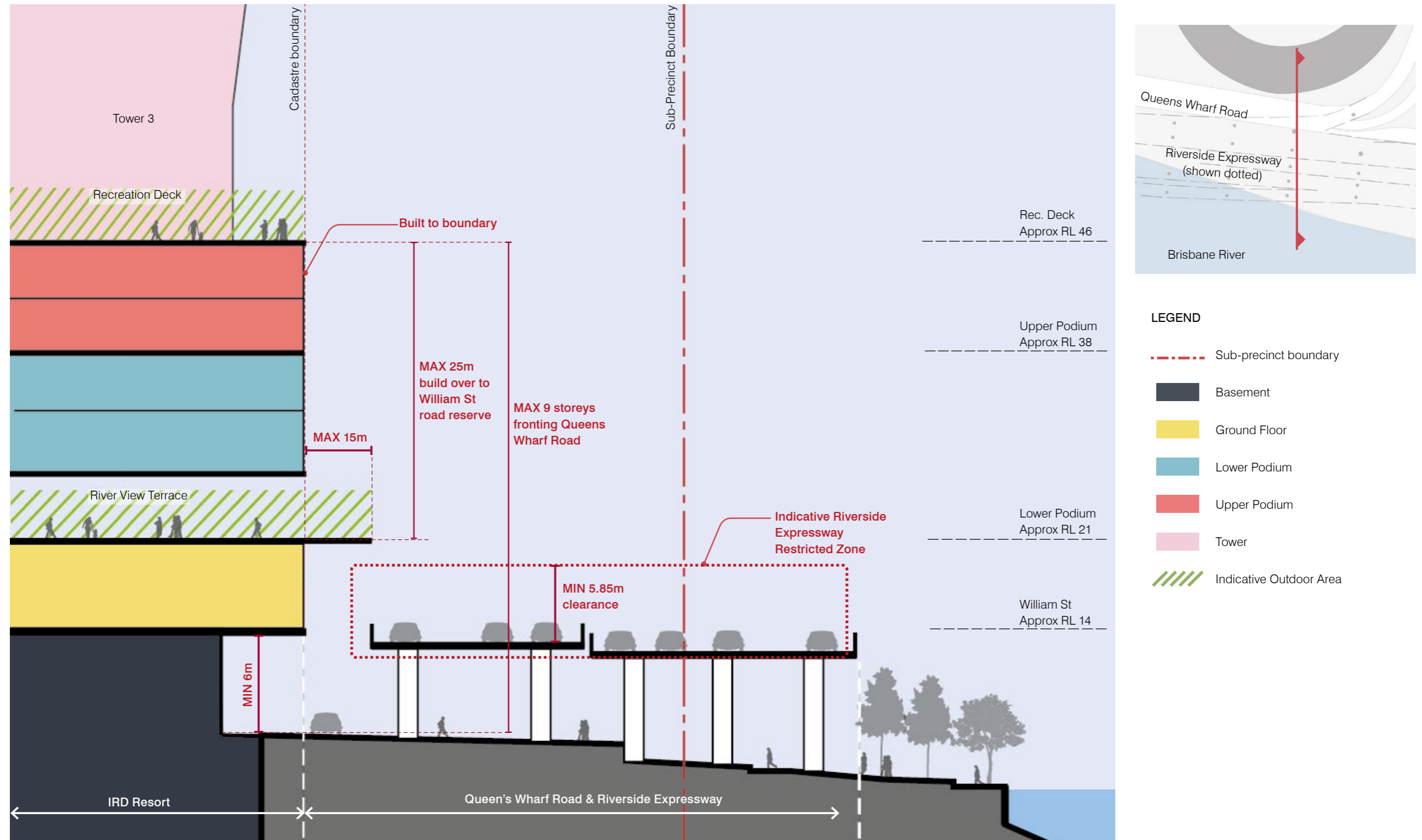


FIGURE 47: SUB-PRECINCT 1a HERITAGE AND ARCHAEOLOGY PLAN

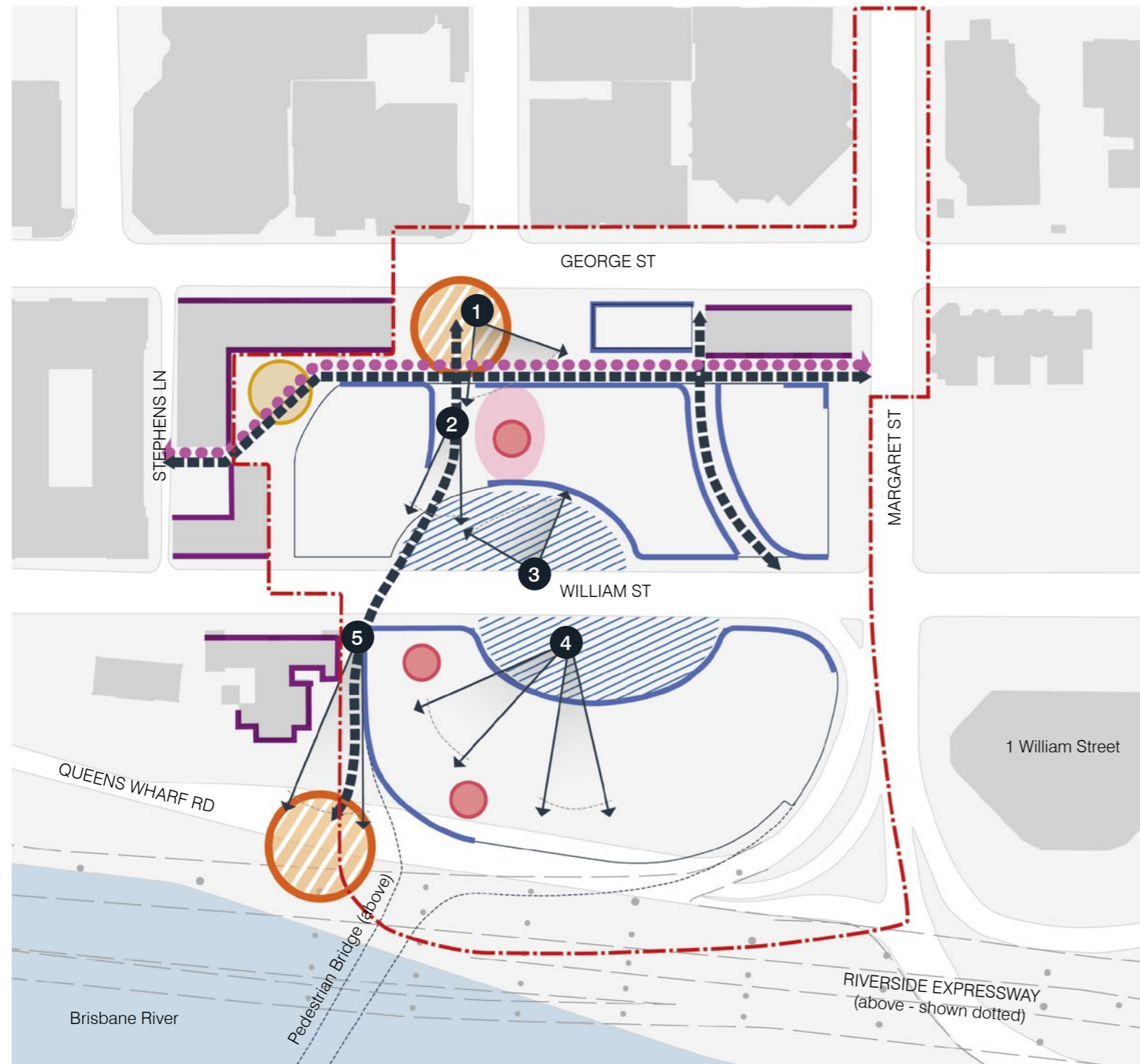


LEGEND

- - - Sub-precinct boundary
- Heritage and Archeology
- Extent of Heritage Place (not including Early Streets of Brisbane)
- ① The former Government Printing Office
- ② Harris Terrace
- ③ The former DPI Building
- Ⓐ 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

Indicative extent of the IRD porte-cochere

Connectivity

Cross block link at ground level

Wayfinding device (The Ribbon)

Built Form

Key vertical circulation core (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)

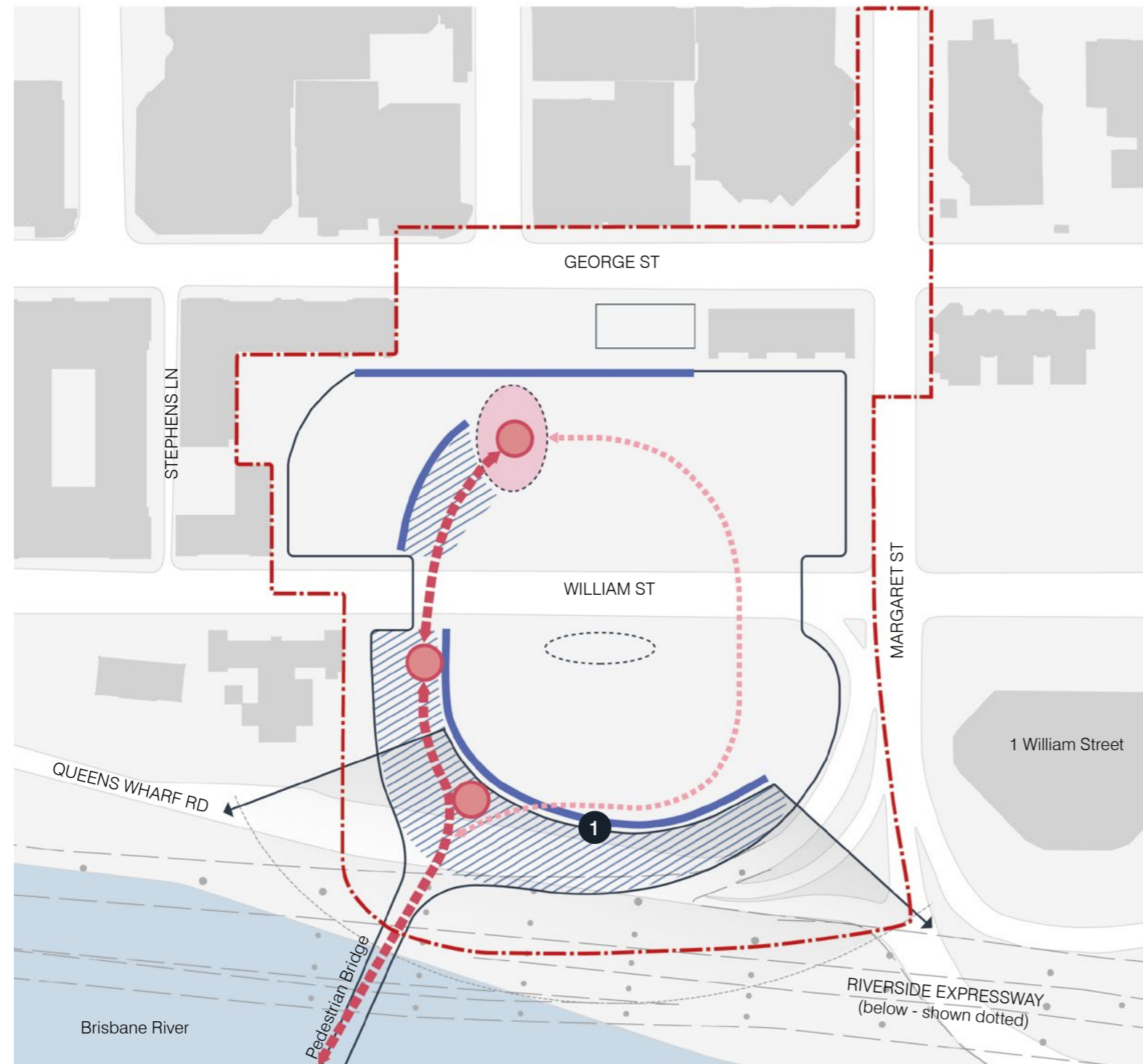
Significant Views

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



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



LEGEND

- - - Sub-precinct boundary

- Spaces
- Indicative extent of The Atrium
- ▨ Indicative extent of River View Terrace (publicly accessible)

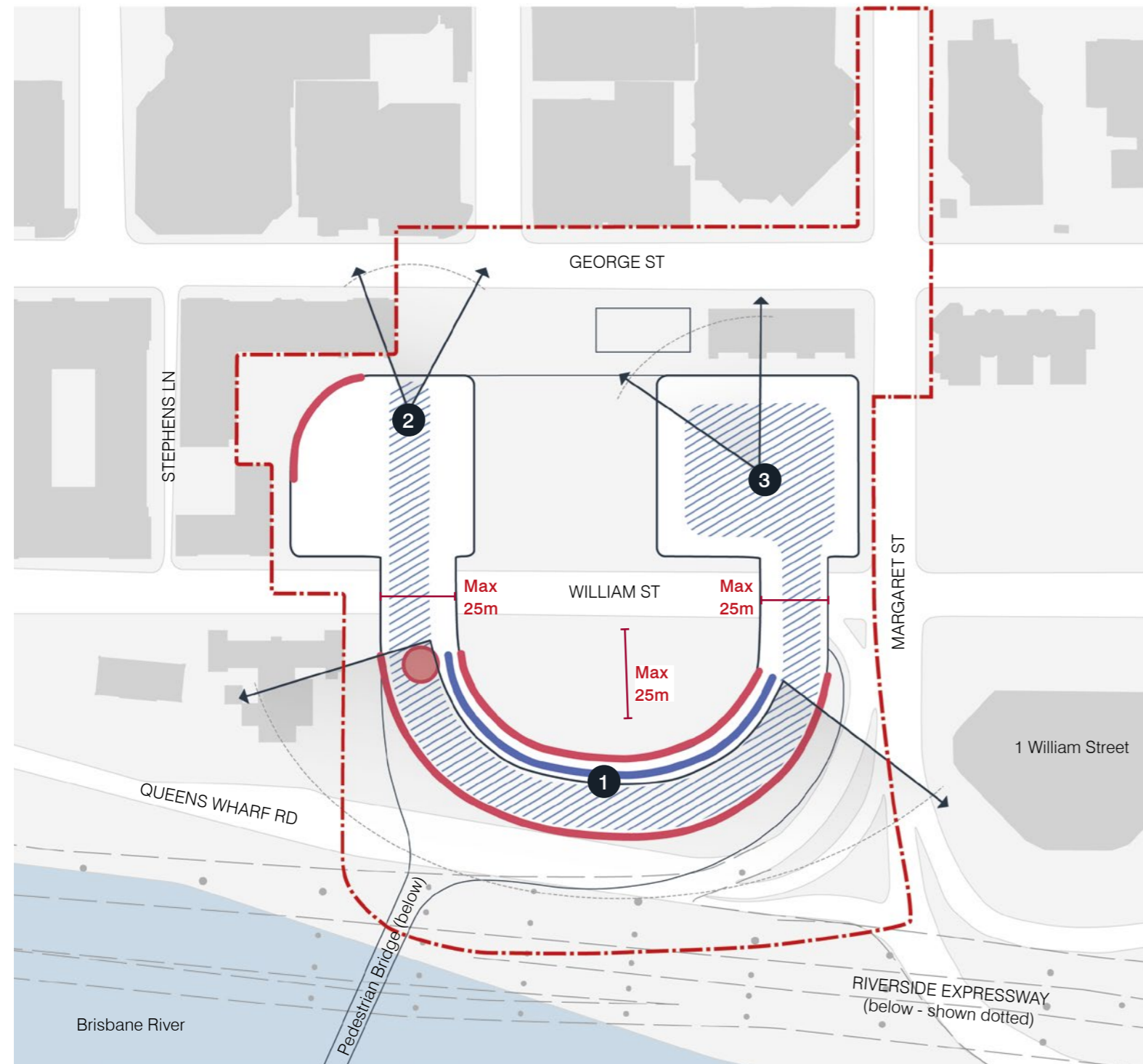
- Connectivity
- - -> Key pedestrian route (above ground level)
- ⋯-> Secondary pedestrian route (above ground level)
- Key vertical circulation core (location not fixed)

- Built Form
- Indicative extent of built form (subject to lower podium parameters diagram)
- Indicative extent of void (subject to lower podium parameters diagram)
- Active edge (aligned with building envelope)

- Significant Views
- ◁ Significant view or outlook
- 1 View from River View Terrace across the river towards South Bank and Mt Coot-tha



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



LEGEND

--- Sub-precinct boundary

Connectivity

● Key vertical circulation core (location not fixed)

Built Form

— Indicative extent of built form (subject to tower, podium and ground level parameters)

▨ Indicative extent of Sky Deck (publicly accessible private space)

— Active edge (aligned with building envelope)

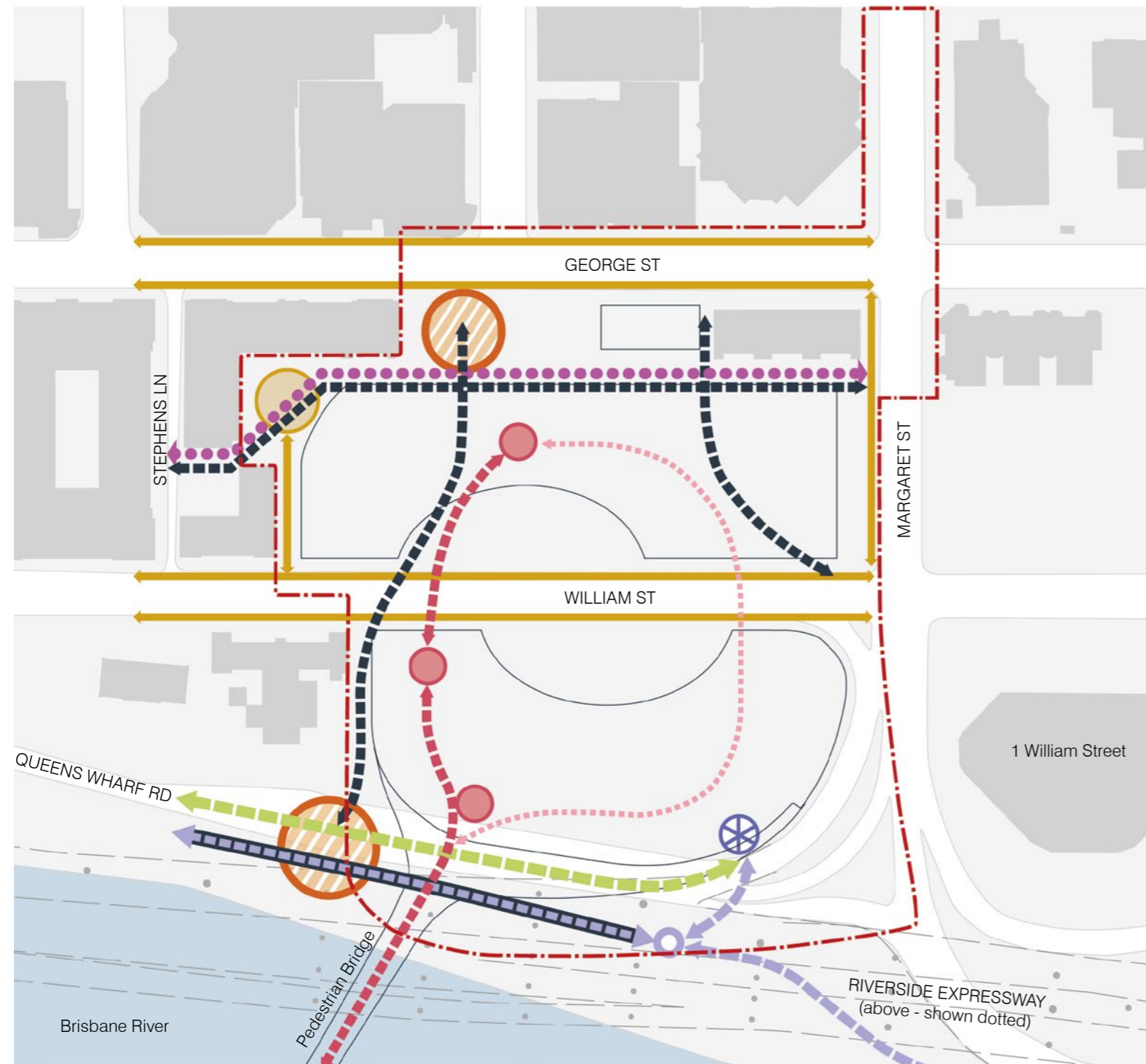
— Preferred location of curved built form

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

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

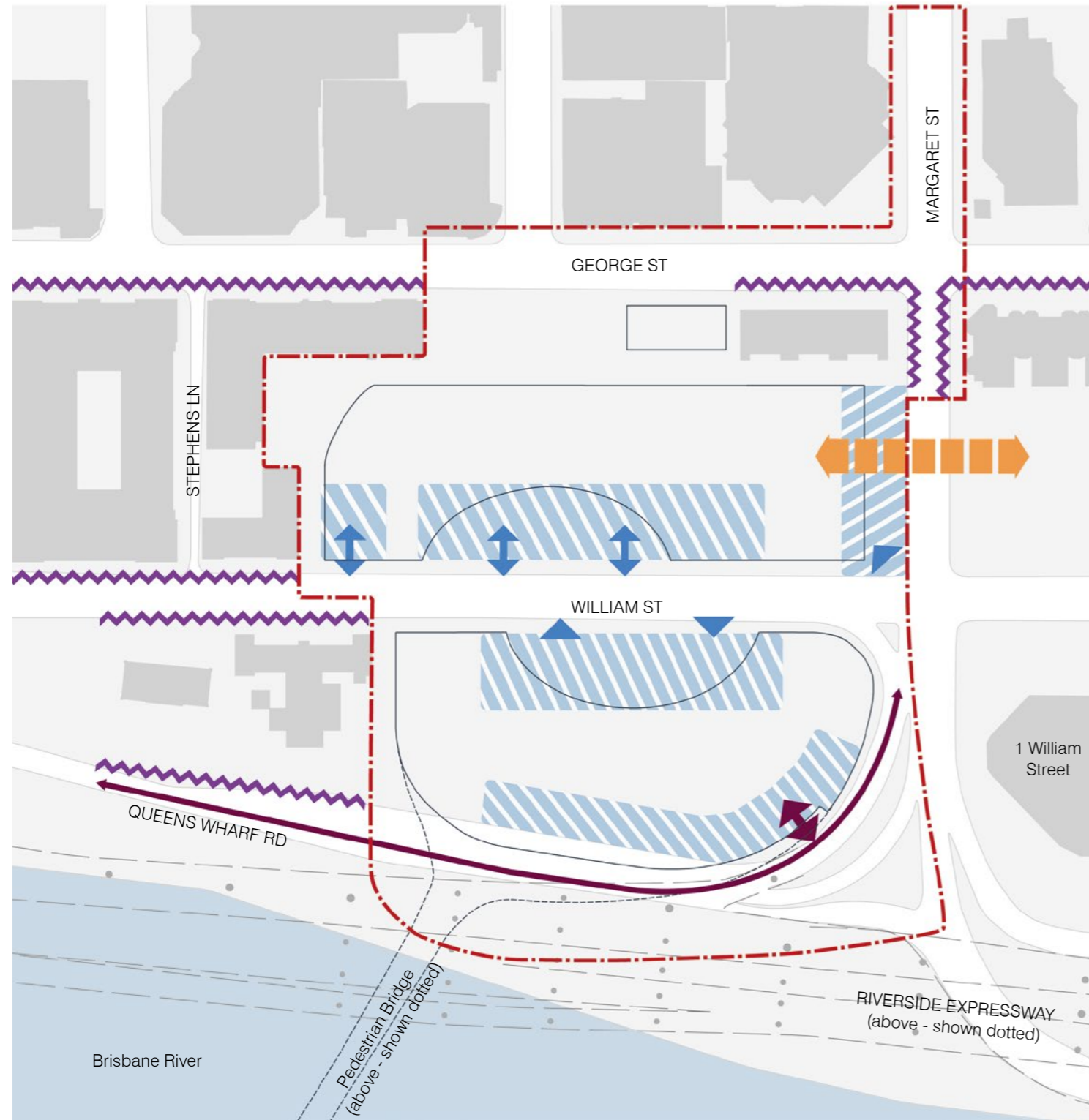


LEGEND

- - - 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)
- - - Key pedestrian route (at ground level)
- ● ● Wayfinding device (The Ribbon)
- - - Bicentennial Bikeway
- Key vertical circulation core (location not fixed)
- ⊗ End-of-trip facility (location not fixed)
- 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

⚡ Heritage building with limited vehicle access

Built Form

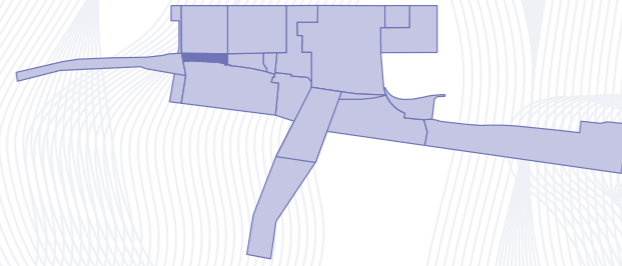
— Indicative extent of ground level built form (subject to ground level parameters diagram)





THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK

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
<ul style="list-style-type: none"> Food and Drink Outlet Hotel (where for bar, pub or tavern) Sales Office

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

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING
<ul style="list-style-type: none"> 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.

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

SPEIFIC DESIGN CRITERIA	
SPI 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	Land Use
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 the Sub-Precinct does not exceed that identified in Table 22.1

TABLE 22.1 MAXIMUM STANDARD AND PLANNED GFA

USE	MAXIMUM GFA
Commercial	150m ²
Retail	150 m ²
Total	150 m²

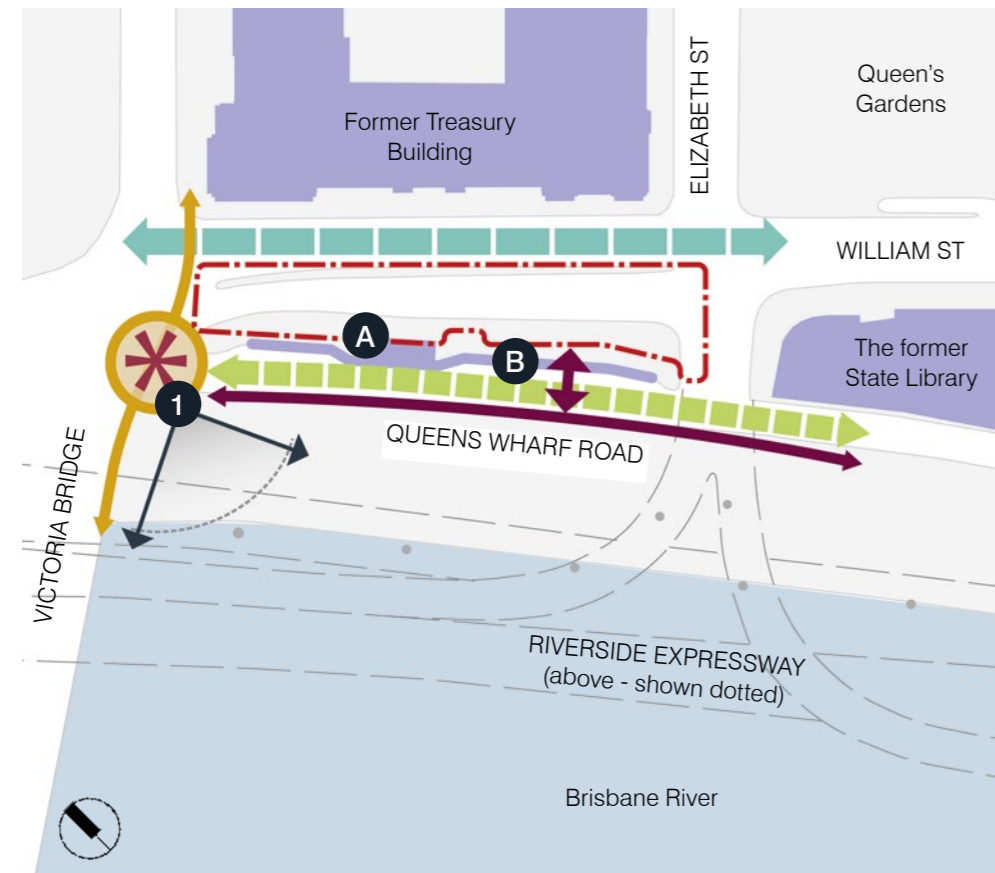
*The Maximum GFA for Sub-Precinct 1b may be transferred to Sub-Precinct 1c where for the purposes of the re-use of the WWII Air Raid Shelter.

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 GFA 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 <i>Figure 54</i> .
		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 <i>Figure 55</i> 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.		
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.		
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 pedestrian routes' generally in accordance with <i>Figure 56</i> .
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 key pedestrian route on William Street is maintained with a minimum unobstructed pathway width of 2.4m.
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 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 Plan and is designed generally in accordance with the Conservation Management Criteria in Section 6 .
SPI 5.2	Development is designed to retain the William Street retaining wall and railing.	DS 5.2	A 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: <ul style="list-style-type: none"> 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 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 .

FIGURE 53: SUB-PRECINCT 1B OVERALL INTENT PLAN



LEGEND

- - - Sub-precinct boundary
- Spaces**
- Key public space
- ✱ Gateway
- Connectivity**
- ➔ Key pedestrian route
- - - 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)

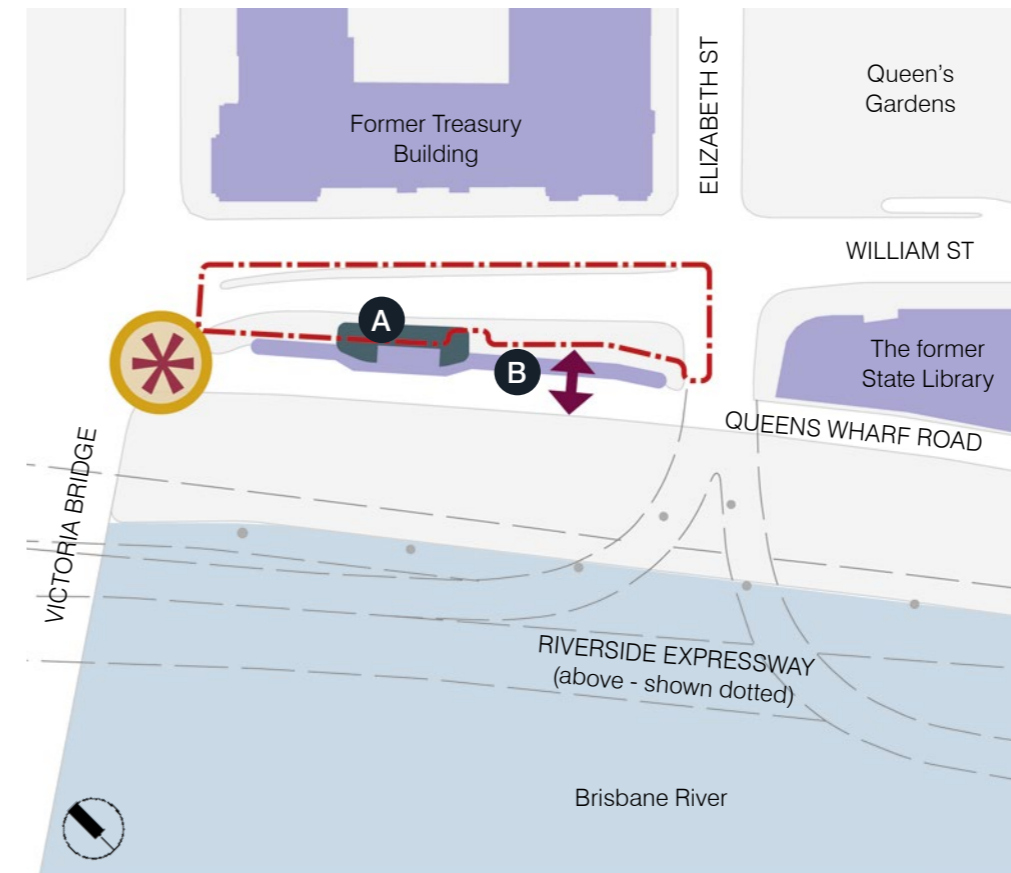
Heritage

- Heritage building or structure

Significant Views

- ◡ Significant view or outlook
- ① View from Victoria Bridge across the river towards South Bank
- Ⓐ World War Two Air Raid Shelter
- Ⓑ Queens Wharf Road Retaining Wall

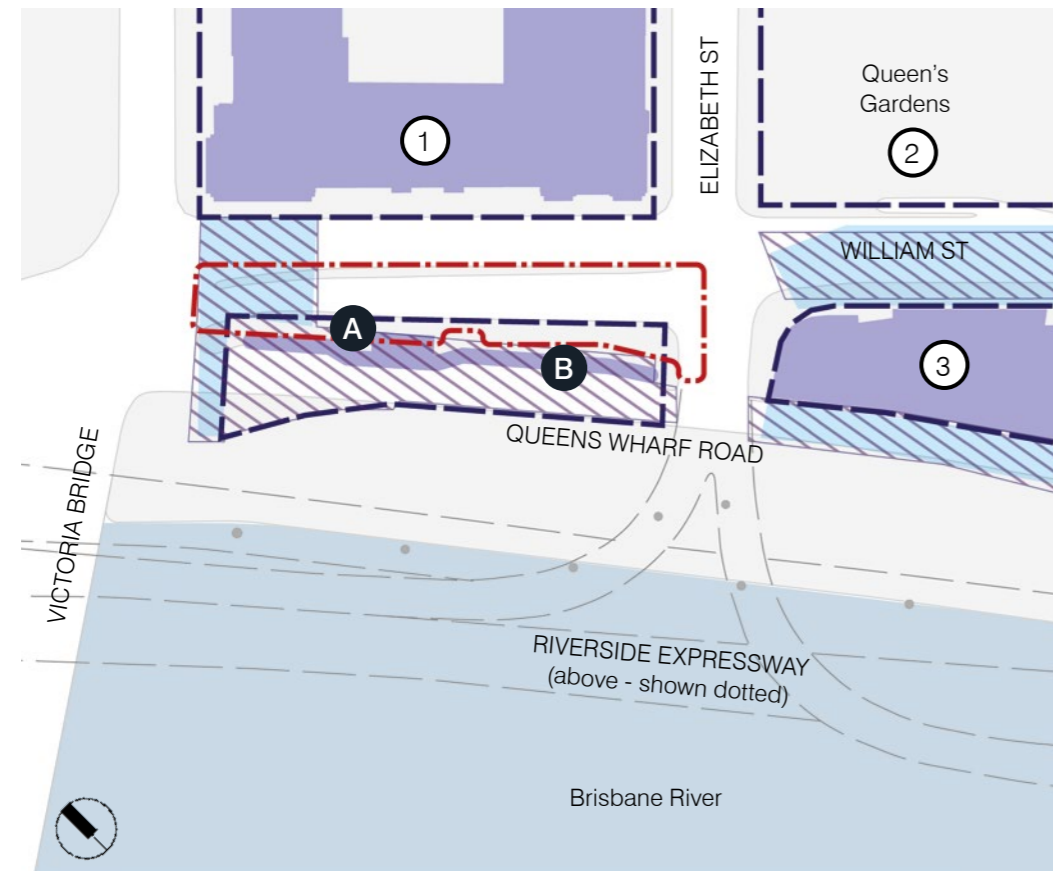
FIGURE 54: SUB-PRECINCT 1B LAND USE PLAN



LEGEND

- - - Sub-precinct boundary
- Spaces**
- Key public space
- ✱ Gateway
- Built Form**
- Extent of maximum built form from heritage building or monument
- Connectivity**
- ↔ Indicative service and vehicle access point (location and direction not fixed)
- Heritage**
- Heritage building or structure
- Ⓐ World War Two Air Raid Shelter
- Ⓑ Queens Wharf Road Retaining Wall

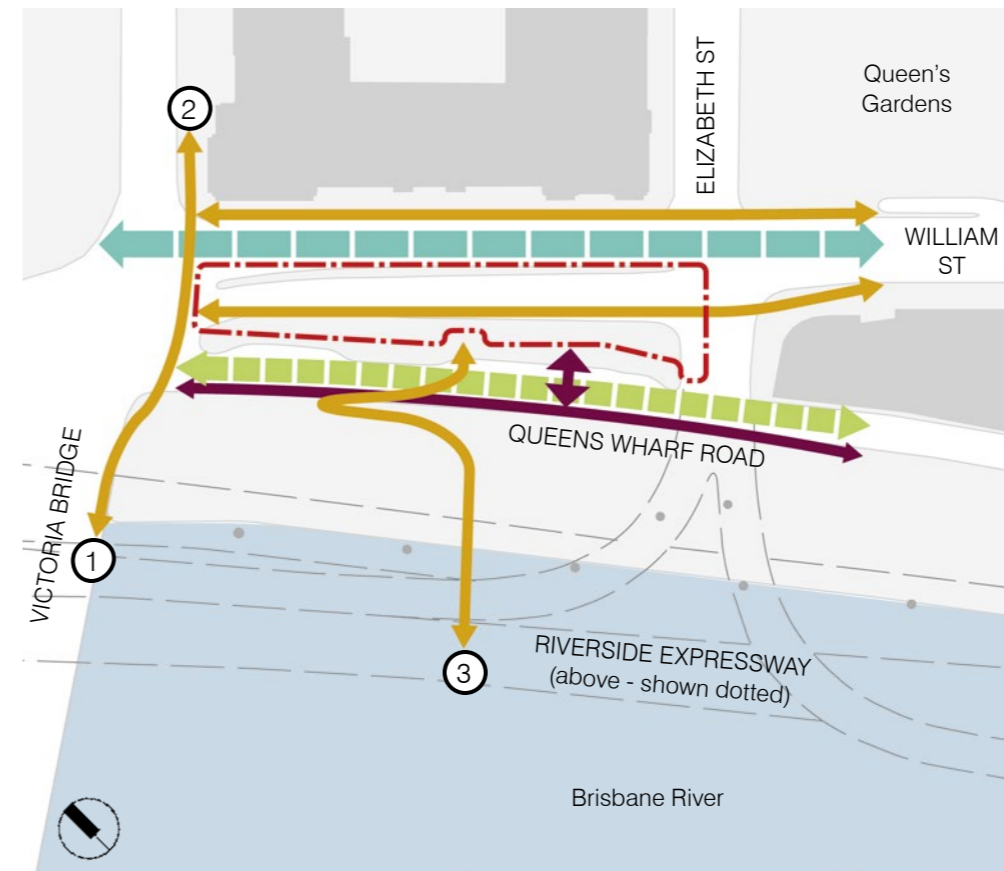
FIGURE 55: SUB-PRECINCT 1B HERITAGE ARCHAEOLOGY PLAN



LEGEND

- - - Sub-precinct boundary
- Early Streets of Brisbane
- Heritage building or structure
- ▨ High archaeological potential
- - - Extent of Heritage Place (not including Early Streets of Brisbane)
- ① Former Treasury Building
- ② Queen's Gardens
- ③ The former State Library
- A World War Two Air Raid Shelter
- B Queens Wharf Road Retaining Wall

FIGURE 56: SUB-PRECINCT 1B CONNECTIVITY PLAN

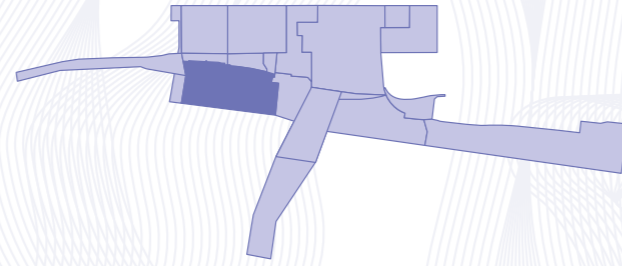


LEGEND

- - - Sub-precinct boundary
- Key pedestrian route
- - - 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

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
• Community Use
• Food and Drink Outlet
• Hotel
• Landing
• Market
• Park
• Port services
• 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 filling 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.

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		SPECIFIC DESIGN CRITERIA	
SPI 1	Land Use	DS 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).	DS 1.1	The use of land is to be generally in accordance with the relevant provisions of Section 5.6 – Specific Use Criteria.
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.	DS 1.2	The gross floor area of specified uses within Sub-Precincts 1c, 1d, 1e, 1f, 1g is not to exceed that identified in Table 25.1 .

TABLE 25.1 MAXIMUM STANDARD AND PLANNED GFA

USE	MAXIMUM GFA
Commercial	800 m ²
Retail	3,200 m ²
Total	4,000 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 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 and the amount of GFA across Sub-Precincts 1c, 1d, 1e, 1f and 1g and across the QWBIRD.

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 three storeys and 12m in height, with the exception of projection/LED screens/acoustic screens which are limited to a maximum of 14m in height and generally in accordance with the Advertising Management Criteria in Section 6 .
SPI 2.2	Building scale and form is generally maintained as indicated in Figure 57 , with the addition of new built form elements to provide activation to the public realm.	DS 2.2	Where fronting Queens Wharf Road, new built form adopts an active edge in accordance with the Architectural Design Criteria in Section 6 .
SPI 2.3	Permanent buildings are setback from the river's edge and include elements that promote riverside activity.	DS 2.3	Development is contained within maximum extent of built form for the Sub-Precinct identified in Figure 58 .
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 and/or jetties to extend into the Brisbane River.	DS 2.4	Development provides for a continuous public boardwalk and/or public open space areas fronting the waterfront.
		DS 2.5	Boardwalks have a maximum width of 12m.
		DS 2.6	The design of foreshore maritime structures is undertaken generally in accordance with the Foreshore Management Criteria in Section 6 .
		DS 2.7	Any new permanent buildings are setback from the existing river edge by a minimum of 10m.
		DS 2.8	No new development is to occur within the CityCat exclusion zone as defined in Appendix A .
		DS 2.9	Development may involve gazebos and shelters with a maximum individual building footprint of 50m ² .
		DS 2.10	New built form is designed generally in accordance with the Architectural Design Criteria in Section 5.6 .
		DS 2.11	Development maintains public access to the river, except where: <ul style="list-style-type: none"> • An organised activity such as a sporting event or carnival requires temporary exclusive use; or • 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 .
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: <ul style="list-style-type: none"> • An organised activity such as a sporting event or carnival requires temporary exclusive use; or • Access will be temporarily restricted to undertake maintenance or manage safety concerns.
SPI 3.4	The activation/events zone in Figure 58 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 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.	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 from the natural river bank is 55m wide, and the length of the Sub-Precinct. The extent is to be determined in accordance with the Foreshore Management 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 60 .
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 provides for access for emergency vehicles generally in accordance with the indicative service ingress/egress point shown in Figure 60 .
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 60 .
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 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	
		<p>DS 4.6 Key routes for pedestrians, cyclists and vehicles are designed generally in accordance with Figure 60 and accord with the following:</p> <ul style="list-style-type: none"> • Where for Queens Wharf Road, a shared vehicular, pedestrian and cycle path at a minimum width of 5.5m and designed to incorporate: <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - A shared zone with a minimum width of 5m; - Signage that identifies the route as a shared zone; - Variation in surface treatment; - Priority for pedestrian crossing points to strategically correlate to key crossing points and activity nodes; - Features to reduce speed of cyclists; and - Strategies to deal with potential conflict points. • Key pedestrian routes contain: <ul style="list-style-type: none"> - A minimum pathway width of 2.5m. • Where for the Bicentennial Bikeway, a minimum unobstructed cycle pathway width of 3m. 	
SPI 5 Heritage		DS 5 Heritage	
SPI 5.1	Development respects the setting, character and appearance of the heritage buildings and structures in adjoining Sub-Precincts (which include the former State Library, and William Street and Queens Wharf Road Retaining Walls).	DS 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 Figure 59 and in the relevant Conservation Management Plan and is designed generally in accordance with the Conservation Management Criteria in Section 6 .
SPI 5.2	Development provides architectural or other design features which provide an interpretative cultural trail along the riverfront.	DS 5.2	The WWII Air Raid Shelter is adapted and re-used generally in accordance with the Conservation Management Criteria in Section 6 . New structures on the roof of the Shelter respects the setting of the former Treasury Building and views to the river from William Street.
SPI 5.3	Development retains the alignment of Queens Wharf Road in an interpretative form.	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 .
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 in accordance with the Preliminary Construction Management Plan 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 incorporates 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 provides for the maintenance of 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 along their full length generally in accordance with the Foreshore Management Criteria and Environmental Management Criteria in Section 6 .
		DS 6.6	Development within 10m of the Brisbane River: <ul style="list-style-type: none"> • Does not contain habitable floors or essential infrastructure or services below the nominated inundation level for the defined event; or • Where for built form, is temporary, readily relocatable or able to be abandoned.
		DS 6.7	Removal of vegetation including locally occurring trees and mangroves 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 57: SUB-PRECINCT 1c ILLUSTRATIVE INTENT PLAN

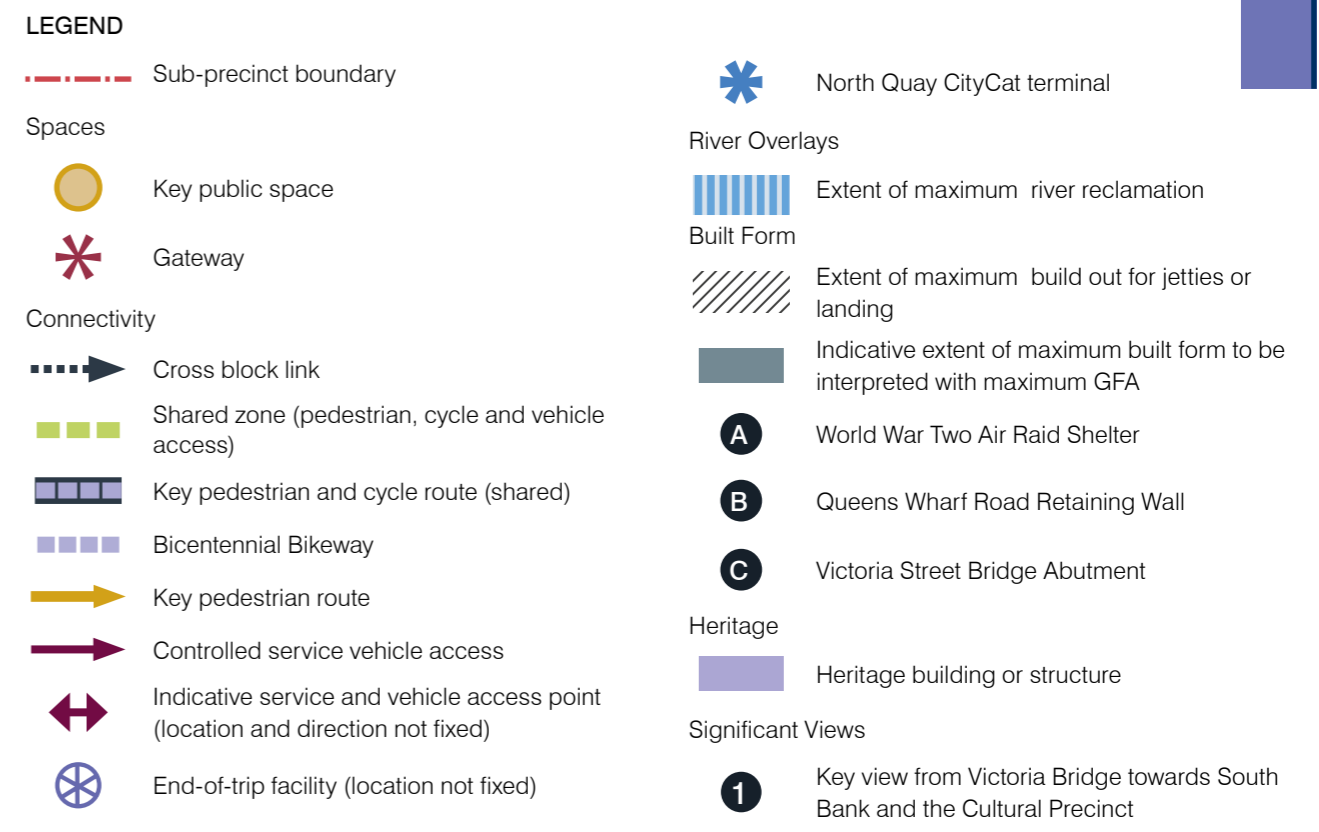
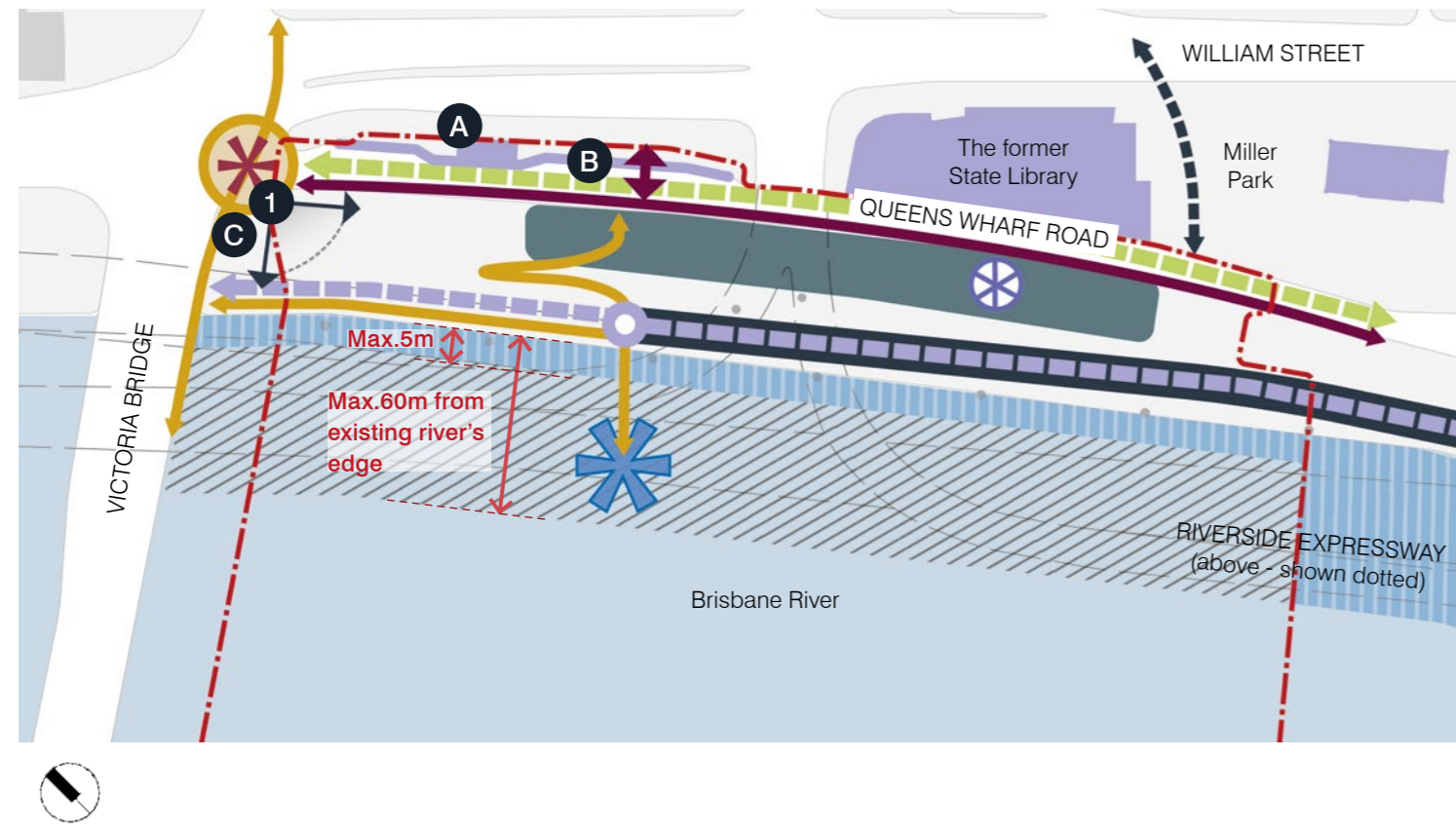


FIGURE 58: SUB-PRECINCT 1c LAND USE PLAN

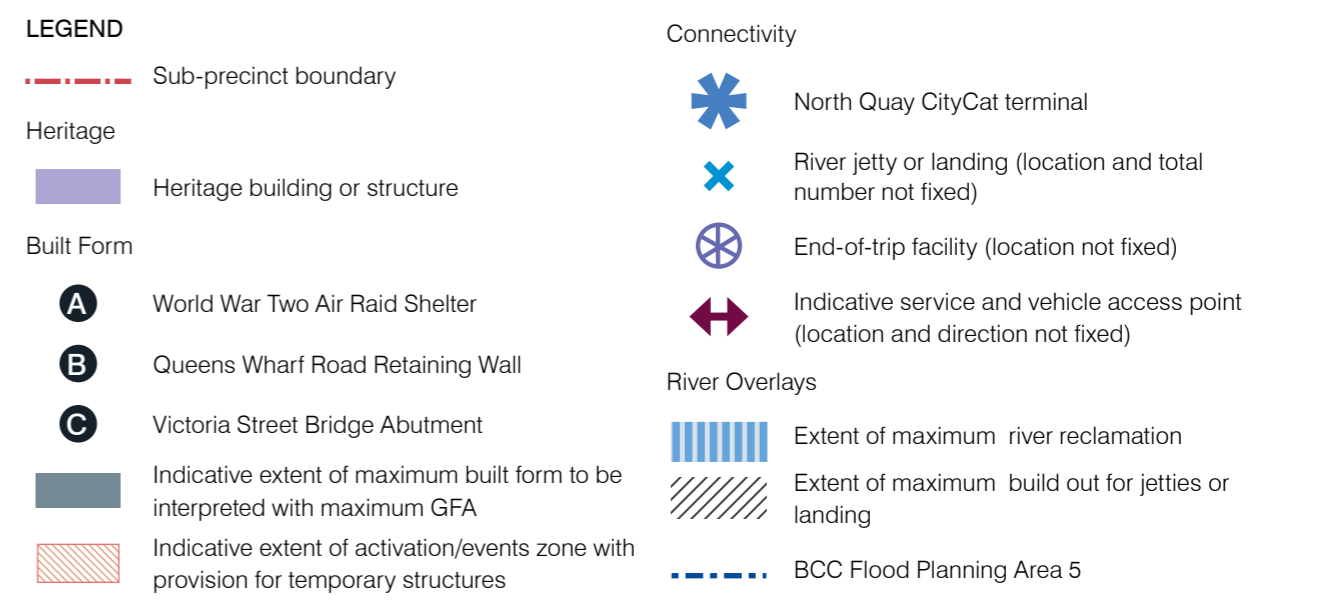
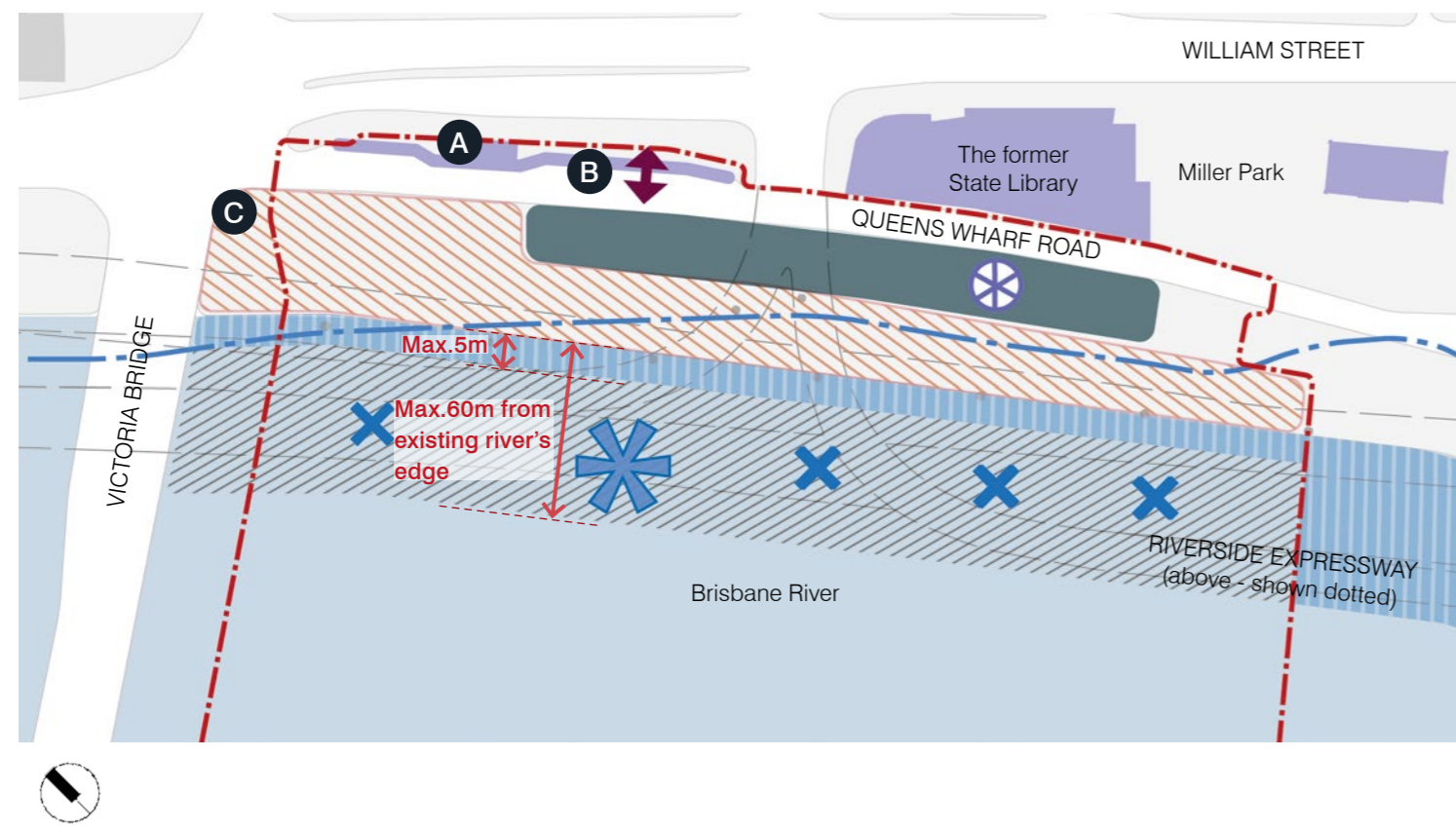
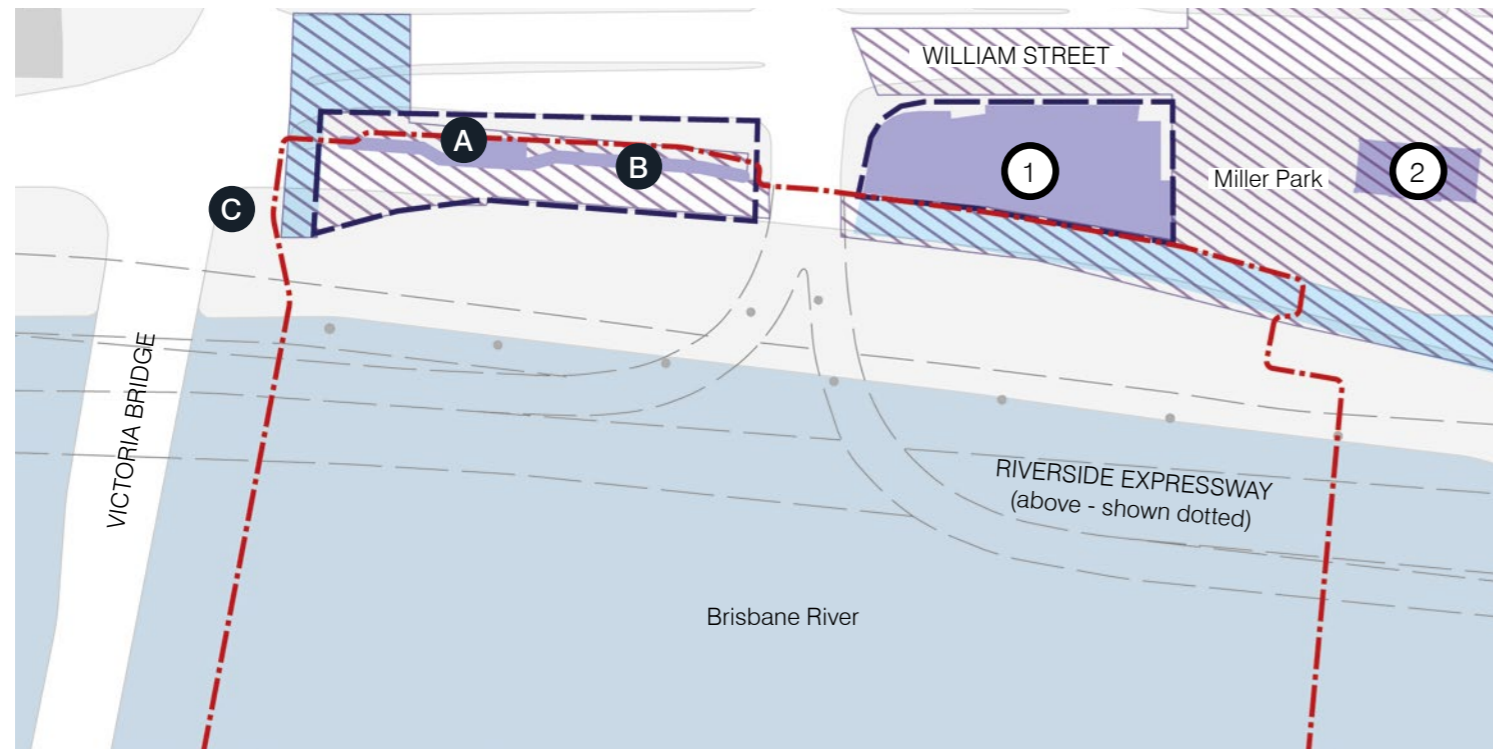


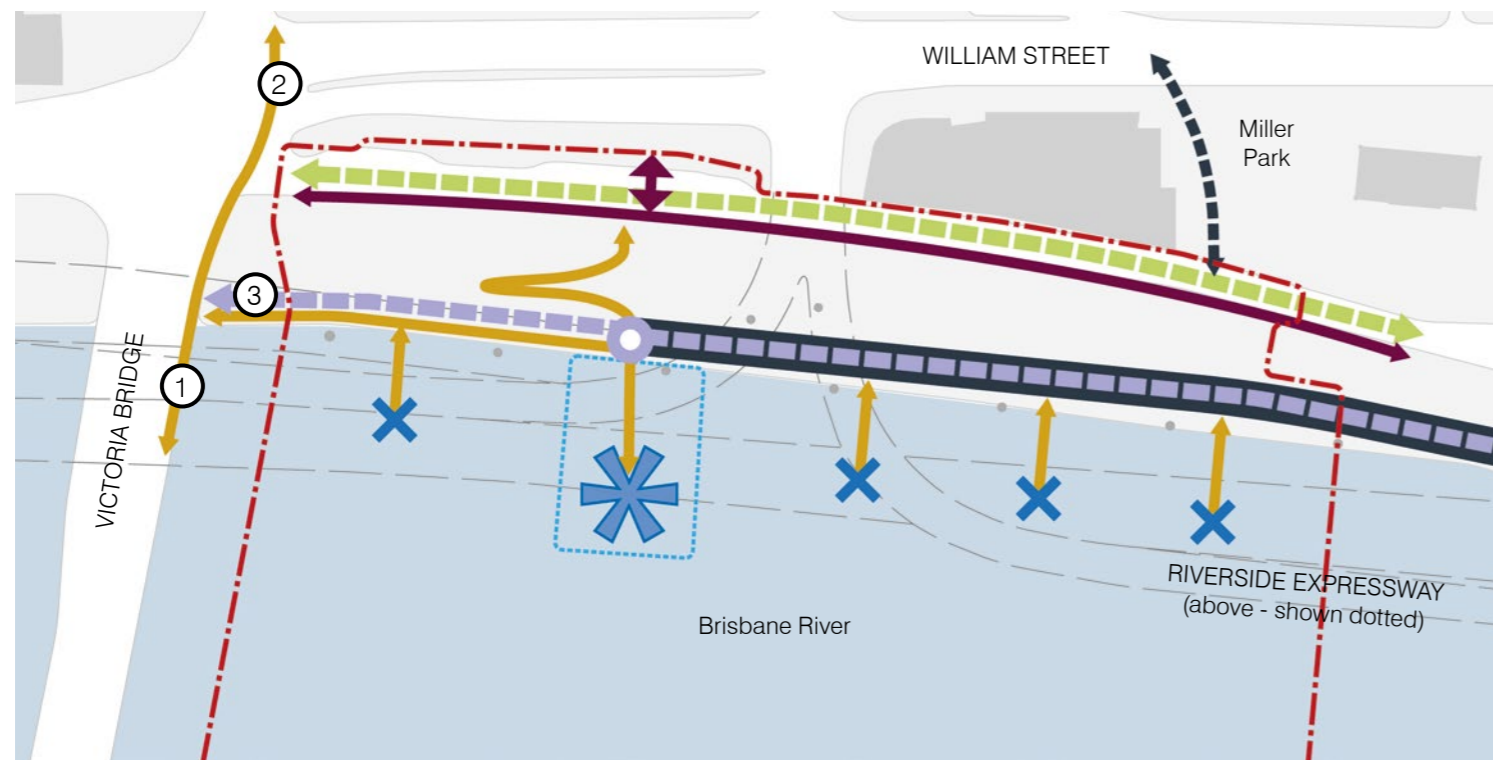
FIGURE 59: SUB-PRECINCT 1c HERITAGE AND ARCHAEOLOGY PLAN



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
- ① Commissariat Store
- Ⓐ World War Two Air Raid Shelter
- Ⓑ Queens Wharf Road Retaining Wall
- Ⓒ Victoria Street Bridge Abutment
- High archaeological potential
-

FIGURE 60: 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
- Connectivity**
- - - Cross block link
- - - Shared zone (pedestrian, cycle and vehicle access)
- Key pedestrian and cycle route (shared)
- Bicentennial Bikeway
- Key pedestrian route
- 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
-

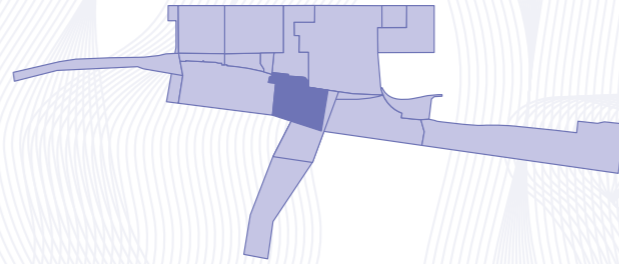


THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK

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
• Food and Drink Outlet
• Hotel (where for a bar, pub or tavern)
• Landing
• Market
• Park
• Port Services

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.

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*.

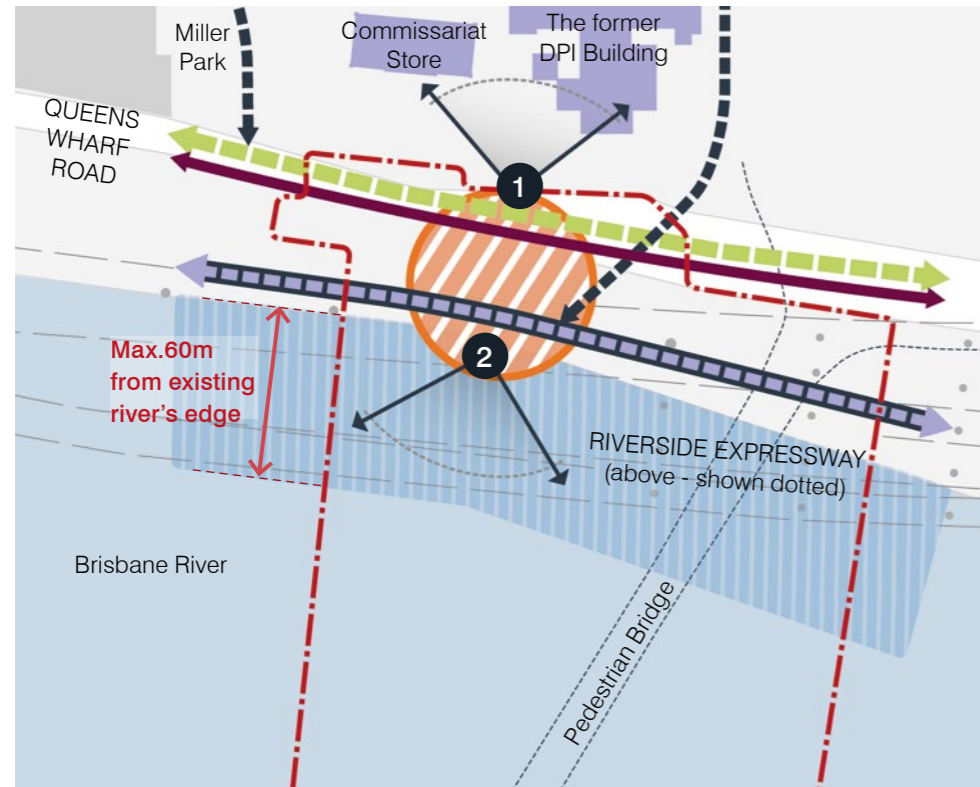
TABLE 28: SUB-PRECINCT 1d INTENT AND DESIGN CRITERIA

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-Precincts 1c, 1d, 1e, 1f, 1g does not exceed that identified in <i>Table 28.1</i> .								
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 <table border="1"> <thead> <tr> <th>USE</th> <th>MAXIMUM GFA</th> </tr> </thead> <tbody> <tr> <td>Commercial</td> <td>800 m²</td> </tr> <tr> <td>Retail</td> <td>3,200 m²</td> </tr> <tr> <td>Total</td> <td>4,000 m²</td> </tr> </tbody> </table>		USE	MAXIMUM GFA	Commercial	800 m ²	Retail	3,200 m ²	Total	4,000 m²
USE	MAXIMUM GFA										
Commercial	800 m ²										
Retail	3,200 m ²										
Total	4,000 m²										
SPI 1.4	Development is to strengthen the function of the Brisbane River corridor and improve public access to the riverfront, utilising reclamation areas and/or jetties to extend into the Brisbane River.	DS 1.3	Markets can be included within the Primary Open Space area identified on <i>Figure 62</i> (NB: Markets are not included as GFA)								
		DS 1.4	Outdoor performance stage/area/s have a maximum combined building footprint of 400m ² <i>Note: A written calculation of 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 and the amount of GFA across Sub-Precincts 1c, 1d, 1e, 1f and 1g and across the QWBIRD.</i>								

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, with the exception of projection/LED screens/acoustic screens which are limited to a maximum of 14m in height and generally in accordance with the Advertising Management Criteria in Section 6 .
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 61 .
SPI 2.3	Built form is to maximise temporary or flexible 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 62 .
SPI 2.4	Reclamation areas 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 protects significant view or outlook identified in Figure 61 .
		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: <ul style="list-style-type: none"> • An organised activity such as a sporting event or carnival requires temporary exclusive use; or • 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 61 and provide: <ul style="list-style-type: none"> • 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 61 and set out in the Landscape Design Report.	DS 3.3	New development includes a key public plaza adjacent to the river's edge as indicated in Figure 62 , 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: <ul style="list-style-type: none"> • Is capable of hosting large-scale outdoor performances, viewing of sporting or other events; • Addresses the riverside location; • Incorporates edge activation, 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: <ul style="list-style-type: none"> • 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. 	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 built-out from the natural river bank into the river is 60m and the length of the Sub-Precinct as indicated in Figure 62 and Figure 66 . The precise extent is to be determined generally in accordance with the Technical Environmental, Engineering Criteria in Section 6 .
		DS 3.6	Development 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 3.7	Development is designed to provide open space areas that promote occupation as well as movement, and are capable of hosting temporary events, which: <ul style="list-style-type: none"> • 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 the Bicentennial Bikeway to maintain access.

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
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 generally in accordance with Figure 64 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 routes for pedestrians, cyclists and vehicles are designed generally in accordance with Figure 64 and accord with the following: <ul style="list-style-type: none"> Where for Queens Wharf Road, a shared vehicular, pedestrian and cycle path at a minimum width of 5.5m and designed to incorporate: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> A shared zone with a minimum width of 5m; Signage that identifies the route as a shared zone; Variation in surface treatment; Priority for pedestrian crossing points to strategically correlate to key crossing points and activity notes; Features to reduce speed of cyclists; and Strategies to deal with potential conflict points. Key pedestrian routes contain: <ul style="list-style-type: none"> A minimum pathway width of 2.5m; and Where for the Bicentennial Bikeway, 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 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 Conservation Management Criteria in Section 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 63 .
SPI 5.3	Development provides architectural or other design features which provide an interpretative cultural trail along the riverfront.	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 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 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 Construction Management Criteria in Section 6 .
		DS 6.3	New development is designed to respond to the noise impacts from the REX generally in accordance with the Acoustic Criteria in Section 6 .
		DS 6.4	Construction adjoining the Brisbane River is undertaken generally in accordance with the Preliminary Construction Management Plan.
		DS 6.5	Cleared, degraded or disturbed waterway and waterway areas within the site are rehabilitated along their full length generally in accordance with the Foreshore Management Criteria in Section 6 .
		DS 6.6	New built form is designed to achieve the following: <ul style="list-style-type: none"> Does not contain habitable floors or essential infrastructure or services below the nominated inundation level for the defined event unless attenuated in accordance with the Hydraulic Design Criteria in Section 6; or Is temporary, readily relocatable or able to be abandoned.
		DS 6.7	Removal of vegetation including mangroves and mangrove trees is carried out generally in accordance with Figure 63 and the Technical Environmental Criteria in Section 6 .

FIGURE 61: 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)



Heritage

Heritage building

River Overlays

Extent of maximum river reclamation

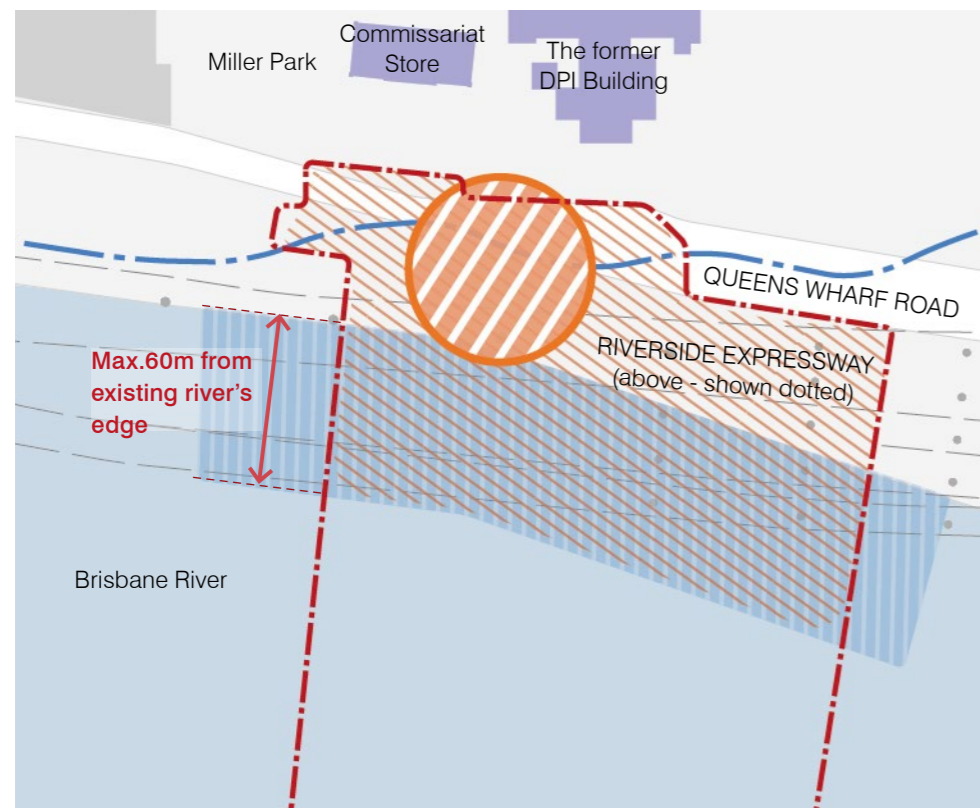
Significant Views

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

FIGURE 62: SUB-PRECINCT 1d LAND USE PLAN



Sub-precinct boundary

Spaces

Primary plaza

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

River Overlays

Extent of maximum river reclamation

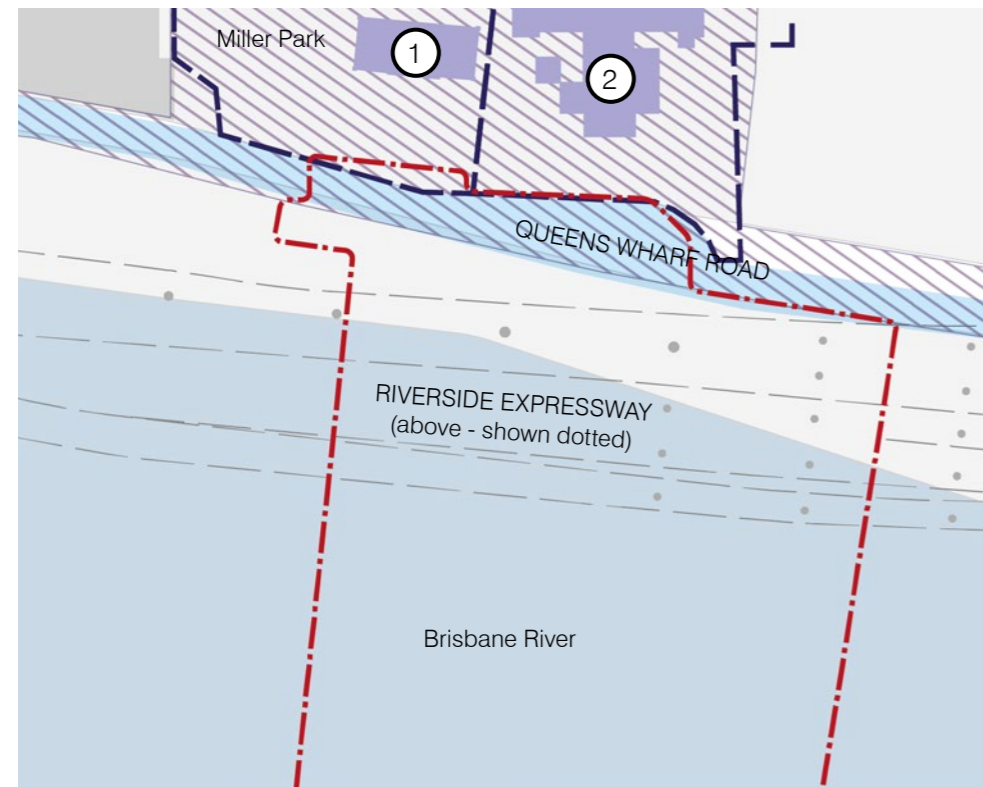
BCC Flood Planning Area 5

Heritage

Heritage building



FIGURE 63: SUB-PRECINCT 1d HERITAGE AND ARCHAEOLOGY PLAN



LEGEND








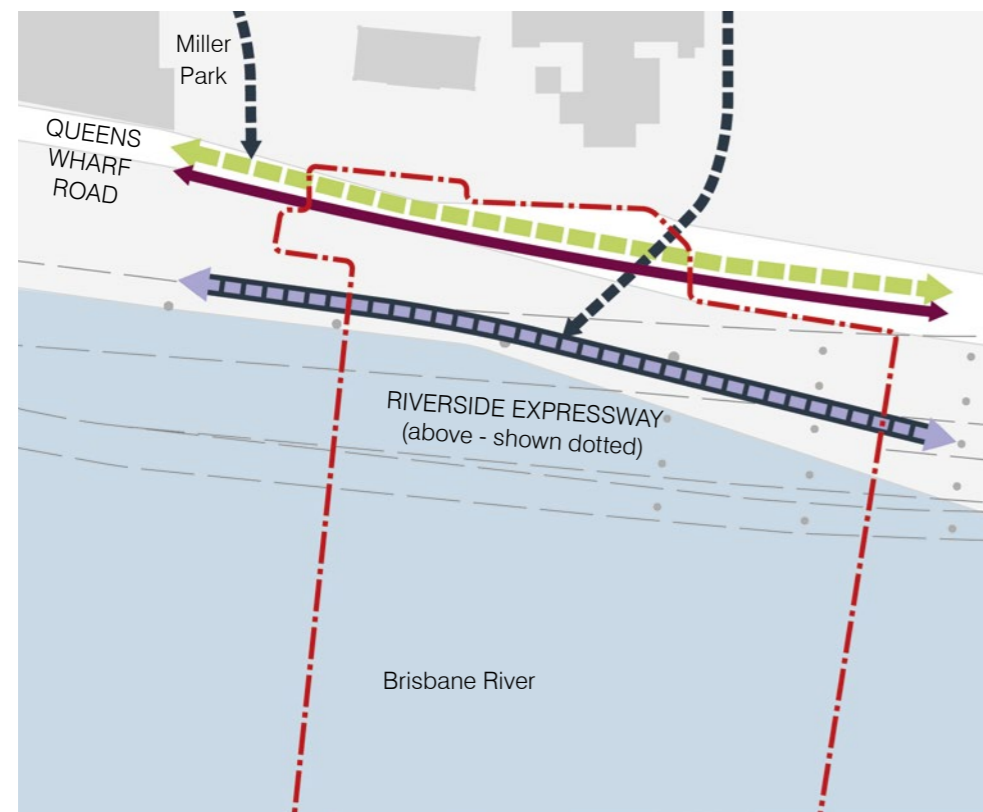
-  Sub-precinct boundary
- Heritage and Archaeology
-  Extent of Heritage Place (not including Early Streets of Brisbane)
-  Commissariat Store
-  The former DPI Building
-  Early Streets of Brisbane
-  Heritage building
-  High archaeological potential



FIGURE 64: 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 65: SUB-PRECINCT 1d ENVIRONMENTAL PARAMETERS PLAN

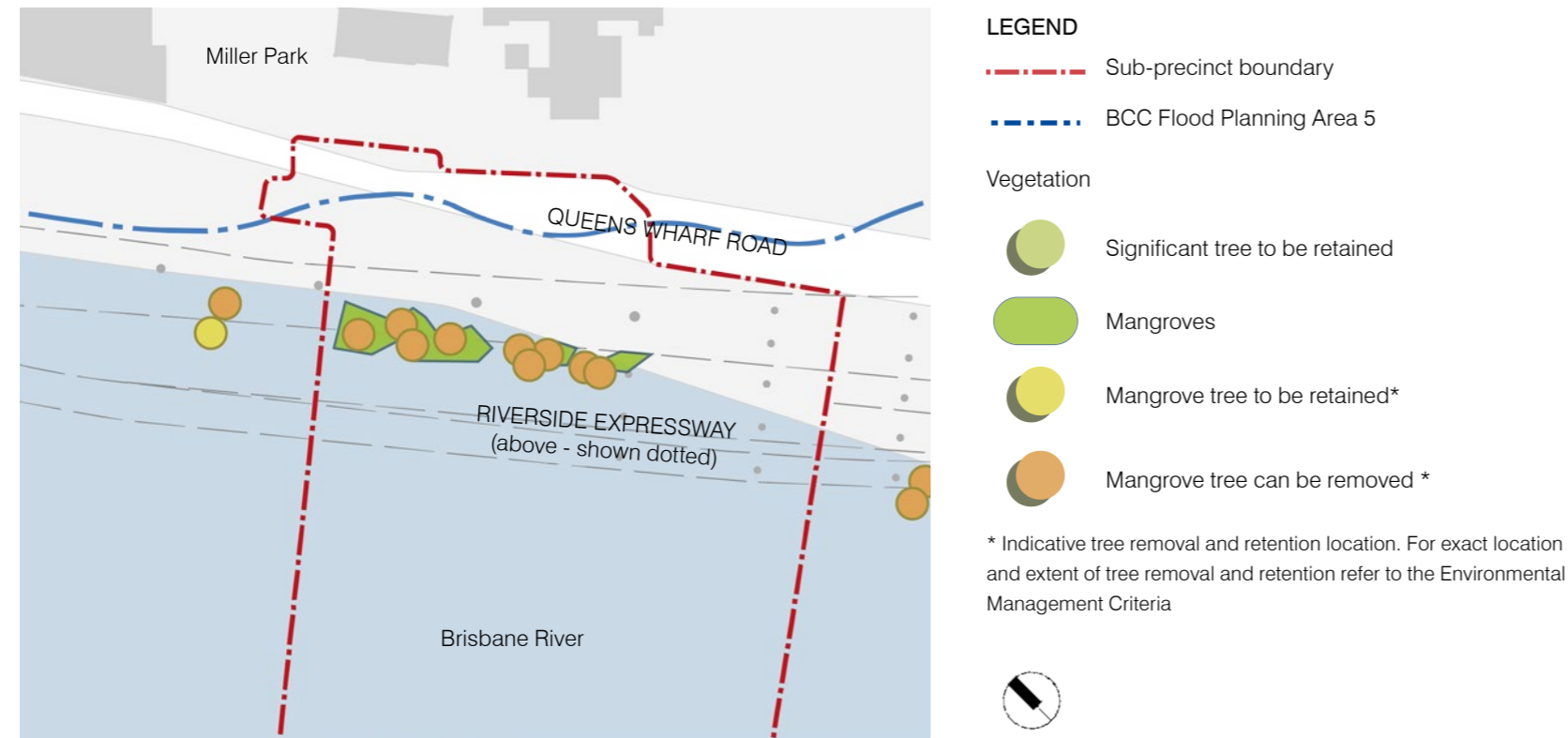
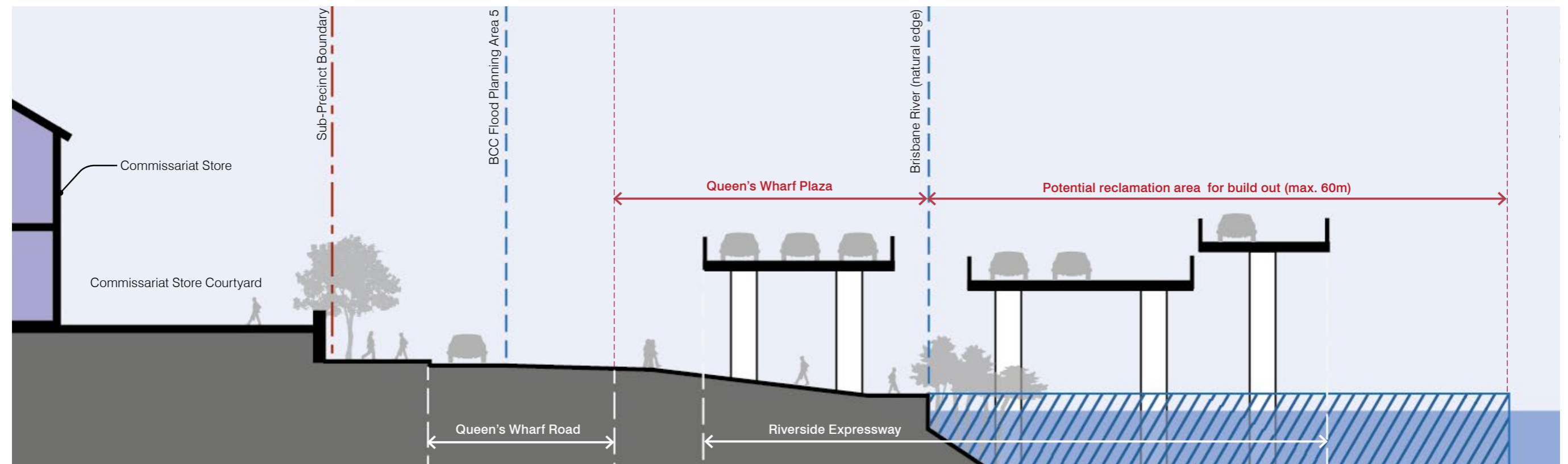
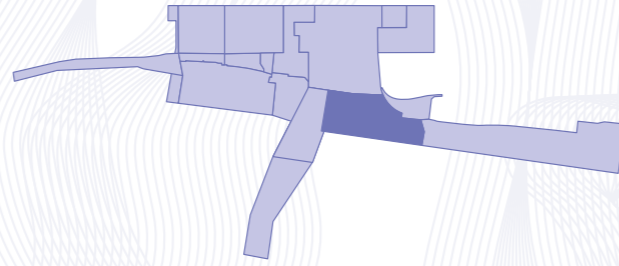


FIGURE 66: SUB-PRECINCT 1d RIVER CROSS SECTION



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
<ul style="list-style-type: none"> • Club • Environmental 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
<ul style="list-style-type: none"> • 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.

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*.

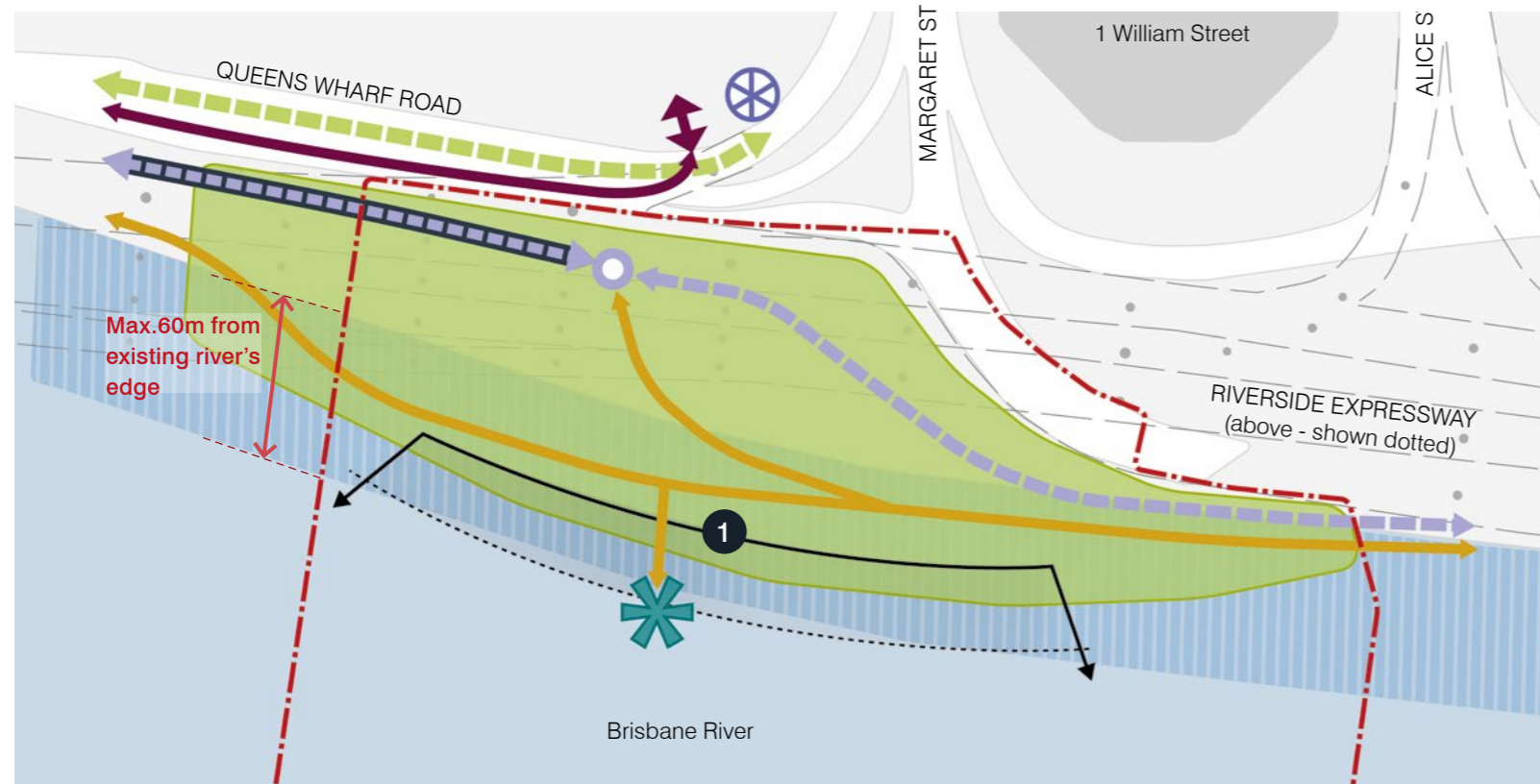
TABLE 31: SUB-PRECINCT 1e INTENT AND DESIGN CRITERIA

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 <i>Figure 67</i> .	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 1c, 1d, 1e, 1f, 1g does not exceed that identified in <i>Table 31.1</i>								
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 to extend into the Brisbane River.										
			<p>TABLE 31.1 MAXIMUM STANDARD AND PLANNED GFA</p> <table border="1"> <thead> <tr> <th>USE</th> <th>MAXIMUM GFA</th> </tr> </thead> <tbody> <tr> <td>Commercial</td> <td>800 m²</td> </tr> <tr> <td>Retail</td> <td>3,200 m²</td> </tr> <tr> <td>Total</td> <td>4,000 m²</td> </tr> </tbody> </table>	USE	MAXIMUM GFA	Commercial	800 m ²	Retail	3,200 m ²	Total	4,000 m²
USE	MAXIMUM GFA										
Commercial	800 m ²										
Retail	3,200 m ²										
Total	4,000 m²										
		DS 1.3	Markets can be included within the Primary Open Space area identified on <i>Figure 69</i> (NB: Markets are not included as GFA)								
		DS 1.4	Outdoor pergola area/s have a maximum combined building footprint of 100m ²								
			<i>Note: A written calculation of 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 and the amount of GFA across Sub-Precincts 1c, 1d, 1e, 1f and 1g and across the QWBIRD.</i>								

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	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 provides 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.
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 identified in Appendix A .
		DS 2.5	Development maintains public access to the river, except where: <ul style="list-style-type: none"> • An organised activity such as a sporting event or carnival requires temporary exclusive use; or • 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 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	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 69 .
		DS 3.4	Development delivers a safe and equitable public realm for all users by: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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.
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 that access for the servicing of the REX is maintained.	DS 4.3	Key routes for pedestrians, cyclists and vehicles are designed generally in accordance with Figure 68 and accord with the following: <ul style="list-style-type: none"> • Where for the key shared pedestrian and cycle route, the design includes: <ul style="list-style-type: none"> - A shared zone with a minimum width of 5m; - Signage that identifies the route as a shared zone; - Variation in surface treatment; - Priority for pedestrian crossing points to strategically correlate to key crossing points and activity nodes; - Features to reduce speed of cyclists; and - Strategies to deal with potential conflict points. • Key pedestrian routes contain: <ul style="list-style-type: none"> - A minimum pathway width of 2.5m. - Where for the Bicentennial Bikeway, a minimum unobstructed cycle pathway width of 3m.

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
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 alignment of Queens Wharf Road in a physical or interpretative form.	DS 5.2	The 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 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 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 must be undertaken 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 enable the maintenance of 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 along their full length 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: <ul style="list-style-type: none"> Does not contain habitable floors or essential infrastructure or services below the nominated inundation level for the defined event unless attenuated 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 demonstrate compliance with the Hydraulic Design Criteria in Section 6 .
		DS 6.6	Removal of vegetation including mangroves and mangrove trees is carried out generally in accordance with Figure 67 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	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 67: SUB-PRECINCT 1e OVERALL INTENT PLAN



- Sub-precinct boundary
- Spaces**
- Approximate extent of open recreation space
- 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
- Bicentennial Bikeway
- 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
- Significant Views**
- Significant view or outlook
- Expansive view across river to South Bank

FIGURE 68: 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
 -  Bicentennial Bikeway
-  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

FIGURE 69: SUB-PRECINCT 1e ENVIRONMENTAL PARAMETERS PLAN



LEGEND

- - - Sub-precinct boundary
- - - BCC Flood Planning Area 5

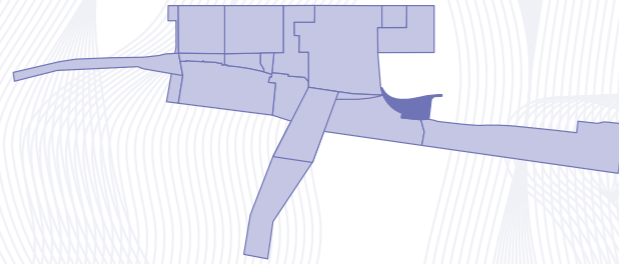
Vegetation

- 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
• Club
• Environmental facility
• Landing
• Park
• Outdoor sport and recreation
• Food and Drink Outlet

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.

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-Precincts 1c, 1d, 1e, 1f, 1g does not exceed that identified in <i>Table 34.1</i>
		TABLE 34.1 MAXIMUM STANDARD AND PLANNED GFA	
		USE	MAXIMUM GFA
		Commercial	800 m ²
		Retail	3,200 m ²
		Total	4,000 m²
<i>Note: A written calculation of 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 and the amount of GFA across Sub-Precincts 1c, 1d, 1e, 1f and 1g and across the QWBIRD.</i>			
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 <i>Figure 70</i> .
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.		

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
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 of the PoD.
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 1,000m ² is provided within a minimum turfed area of 100m ² located generally in the position indicated in Figure 70 .
		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 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: <ul style="list-style-type: none"> • 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 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 generally in accordance with the Heritage Interpretation Criteria in Section 6.
SPI 4	Access and Mobility	DS 4	Access and Mobility
SPI 4.1	Development retains a 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.	DS 4.3	Key routes for pedestrians, cyclists and vehicles are designed generally in accordance with Figure 71 and accord with the following: <ul style="list-style-type: none"> • Where for the key shared pedestrian and cycle route, the design includes: <ul style="list-style-type: none"> - A shared zone with a minimum width of 5m; - Signage that identifies the route as a shared zone; - Variation in surface treatment; - Priority for pedestrian crossing points to strategically correlate to key crossing points and activity nodes; - Features to reduce speed of cyclists; and - Treatments at potential conflict points. • Key pedestrian routes contain: <ul style="list-style-type: none"> - A minimum pathway width of 2.5m; and - Where for the Bicentennial Bikeway, 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 .	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	Vegetation including locally occurring trees, mangroves and mangrove trees from the Brisbane River and riparian zone is removed as indicated in Figure 72 and generally in accordance with the Technical Environmental Criteria in Section 6 .

FIGURE 70: SUB-PRECINCT 1f OVERALL INTENT PLAN

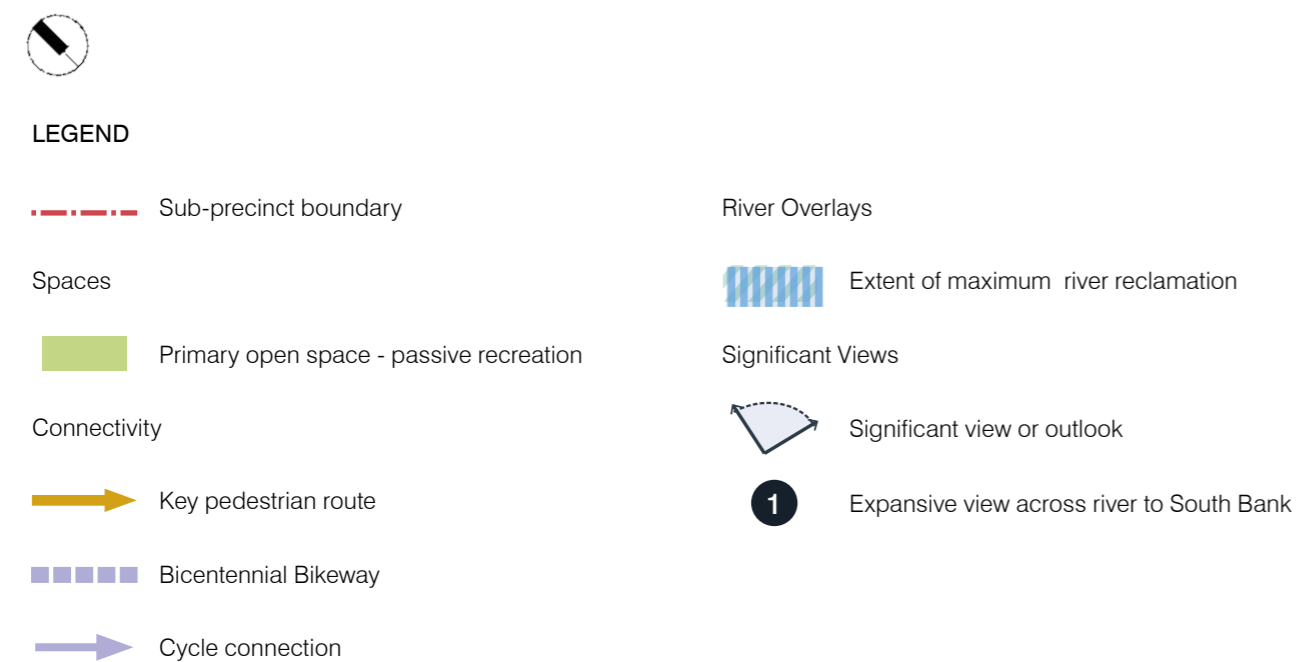


FIGURE 71: SUB-PRECINCT 1f KEY PRINCIPLES PLANS

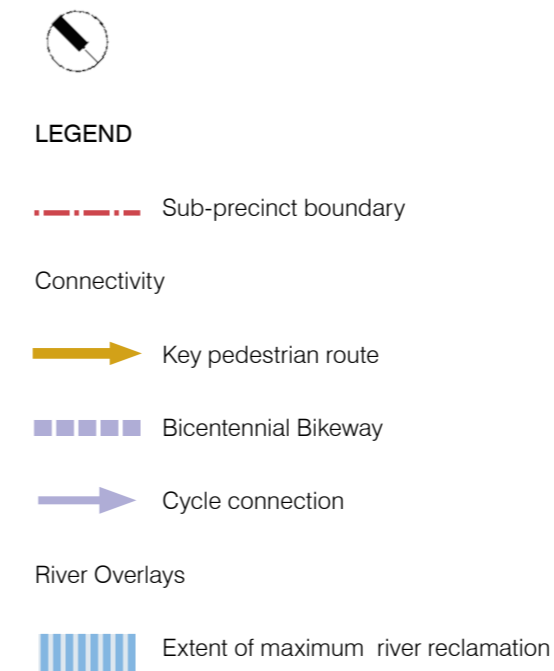
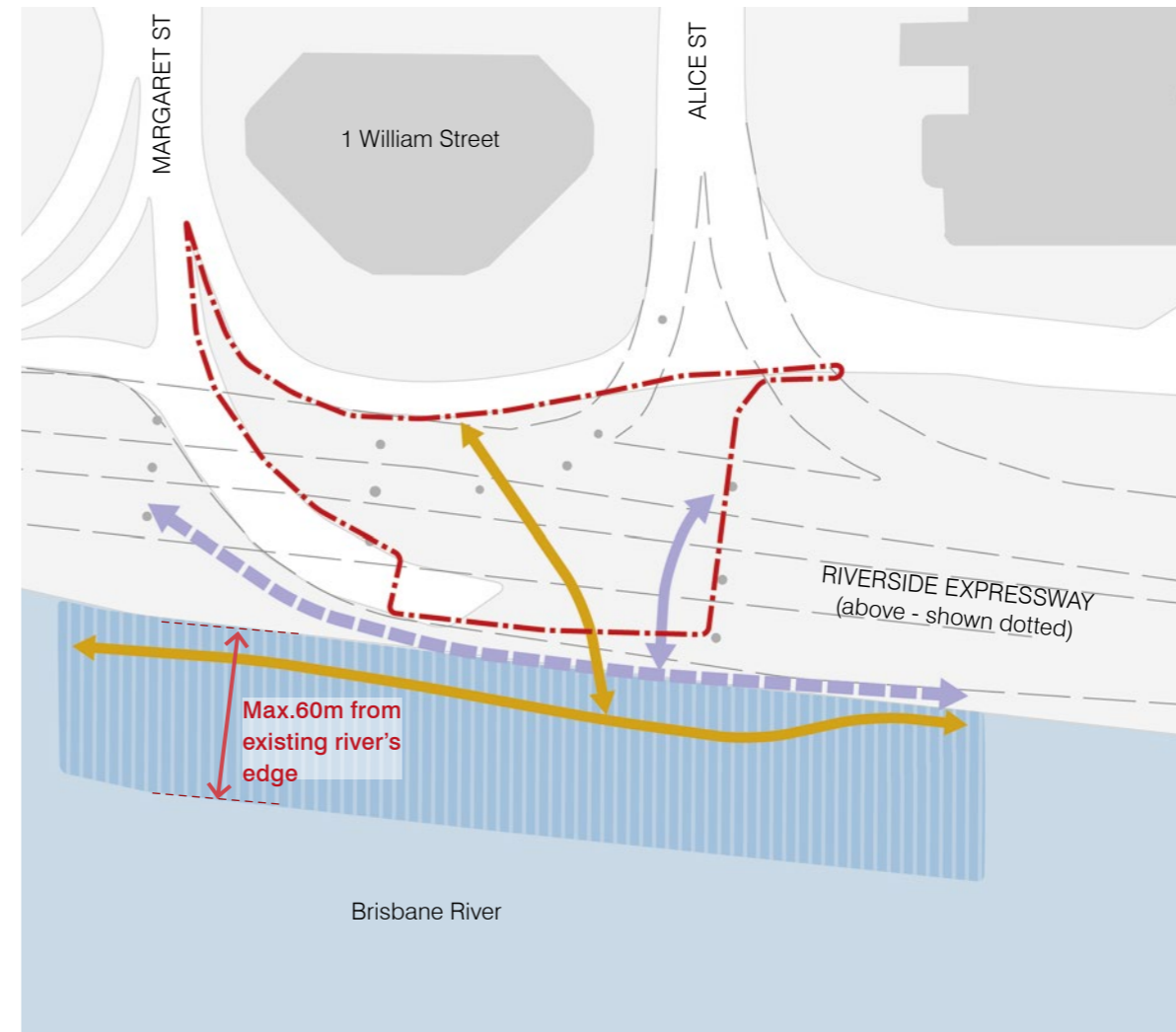


FIGURE 72: SUB-PRECINCT 1f ENVIRONMENTAL PARAMETERS PLAN



LEGEND

- - - Sub-precinct boundary
- - - BCC Flood Planning Area 5

Vegetation

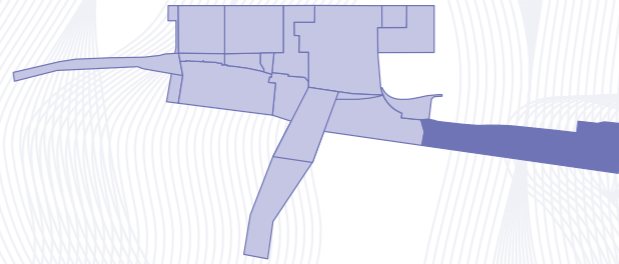
- Locally occurring trees
- Mangroves
- Mangrove tree to be retained*
- Mangrove tree to be removed *

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



5.2.8
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
<ul style="list-style-type: none"> • Community use • Environmental facility • Food and Drink Outlet • Function Facility • Outdoor sport and recreation • Park • Port services

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

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING
<ul style="list-style-type: none"> • 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.

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.

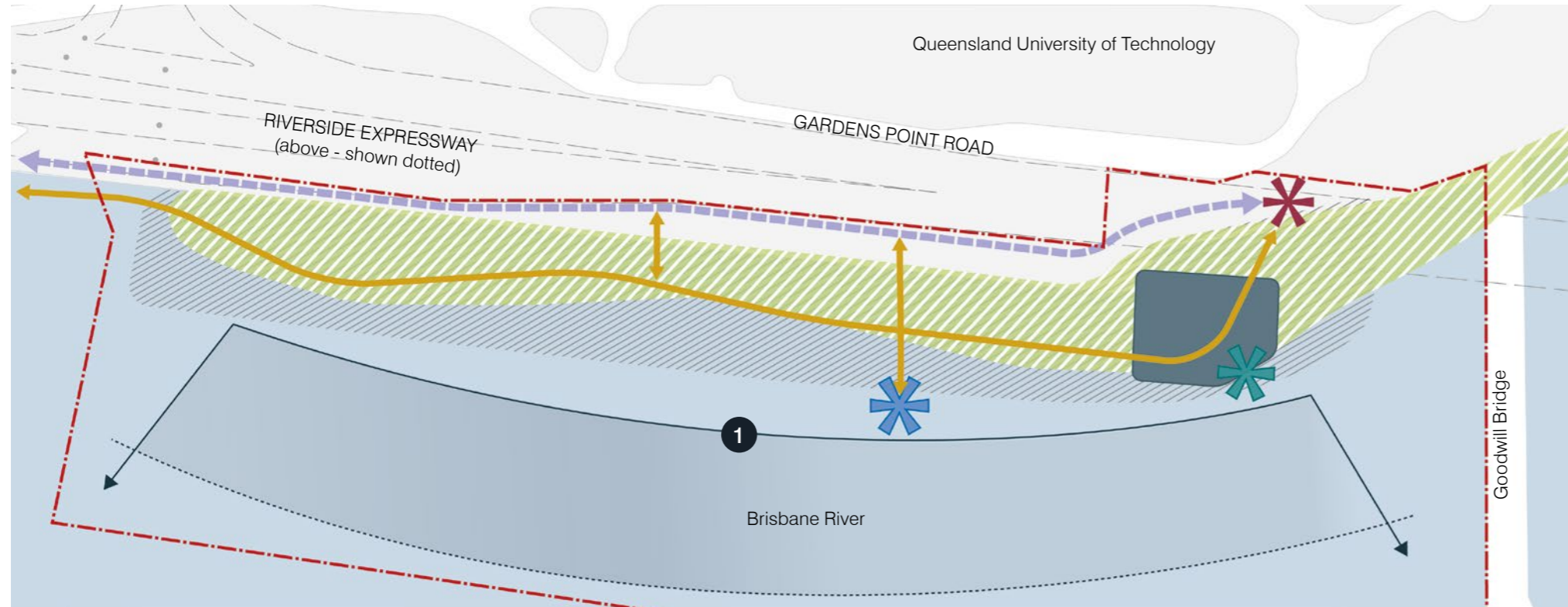
The approved uses and works in Sub-Precinct 1g must be generally in accordance with the Intents and Specific Design Criteria identified in *Table 37*.

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-Precincts 1c, 1d, 1e, 1f, 1g does not exceed that identified in <i>Table 37.1</i>								
			TABLE 37.1 MAXIMUM STANDARD AND PLANNED GFA								
			<table border="1"> <thead> <tr> <th>USE</th> <th>MAXIMUM GFA</th> </tr> </thead> <tbody> <tr> <td>Commercial</td> <td>800 m²</td> </tr> <tr> <td>Retail</td> <td>3,200 m²</td> </tr> <tr> <td>Total</td> <td>4,000 m²</td> </tr> </tbody> </table>	USE	MAXIMUM GFA	Commercial	800 m ²	Retail	3,200 m ²	Total	4,000 m²
USE	MAXIMUM GFA										
Commercial	800 m ²										
Retail	3,200 m ²										
Total	4,000 m²										
		DS 1.3	Outdoor pergola area/s have a maximum combined building footprint of 200m ² <i>Note: A written calculation of 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 and the amount of GFA across Sub-Precincts 1c, 1d, 1e, 1f and 1g and across the QWBIRD</i>								
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 <i>Figure 73</i> 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 provides 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 .								
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 respects Significant views or outlooks identified in <i>Figure 73</i> .								
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 60m ² .								
		DS 2.9	Development maintains public access to the river, except where: <ul style="list-style-type: none"> An organised activity such as a sporting event or carnival requires temporary exclusive use; or 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.								
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: <ul style="list-style-type: none"> 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. 								

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 designed so that access for the servicing of the REX is maintained.	DS 4.4	Key routes for pedestrians and cyclists are designed generally in accordance with Figure 74 and accord with the following: <ul style="list-style-type: none"> • Key pedestrian routes contain a minimum pathway width of 2.5m; and • Where for the Bicentennial Bikeway, a minimum unobstructed cycle pathway width of 3m.
SPI 4.5	Development is designed so 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 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, Engineering Criteria in Section 6 .
		DS 6.3	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 in Section 6 .
		DS 6.4	Cleared, degraded or disturbed waterway and waterway areas within the site are rehabilitated along their full length generally in accordance with the Environmental Management Plan Criteria in Section 6 .
		DS 6.5	Vegetation including locally occurring trees, mangroves and mangrove trees from the Brisbane River and riparian zone is removed as indicated in Figure 75 and generally in accordance with the Technical Environmental Criteria in Section 6 .
		DS 6.6	New built form is designed to achieve the following: <ul style="list-style-type: none"> • Does not contain habitable floors or essential infrastructure or services below the nominated inundation level for the defined event unless attenuated 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 demonstrate 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 .

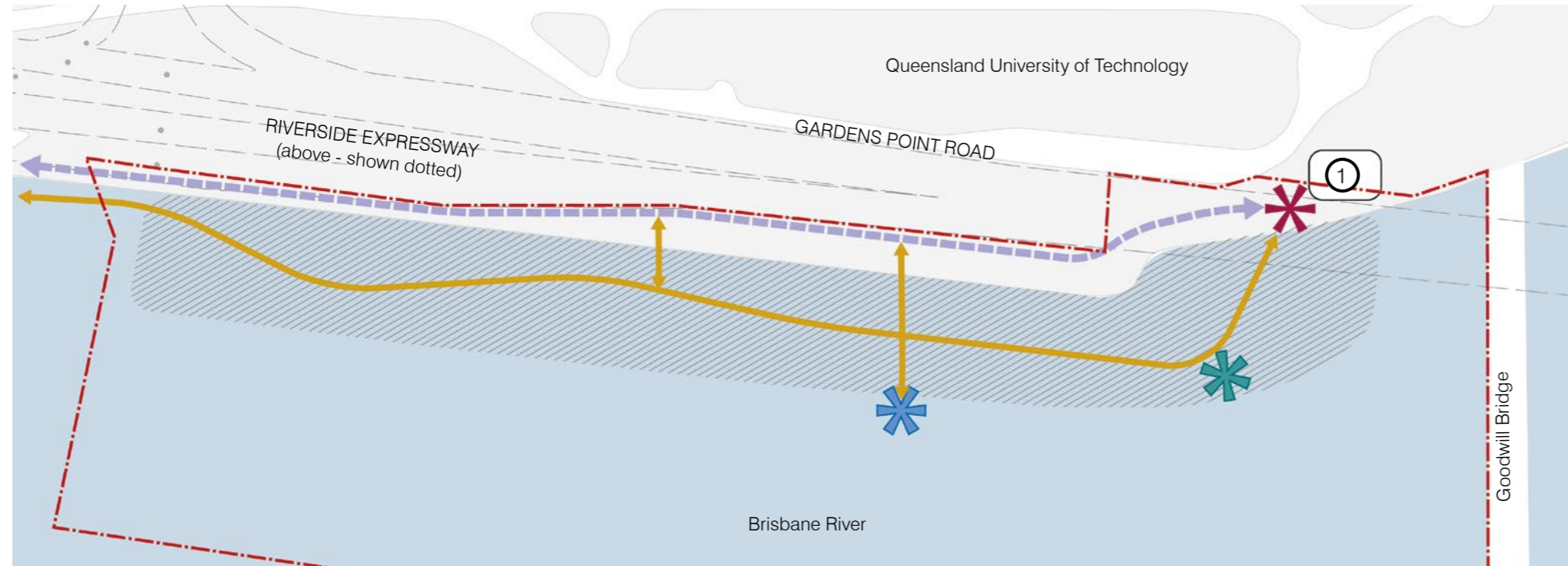
FIGURE 73: SUB-PRECINCT 1g OVERALL INTENT PLAN



LEGEND

- · - · - Sub-precinct boundary
- Spaces**
- ✱ Gateway
- Connectivity**
- Key pedestrian route
- - - - - 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 74: SUB-PRECINCT 1g PUBLIC REALM AND CIRCULATION PLAN



LEGEND

--- Sub-precinct boundary

Spaces

* Gateway

Connectivity

→ Key pedestrian route

▬▬▬▬▬▬ 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 75: SUB-PRECINCT 1g ENVIRONMENTAL PARAMETERS PLAN



LEGEND

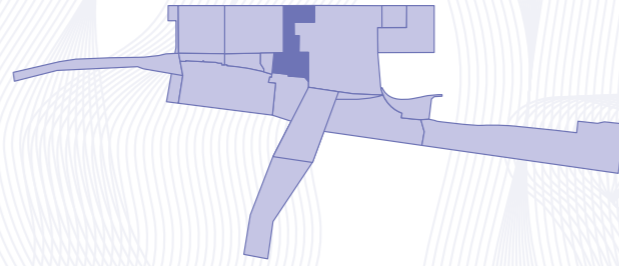
- · - · - Sub-precinct boundary
- · · · - BCC Flood Planning Area 5

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

5.2.9
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
• Community use
• Office
• Hotel
• Food and Drink Outlet
• Low Impact Industry (where Microbrewery)
• Market
• Function Facility
• Educational establishment
• 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.

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 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 exceed that identified in <i>Table 40.1</i>										
			TABLE 40.1 MAXIMUM STANDARD AND PLANNED GFA										
			<table border="1"> <thead> <tr> <th>USE</th> <th>MAXIMUM GFA</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>1,850 m²</td> </tr> <tr> <td>Commercial</td> <td>3,800 m²</td> </tr> <tr> <td>Retail</td> <td>5,250 m²</td> </tr> <tr> <td>Total</td> <td>10,900 m²</td> </tr> </tbody> </table>	USE	MAXIMUM GFA	Residential	1,850 m ²	Commercial	3,800 m ²	Retail	5,250 m ²	Total	10,900 m²
USE	MAXIMUM GFA												
Residential	1,850 m ²												
Commercial	3,800 m ²												
Retail	5,250 m ²												
Total	10,900 m²												
		DS 1.3	Development in the Sub-Precinct for Residential Use: <ul style="list-style-type: none"> 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. <p><i>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 across the QWBIRD.</i></p>										
SPI 2	Built Form	DS 2	Built Form										
SPI 2.1	Development is designed so that it does not destroy or substantially reduce 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 on the site of 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 on the site of the former Government Printing Office: <ul style="list-style-type: none"> • Is carried out generally in accordance with the Conservation Management Criteria in Section 6; • Creates activation within the ground plane generally in accordance with <i>Figure 77</i>; 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 on the site of the former DPI Building site: <ul style="list-style-type: none"> • Is carried out generally in accordance with the Conservation Management Criteria in Section 6; and • Includes external terraces to activate the public realm on the rear and side elevations. 										
		DS 2.4	Development of 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 <i>Figure 76</i> .	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: <ul style="list-style-type: none"> • Surface treatments; • Streetscape treatments; • Appropriate signage and visual cues; 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.												

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 79 .
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 routes for pedestrians are designed generally in accordance with Figure 79 and accord with the following: <ul style="list-style-type: none"> • For city street pedestrian movement (footpaths): <ul style="list-style-type: none"> - 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. • 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 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, as indicated in Figure 78 , 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 adjoining 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 Heritage Criteria in Section 6 .
SPI 5.3	The visual relationship between this Sub-Precinct and the heritage buildings (the former Land Administration Building and Harris Terrace) 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.		
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 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 76: SUB-PRECINCT 1h OVERALL INTENT PLAN

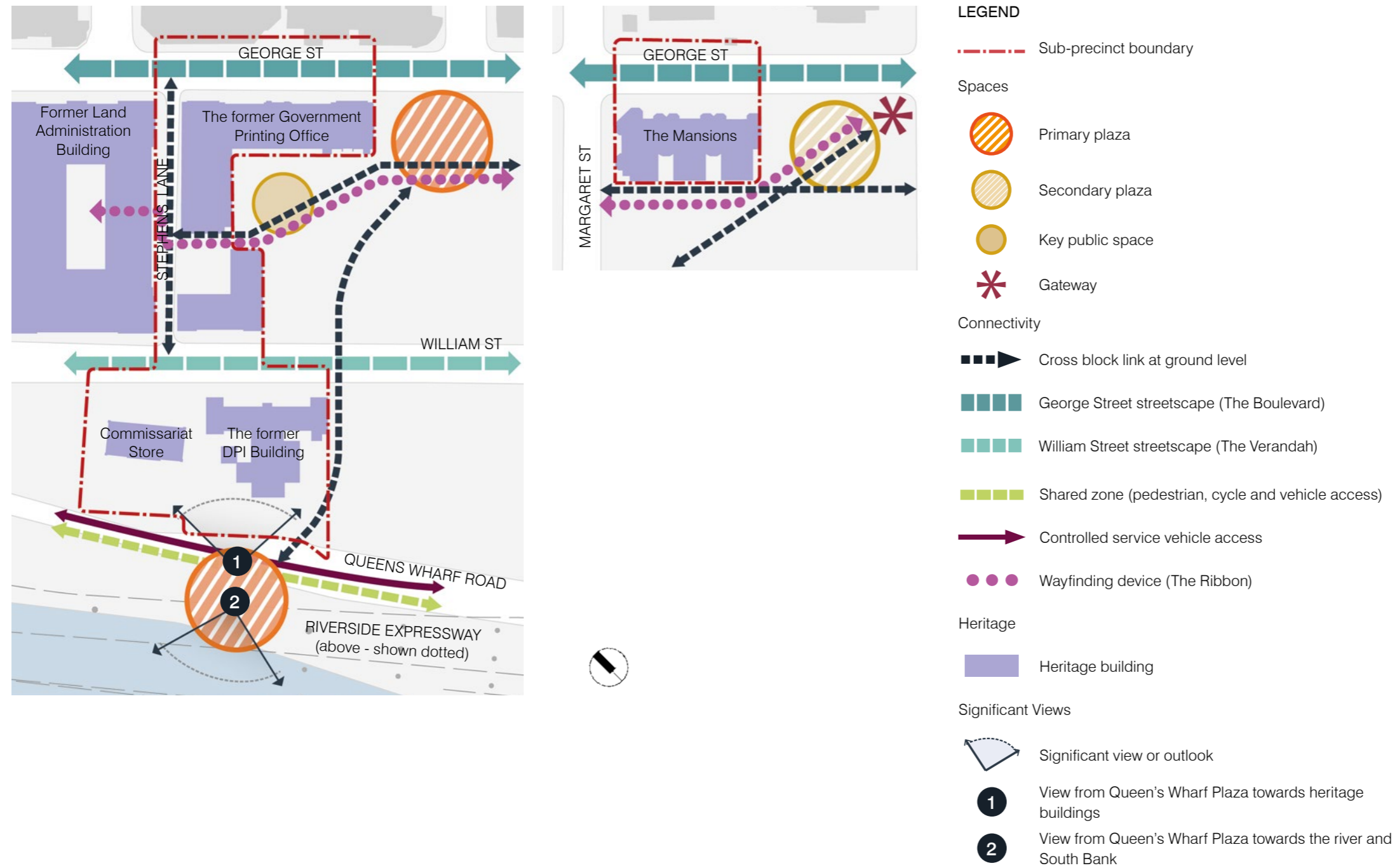


FIGURE 77: SUB-PRECINCT 1h LAND USE PLAN

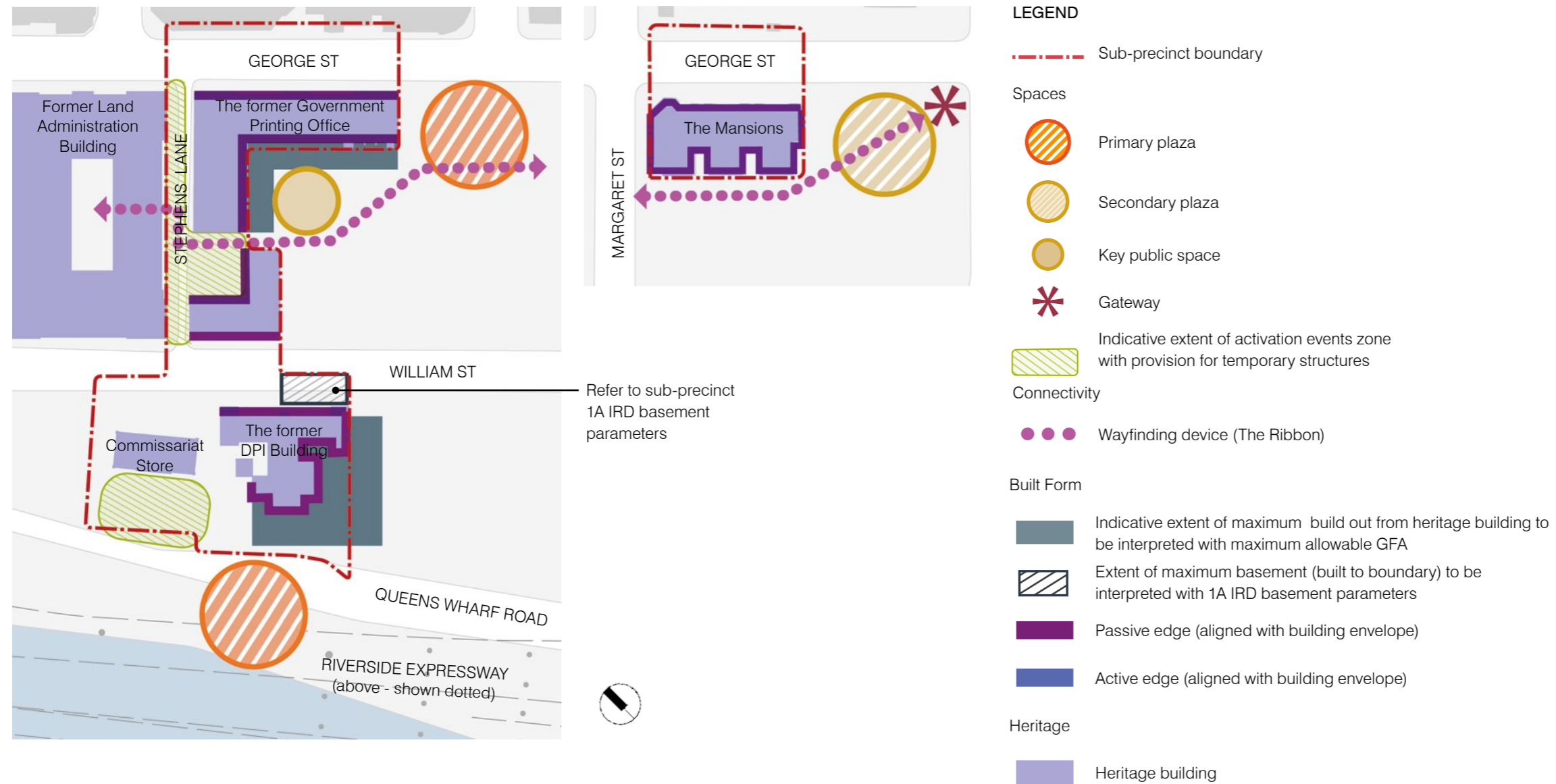
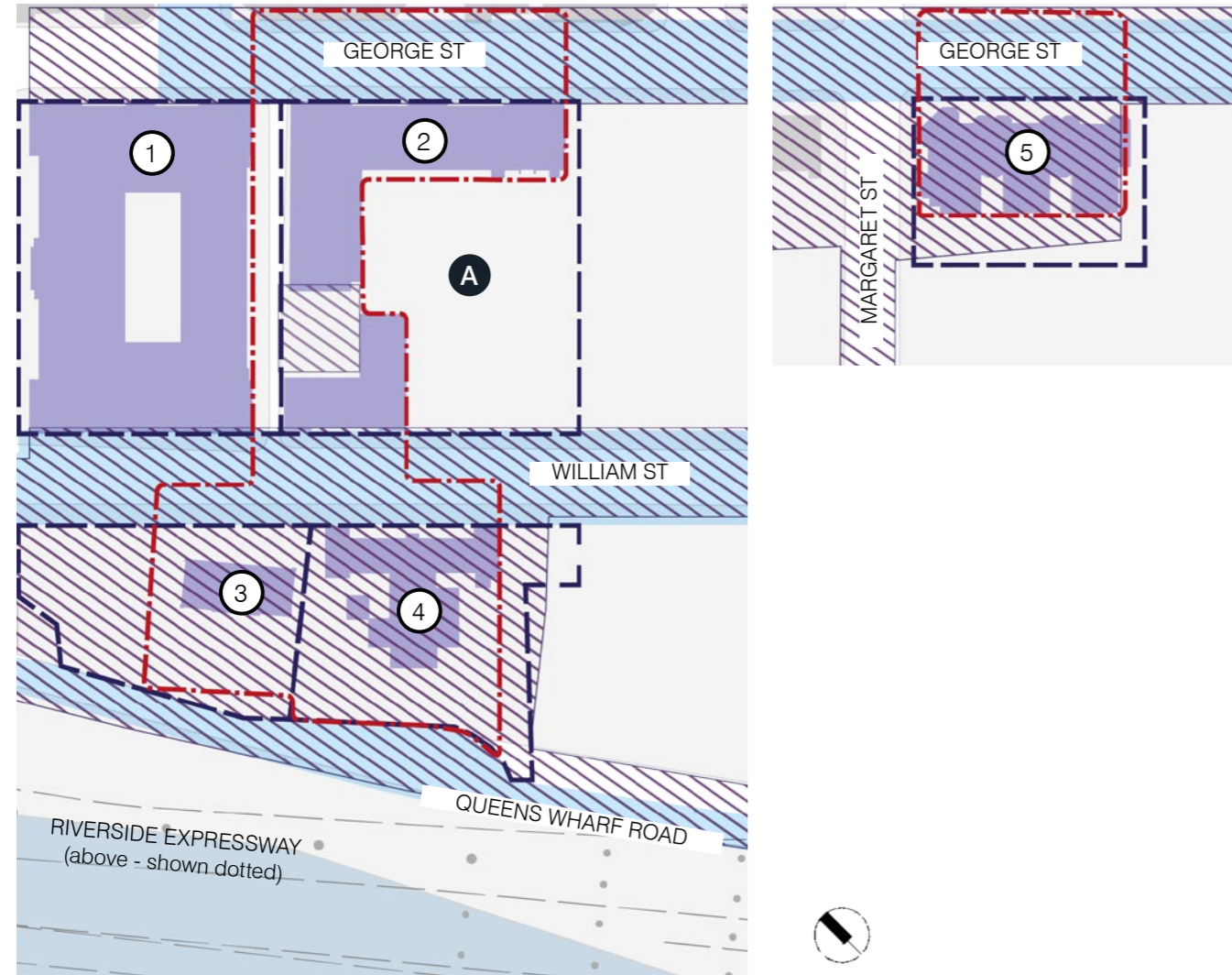


FIGURE 78: SUB-PRECINCT 1h HERITAGE AND ARCHAEOLOGY PLAN



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 79: SUB-PRECINCT 1h CONNECTIVITY PLAN

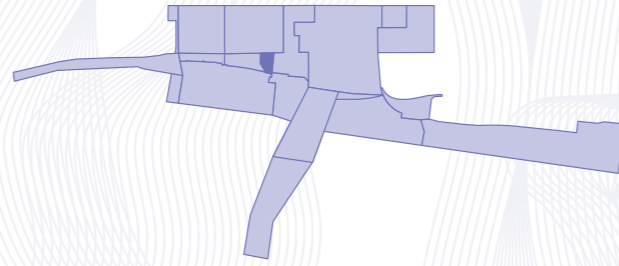


LEGEND

- · - · - Sub-precinct boundary
- Connectivity
- Cross block link at ground level
- Key pedestrian route
- Shared zone (pedestrian, cycle and vehicle access)
- Controlled service vehicle access
- ● ● Wayfinding device (The Ribbon)

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
<ul style="list-style-type: none"> • Food and Drink Outlet • Park

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

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING
<ul style="list-style-type: none"> • 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.

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.

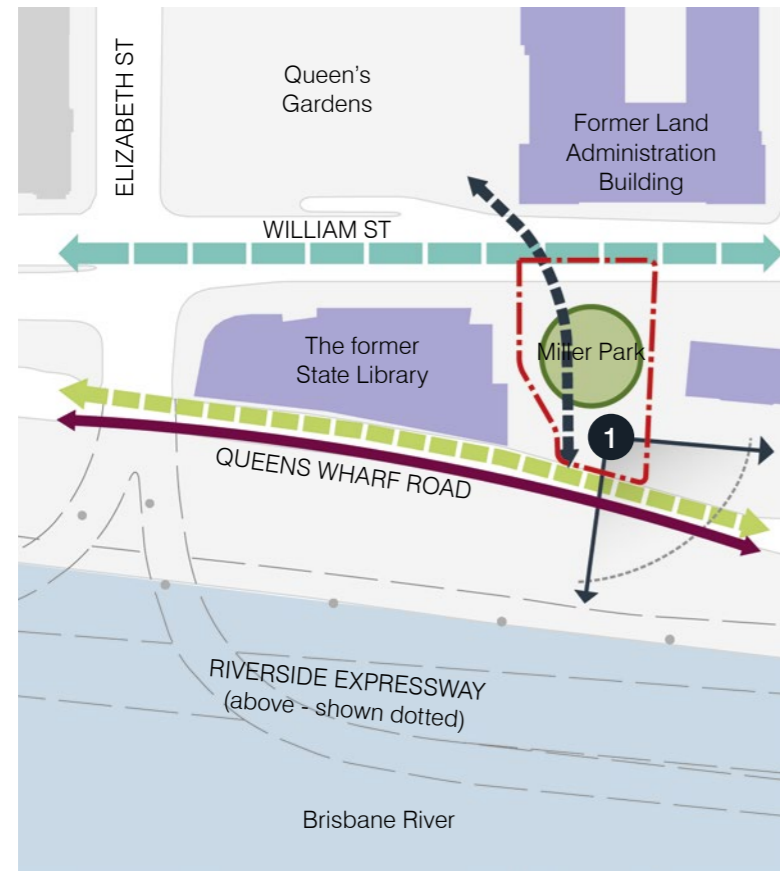
The approved uses and works in Sub-Precinct 1i must be generally in accordance with the Intents and Specific Design Criteria identified in *Table 43*.

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 identified in <i>Table 43.1</i> .						
		<p>TABLE 43.1 MAXIMUM STANDARD AND PLANNED GFA</p> <table border="1"> <thead> <tr> <th>USE</th> <th>MAXIMUM GFA</th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>10 m²</td> </tr> <tr> <td>Total</td> <td>10 m²</td> </tr> </tbody> </table> <p><i>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 across the QWBIRD.</i></p>		USE	MAXIMUM GFA	Retail	10 m ²	Total	10 m²
USE	MAXIMUM GFA								
Retail	10 m ²								
Total	10 m²								
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 and a pedestrian lift is contained within the building envelopes for the Sub-Precinct identified in <i>Figure 81</i> 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 <i>Figure 80</i> .						
		DS 2.3	Light-weight structures such as gazebos and shelters do not exceed a maximum footprint of 70m ² .						
SPI 3	Public Realm	DS 3	Public Realm						
SPI 3.1	Development uses landscaping, built structures and lighting to contribute 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 <i>Figure 78</i> .	DS 3.2	Development is designed to include the following key improvements: <ul style="list-style-type: none"> • 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 set out in the Landscape Concept Report.								
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 designed so 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 <i>Figure 80</i> and contains a pathway with a minimum unobstructed width of 3.2m.						
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 Miller Park as identified in the relevant Conservation Management Plan, as indicated in <i>Figure 82</i> 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 generally in accordance with the Conservation Management Criteria in Section 6 .						
SPI 5.2	Development addresses the archaeological potential of the site.	DS 5.2	Development is designed generally in accordance with the Conservation Management Criteria in Section 6 .						
		DS 5.3	Development is carried out generally in accordance with the Archaeological Management Criteria in Section 6 .						
SPI 6	Environment and Sustainability	DS 6	Environment and Sustainability						
SPI 6.1	Development addresses the environmental significance of existing trees.	DS 6.1	Development is designed to retain the Significant Tree identified in <i>Figure 83</i> where practicable.						

5.0
Approved Development
(Compliance Assessment)

FIGURE 80: SUB-PRECINCT 1i OVERALL INTENT PLAN



LEGEND











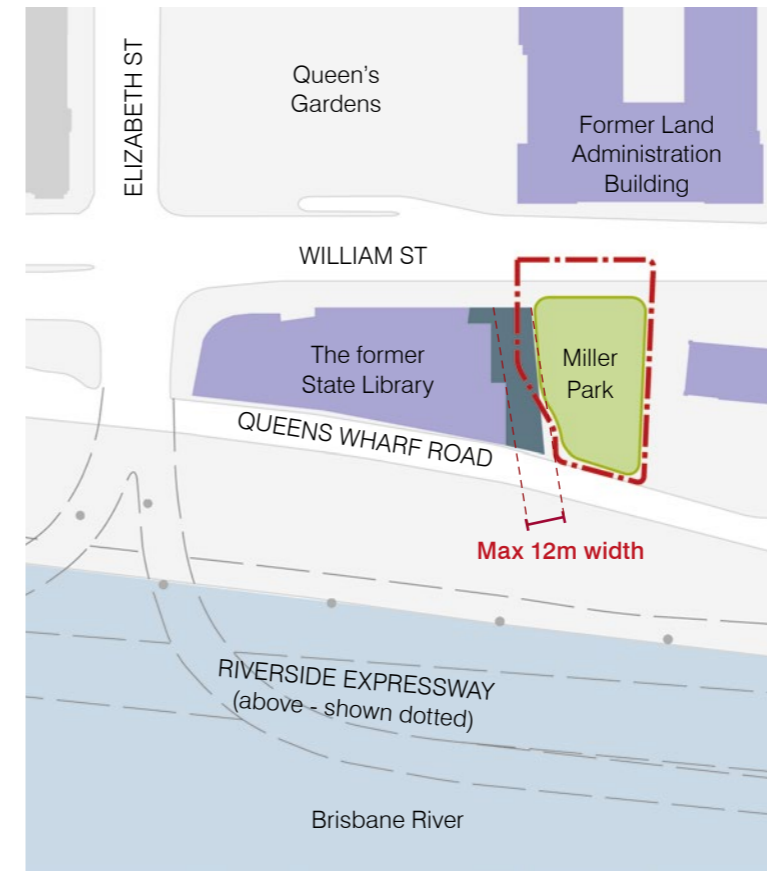
- | | |
|--|---|
|  Sub-precinct boundary |  Heritage building |
| Spaces | Heritage |
|  Heritage park |  Heritage building |
| Connectivity | Significant Views |
|  William Street streetscape (The Verandah) |  Significant view or outlook |
|  Cross block link |  View towards the river and South Bank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

FIGURE 81: SUB-PRECINCT 1i LAND USE PLAN



LEGEND





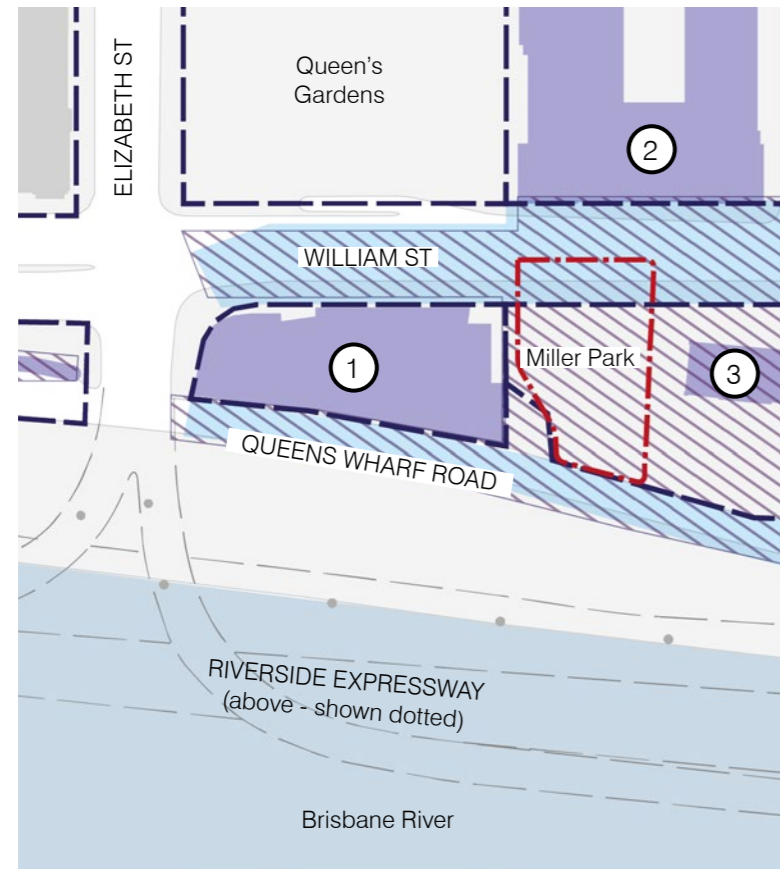
- | | |
|--|--|
|  Sub-precinct boundary | Heritage |
|  Heritage Building | Open Space |
|  Indicative extent of maximum build out from heritage building to be interpreted with maximum allowable GFA |  Indicative extent of open recreation space |

FIGURE 82: 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

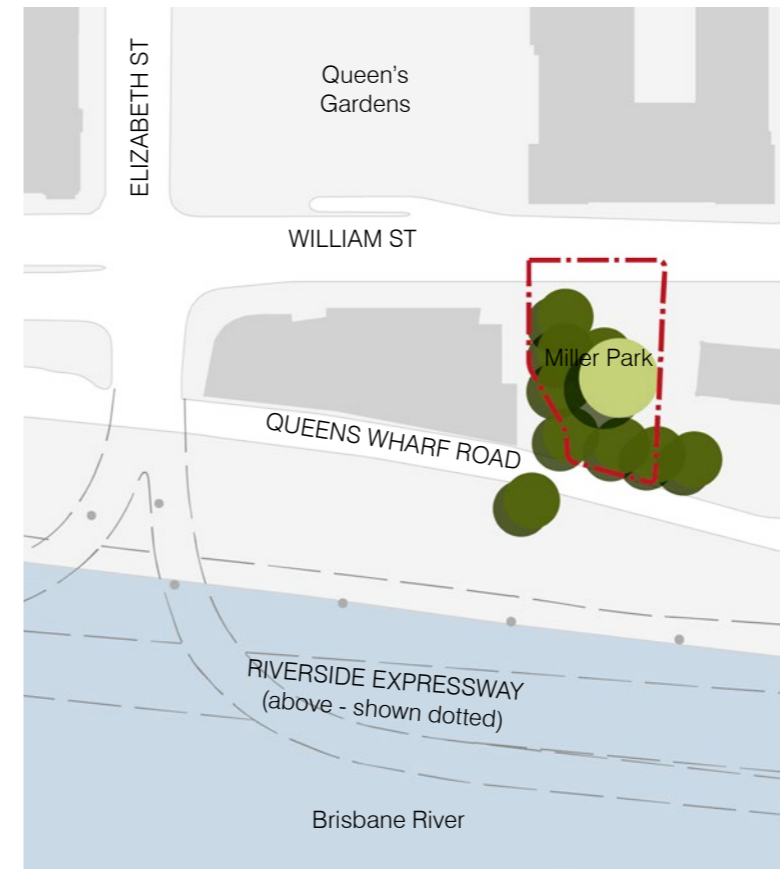
③ Commissariat Store

Early Streets of Brisbane

Heritage building

High archaeological potential

FIGURE 83: SUB-PRECINCT 1i ENVIRONMENTAL PARAMETERS PLAN



LEGEND

--- Sub-precinct boundary

Vegetation

● Significant tree to be retained*

● Locally occurring trees 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

5.3 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.
T3	Public Realm	T3.1	Queen's Gardens is retained as an urban green space providing opportunities for passive recreation and subterranean development as indicated in <i>Figure 84</i> .
		T3.2	Development is designed to provide a continuation of the public realm network, to create a connected and open pedestrian environment.
		T3.3	Development incorporates public realm enhancements that enable the QWBIRD to integrate and connect to the existing fabric of the City.
T4	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 retains the cross block link from Elizabeth Street to William Street to connect to Miller Park.
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-Precinct as identified in the relevant Conservation Management Plan.
		T5.2	Development provides for the retention and adaptation of the former Treasury Building, the former Land Administration Building and the former State Library.
		T5.3	Development provides for the recognition and interpretation of heritage elements.
T6	Environment and Sustainability	T6.1	Development promotes ecologically sustainable development by: <ul style="list-style-type: none"> • Incorporating subtropical landscaping in the public realm; and • Providing development that is climatically responsive subtropical.

FIGURE 84: PRECINCT 2 ILLUSTRATIVE INTENT PLAN

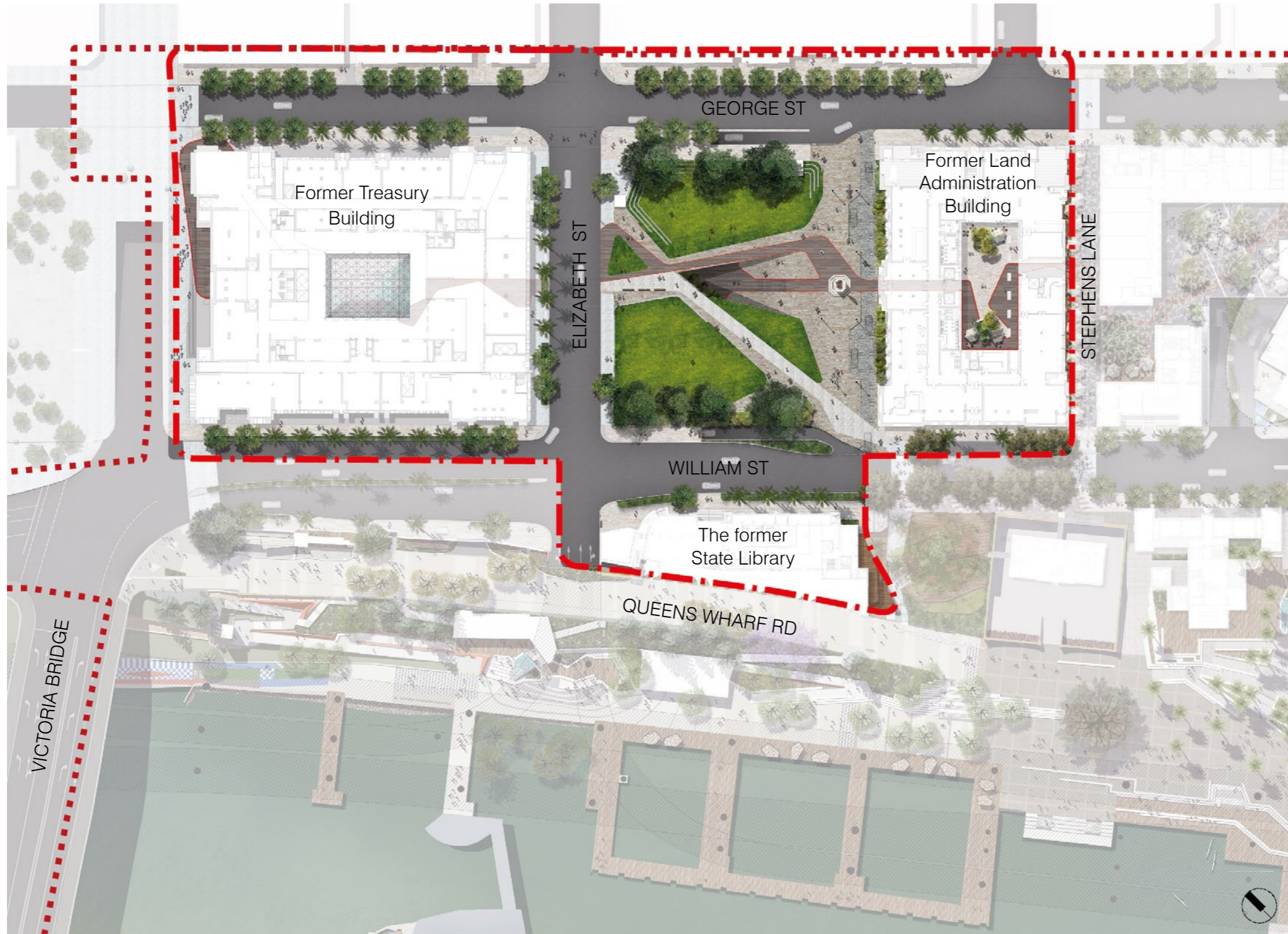


FIGURE 85: PRECINCT 2 SUB-PRECINCT PLAN

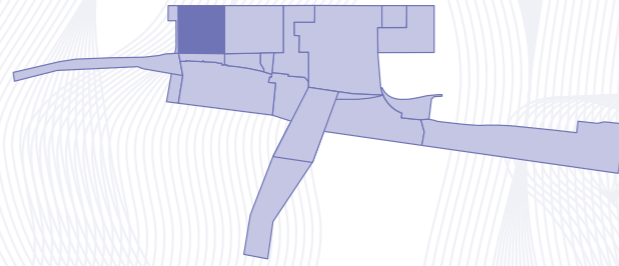




THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK

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
<ul style="list-style-type: none"> • Food and Drink Outlet • Hotel • Nightclub entertainment facility • Market • Shop • Shopping centre • Short-Term Accommodation

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

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING
<ul style="list-style-type: none"> • 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.

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.

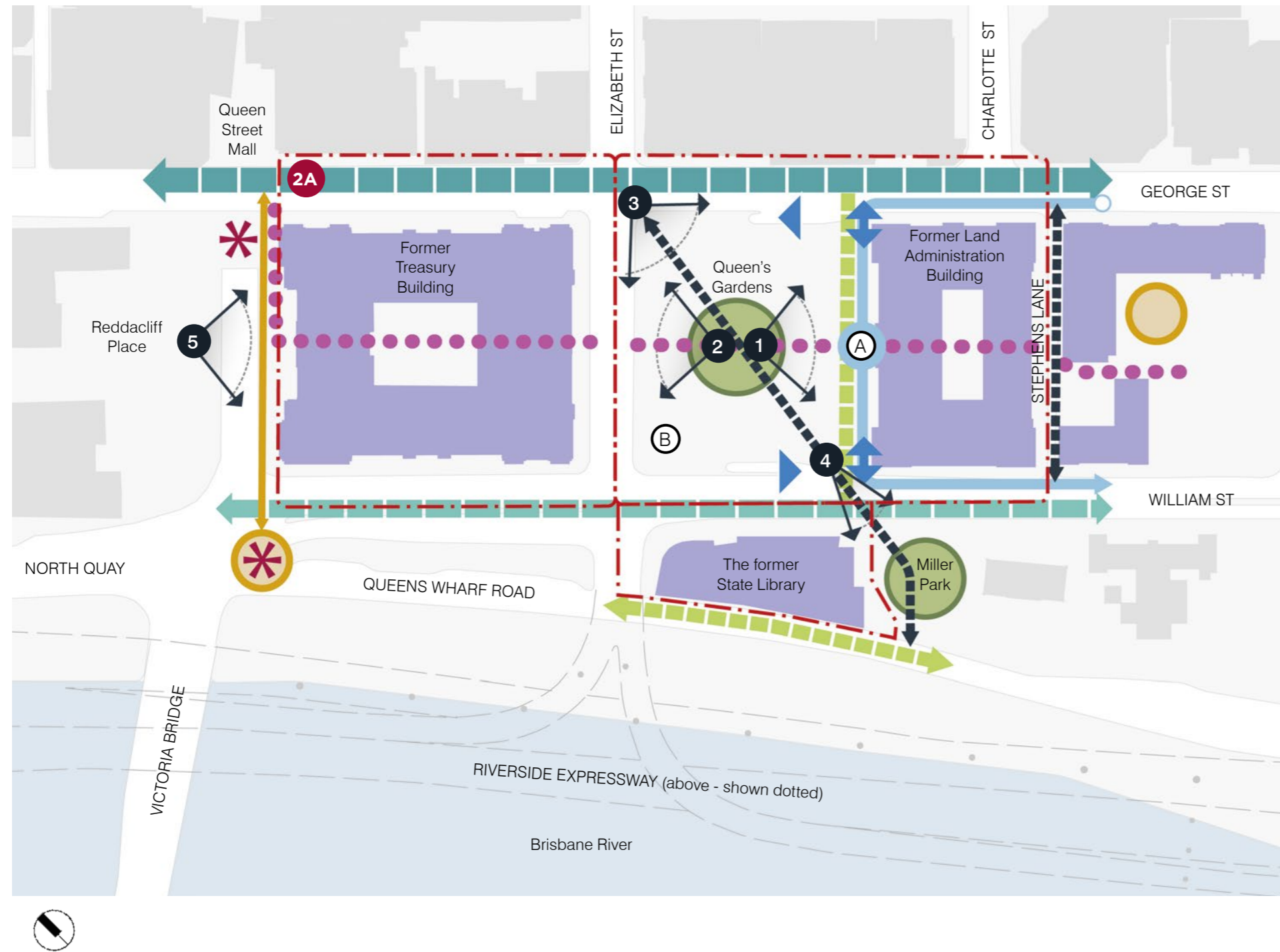
The approved uses and works in Sub-Precinct 2a must be generally in accordance with the Intents and Specific Design Criteria identified in *Table 47*.

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 exceed the Maximum Standard GFA identified in <i>Table 47.1</i>								
		<p>TABLE 47.1 MAXIMUM STANDARD AND PLANNED GFA</p> <table border="1"> <thead> <tr> <th>USE</th> <th>MAXIMUM GFA</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>8,500 m²</td> </tr> <tr> <td>Retail</td> <td>12,700 m²</td> </tr> <tr> <td>Total</td> <td>21,200 m²</td> </tr> </tbody> </table>		USE	MAXIMUM GFA	Residential	8,500 m ²	Retail	12,700 m ²	Total	21,200 m²
USE	MAXIMUM GFA										
Residential	8,500 m ²										
Retail	12,700 m ²										
Total	21,200 m²										
		DS 1.3	<p>Development in the Sub-Precinct for Residential Use:</p> <p>a. Does not exceed a maximum of 70 Short-Term Accommodation units; or</p> <p>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.</p> <p><i>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.</i></p>								
SPI 2	Built Form	DS 2	Built Form								
SPI 2.1	The existing built form and scale is to be maintained at ground and upper levels.	DS 2.1	Development is contained within the building envelopes for the Sub-Precinct identified in <i>Figure 86</i> , <i>Figure 88</i> and <i>Figure 92</i> .								
		DS 2.2	Development is designed to protect significant views or outlooks identified in <i>Figure 86</i> .								
		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	<p>Development of the former Treasury Building:</p> <ul style="list-style-type: none"> Preserves the historically 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 <i>Figure 87</i> 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 <i>Figure 90</i> .	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 set out in the Landscape Concept Report.										
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 .								
		DS 4.3	<p>Key routes for pedestrians are designed generally in accordance with <i>Figure 91</i> and accord with the following:</p> <ul style="list-style-type: none"> For City Street pedestrian movement (footpaths): <ul style="list-style-type: none"> 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. 								

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
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 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 Technical Heritage 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 89 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 <ul style="list-style-type: none"> • Are to be located and positioned generally in accordance with the Conservation Management Criteria in Section 6; • Designed with materials that are to be light-weight in nature and modern and sympathetic to the heritage fabric; • Are designed to be reversible (able to be removed with no permanent markers that an awning was previously attached); and • 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	Where practicable, building design is 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 .

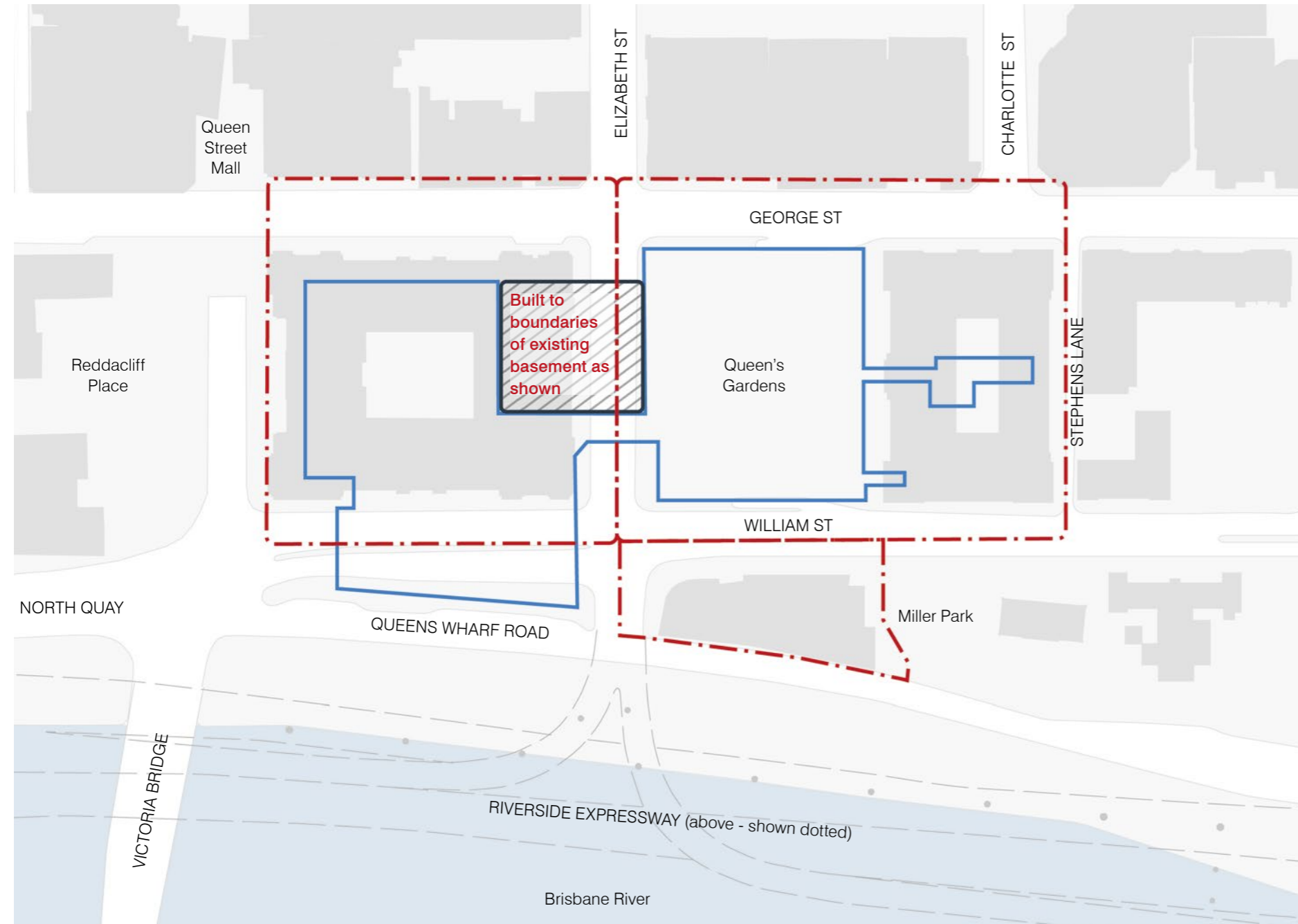
FIGURE 86: SUB-PRECINCTS 2a, 2b AND 2c OVERALL INTENT PLAN



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 pedestrian route
- Wayfinding device (The Ribbon)
- ▬▬▬ Shared zone (pedestrian, cycle and vehicle access)
- ▬▬▬ Porte-cochere circulation
- ▶ Indicative vehicle access point (location and direction not fixed)
- Heritage
- ▬▬▬ Heritage building
- A Queen Victoria Statue - to be retained in existing location
- B Thomas Joseph Ryan Statue - to be retained in existing location
- Significant Views
- ◁ Significant view or outlook
- 1 View of the former Land Administration Building primary facade
- 2 View of former Treasury Building primary 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

FIGURE 87: SUB-PRECINCTS 2a, 2b AND 2c BASEMENT PARAMETERS PLAN

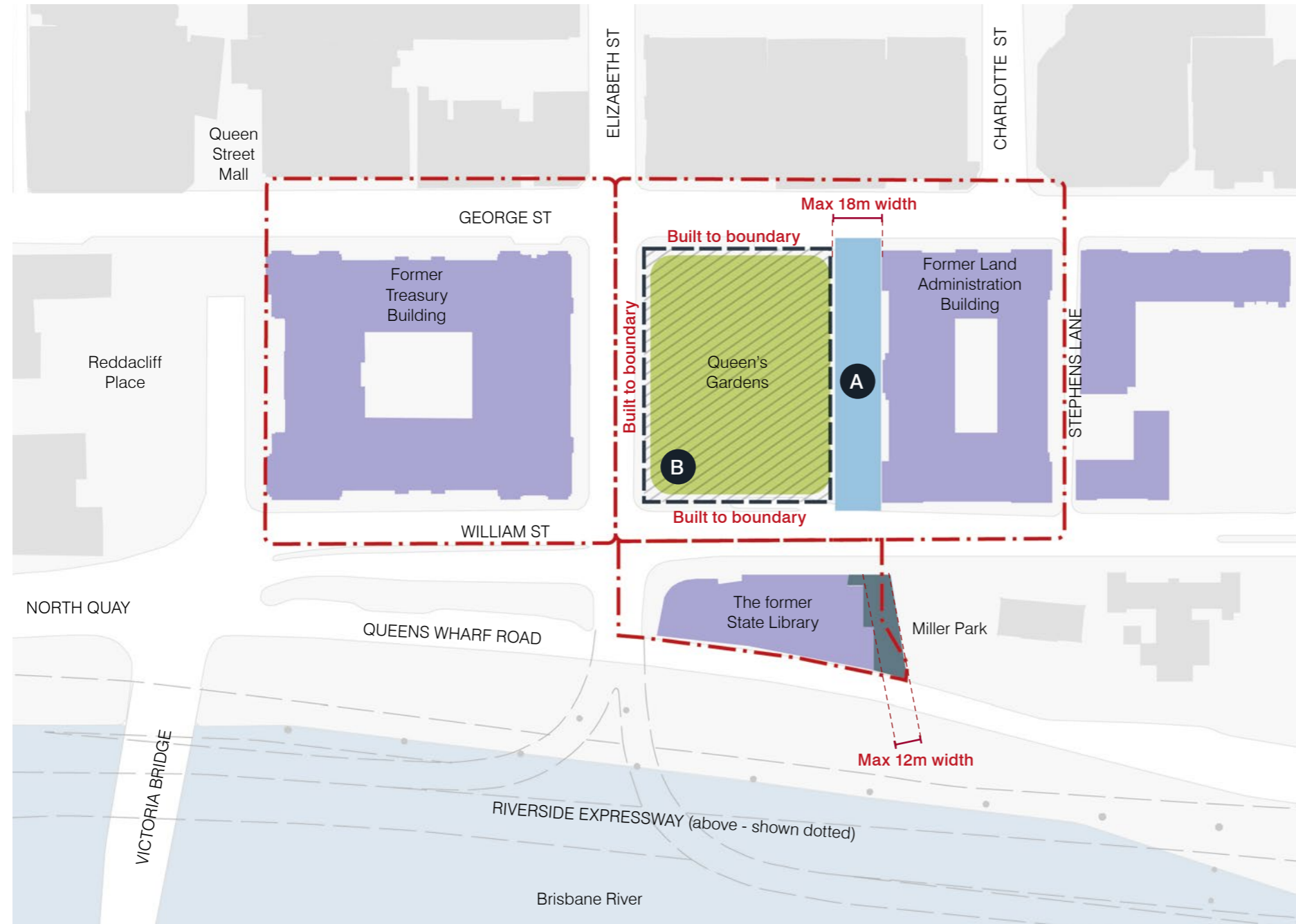


LEGEND

- Sub-precinct boundary
- Built Form**
- Maximum extent of new basement
- Indicative extent of existing basement level



FIGURE 88: SUB-PRECINCTS 2a, 2b AND 2c BUILT FORM AND OPEN SPACE PARAMETERS



LEGEND

--- Sub-precinct boundary

Built Form and Open Space

■ Minimum extent of Queen's Gardens open space 2200m², with a minimum Turf Area of 1400 m²

▨ Maximum extent of opening to basement 650 m²

■ Extent of maximum built out from heritage building to be interpreted with maximum allowable GFA

■ Shared zone

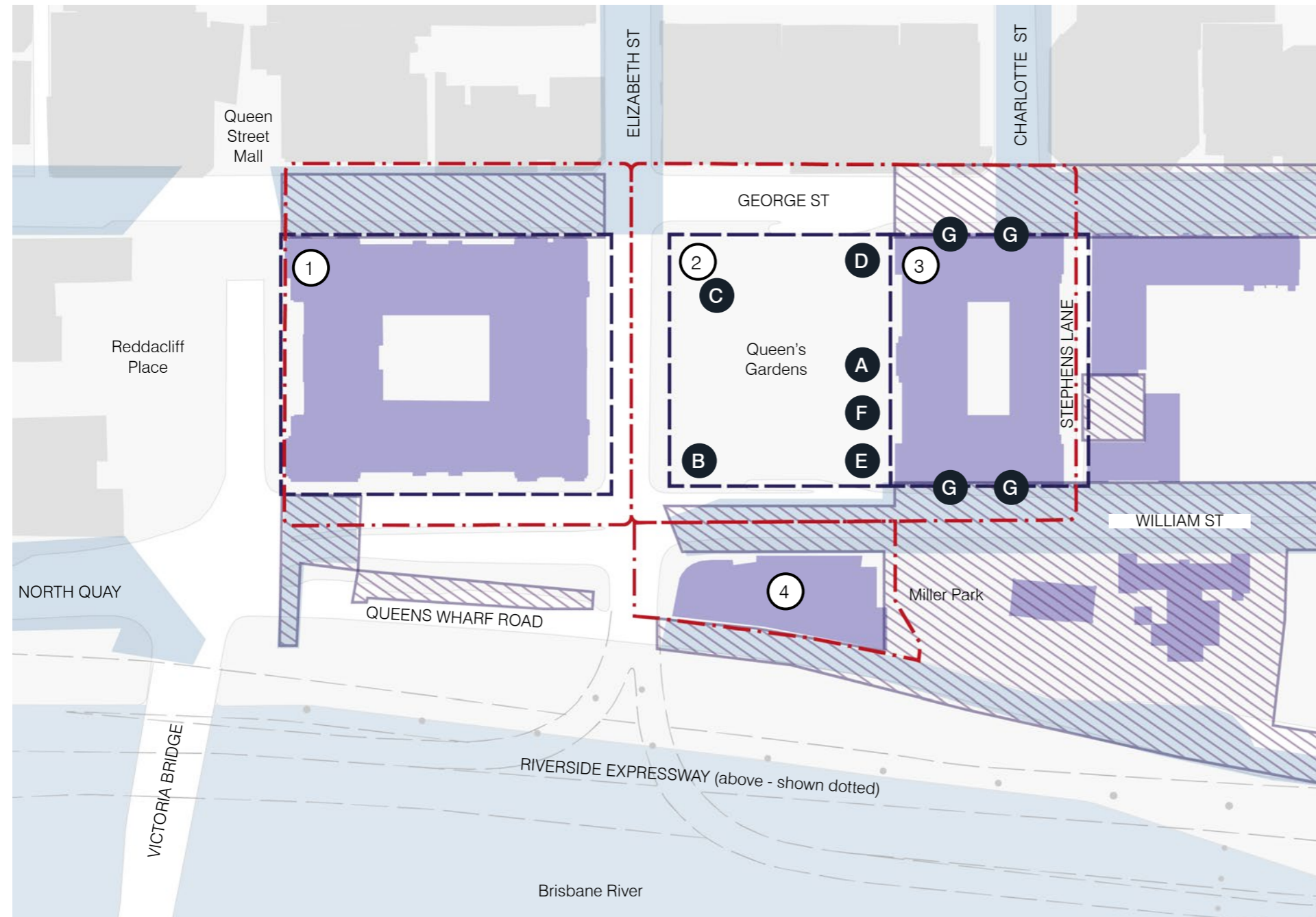
Heritage

■ Heritage building

Ⓐ Queen Victoria Statue - to be retained in existing location

Ⓑ Thomas Joseph Ryan Statue - to be retained in existing location

FIGURE 89: 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 existing location

B Thomas Joseph Ryan Statue - to be retained in existing location

C Royal Australian Air Force Memorial

D Trophy of British Valour

E War Memorial Plaque

F St Johns Pro-Cathedral Altar Stone

G Gas Lamps

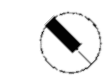
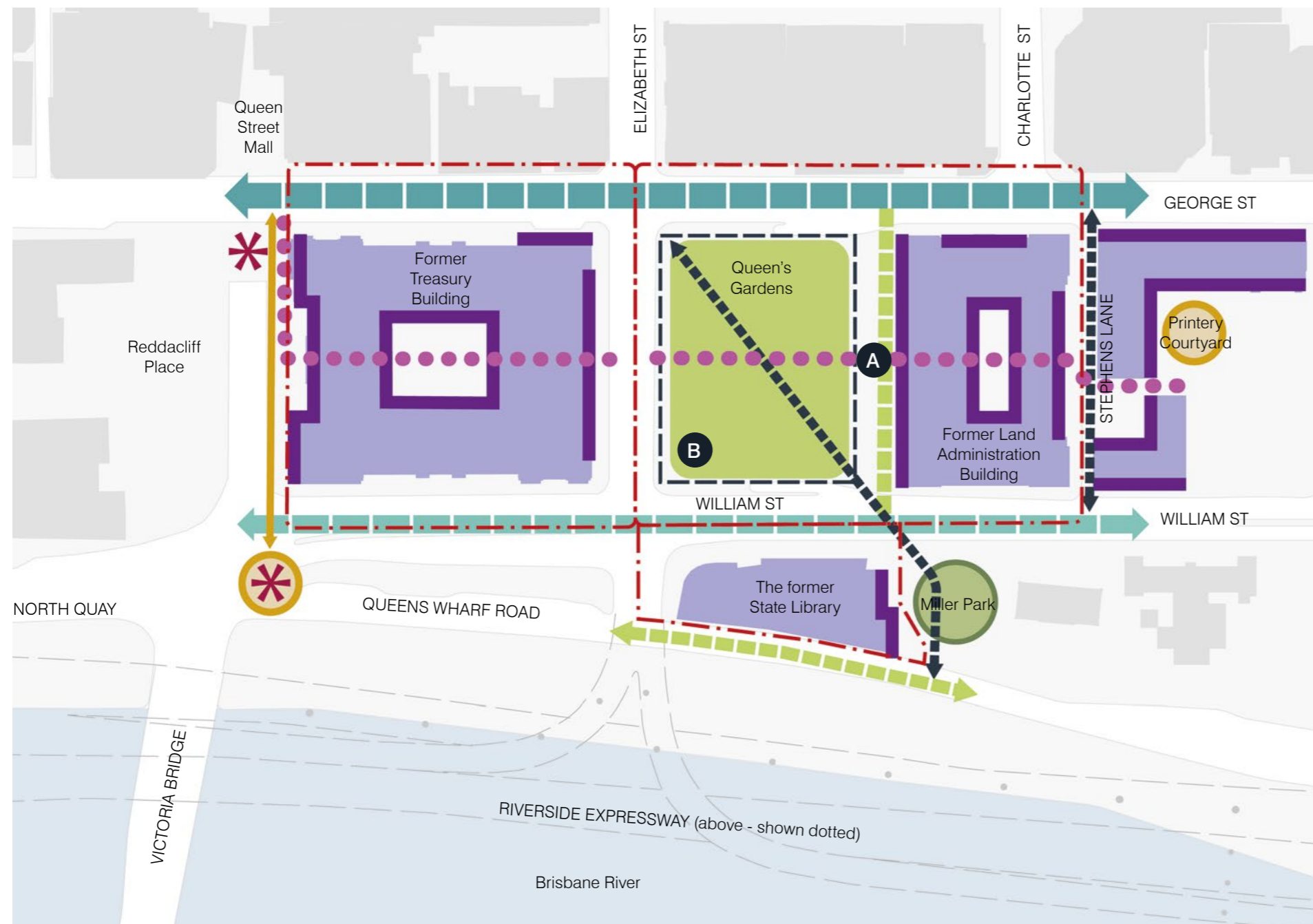


FIGURE 90: SUB-PRECINCTS 2a, 2b AND 2c PUBLIC REALM PARAMETERS



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 pedestrian route

●●● Wayfinding device (The Ribbon)

▬▬▬ Shared zone (pedestrian, cycle and vehicle access)

Built Form and Open Space

▬▬▬ Minimum extent of Queen's Gardens open space 2200m², with a minimum Turf Area of 1400 m²

▬▬▬▬▬ Maximum extent of opening to basement 650 m²

Heritage

▬▬▬ Heritage building

▬▬▬▬▬ Passive edge

Heritage Monuments

Ⓐ Queen Victoria Statue - to be retained in existing location

Ⓑ Thomas Joseph Ryan Statue - to be retained in existing location

FIGURE 91: SUB-PRECINCTS 2a, 2b AND 2c CONNECTIVITY, ACCESS AND MOBILITY PARAMETERS

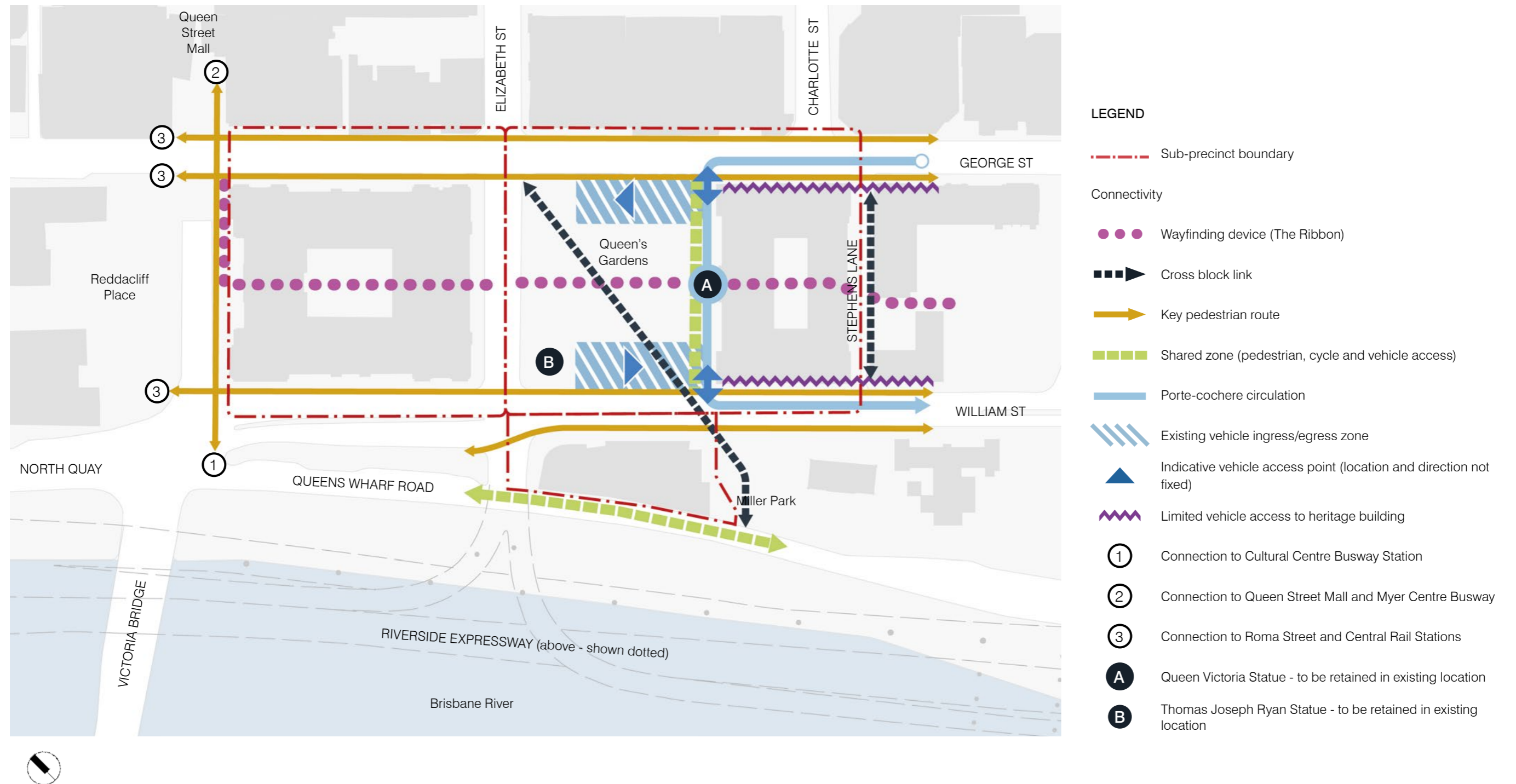
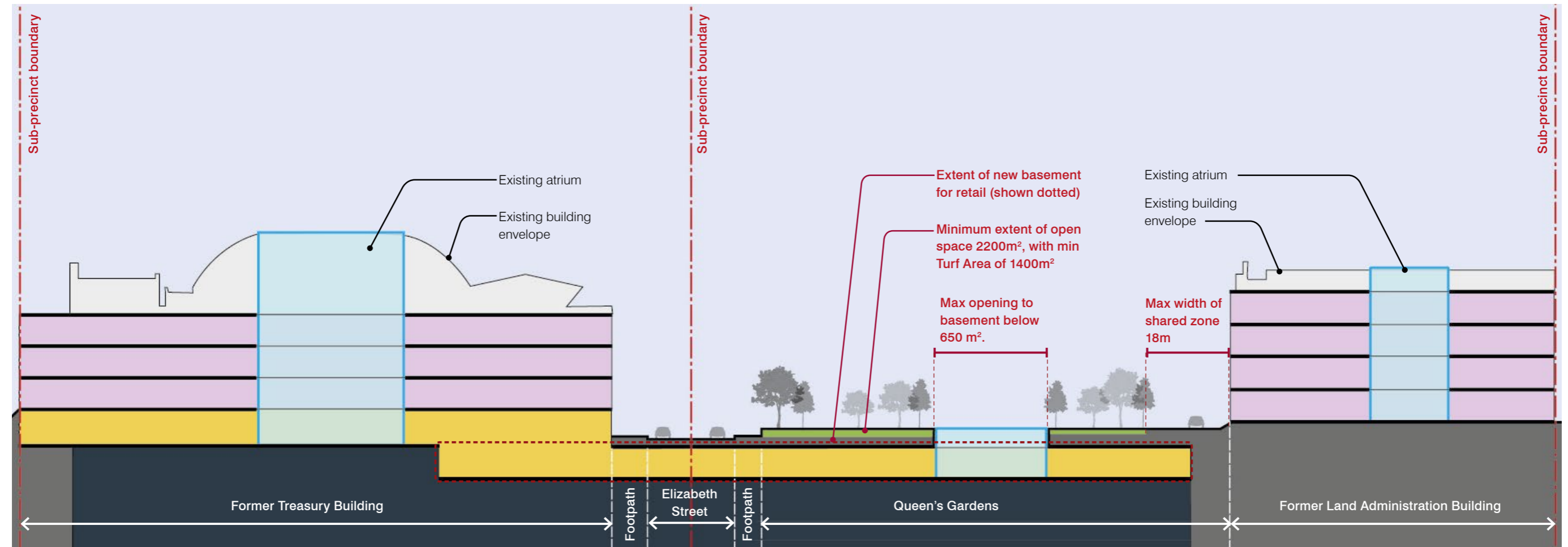
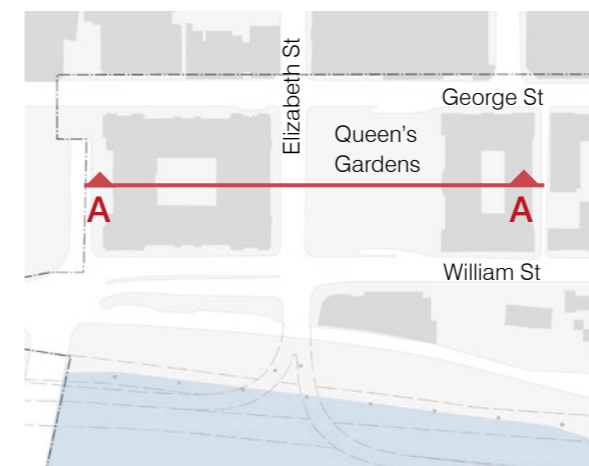


FIGURE 92: SUB-PRECINCTS 2a, 2b AND 2c SECTION



PLAN



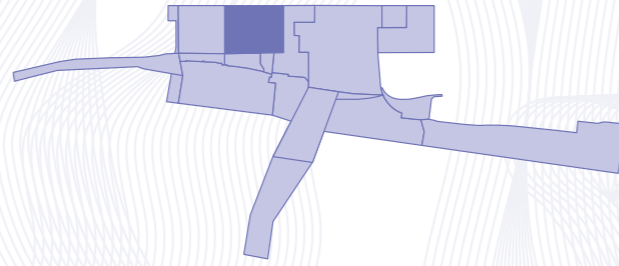
LEGEND

- Existing basement
- Adaptive re-use of heritage building
- Indicative retail ground level and basement
- Indicative atrium or void to retail basement

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
• Function Facility
• Food and Drink Outlet
• Hotel
• Indoor Sport and Recreation
• Market
• 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.

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*.

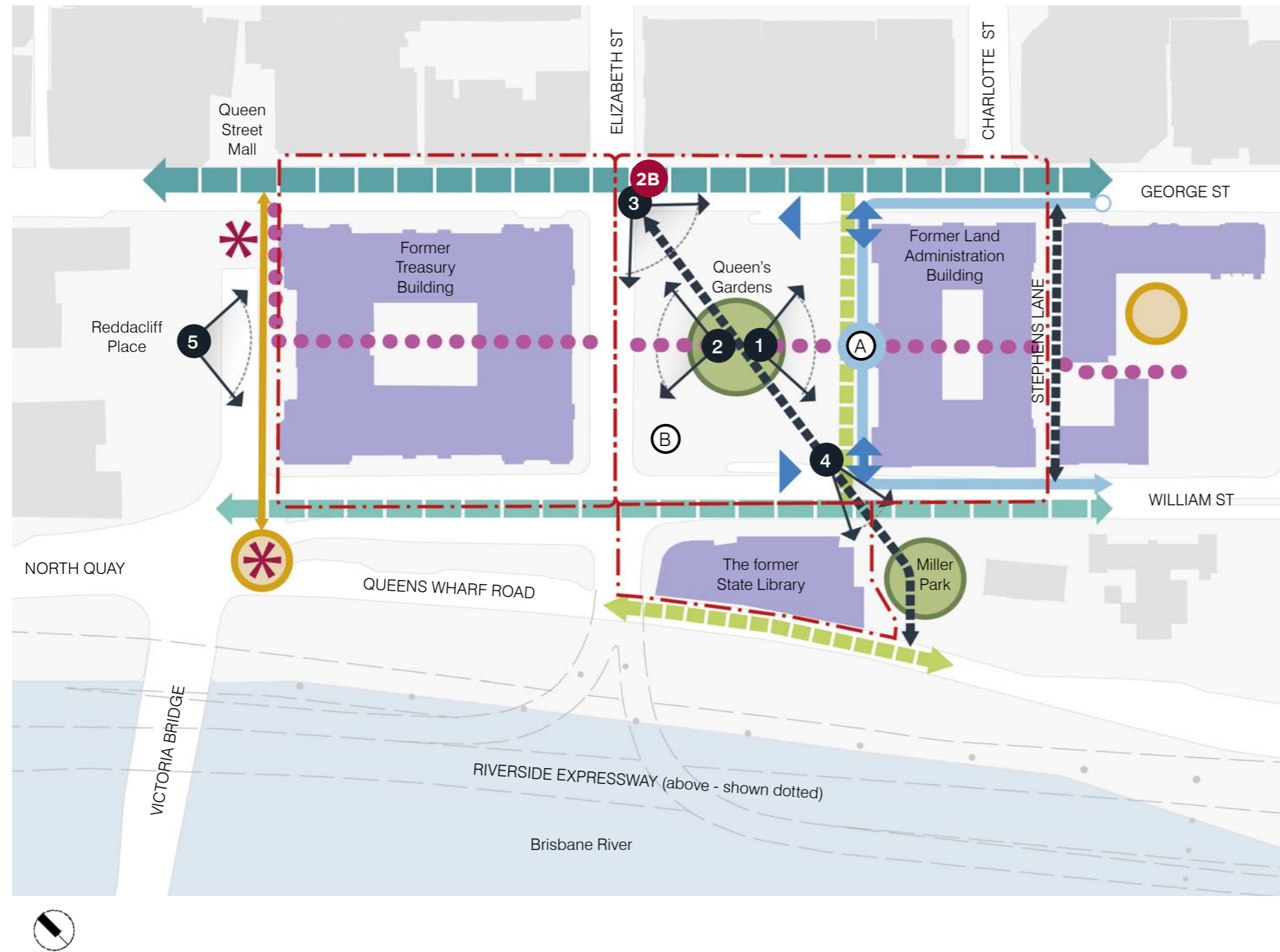
TABLE 50: SUB-PRECINCT 2b INTENT AND DESIGN CRITERIA

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 park, with subterranean retail potential	DS 1.2	The gross floor area of specified uses in the Sub-Precinct does not exceed the Maximum Standard GFA identified in <i>Table 50.1</i>										
		TABLE 50.1 MAXIMUM STANDARD AND PLANNED GFA <table border="1"> <thead> <tr> <th>USE</th> <th>MAXIMUM GFA</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>9,400 m²</td> </tr> <tr> <td>Commercial</td> <td>1,450 m²</td> </tr> <tr> <td>Retail</td> <td>4,250 m²</td> </tr> <tr> <td>Total</td> <td>15,100 m²</td> </tr> </tbody> </table>		USE	MAXIMUM GFA	Residential	9,400 m ²	Commercial	1,450 m ²	Retail	4,250 m ²	Total	15,100 m²
USE	MAXIMUM GFA												
Residential	9,400 m ²												
Commercial	1,450 m ²												
Retail	4,250 m ²												
Total	15,100 m²												
		DS 1.3	Development in the Sub-Precinct for Residential Use: <ol style="list-style-type: none"> Does not exceed a maximum of 170 Short-Term Accommodation units; or 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. <p><i>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.</i></p>										

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 93 , Figure 95 and Figure 99 .
SPI 2.2	Extensions 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 93 .
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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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 and the former State Library) by: <ul style="list-style-type: none"> • Delivering a physical, subterranean pedestrian connection between the former Treasury Building and Queen's Gardens; • Maintaining visual connectivity at the ground plane; • Providing low profile and predominantly transparent in nature built form in Queen's Gardens; • Providing a transition from the broader CBD into the QWBIRD; • Providing a gateway to the 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.	DS 3.2	Development provides cross block links and pedestrian connections in accordance with Figure 87 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 includes: <ul style="list-style-type: none"> • A minimum area of landscaped open space of 2,200m² inclusive of both hard- and soft-landscaping; • Seating areas; • A minimum area of 1,400m² of turf; • Access to William Street and George Street designed generally in accordance with the Equitable Access Criteria in Section 6; • The retention of a hardscape around the Queen Victoria statue; 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 set out in the Landscape Concept Report.	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.
SPI 3.5	Queen's Gardens is retained as a public park to provide a high-functioning urban space,	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 .

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
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 98 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 routes for pedestrians, cyclists and vehicles are designed generally in accordance with Figure 98 and accord with the following: <ul style="list-style-type: none"> Where for a shared vehicular, pedestrian path fronting the former Land Administration Building, a minimum pathway width of 5.5m and designed to incorporate: <ul style="list-style-type: none"> Signage to indicate a shared zone; and Strategies to deal with potential conflict points. For city street pedestrian movement (footpaths): <ul style="list-style-type: none"> 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. For cross block links a minimum unobstructed pathway width of 3.2m.
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 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 Technical Heritage 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 96 and the Conservation Management Criteria in Section 6 .
		DS 5.3	Awnings: <ul style="list-style-type: none"> Are to be located and positioned in accordance with the Conservation Management Criteria in Section 6; Are designed with materials that are to be light-weight in nature, modern and sympathetic to the heritage fabric; Are designed to be reversible (able to be removed with no permanent markers that an awning was previously attached); and A minimum height of the underside of 3.2m 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 96 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	Where involving a new pool to the roof of the former Land Administration Building, development is designed to minimise impact on the lower levels of the building.
		DS 5.7	Additional openings to the Stephens Lane wall external to the former Land Administration Building are designed to be consistent with the existing openings.
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 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 .

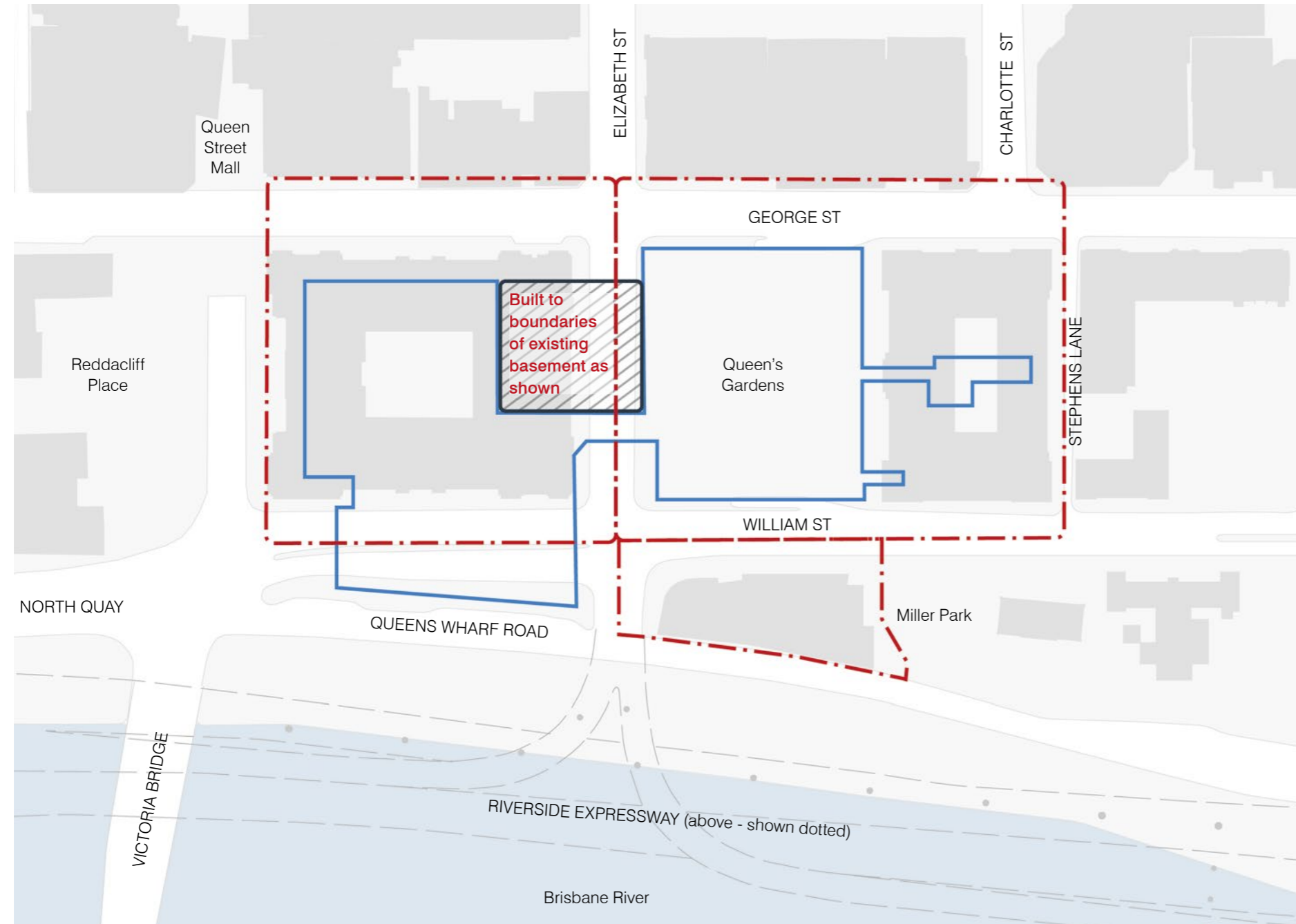
FIGURE 93: SUB-PRECINCTS 2a, 2b AND 2c OVERALL INTENT PLAN



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 pedestrian route
- Wayfinding device (The Ribbon)
- ▬▬▬ Shared zone (pedestrian, cycle and vehicle access)
- ▬▬▬ Porte-cochere circulation
- ▶ Indicative vehicle access point (location and direction not fixed)
- Heritage
- ▬▬▬ Heritage building
- A Queen Victoria Statue - to be retained in existing location
- B Thomas Joseph Ryan Statue - to be retained in existing location
- Significant Views
- ◁ Significant view or outlook
- 1 View of the former Land Administration Building primary facade
- 2 View of former Treasury Building primary 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

FIGURE 94: SUB-PRECINCTS 2a, 2b AND 2c BASEMENT PARAMETERS PLAN

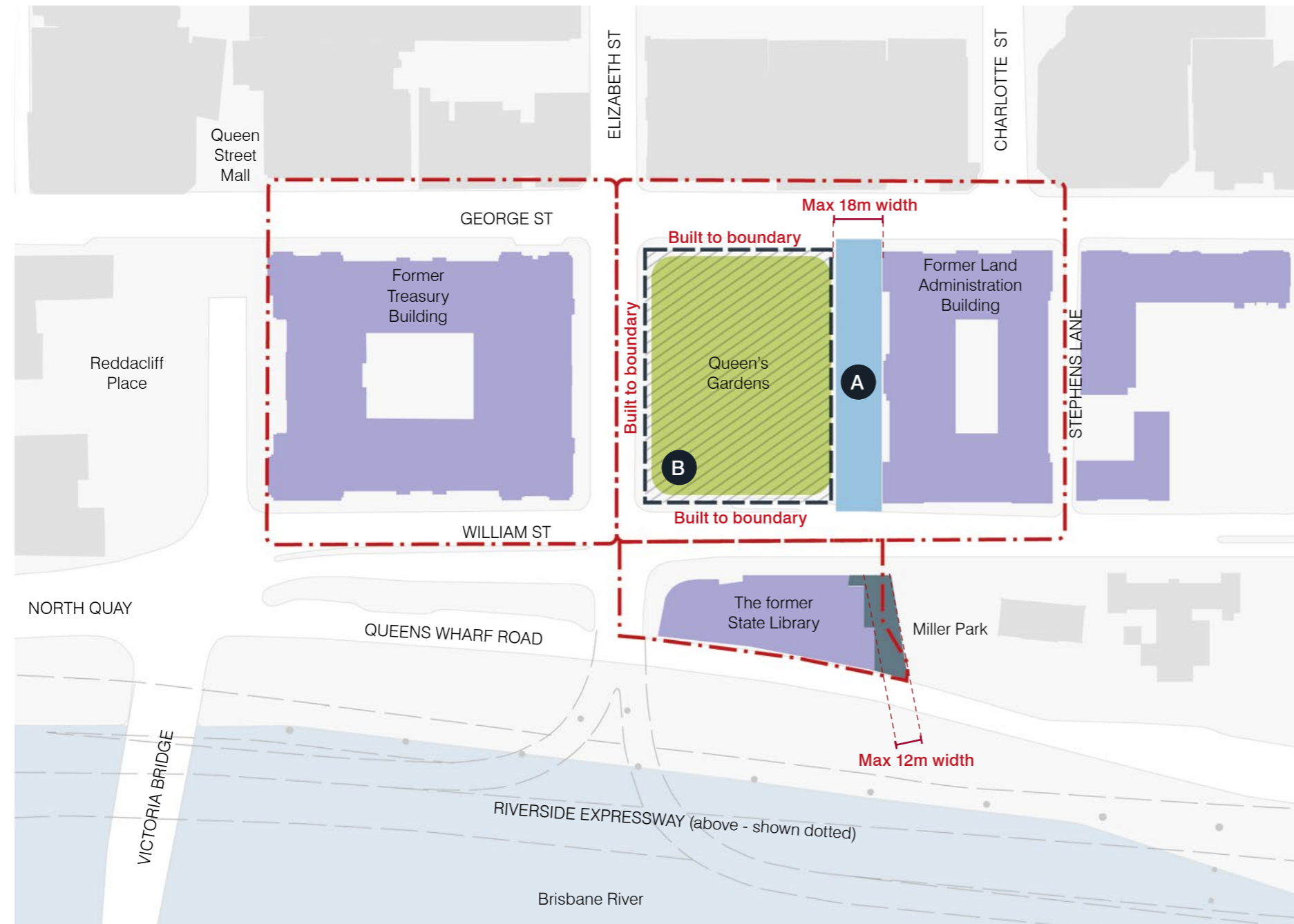


LEGEND

- Sub-precinct boundary
- Built Form**
- Maximum extent of new basement
- Indicative extent of existing basement level



FIGURE 95: SUB-PRECINCTS 2a, 2b AND 2c BUILT FORM AND OPEN SPACE PARAMETERS



LEGEND

--- Sub-precinct boundary

Built Form and Open Space

Minimum extent of Queen's Gardens open space 2200m², with a minimum Turf Area of 1400 m²

Maximum extent of opening to basement 650 m²

Extent of maximum built out from heritage building to be interpreted with maximum allowable GFA

Shared zone

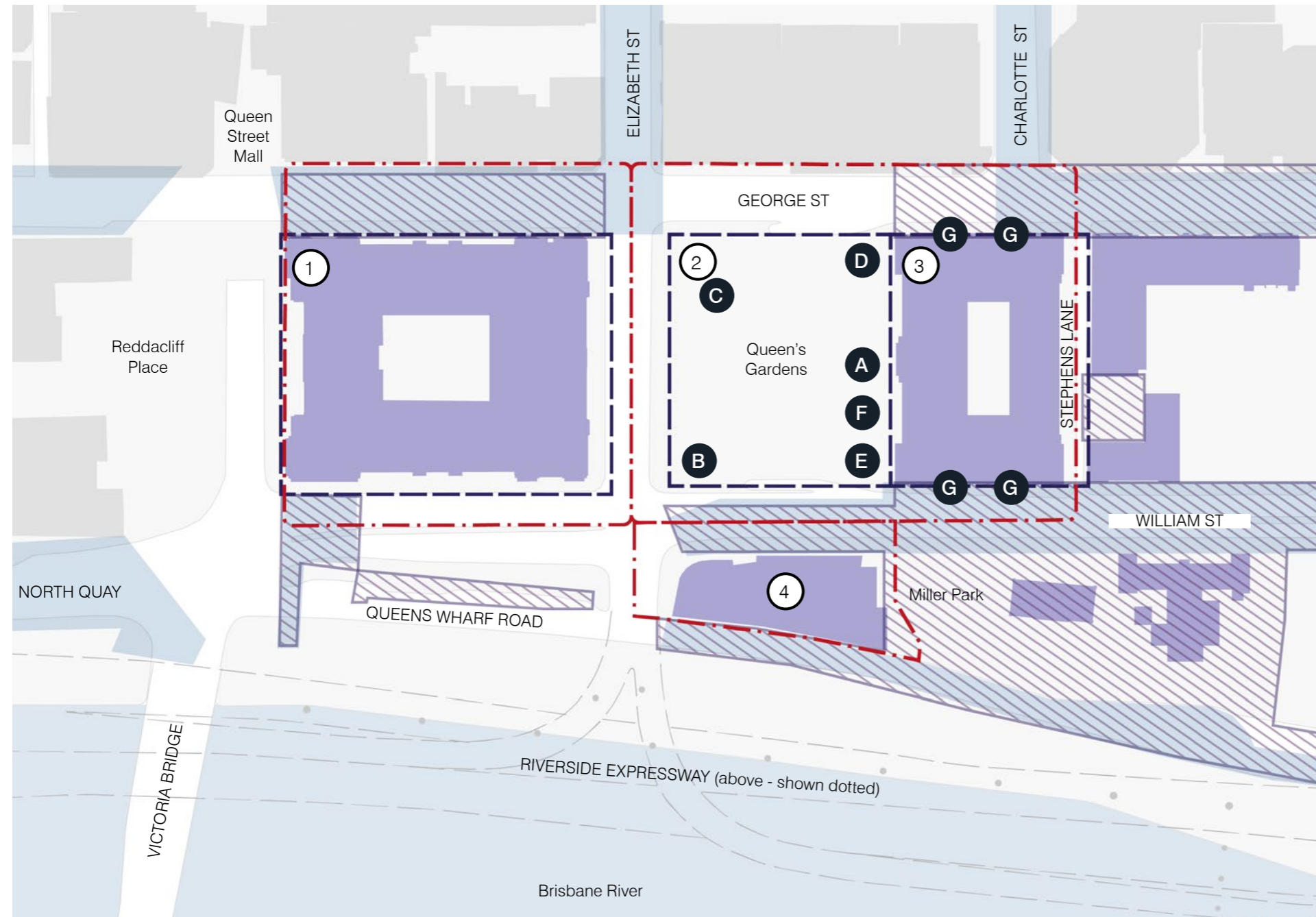
Heritage

Heritage building

A Queen Victoria Statue - to be retained in existing location

B Thomas Joseph Ryan Statue - to be retained in existing location

FIGURE 96: 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 existing location

B Thomas Joseph Ryan Statue - to be retained in existing location

C Royal Australian Air Force Memorial

D Trophy of British Valour

E War Memorial Plaque

F St Johns Pro-Cathedral Altar Stone

G Gas Lamps

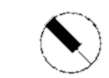
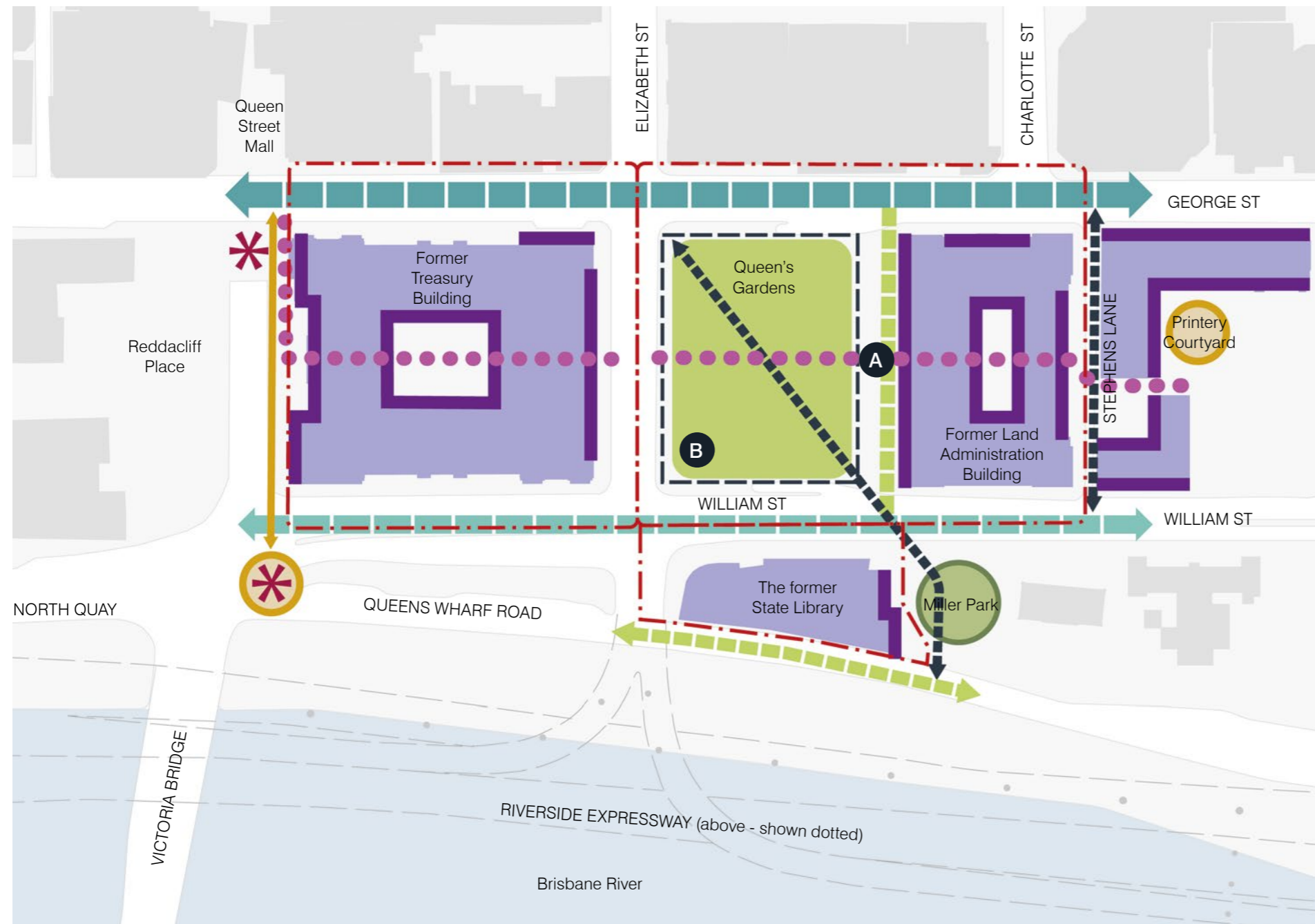


FIGURE 97: SUB-PRECINCTS 2a, 2b AND 2c PUBLIC REALM PARAMETERS



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 pedestrian route

●●● Wayfinding device (The Ribbon)

▬ Shared zone (pedestrian, cycle and vehicle access)

Built Form and Open Space

▬ Minimum extent of Queen's Gardens open space 2200m², with a minimum Turf Area of 1400 m²

▬ Maximum extent of opening to basement 650 m²

Heritage

▬ Heritage building

▬ Passive edge

Heritage Monuments

Ⓐ Queen Victoria Statue - to be retained in existing location

Ⓑ Thomas Joseph Ryan Statue - to be retained in existing location

FIGURE 98: SUB-PRECINCTS 2a, 2b AND 2c CONNECTIVITY, ACCESS AND MOBILITY PARAMETERS

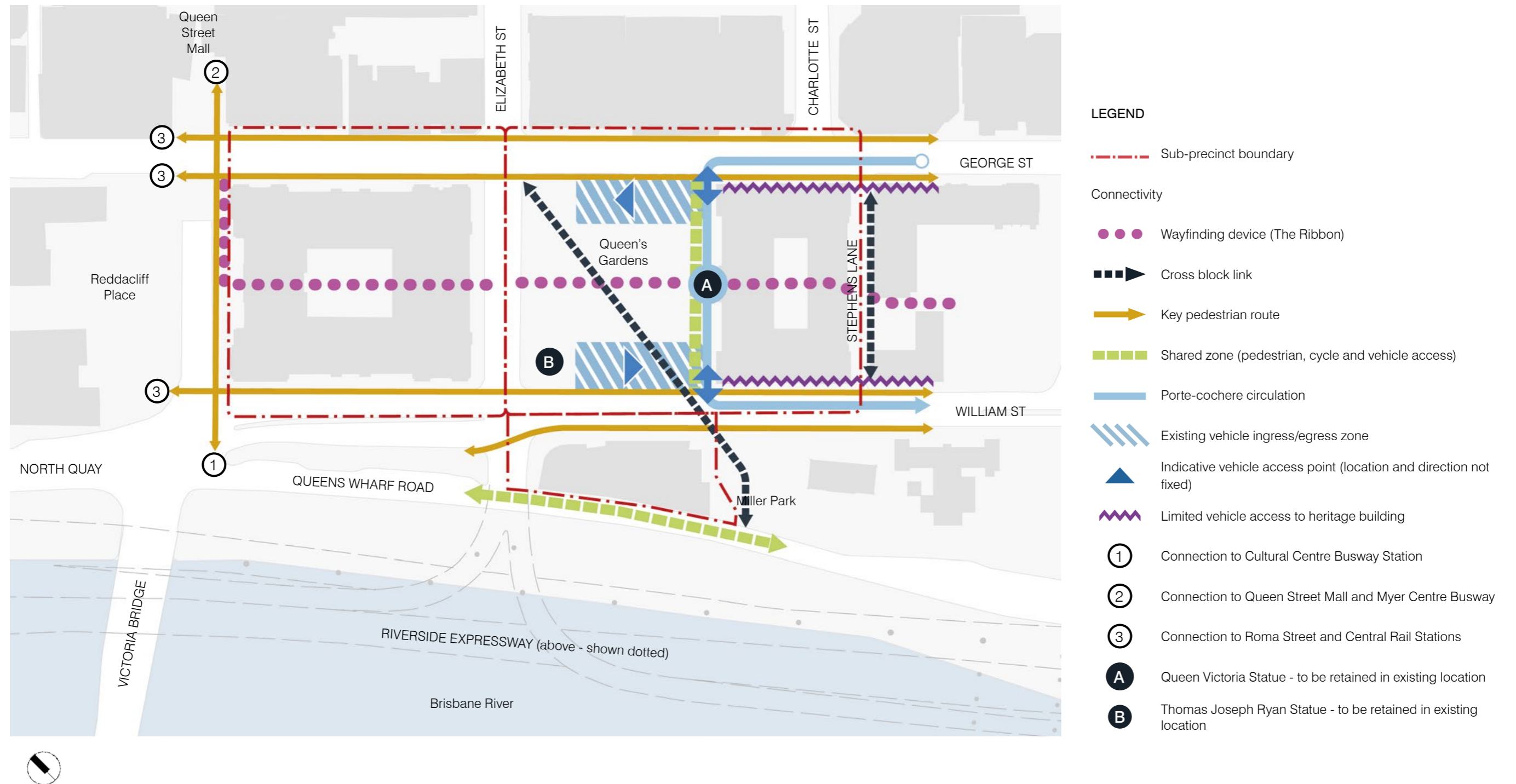
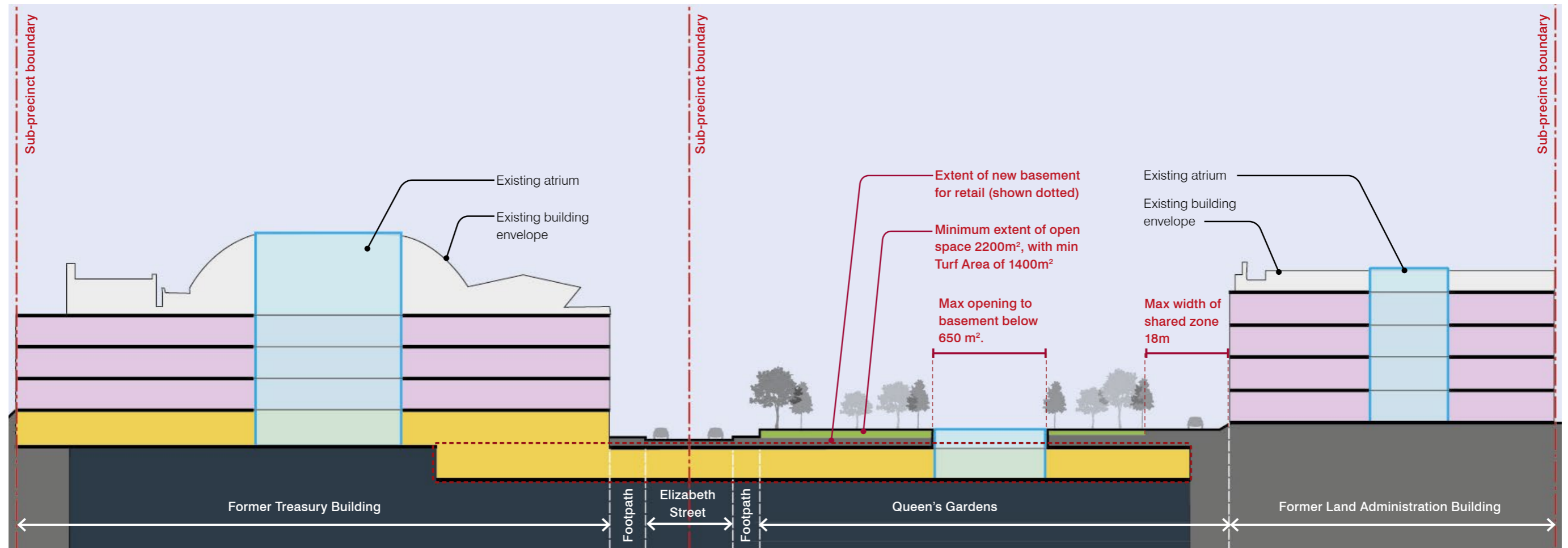


FIGURE 99: SUB-PRECINCTS 2a, 2b AND 2c SECTION



PLAN

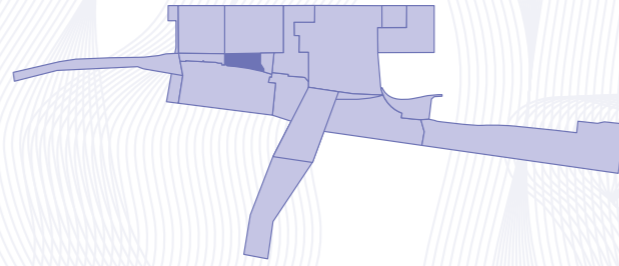


LEGEND

- Existing basement
- Adaptive re-use of heritage building
- Indicative retail ground level and basement
- Indicative atrium or void to retail basement

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
<ul style="list-style-type: none"> • Community use • Club • Food and Drink Outlet • Function Facility • Office • Service Industry • Shop

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

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING
<ul style="list-style-type: none"> • 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.

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.

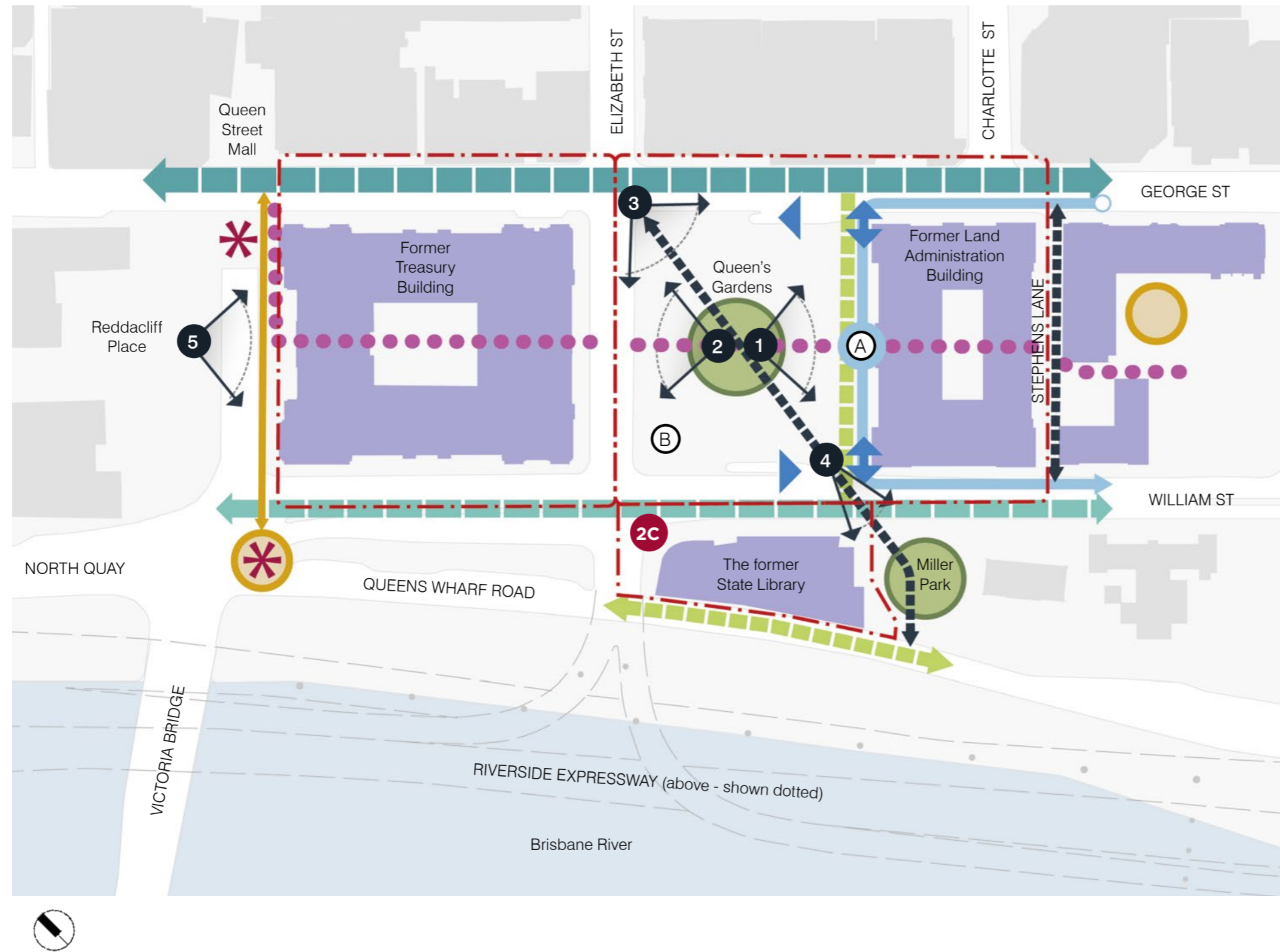
The approved uses and works in Sub-Precinct 2c must be generally in accordance with the Intents and Specific Design Criteria identified in *Table 53*.

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 exceed the Maximum Standard GFA identified in Table 53.1								
			TABLE 53.1 MAXIMUM STANDARD AND PLANNED GFA								
			<table border="1"> <thead> <tr> <th>USE</th> <th>MAXIMUM GFA</th> </tr> </thead> <tbody> <tr> <td>Commercial</td> <td>3,200 m²</td> </tr> <tr> <td>Retail</td> <td>600 m²</td> </tr> <tr> <td>Total</td> <td>3,800 m²</td> </tr> </tbody> </table>	USE	MAXIMUM GFA	Commercial	3,200 m ²	Retail	600 m ²	Total	3,800 m²
USE	MAXIMUM GFA										
Commercial	3,200 m ²										
Retail	600 m ²										
Total	3,800 m²										
			<i>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.</i>								
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 102 .								
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, such as terraces, 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.	DS 2.3	Development of the former State Library: <ul style="list-style-type: none"> 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 104. 								
		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: <ul style="list-style-type: none"> Are to be located and positioned without obstructing the building's fenestration; Designed with materials that are to be light-weight in nature, modern and sympathetic to the heritage fabric; Are designed to be reversible (able to be removed with no permanent markers that an awning was previously attached); and A minimum height of the underside of 3.2m from the adjacent ground level, where practicable. 								
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 100 .	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 set out in the Landscape Concept Report.	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 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.	DS 4.1	Development provides pedestrian routes generally in accordance with Figure 105 that achieve: <ul style="list-style-type: none"> For city street pedestrian movement (footpaths): <ul style="list-style-type: none"> 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. For cross block links a minimum unobstructed pathway width of 3.2m 								

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
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 Plan.	DS 5.1	Development is designed generally in accordance with the Conservation Management Criteria in Section 6 .
SPI 5.2	Development maintains the visual impact of the former State Library along the frontage of William and George Streets, and from Queens Gardens.	DS 5.2	Where development involves works within 10m of a heritage building or within a Heritage Place identified in Figure 103 it is to generally in accordance with the Preliminary Construction Management Plan.
		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.
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 .

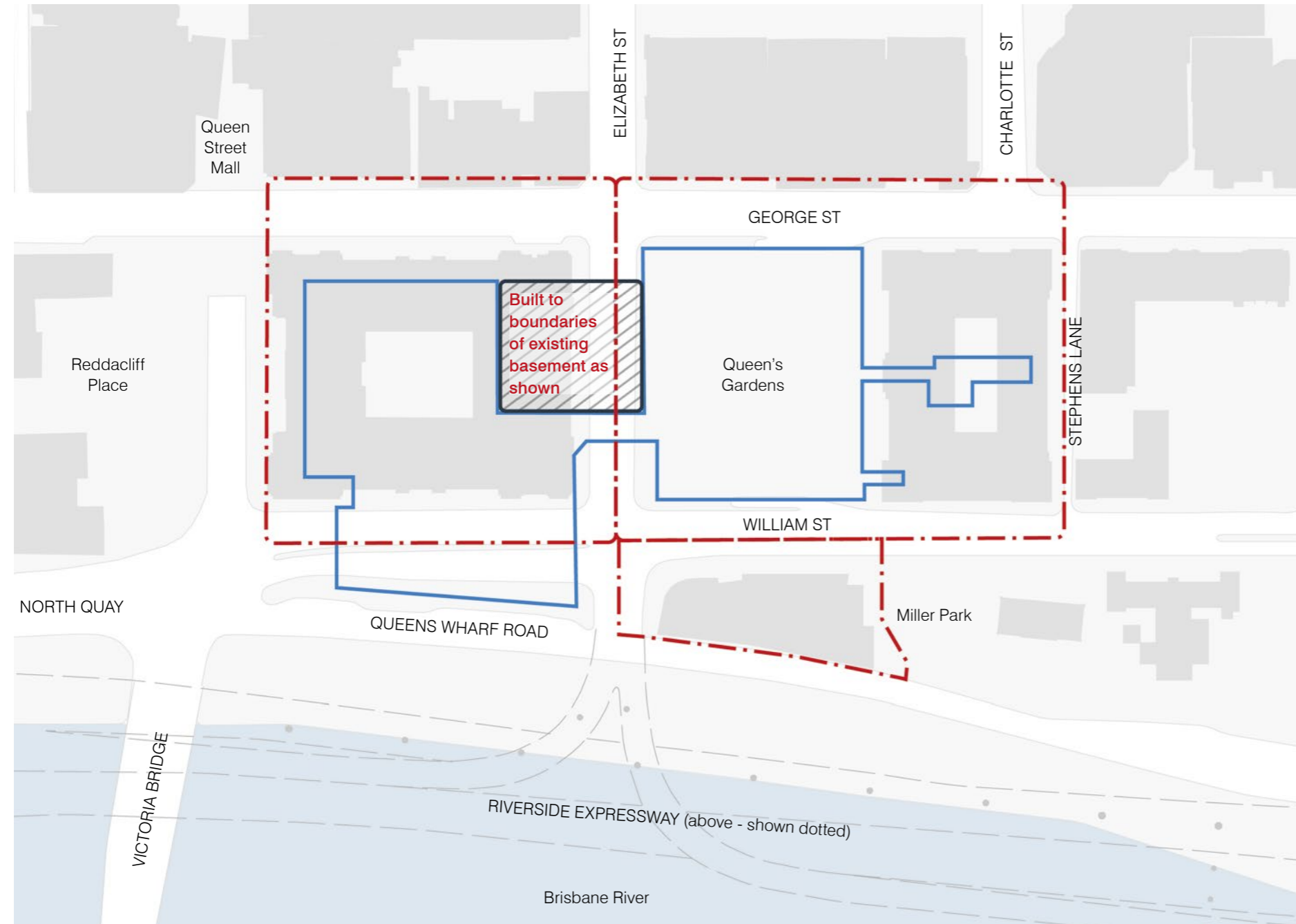
FIGURE 100: SUB-PRECINCTS 2a, 2b AND 2c OVERALL INTENT PLAN



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 pedestrian route
- Wayfinding device (The Ribbon)
- ▬▬▬ Shared zone (pedestrian, cycle and vehicle access)
- ▬▬▬ Porte-cochere circulation
- ▶ Indicative vehicle access point (location and direction not fixed)
- Heritage
- ▬▬▬ Heritage building
- A Queen Victoria Statue - to be retained in existing location
- B Thomas Joseph Ryan Statue - to be retained in existing location
- Significant Views
- ◁ Significant view or outlook
- 1 View of the former Land Administration Building primary facade
- 2 View of former Treasury Building primary 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


FIGURE 101: SUB-PRECINCTS 2a, 2b AND 2c BASEMENT PARAMETERS PLAN



LEGEND

--- Sub-precinct boundary

Built Form

 Maximum extent of new basement


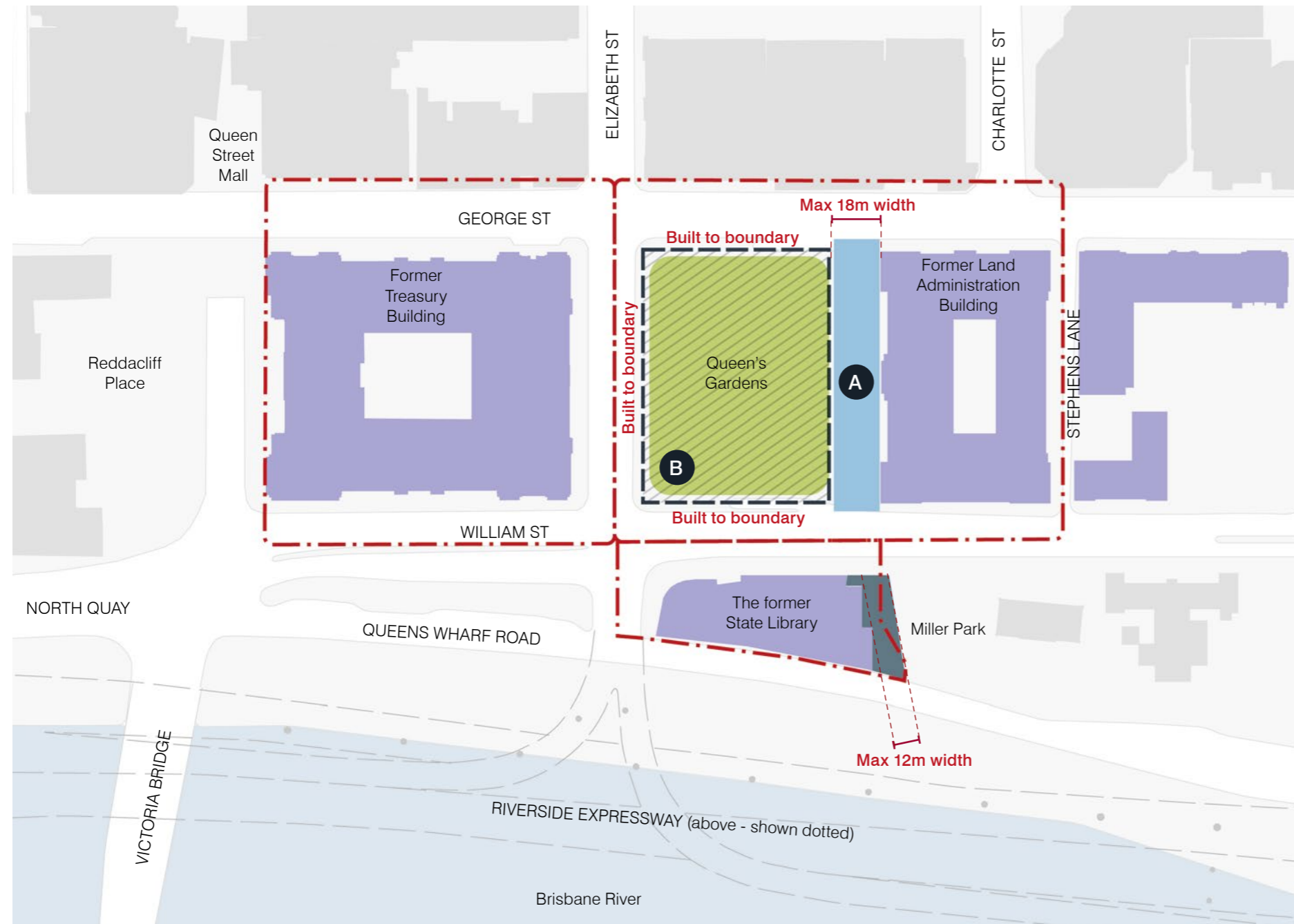
 Indicative extent of existing basement level



FIGURE 102: SUB-PRECINCTS 2a, 2b AND 2c BUILT FORM AND OPEN SPACE PARAMETERS



LEGEND

Sub-precinct boundary

Built Form and Open Space

Minimum extent of Queen's Gardens open space 2200m², with a minimum Turf Area of 1400 m²

Maximum extent of opening to basement 650 m²

Extent of maximum built out from heritage building to be interpreted with maximum allowable GFA

Shared zone

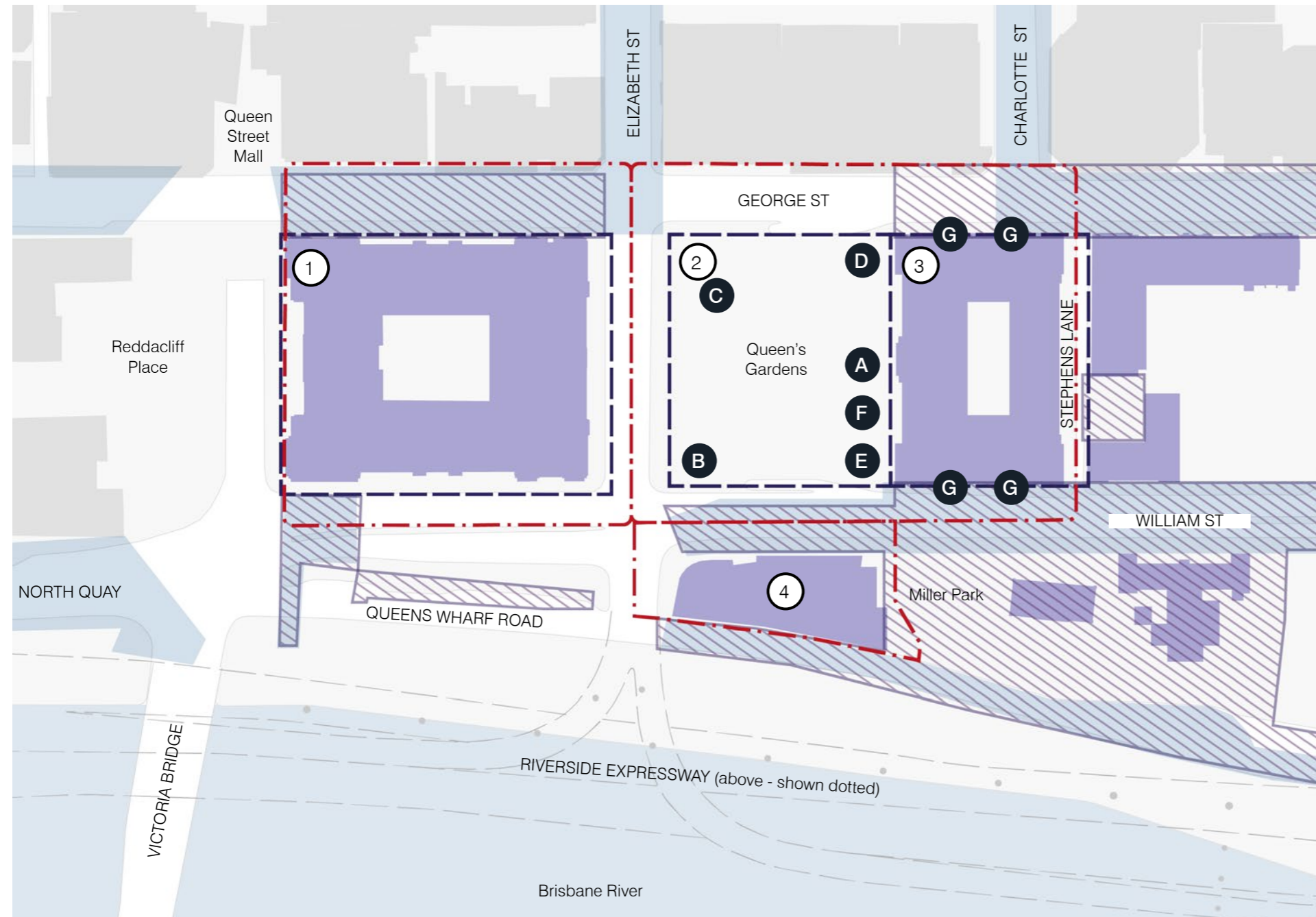
Heritage

Heritage building

Queen Victoria Statue - to be retained in existing location

Thomas Joseph Ryan Statue - to be retained in existing location

FIGURE 103: 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 existing location

B Thomas Joseph Ryan Statue - to be retained in existing location

C Royal Australian Air Force Memorial

D Trophy of British Valour

E War Memorial Plaque

F St Johns Pro-Cathedral Altar Stone

G Gas Lamps

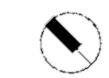
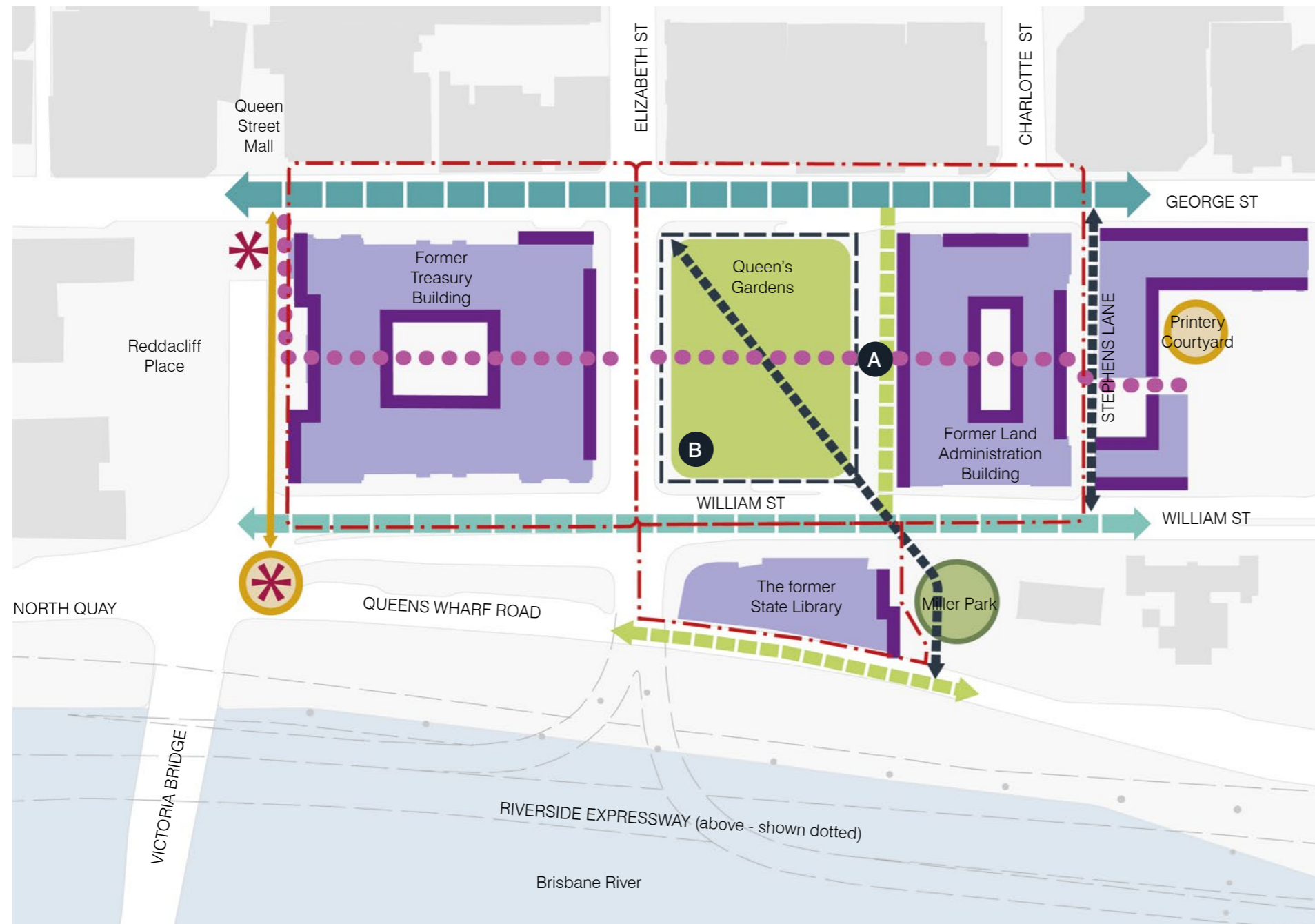


FIGURE 104: SUB-PRECINCTS 2a, 2b AND 2c PUBLIC REALM PARAMETERS



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 pedestrian route

●●● Wayfinding device (The Ribbon)

▬ Shared zone (pedestrian, cycle and vehicle access)

Built Form and Open Space

▬ Minimum extent of Queen's Gardens open space 2200m², with a minimum Turf Area of 1400 m²

▬ Maximum extent of opening to basement 650 m²

Heritage

▬ Heritage building

▬ Passive edge

Heritage Monuments

Ⓐ Queen Victoria Statue - to be retained in existing location

Ⓑ Thomas Joseph Ryan Statue - to be retained in existing location

FIGURE 105: SUB-PRECINCTS 2a, 2b AND 2c CONNECTIVITY, ACCESS AND MOBILITY PARAMETERS

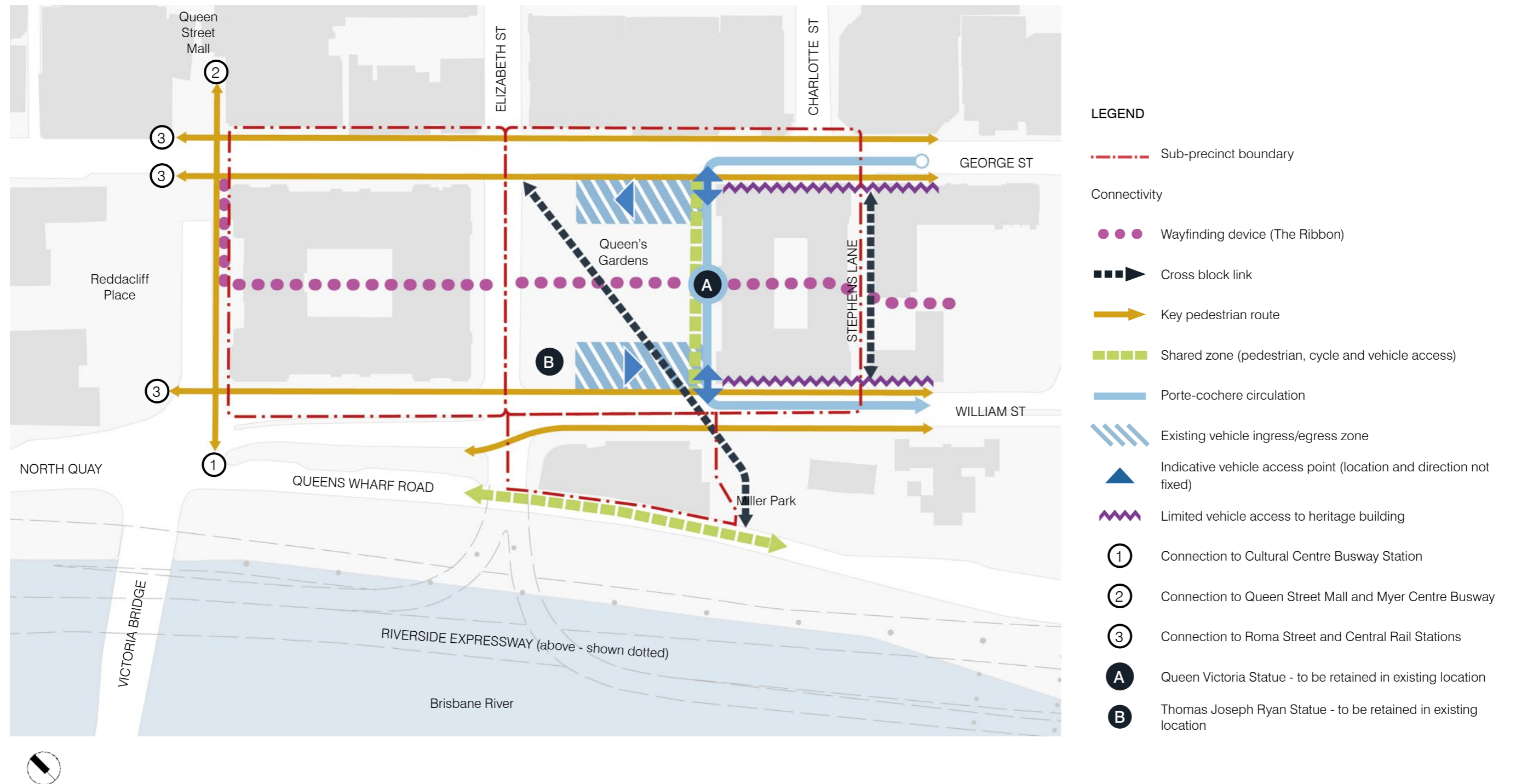
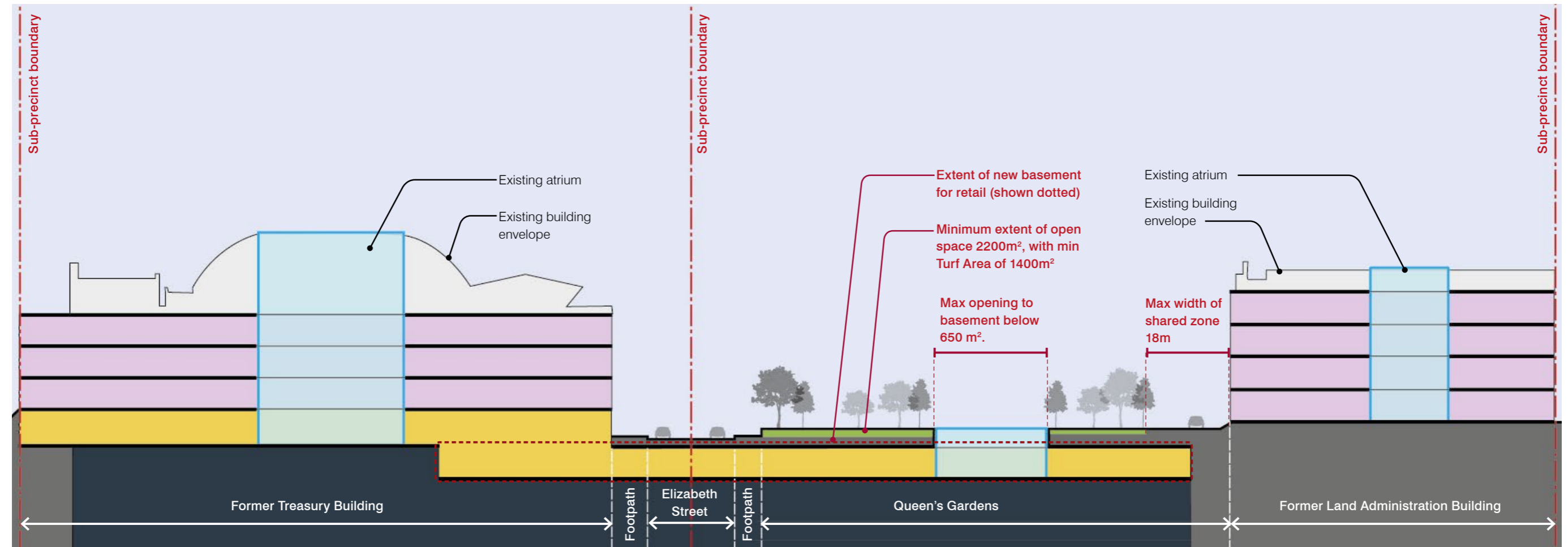


FIGURE 106: SUB-PRECINCTS 2a, 2b AND 2c SECTION



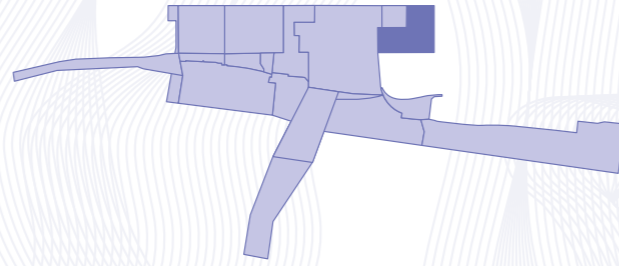
PLAN



LEGEND

- Existing basement
- Adaptive re-use of heritage building
- Indicative retail ground level and basement
- Indicative atrium or void to retail basement

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
<ul style="list-style-type: none"> • Child Care Centre • Club • Community Use • Educational establishment • Food and Drink Outlet • Function Facility • Health Care Services • 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 • Park • Parking station (where for car parking for visitors to the QWBIRD) • Office • 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 • Utility Installation

TABLE 55: WORKS SUBJECT TO COMPLIANCE ASSESSMENT FOR PRECINCT 3

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING
<ul style="list-style-type: none"> • 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.

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 – Specific Use Criteria.										
		DS 1.2	Where development includes a podium, the first three levels of development contain active uses to street frontages, public spaces and cross block pedestrian links.										
		DS 1.3	The gross floor area of specified uses in the Precinct does not exceed the Maximum GFA identified in <i>Table 56.1</i>										
			TABLE 56.1 MAXIMUM PLANNED AND STANDARD GFA										
			<table border="1"> <thead> <tr> <th>USE</th> <th>MAXIMUM GFA</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>117,450 m²</td> </tr> <tr> <td>Commercial</td> <td>3,050 m²</td> </tr> <tr> <td>Retail</td> <td>1,200 m²</td> </tr> <tr> <td>Total</td> <td>121,700 m²</td> </tr> </tbody> </table>	USE	MAXIMUM GFA	Residential	117,450 m ²	Commercial	3,050 m ²	Retail	1,200 m ²	Total	121,700 m²
USE	MAXIMUM GFA												
Residential	117,450 m ²												
Commercial	3,050 m ²												
Retail	1,200 m ²												
Total	121,700 m²												
		DS 1.4	Development in the Precinct for Residential Use: <ul style="list-style-type: none"> a. Does not exceed a maximum of 70 Short-Term Accommodation units and a maximum of 1350 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. <p><i>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.</i></p>										
PI2	Built Form	DS 2	Built Form										
PI2.1	Development fits responsively into the street scene and is of an architectural quality to complement the wider CBD setting.	DS 2.1	The height of any building does not exceed 274m AHD. <i>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.</i>										
PI2.2	New development is designed to include a built form typology as indicated in <i>Figure 109</i> comprising a ground level, podium or transition element and tower.	DS 2.2	New built form is designed to be contained generally within the building envelopes at basement, ground, podium and tower levels for the Precinct identified in <i>Figure 111</i> through to <i>Figure 118</i> .										
PI2.3	Tall buildings have regard to the site’s natural topography, the scale of surrounding development and the effect on the skyline.	DS 2.3	New built form generally accords with the building setbacks identified in <i>Figure 111</i> through to <i>Figure 118</i> . In addition, new built form achieves the following minimum setbacks at ground level, free of columns: <ul style="list-style-type: none"> • 7m to the rear of The Mansions, for the length of the rear facade of The Mansions; and • 7m from the George Street frontage. 										
PI2.4	Development forms the edge of the QWBIRD and addresses the relationship with Parliament House, The Brisbane Club and the Botanic Gardens. Development is also sensitive to the setting, character and appearance of The Mansions.	DS 2.4	Development involving a podium does not exceed a maximum podium height of 25m.										
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 2.6	The tower elements of buildings have a slender design with a maximum floor plate area of no more than 1,350m ² above maximum podium height.										
		DS 2.7	Above maximum podium height, tower levels are separated by a minimum of 12m and are designed generally in accordance with the Architectural Design Criteria in Section 5.6 .										
		DS 2.8	Where located on an Active Edge identified by <i>Figure 119</i> , 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 <i>Figure 119</i> , 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 .										

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 generally in accordance with the Public Realm Design Criteria in Section 5.6 .
PI3.2	Streetscaping of George, William, Alice and Margaret Streets provides a subtropical character and contributes to a quality public realm as indicated in Figure 107 .	DS 3.2	Development incorporates a plaza ('Bellevue Plaza') with a minimum size of 500 m ² of public realm/plaza area and located generally in the location indicated in Figure 110 and provides: <ul style="list-style-type: none"> 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 300m².
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 set out in the Landscape Concept Report.		
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 120 .
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.
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.
		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 111 and Figure 120 . No car parking is to be provided within 'the extent of maximum basement to basement connection below road' identified in Figure 121 .
		DS 4.6	Development provides pedestrian routes generally in accordance with Figure 120 that achieve: <ul style="list-style-type: none"> • For city street pedestrian movement (footpaths): <ul style="list-style-type: none"> - 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. • 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 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 Plan.	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 adjoining the development	DS 5.2	Development is setback a minimum of 7m from the rear and side of The Mansions generally in accordance with Figure 115 .
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 .
		DS 6.3	Where involving new signage, development is designed generally in accordance with the Advertising Management Criteria in Section 6 .

FIGURE 107: PRECINCT 3 ILLUSTRATIVE INTENT PLAN



FIGURE 108: PRECINCT 3 PLAN

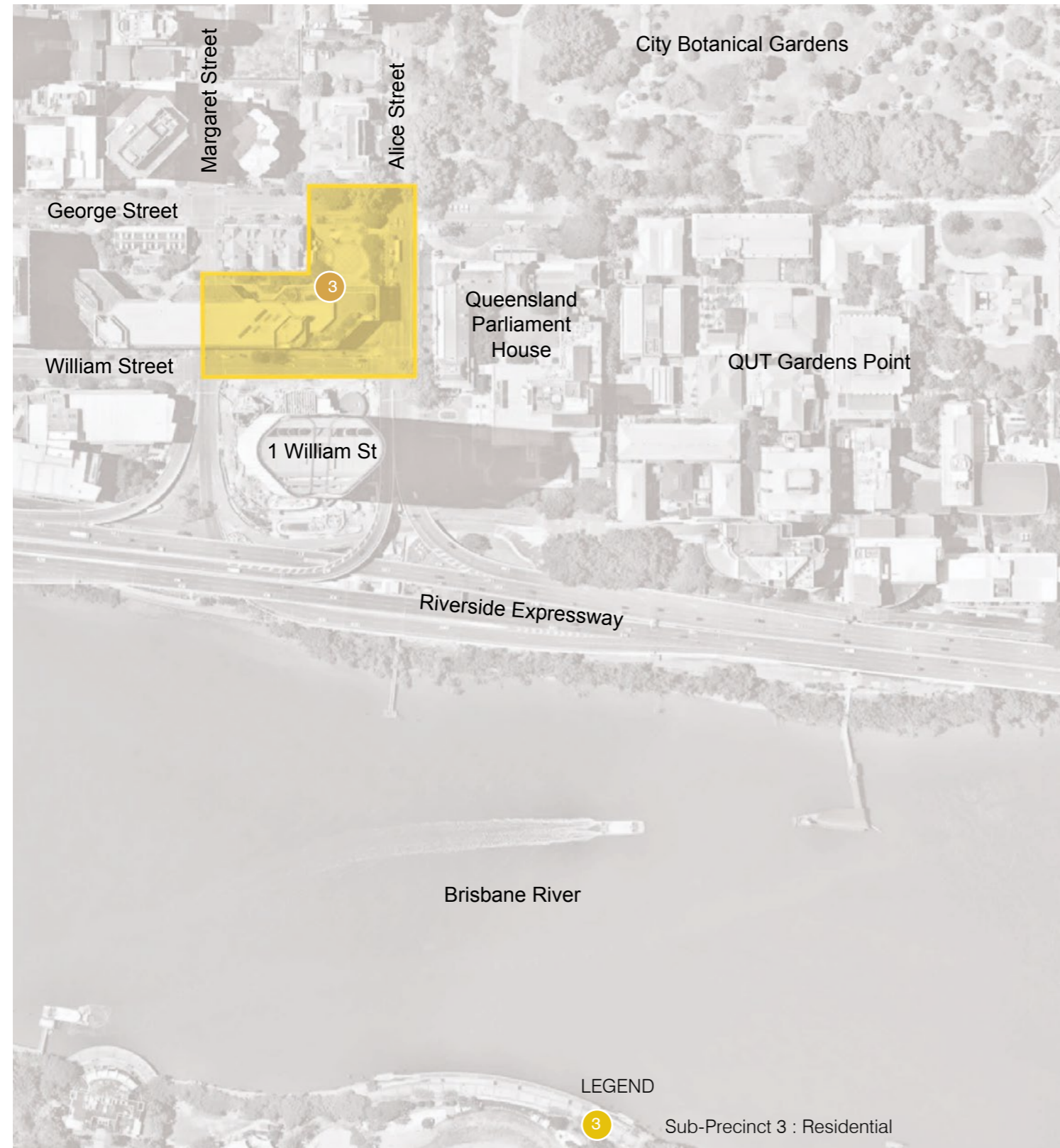


FIGURE 109: BUILT FORM TYPOLOGIES AND PRINCIPLES

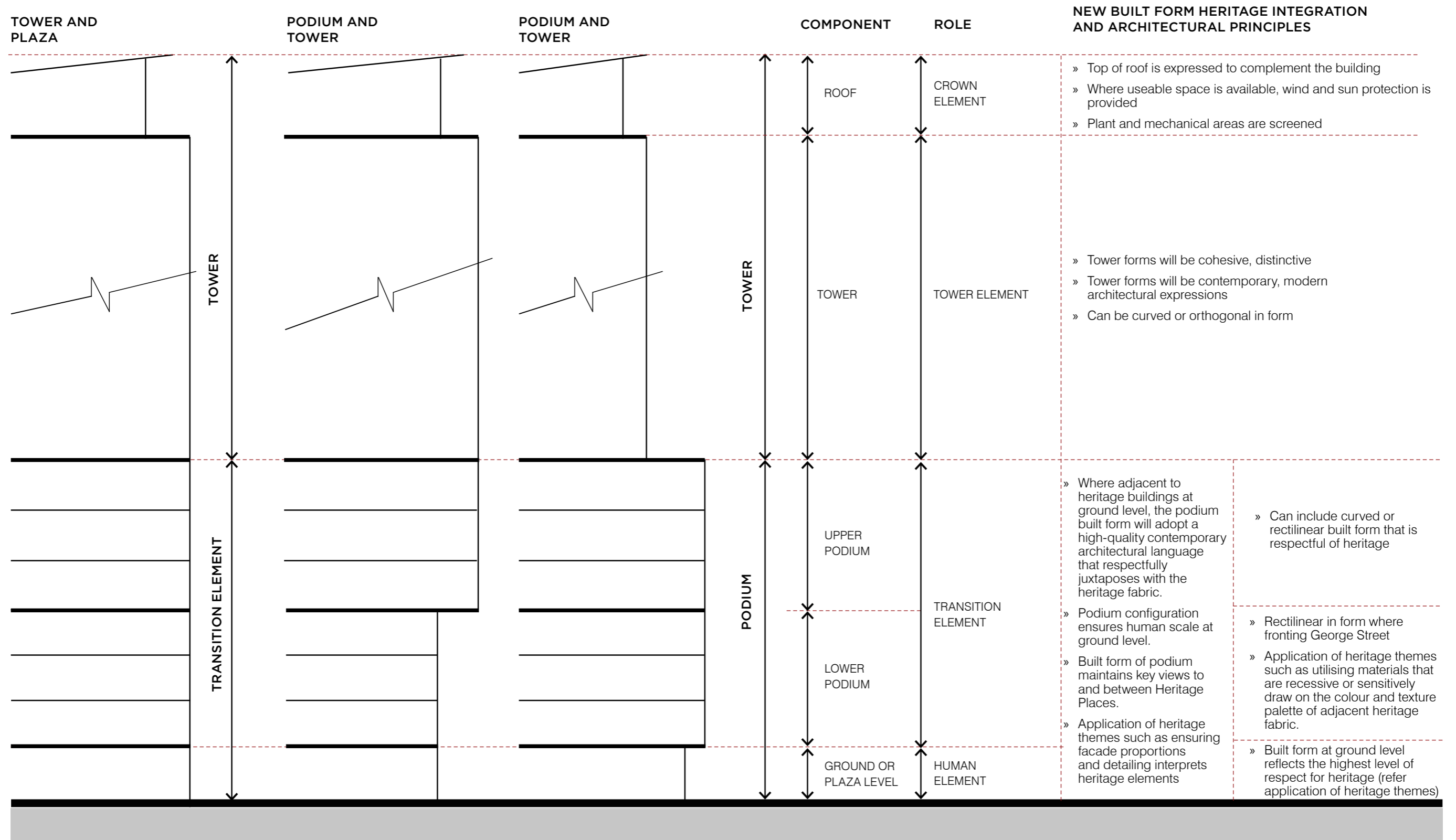
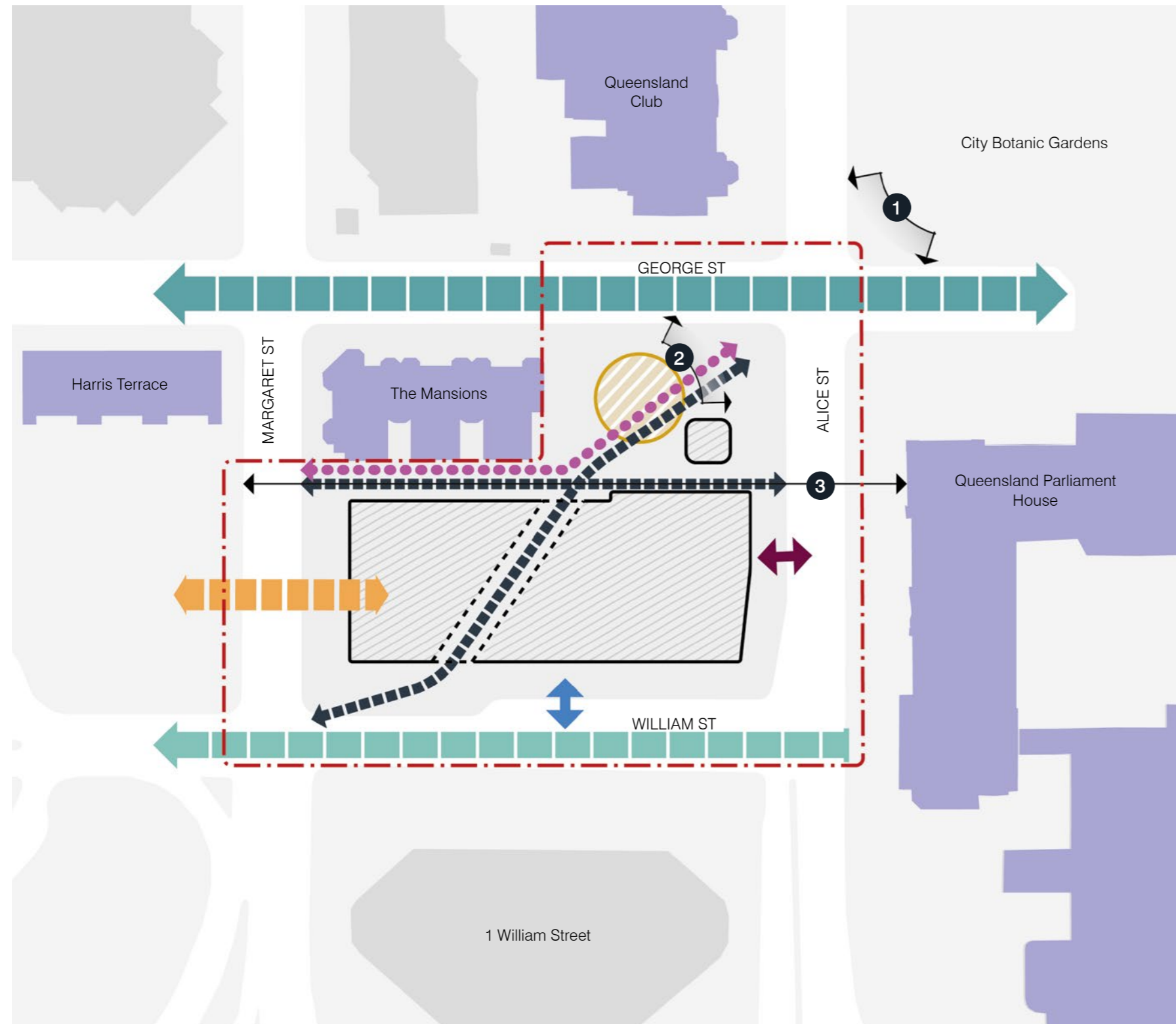


FIGURE 110: PRECINCT 3 OVERALL INTENT PLAN



LEGEND

--- Precinct boundary

Spaces

○ Secondary plaza (Bellevue Plaza)

* Gateway

Connectivity

---> Cross block link at ground level

●●● 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

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

Significant Views

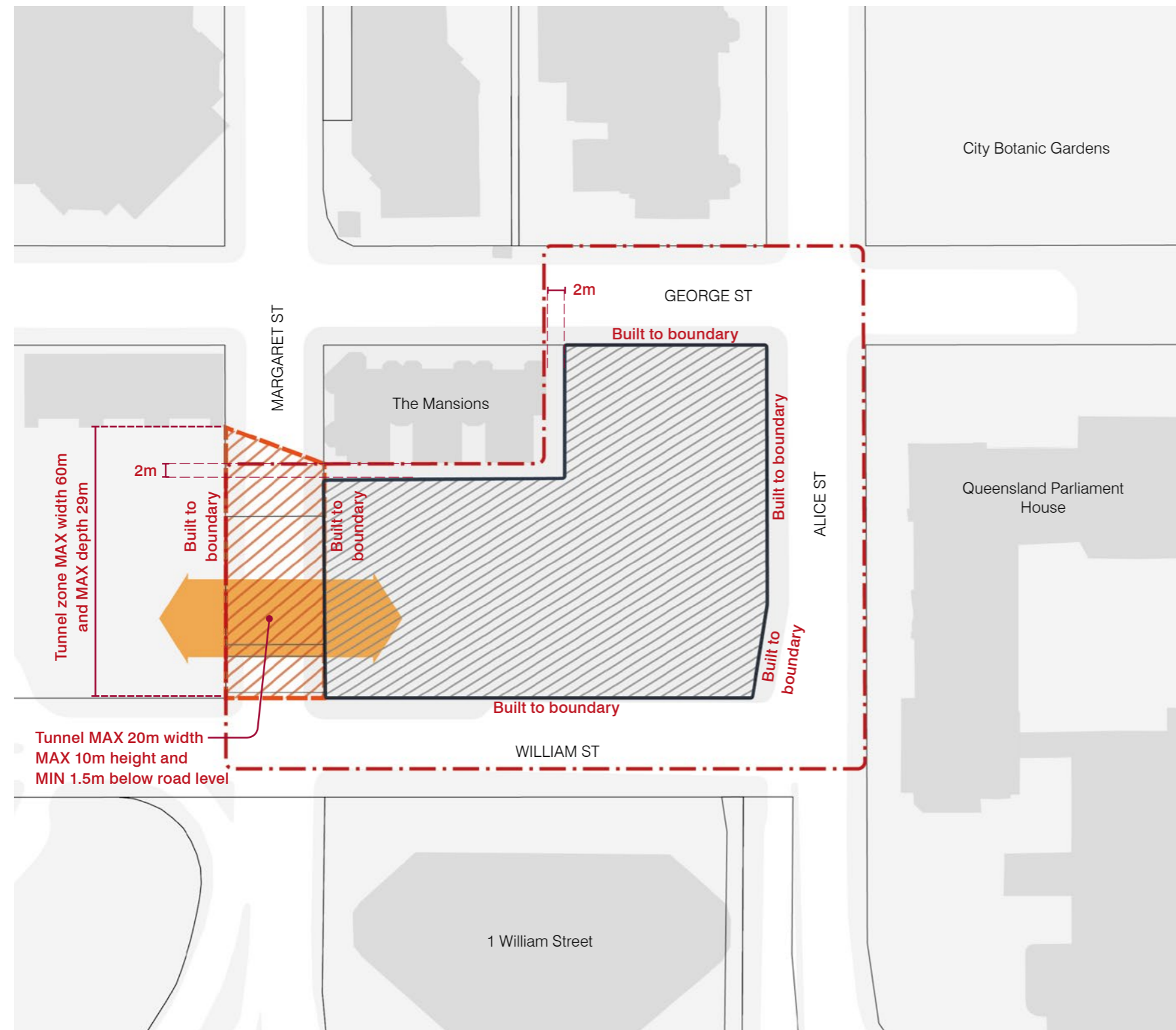
◡ Significant view or outlook

① View towards Bellevue Plaza

② View towards City Botanic Gardens

③ View towards Parliament House

FIGURE 111: PRECINCT 3 PARAMETERS FOR BASEMENT



LEGEND

--- Sub-precinct boundary

— Cadastre boundary

Built Form

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

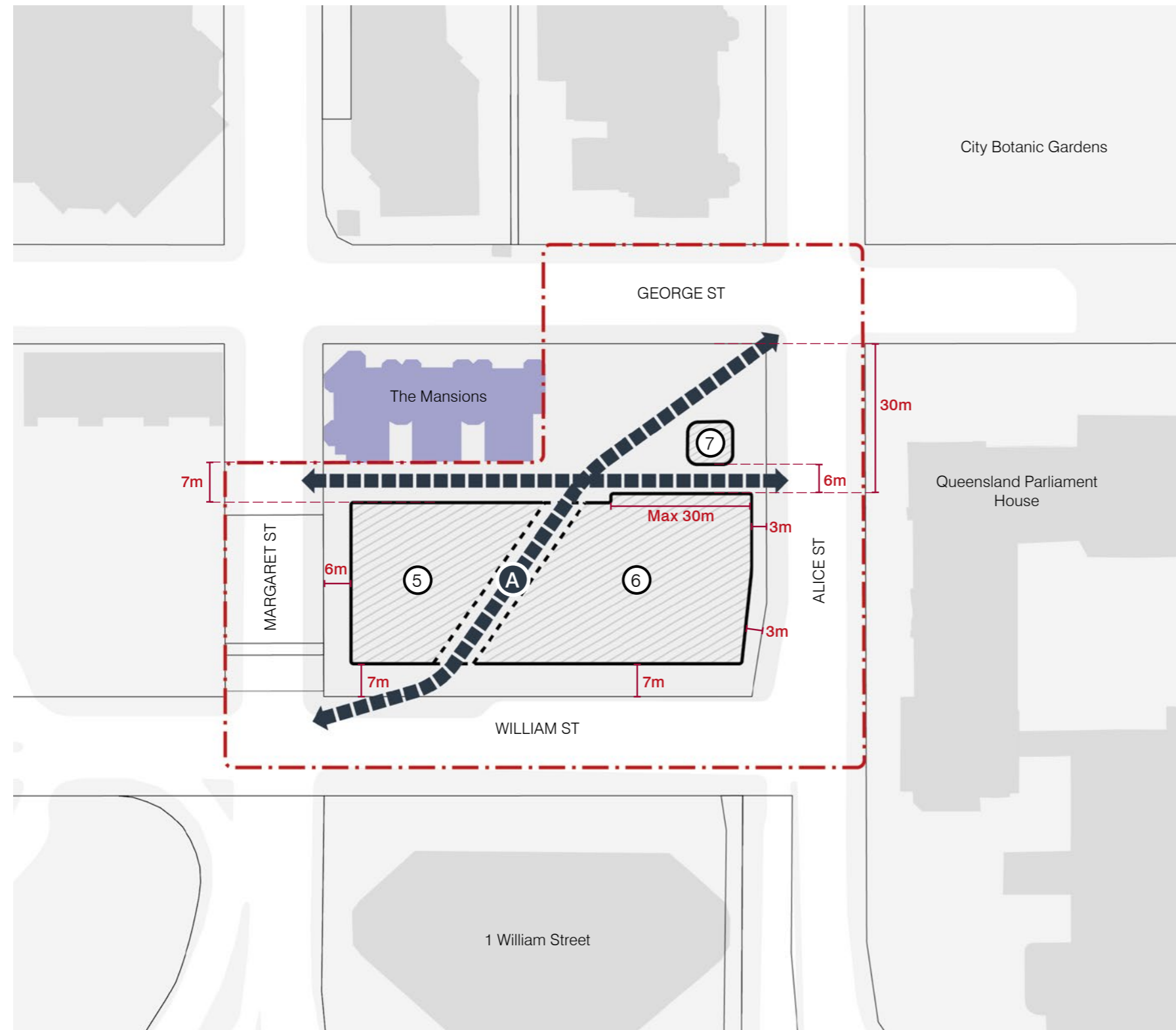
▨ Extent of maximum basement envelope, to be interpreted with maximum allowable GFA.

▨ Extent of tunnel zone, to be interpreted with tunnel parameters.

→ Basement vehicle and pedestrian tunnel between Precinct 1 and 3



FIGURE 112: PRECINCT 3 PARAMETERS FOR GROUND LEVEL (RL13 TO 23)



LEGEND

--- Precinct boundary

— Cadastral boundary

Built Form

┌─┐ Minimum setback from cadastral boundary or heritage building (unless otherwise stated)

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

----- Extent of built form not fixed

▬▬▬▶ Cross block link

⊙ A Minimum pathway 4.5m, minimum height 6.0m

■ Heritage building

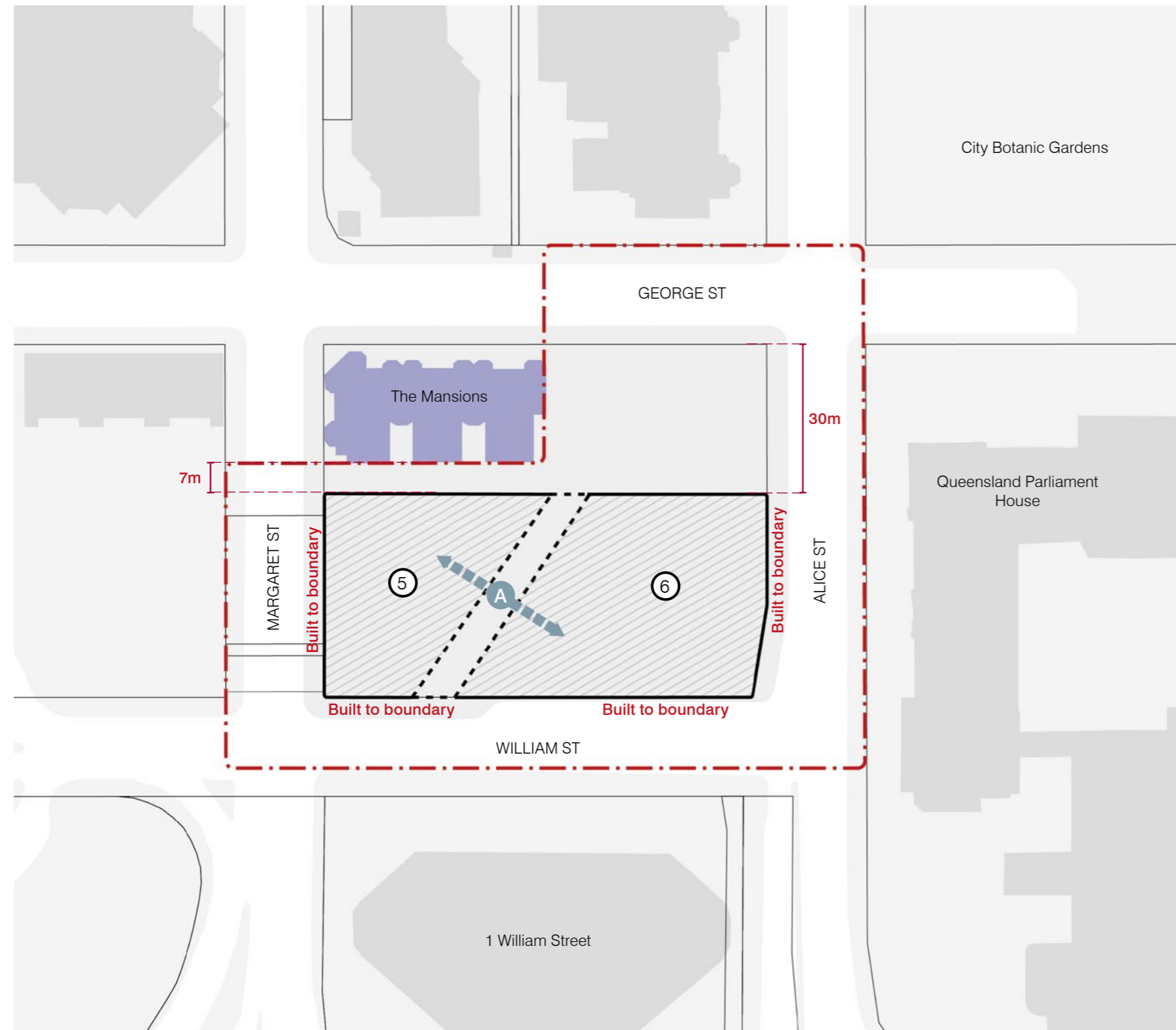
PODIUM PARAMETERS

⊙ 5 Maximum podium height 25m

⊙ 6 Maximum podium height 25m

⊙ 7 New retail pavilion within Bellevue Plaza (location not fixed). Maximum building height 8m

FIGURE 113: PRECINCT 3 PARAMETERS FOR UPPER PODIUM LEVELS (RL 21 TO 38)



LEGEND

- Precinct boundary
- Cadastre boundary
- Built Form**
- Minimum setback from cadastre boundary or heritage building (unless otherwise stated)
- Extent of potential upper podium envelope, to be interpreted with maximum allowable GFA.
- Extent of built form not fixed
- Elevated pedestrian bridge
- Minimum 3m above ground level
- Heritage building

PODIUM PARAMETERS

- Maximum podium height 25m
- Maximum podium height 25m

FIGURE 115: PRECINCT 3 HERITAGE AND ARCHAEOLOGY PLAN

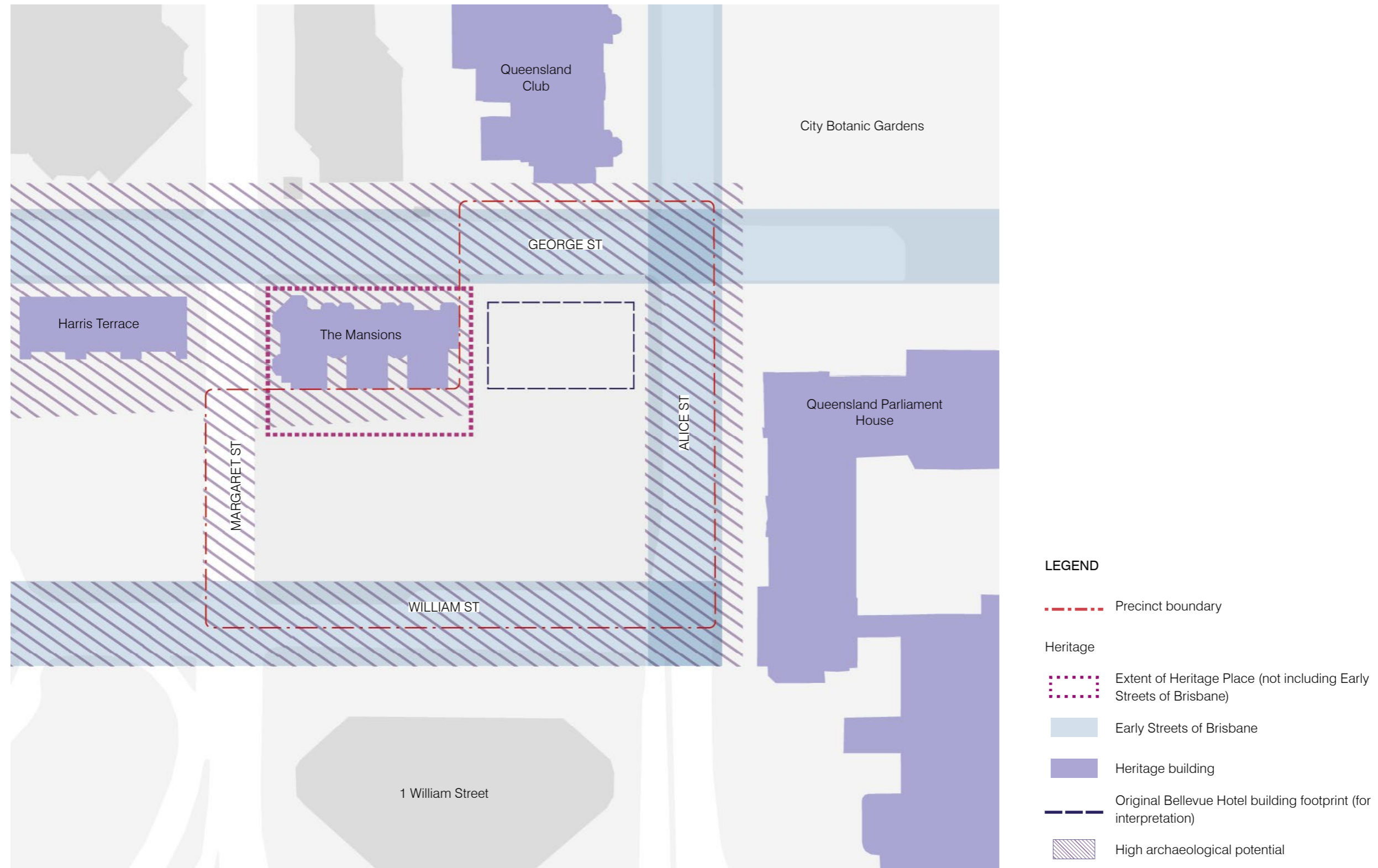


FIGURE 116: PRECINCT 3 THE MANSIONS INTERFACE SECTION

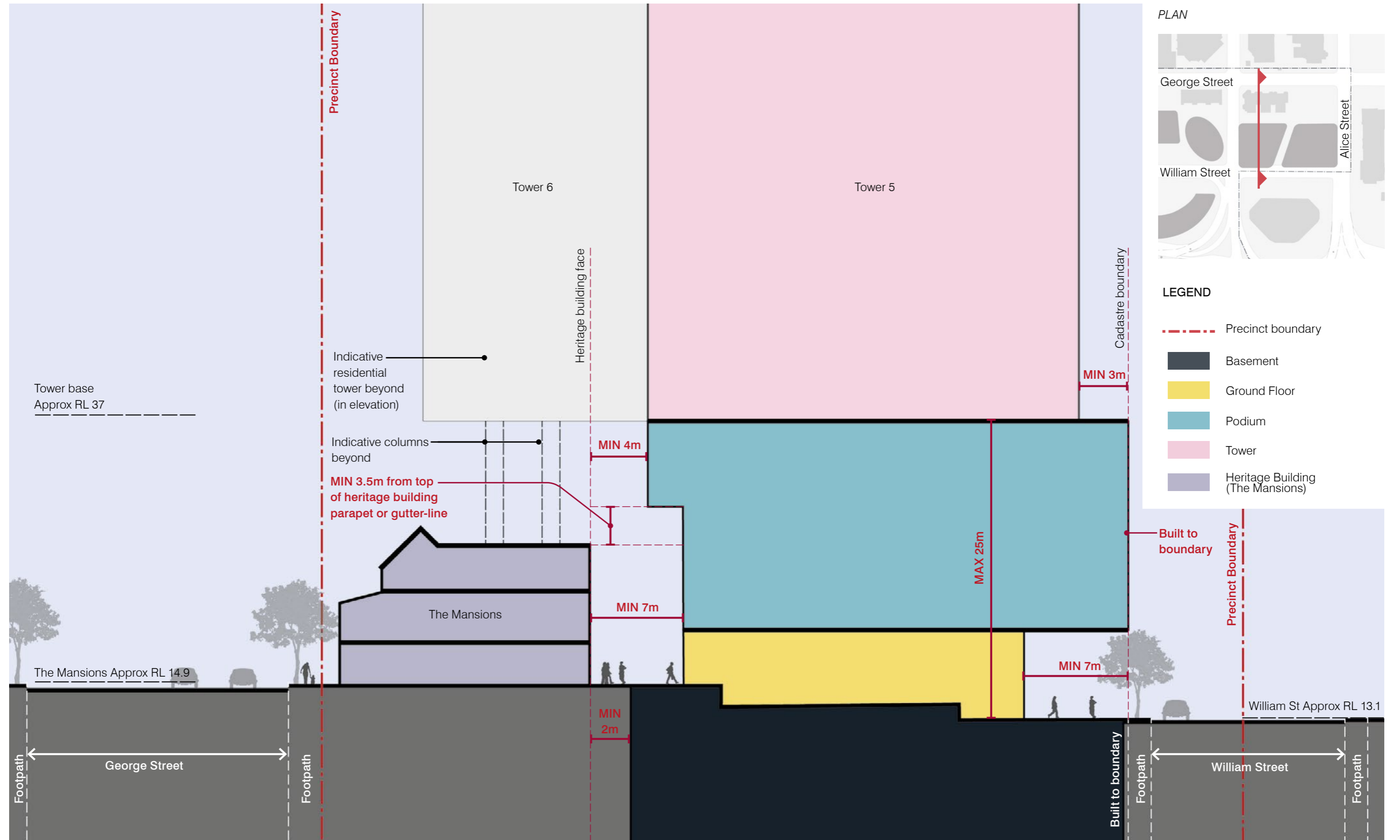


FIGURE 117: PRECINCT 3 BELLEVUE PLAZA INTERFACE SECTION

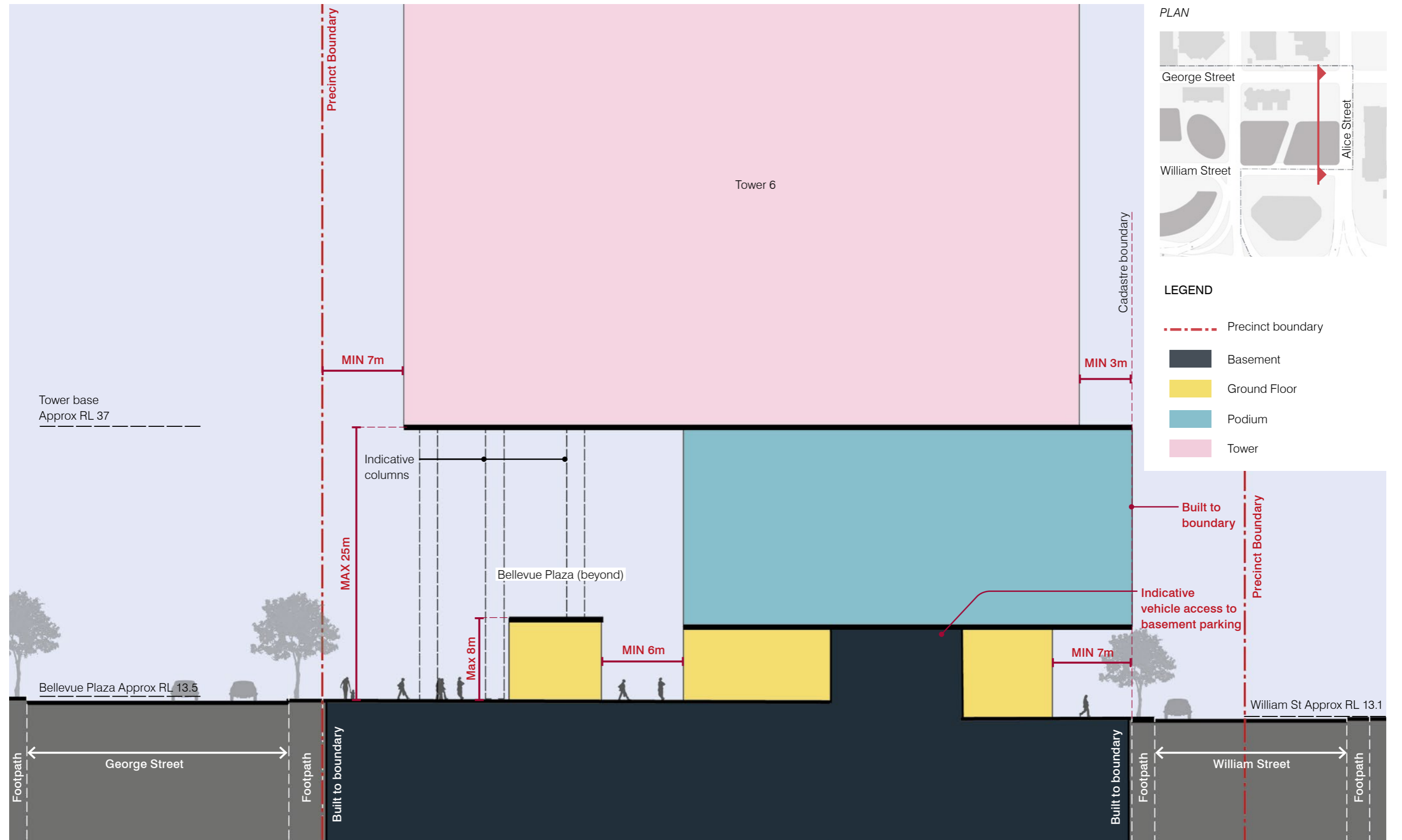


FIGURE 118: PRECINCT 3 ALICE STREET INTERFACE SECTION

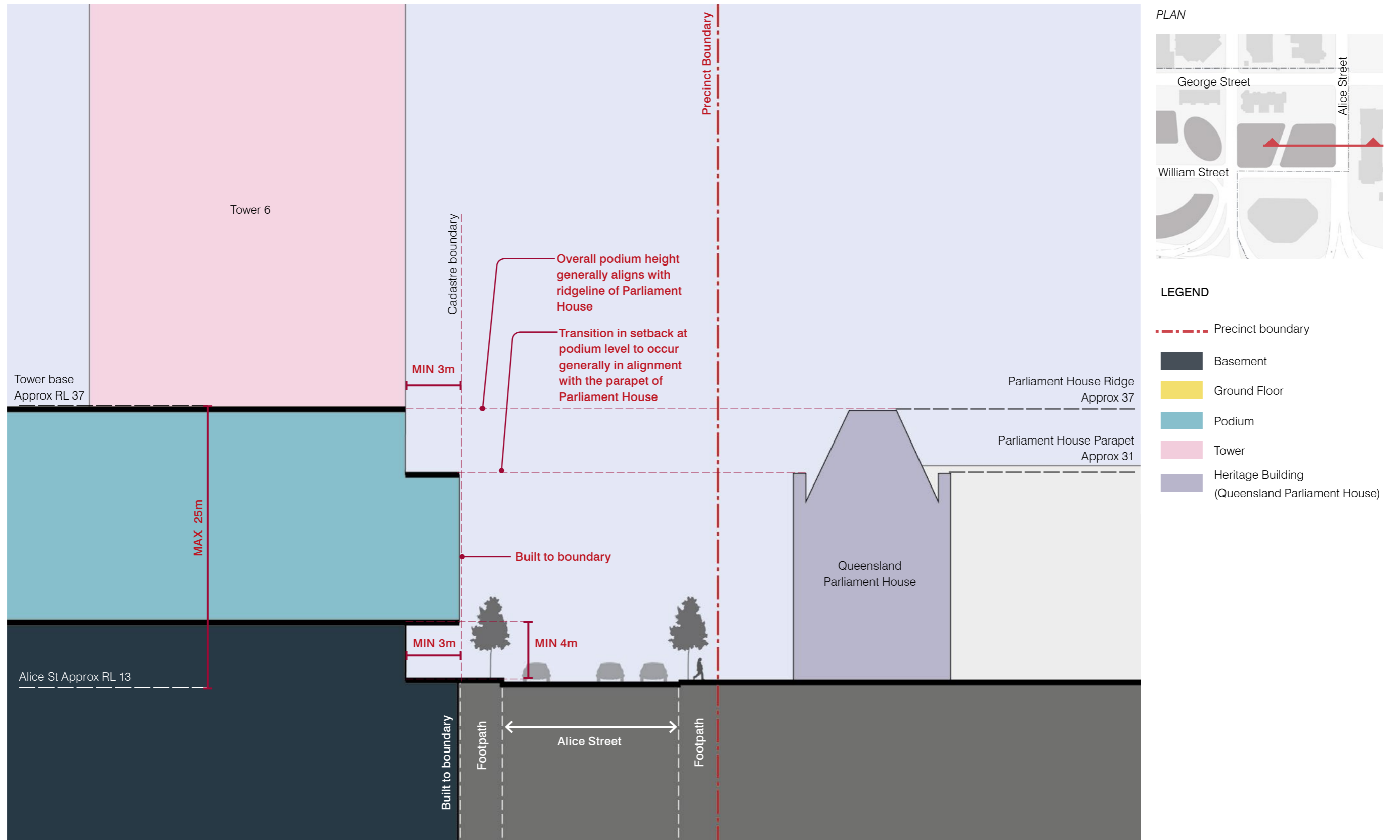


FIGURE 119: PRECINCT 3 PUBLIC REALM PLAN

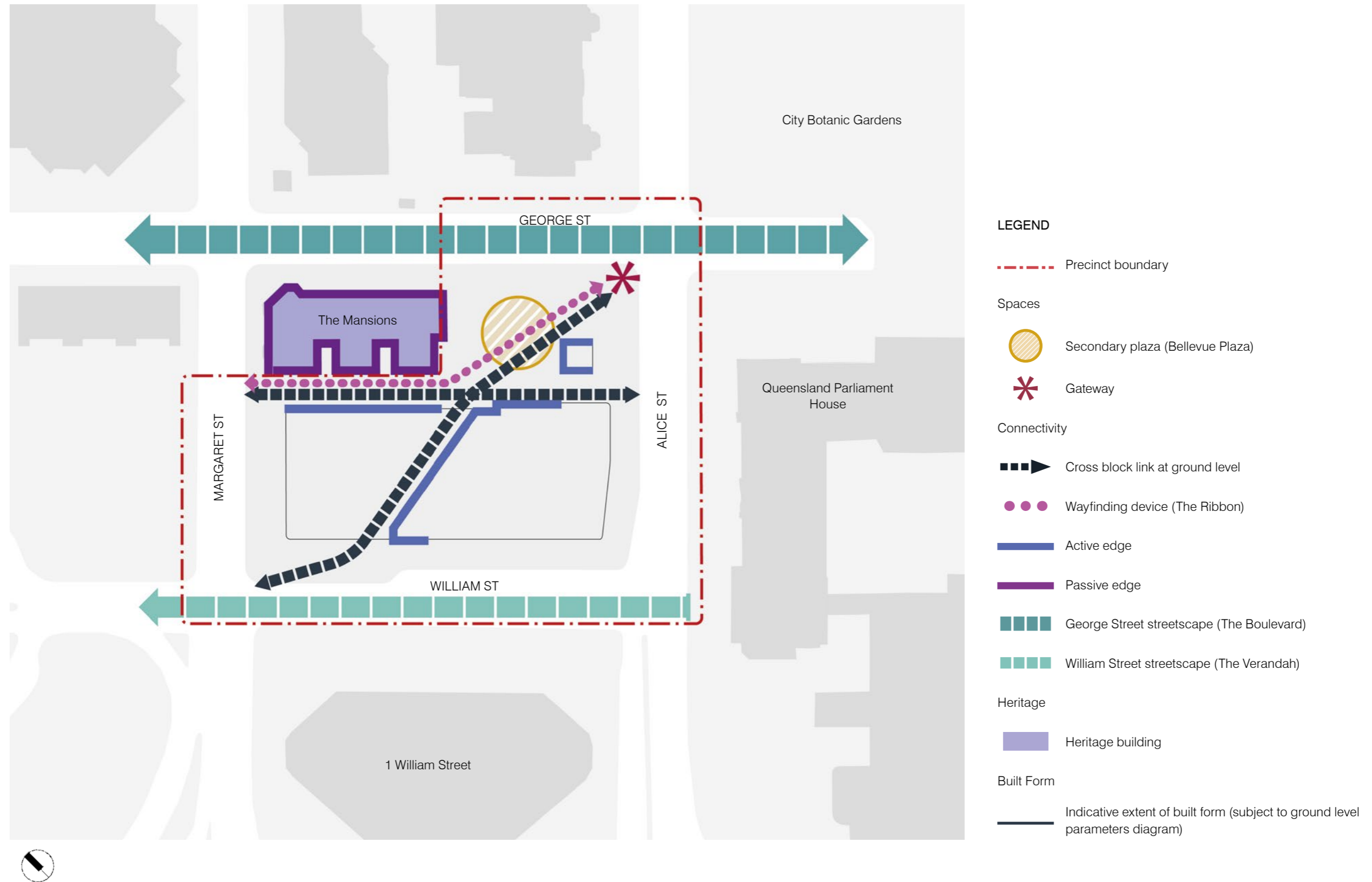
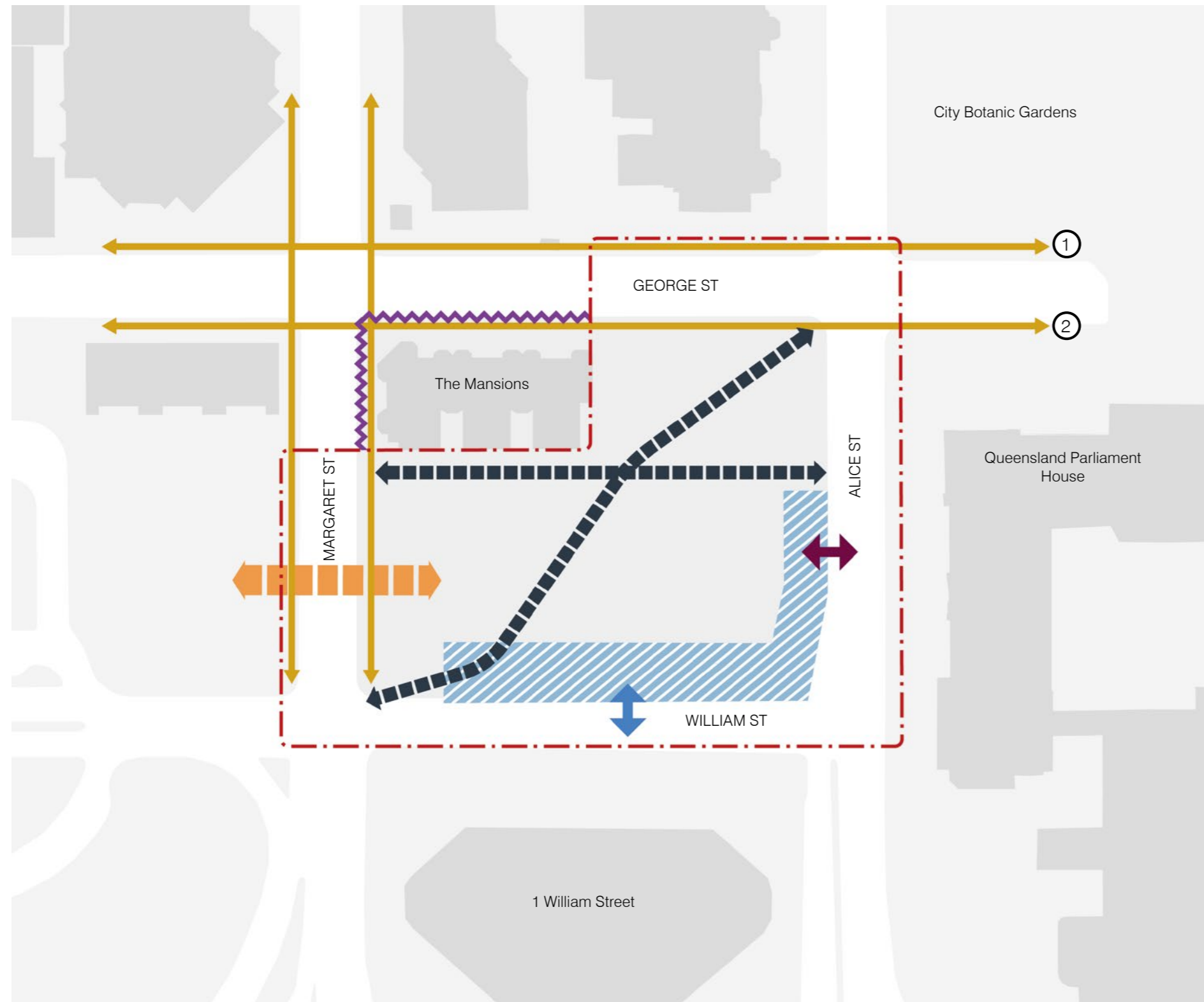


FIGURE 120: PRECINCT 3 CONNECTIVITY, ACCESS AND MOBILITY PLAN

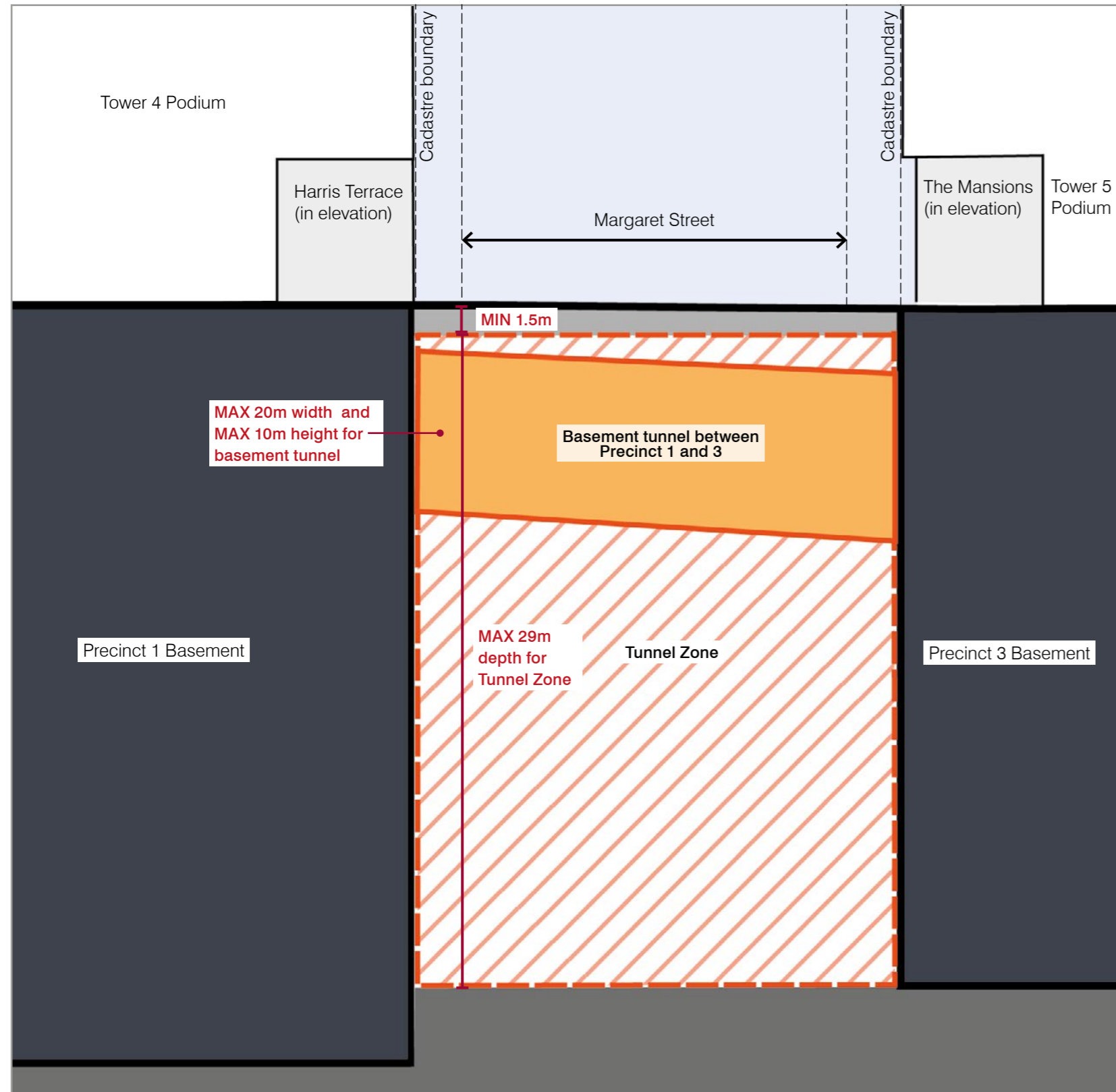


LEGEND

- - - Precinct boundary
- Connectivity
- - - Cross block link at ground level
- Key pedestrian route
- ↔ 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
- ▨ Indicative preferred vehicle and service ingress/egress zone (location/direction not fixed)
- ~ Limited vehicle access to heritage building
- ① Connection to City Botanic Gardens and QUT Gardens Point Campus
- ② Connection to QUT Gardens Point Campus



FIGURE 121: PRECINCT 3 BASEMENT TUNNEL ZONE SECTION



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.

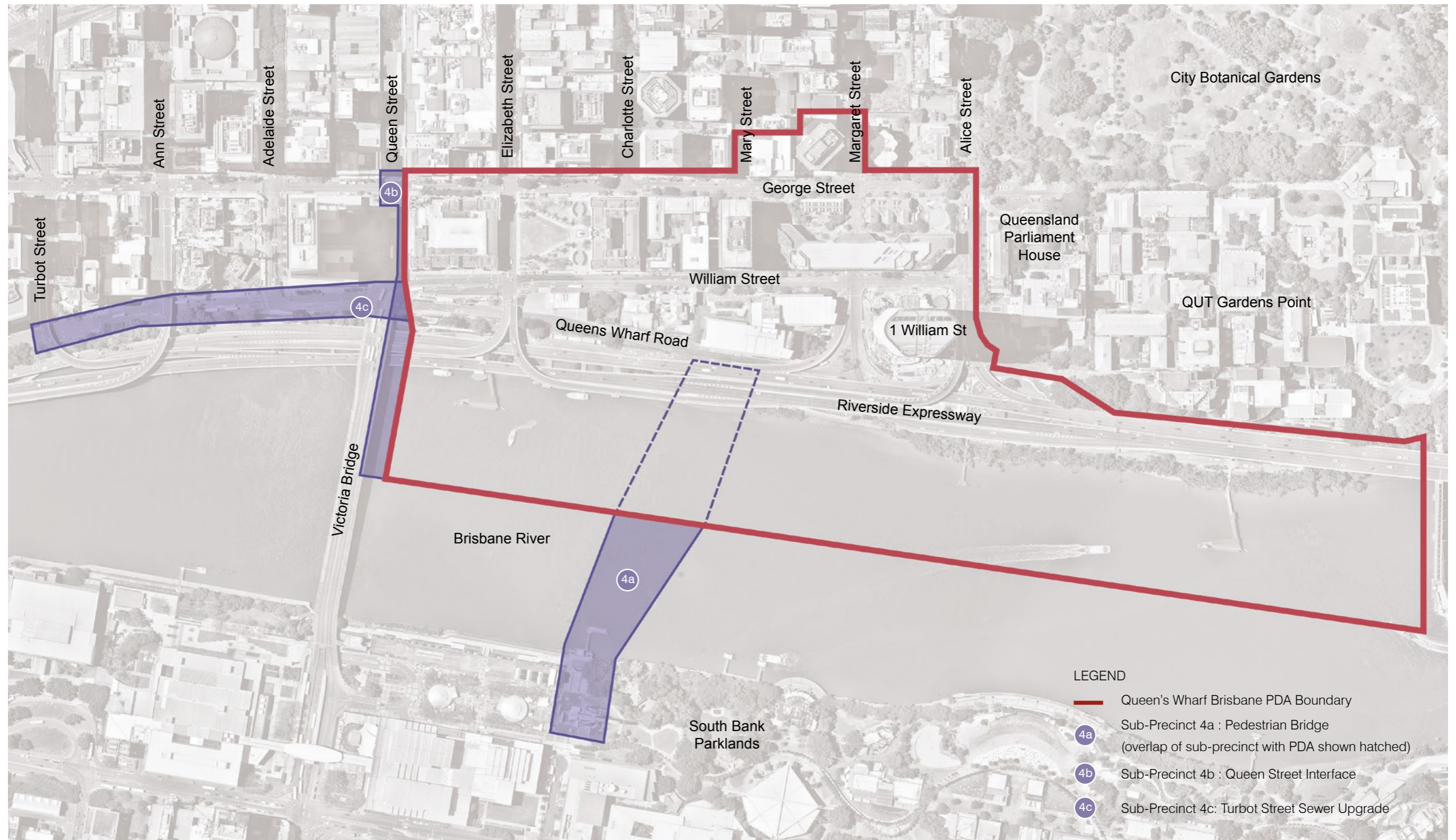
The Intents and Specific Design Criteria reflect the Instruments of Declaration for PDA-associated Development mentioned in Section 1 of this PoD. Each Sub-Precinct refers to one of three areas declared for PDA-assessable development as indicated in *Figure 122*, namely:

- » Sub-Precinct 4a (Pedestrian Bridge) comprises Area B: PDA-Assessable Development;
- » 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:
		T1.2	Public realm improvement works and water connection services work; <ul style="list-style-type: none"> • New trunk sewer development and associated ancillary work; and • A pedestrian bridge for connectivity to the South Bank Parklands.
		T1.3	Where within Sub-Precinct 4a, development provides opportunities for small-scale food and beverage outlets.
T2	Built Form	T2.1	With the exception of Sub-Precinct 4a, development is of a low scale 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.
		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.
		T4.2	Development is designed to minimise any adverse impact on the local road network during construction and operation.
		T4.3	Development within South Bank is designed to safeguard the function of pedestrian paths and cycleways.
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.
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.

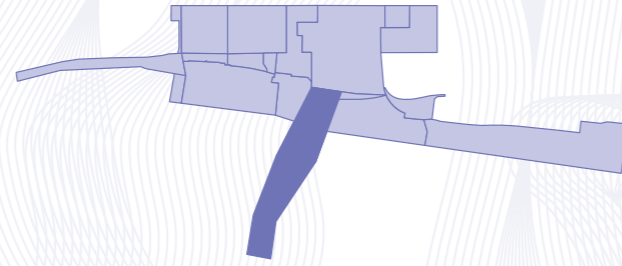
FIGURE 122: PRECINCT 4 PLAN



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
<ul style="list-style-type: none"> • Food and Drink Outlet • Pedestrian Bridge

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

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING
<ul style="list-style-type: none"> • 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 of Significant Vegetation, marine plants and where on a Heritage Place; • 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.

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.

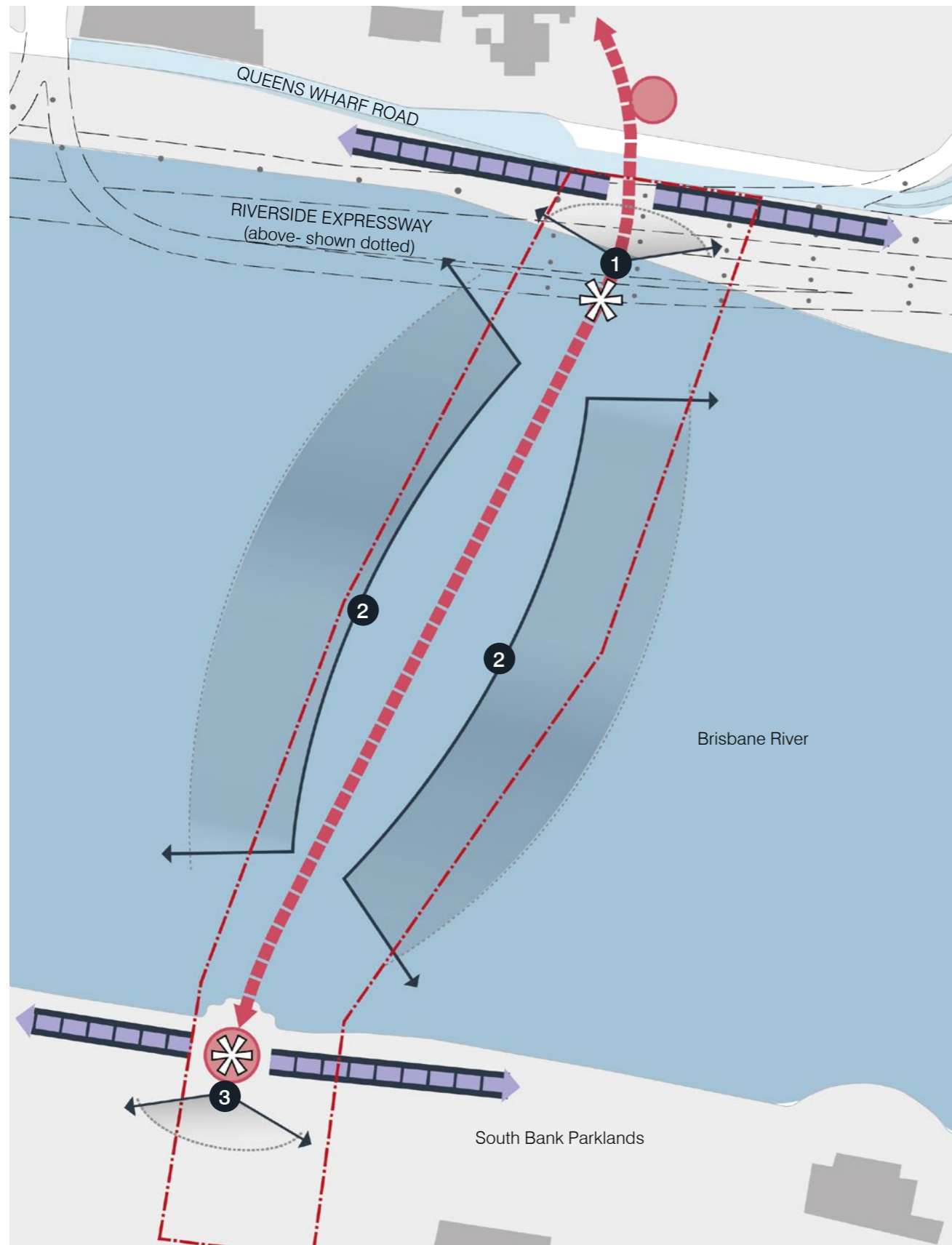
The approved uses and works in Sub-Precinct 4a must be generally in accordance with the Intents and Specific Design Criteria identified in *Table 60*.

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 identified in <i>Table 60.1</i>						
		TABLE 60.1 MAXIMUM STANDARD AND PLANNED GFA <table border="1"> <thead> <tr> <th>USE</th> <th>MAXIMUM GFA</th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>550 m²</td> </tr> <tr> <td>Total</td> <td>550 m²</td> </tr> </tbody> </table>		USE	MAXIMUM GFA	Retail	550 m ²	Total	550 m²
USE	MAXIMUM GFA								
Retail	550 m ²								
Total	550 m²								
		<i>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</i>							
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 <i>Figure 103</i> .	DS 2.2	The bridge design incorporates elements allowing for shade and weather protection.						
SPI 2.3	Development is designed having 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 with a minimum deck width (between hand rails) of 4.5m generally in accordance with <i>Figure 124</i> .						
		DS 2.6	The bridge is designed to connect into the core development of Sub-Precinct 1a at upper podium level.						
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 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 .						
		DS 3.6	The public realm at the bridge landing is designed generally in accordance with the Public Realm Design Criteria in Section 5.6 of the PoD.						

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 4.5	Key routes for pedestrians and cyclists are designed generally in accordance with Figure 123 and accord with the following: <ul style="list-style-type: none"> • Where for the above ground 'key pedestrian route' the design includes: <ul style="list-style-type: none"> - 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 4.6	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 4.4	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 does not destroy or substantially reduce the cultural heritage significance of local heritage elements of significance 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 Local Heritage Places of the Queensland Performing Arts Centre and the Nepalese Peace Pagoda.
		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 in Section 6 .
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 Technical 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 Technical Engineering and Environmental Criteria in Section 6 .

FIGURE 123: SUB-PRECINCT 4A KEY PRINCIPLES PLAN



LEGEND

--- Sub-precinct boundary

Spaces

✳ Elevated gateway

Connectivity

➔ Key pedestrian route (above ground level)

● Key vertical circulation core

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

Significant Views

◁ Significant view or outlook

① Significant view of QWBand IRD

② View across Brisbane River

③ View across Cultural Forecourt and South Bank Parklands

Heritage

▭ Early Streets of Brisbane



FIGURE 124: SUB-PRECINCT 4A BRIDGE PARAMETERS

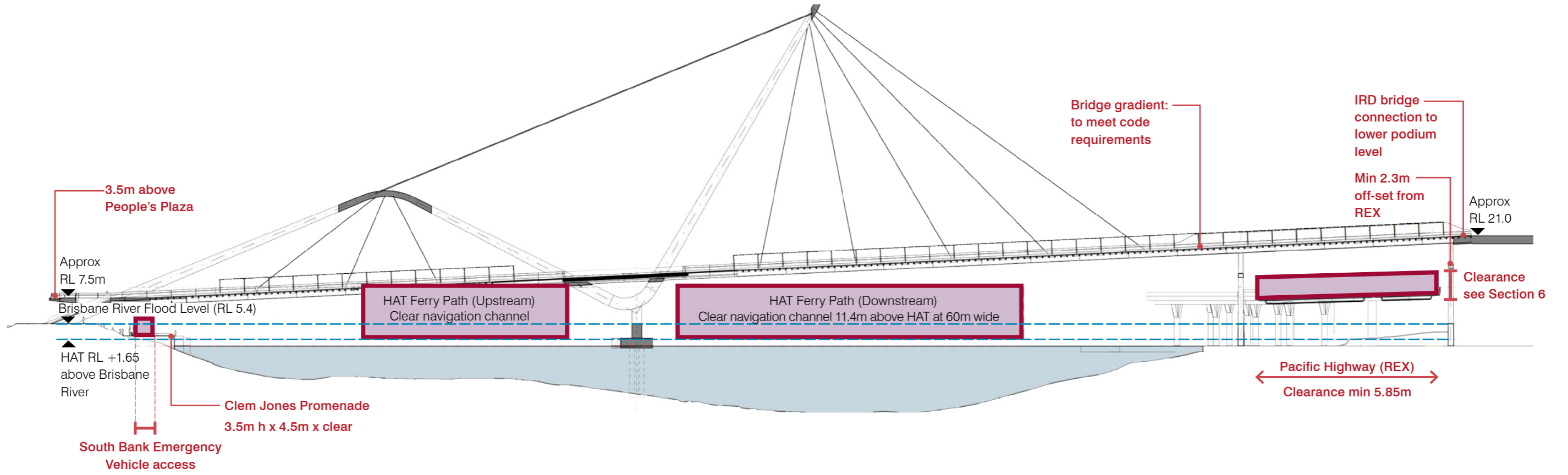
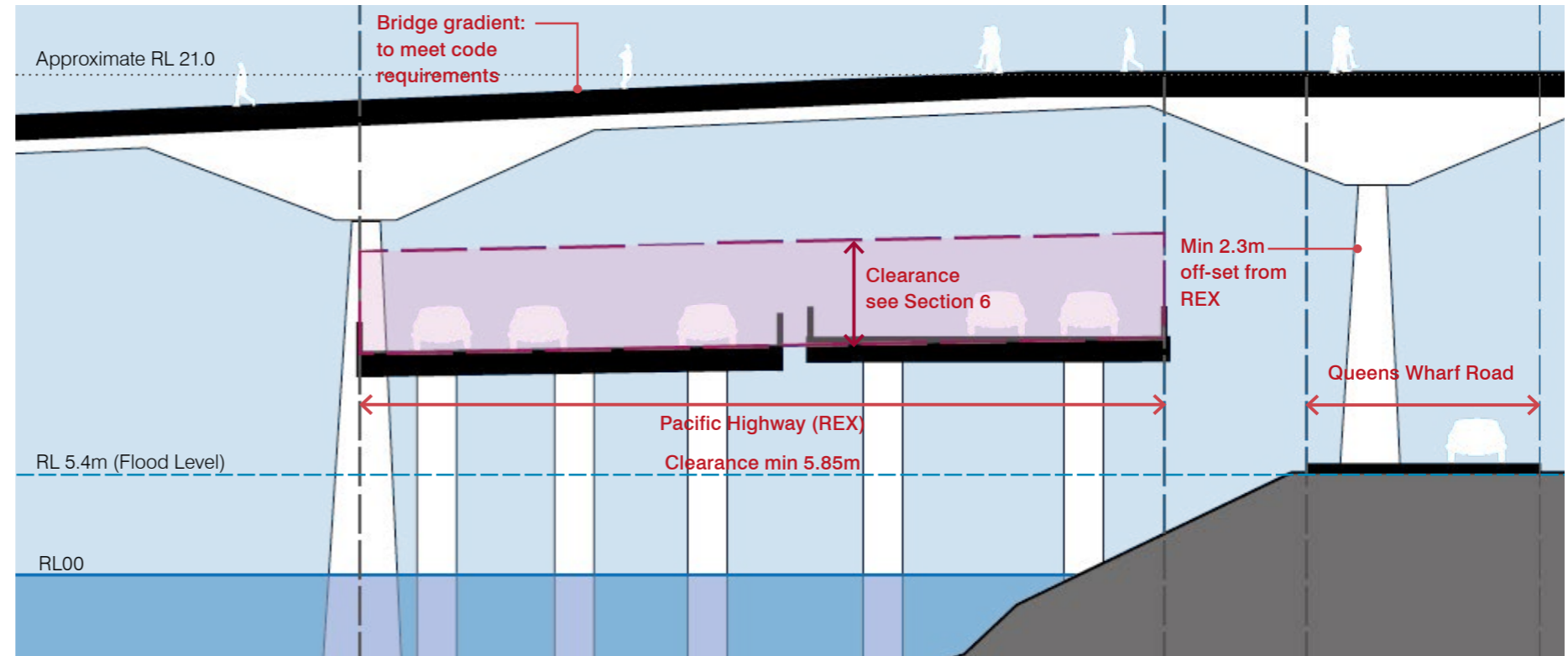
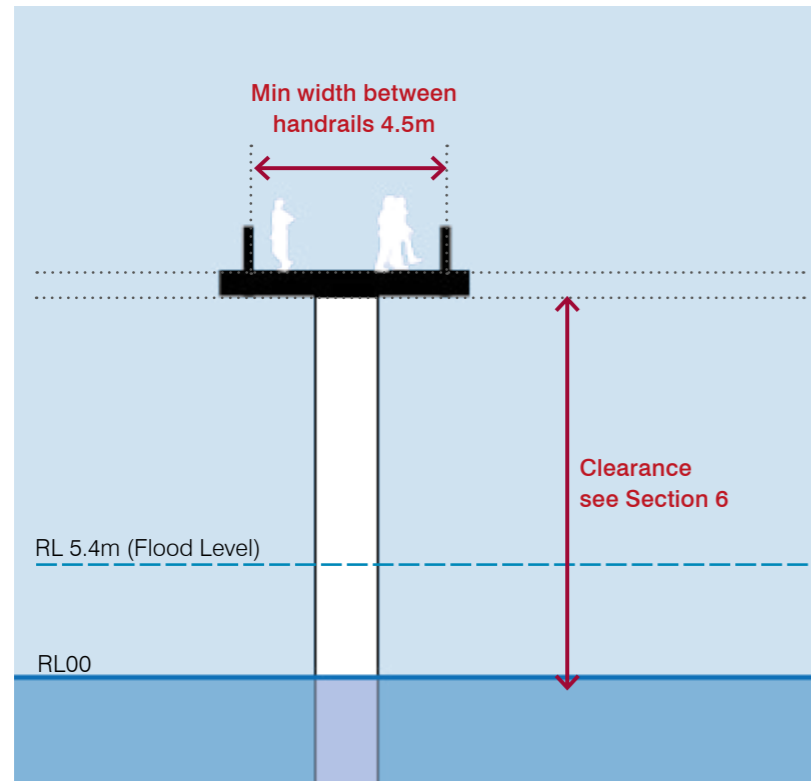


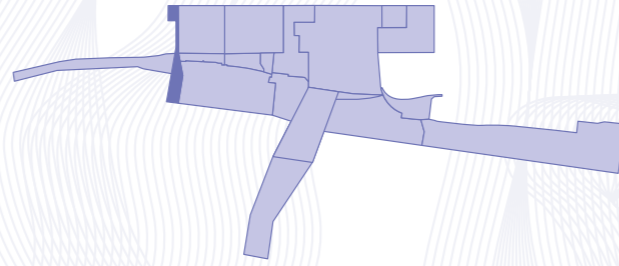
FIGURE 124: SUB-PRECINCT 4A BRIDGE PARAMETERS



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
<ul style="list-style-type: none"> • Public Realm • Water Connection Services • Utility Installation

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

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING
<ul style="list-style-type: none"> • 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 Significant Vegetation, marine plants and where on a Heritage Place • 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.

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.

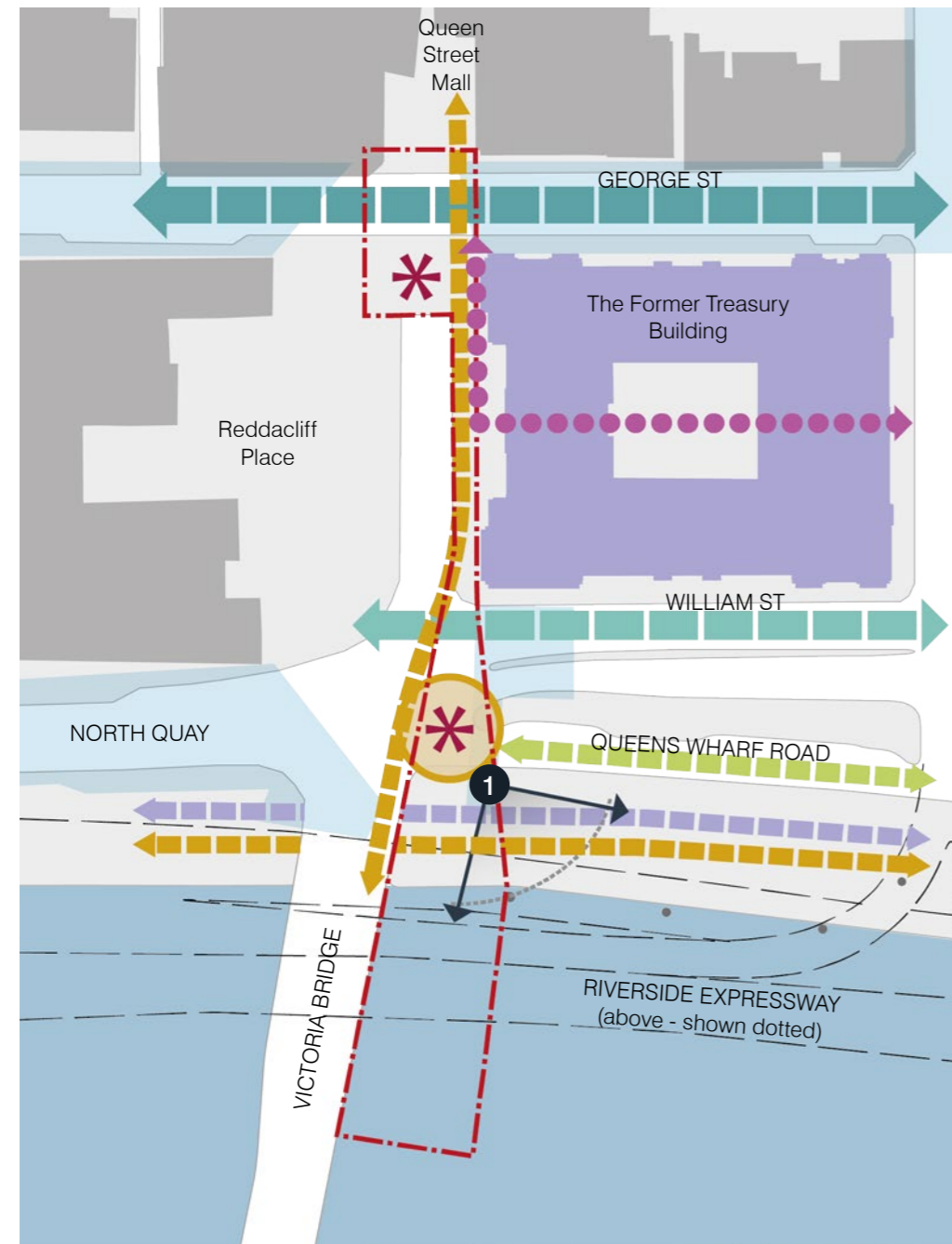
The approved uses and works in Sub-Precinct 4b must be generally in accordance with the Intents and Specific Design Criteria identified in *Table 63*.

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 and George Street.	DS 1.1	Development is designed to function as public realm improvement work including footpath works, landscape works and foreshore improvements, generally in accordance with the Declaration for Area A.
		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.
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: <ul style="list-style-type: none"> • A continuation of the pedestrian pavement across an intersection crossing point; • Public art and large subtropical tree species 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 set out in the Landscape Concept Report.	DS 3.3	Streets and pedestrian routes involve a range of treatments to footpaths, vehicle movement areas, street landscaping and street furniture 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 125 .
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 routes for pedestrians, cyclists and vehicles are designed generally in accordance with Figure 125 and accord with the following: <ul style="list-style-type: none"> • Where for Queens Wharf Road, a shared vehicular, pedestrian and cycle path at a minimum width of 5.5m and designed to incorporate: <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - A shared zone with a minimum width of 5m; - Signage that identifies the route as a shared zone; - Variation in surface treatment; - Priority for pedestrian crossing points to strategically correlate to key crossing points and activity nodes; - Features to reduce speed of cyclists; and - Strategies to deal with potential conflict points. • Key pedestrian routes contain: <ul style="list-style-type: none"> - A minimum pathway width of 2.5m; and - Where for the Bicentennial Bikeway, a minimum unobstructed cycle pathway width of 3m.
SPI 4.3	Landscape Works continue pedestrian and cyclist connectivity upgrade works identified in Sub-Precinct 1c.		

SUB-PRECINCT INTENT		SPECIFIC DESIGN CRITERIA	
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.	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 in Section 6 .
SPI 5.3	Landscape Works respect the aesthetic importance of adjoining heritage elements (Victoria Bridge abutment and the former Treasury Building) undertaken generally in accordance with the Conservation Management Plan.		
SPI 6	Environment and Sustainability	DS 6	Environment and Sustainability
SPI 6.1	Development incorporates Water Sensitive Urban Design principles.	DS 6.1	Development is designed so that infrastructure and access to the CityCat terminal is maintained.
SPI 6.2	Existing key items of essential infrastructure are addressed in the design of new development.	DS 6.2	Development addresses the proximity of the Brisbane River, and the potential for reclamation areas and/or landings to extend into the Brisbane River
		DS 6.3	Development is designed to protect the biological diversity and ecological functioning of retained marine vegetation.
		DS 6.4	Development is carried out generally in accordance with the relevant Technical Environmental, Engineering Criteria in 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 in Section 6 .

FIGURE 125: SUB-PRECINCT 4b KEY PRINCIPLES

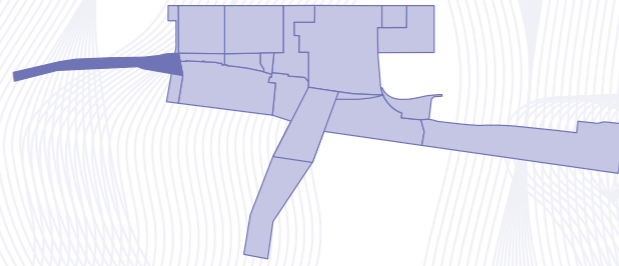


LEGEND

- - - Sub-precinct boundary
- Spaces
- ✱ Gateway
- Key public space
- Connectivity
- Wayfinding device (The Ribbon)
- ■ ■ George Street streetscape (The Boulevard)
- ■ ■ William Street streetscape (The Verandah)
- ■ ■ Bicentennial Bikeway
- ➔ Key pedestrian route (at ground level)
- ■ ■ Shared zone (pedestrian, cycle and vehicle access)
- Heritage
- Heritage building
- 1 Victoria Street 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
<ul style="list-style-type: none"> Utility Installation

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

ASSOCIATED BUILDING AND OPERATIONAL WORK INCLUDING
<ul style="list-style-type: none"> 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 Significant Vegetation, marine plants and where on a Heritage Place Operational Work on or adjacent to a Heritage Place.

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 <i>Figure 126</i> .
SPI 3	Public Realm	DS 3	Public Realm
SPI 3.1	Development is designed in a manner that does not adversely impact on the public realm.	DS 3.1	Development is designed to maintain the function and operation of North Quay as a local road and pedestrian connection.
SPI 4	Access and Mobility	DS 4	Access and Mobility
SPI 4.1	Development is designed to maintain access and vehicular connections on North Quay.	DS 4.1	Vehicle, pedestrian and cycle access and circulation is maintained.
SPI 5	Heritage	DS 5	Heritage
SPI 5.1	Development has regard to the archaeological potential of the site.	DS 5.1	Where development involves excavation or tunnel boring at a depth of less than 3m within an Area of High Archaeological Potential, development is carried out generally in accordance with the Archaeological Management Criteria in Section 6 .
SPI 6	Environment and Sustainability	DS 6	Environment and Sustainability
SPI 6.1	Development 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 Environmental Criteria in Section 6 .

FIGURE 126: SUB-PRECINCT 4c KEY PRINCIPLES



LEGEND

- - - Sub-precinct boundary
- - - Indicative trunk sewer line
- Indicative connection to existing manhole
- Early Streets of Brisbane



5.6 GENERAL AND SPECIFIC USE CRITERIA - ALL PRECINCTS

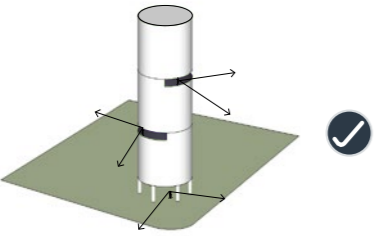
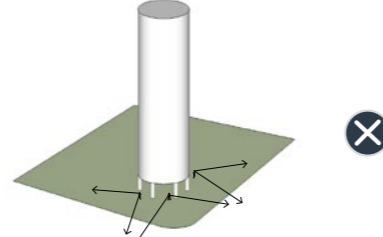




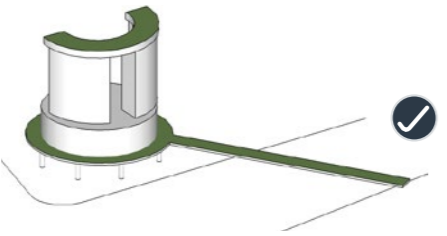
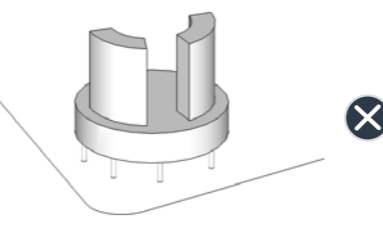
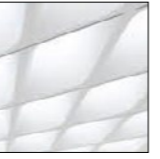

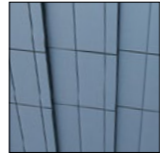

In addition to the Precinct/Sub-Precinct Specific Design Criteria, the land use general and specific provisions in *Table 67* and *Table 68* below are applicable to development being assessed in accordance with the Compliance Assessment process under Section 5 of the Plan of Development where described 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: ARCHITECTURAL DESIGN AND PUBLIC REALM CRITERIA APPLICABILITY

CRITERIA/ SUB-PRECINCT	1a	1b	1c	1d	1e	1f	1g	1h	1i	2a	2b	2c	3	4a	4b	4c
Architectural Distinctiveness																
Elevated Views	●															
Connecting Elements	●															
Subtropical Design	●	●	●				●						●			
Soffits and Ceilings	●															
Vertical Light Well	●															
Facade Articulation	●												●			
Glazing	●												●			
Materiality	●												●			
Lighting	●												●			
Build over William Street	●															
Roofscape	●												●			
Heritage Integration																
Scale	●	●	●										●			
Proportion	●	●	●										●			
Facade Elements	●	●	●										●			
Colour	●	●	●										●		●	
Materiality	●	●	●										●		●	
River Pavilions																
Expression			●		●		●									
Other																
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	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

TABLE 68: GENERAL USE DESIGN CRITERIA

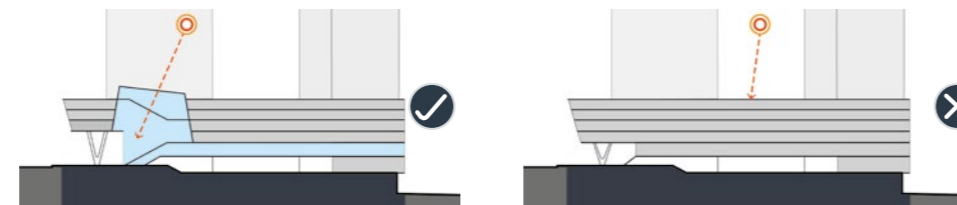
DS 1 Architectural Design Criteria	
<p><i>Note: The design of development is to be generally in accordance with the Architectural Design Criteria applicable to the relevant Precinct/Sub-Precincts. Where it is possible by selecting an option or a specific number of options, the phrase 'selection required - 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. Appendix C to this PoD contains extracts of a notional development scheme that shows further examples of the way in which the Architectural Design Criteria could be interpreted and how design proposals could develop, and be endorsed, under the Compliance Assessment process.</i></p> <p>The Architectural Design Criteria DS1.1 to DS1.14 only apply to the Precincts/Sub-Precincts as specified in Table 67.</p>	
ARCHITECTURAL DISTINCTIVENESS	
Elevated Views	
<p>DS 1.1 Where development is for a tower, the design is to optimise opportunities for elevated and open viewing areas.</p>	<p>DS 1.3 For development that is new built form, a range of elements are to be used to achieve subtropical design outcomes and particularly, the design of development is required to select a minimum of three (3) of the following seven (7) features:</p> <ol style="list-style-type: none"> 1. Buildings are orientated to promote seasonal solar heat gain or loss taking into consideration major site views and vistas; 2. Large building facades incorporate architectural wall shading to reduce solar heat gain; 3. Large expanses of external glazing have architectural design features and elements to provide articulation and visual interest; 4. Awnings, balconies, shading devices and structures to assist with solar control and protection of external spaces from weather; 5. Natural ventilation through operable elements into the facade such as windows, doors and moveable walls; 6. Vertical greenery such as green walls; and/or 7. Elevated gardens and outdoor rooms.
<p>EXAMPLES OF PERMITTED DEVELOPMENT</p>  <p>EXAMPLES OF DEVELOPMENT NOT PERMITTED</p> 	<p>EXAMPLES OF PERMITTED DEVELOPMENT</p>  <p>Inclusion of elevated gardens and outdoor rooms</p>  <p>Inclusion of semi-outdoor spaces that are naturally ventilated and reflect Brisbane's outdoor lifestyle</p>  <p>Orientation that promotes seasonal solar heat gain and promotes natural lighting</p> <p>EXAMPLES OF DEVELOPMENT NOT PERMITTED</p>  <p>Unarticulated facades that offer little response to local context or climate</p>
<p>DS 1.2 Development of new built form is to be designed to incorporate elevated connecting elements to enhance the connectivity of the QWBIRD.</p>	<p>DS 1.4 New built form in the following locations is to be designed to incorporate articulated soffits and/or ceilings where visible from the public realm:</p> <ol style="list-style-type: none"> a. The upper podium fronting George Street; and b. The build over William Street.
<p>EXAMPLES OF PERMITTED DEVELOPMENT</p>  <p>EXAMPLES OF DEVELOPMENT NOT PERMITTED</p> 	<p>EXAMPLES OF PERMITTED DEVELOPMENT</p>  <p>Articulated surface that expresses structural system in a decorative way</p>  <p>Articulated surface that incorporates lighting and materiality to create visual depth and design expression</p>  <p>Articulated surface that expresses materiality to create visual depth and design expression</p> <p>EXAMPLES OF DEVELOPMENT NOT PERMITTED</p>  <p>Unarticulated surface that lacks expression, visual variety and visual interest</p>

DS 1 Architectural Design Criteria

Vertical Light Well

DS 1.5 New built form, where located within Sub-Precinct 1a, is to be designed to incorporate light wells/voids to allow natural light to penetrate the public realm.

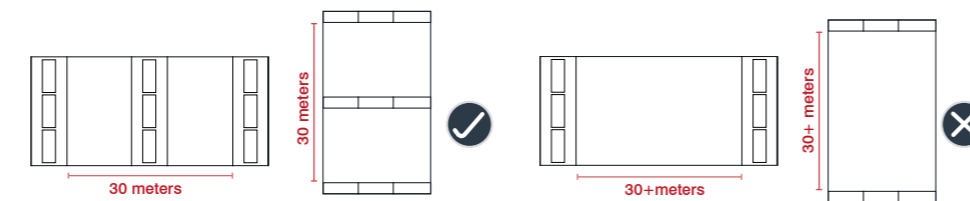
EXAMPLES OF PERMITTED DEVELOPMENT EXAMPLES OF DEVELOPMENT NOT PERMITTED



Facade Articulation

DS 1.6 The maximum horizontal length of a uniform elevation treatment above ground storey without variation or articulation is to be 30m to avoid expanse of blank walls.
Note: Curved or angled facades are taken to be forms of articulation.

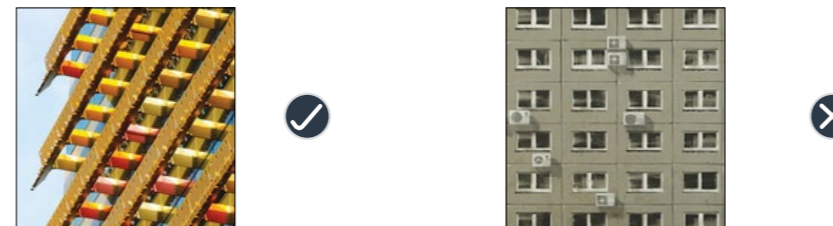
EXAMPLES OF PERMITTED DEVELOPMENT EXAMPLES OF DEVELOPMENT NOT PERMITTED



Glazing

DS 1.7 The location and design of glazing is to balance daylight penetration with privacy and solar gain.

EXAMPLES OF PERMITTED DEVELOPMENT EXAMPLES OF DEVELOPMENT NOT PERMITTED



Facade design that balances daylight penetration with privacy and heat load reduction

Glazing choice and location, and a lack of solar shading, fail to respond to orientation and solar access

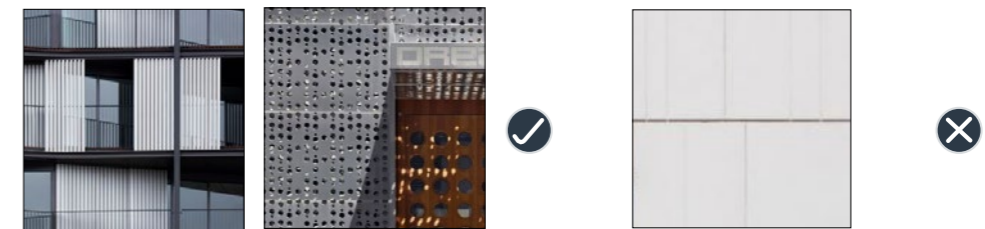
Materiality

DS 1.8 New built form is to be designed to include high-quality materials in the facade to respond to local character, climate and the desire to create a landmark development. Where development is for new built form, external facade materials at ground and podium levels are to include a mix of two or more of the following:

- Glazing clear tinted or colour backed;
- Brickwork;
- Precast concrete panels (should be painted);
- In situ concrete;
- Timber;
- Panel systems including prefinished metal panels, tiles, stones; and/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



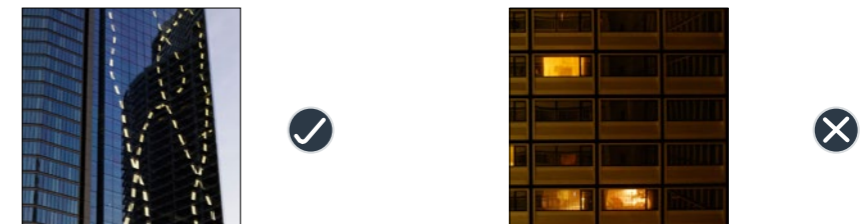
Selection of high-quality materials that are applied creatively to respond to Brisbane's character, climate and lifestyle

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

Lighting

DS 1.9 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

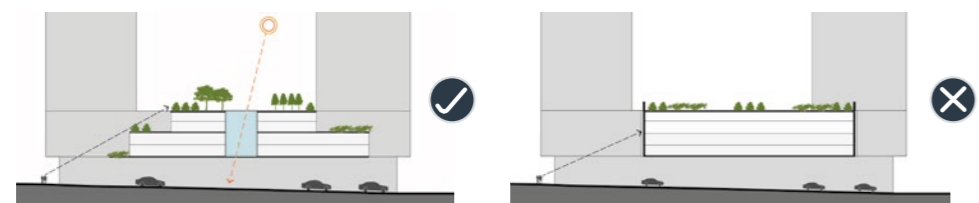


DS 1 Architectural Design Criteria

Building over William Street

DS 1.10 Where building over William Street, development is to be designed to minimise the bulk of the building over William Street by terracing the built form and incorporating visual interest through the use of vegetation, screens or facade articulation on the building face.

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

Columns

DS 1.11 Where involving structural columns within a setback, the number of columns is to be minimised and the footprint of each column is to be a maximum of 6m²

EXAMPLES OF PERMITTED DEVELOPMENT **EXAMPLES OF DEVELOPMENT NOT PERMITTED**



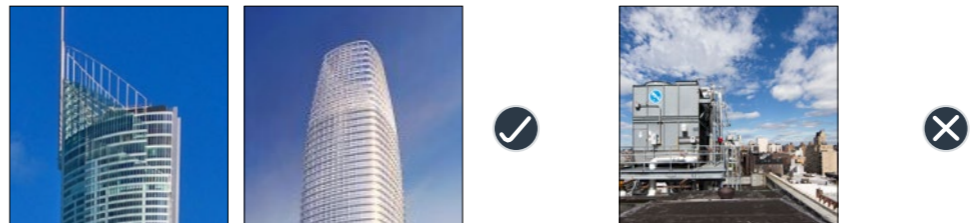
Limit number of columns to encourage permeability within the public realm

Maximise number of columns without consideration for public realm experience

Roofscape

DS 1.12 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 1.13 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.

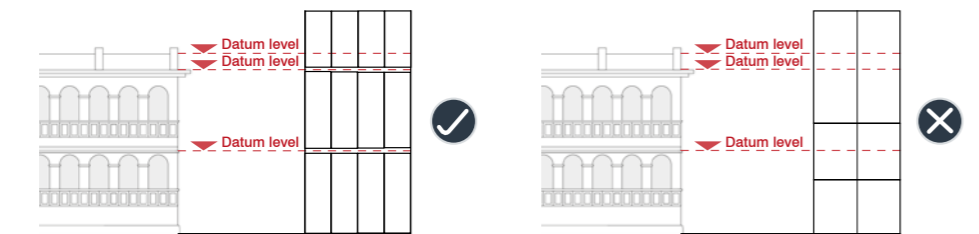
HERITAGE INTEGRATION

DS 1.14 Where the development of new built form is adjoining a heritage building, it is to be designed generally in accordance with the following themes of integration:

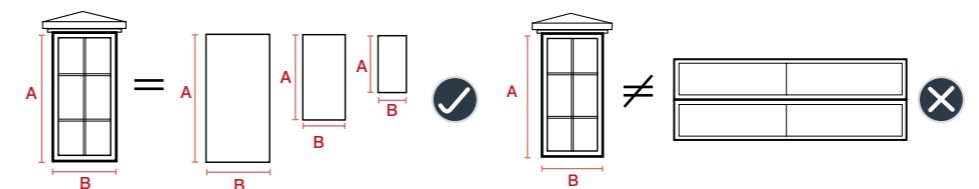
a. Scale: The design of new built form provides an articulated ground and podium level that corresponds with features of the adjoining heritage building

b. Proportion: The design of new built form incorporates proportions of the adjoining heritage facade.

EXAMPLES OF PERMITTED DEVELOPMENT **EXAMPLES OF DEVELOPMENT NOT PERMITTED**



EXAMPLES OF PERMITTED DEVELOPMENT **EXAMPLES OF DEVELOPMENT NOT PERMITTED**



DS 1 Architectural Design Criteria

c. **Facade Elements:** The design of new built form includes interpretation of prominent heritage facade elements in a contemporary manner.



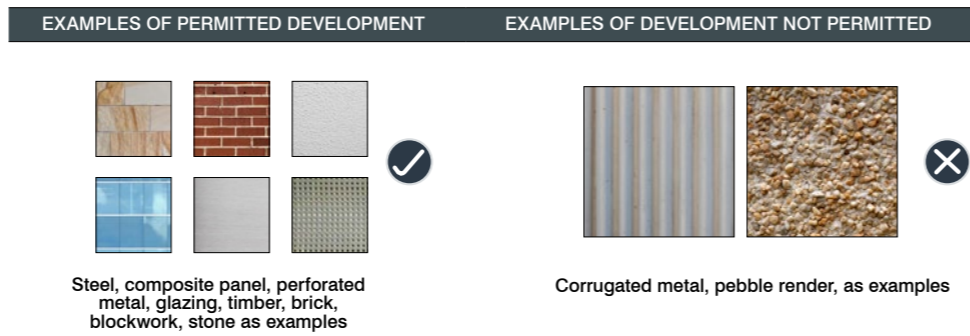
d. **Colour:** The design of new built form incorporates complimentary colours and avoids crude colour palettes adjoining a heritage building.



Or variations of these colours, as an example

Bright primary colour palette

e. **Materiality:** The design of the facade of new built form at podium level incorporates materials that are in harmony with the adjoining heritage building.

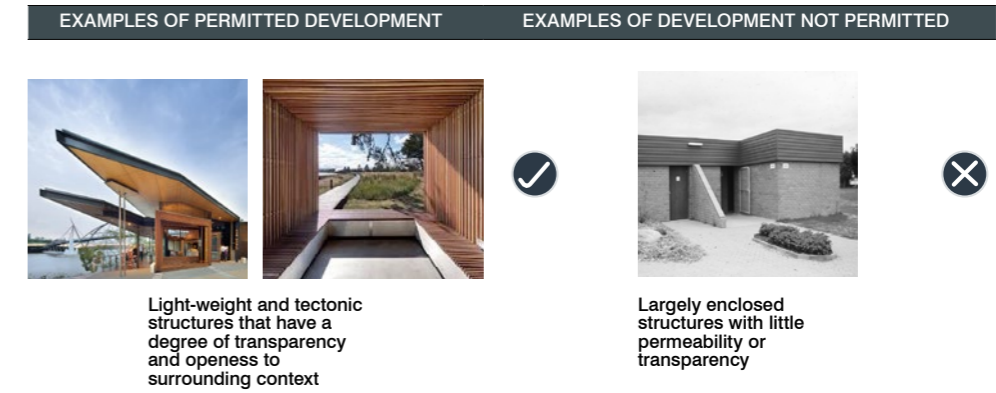


Steel, composite panel, perforated metal, glazing, timber, brick, blockwork, stone as examples

Corrugated metal, pebble render, as examples

River Pavilions

DS 1.15 New pavilions are designed to appear as light-weight, tectonic or transparent forms.



Light-weight and tectonic structures that have a degree of transparency and openness 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;
 - Being designed 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.

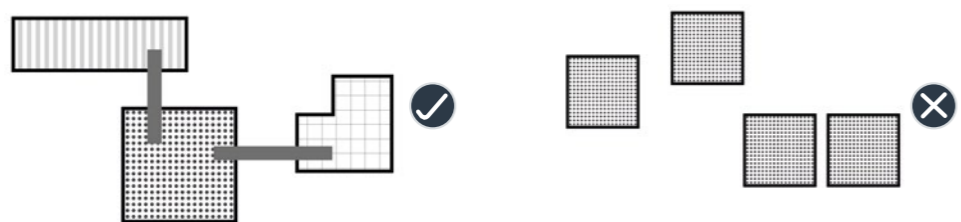
EXAMPLES OF PERMITTED DEVELOPMENT EXAMPLES OF DEVELOPMENT NOT PERMITTED



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.

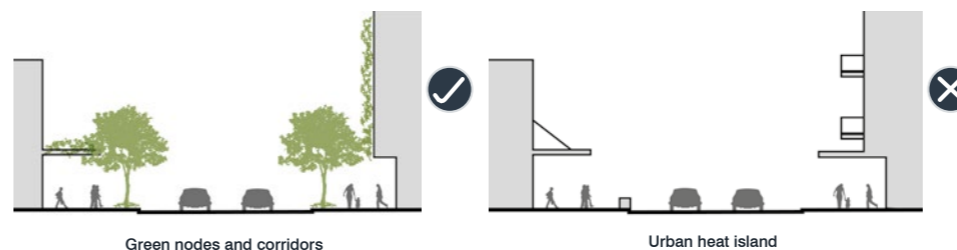
EXAMPLES OF PERMITTED DEVELOPMENT EXAMPLES OF DEVELOPMENT NOT PERMITTED



Integrate with Nature

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

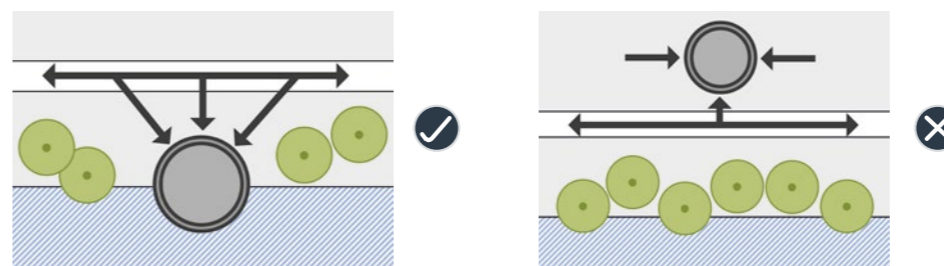
EXAMPLES OF PERMITTED DEVELOPMENT EXAMPLES OF DEVELOPMENT NOT PERMITTED



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

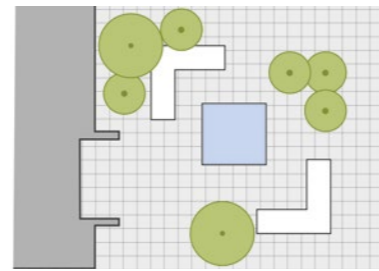


DS 2 Public Realm Design

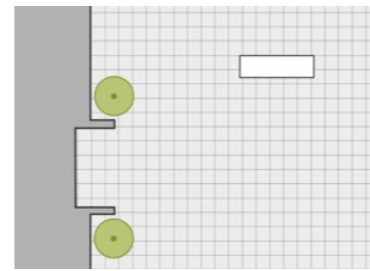
Outdoor Rooms and Meeting Places

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



For example, open retail plaza with subtropical planting

EXAMPLES OF DEVELOPMENT NOT PERMITTED



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

Wayfinding

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

EXAMPLES OF PERMITTED DEVELOPMENT



For example, a distinct precinct-wide wayfinding device

EXAMPLES OF DEVELOPMENT NOT PERMITTED



For example, a complex array of improvised signage



DS 3 Parking and Access	
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	On-site parking and manoeuvring areas are to provide for vehicles to enter and leave in a forward motion.
DS 3.4	Where an on-site waste collection area is provided, access and manoeuvring areas are to provide for the specified vehicle.
DS 3.5	Bicycle parking spaces are to be provided in accordance with the rates specified in the Traffic Engineering Criteria in Section 6 .
DS 3.6	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 3.7	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 3.8	Basement car parking levels are to be designed to comply with the following: <ul style="list-style-type: none">• 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	
DS 4.1	Any reflective glass material on new built form is to have: <ul style="list-style-type: none">a. A level of light reflectivity of not greater than 20%; andb. A level of heat transmission of not less than 20%.
DS 4.2	Non-heritage buildings are to provide pedestrian shelter in the form of an entrance awning or canopy at the principal public entrance which is clearly legible from the street.
DS 4.3	Development for a pedestrian shelter is provided by an awning which: <ul style="list-style-type: none">a. Abuts footpaths;b. Is provided and maintained by the building owner on their premises;c. Protects the normal flow of pedestrians;d. Is continuous across the frontage of a site;e. Aligns to provide continuity with shelter on an adjoining premises;f. Is a minimum of 3.2m and is generally not more than 4.2m above pavement height;g. Extends from the face of the building or the premises line;h. Does not extend past a vertical plane 1.5m inside the kerb line to enable street trees to be planted and grow;i. Has a 0.5m clearance to any tree trunk and main branches;j. Aligns with existing awnings if the verge has been widened;k. Is cantilevered from the main building with any posts within the verge being non-load bearing; andl. Uses materials that provide appropriate shade.

TABLE 69: SPECIFIC USE DESIGN CRITERIA

DS 1 Centre Activities	
DS 1.1	Where identified in the relevant Precinct/Sub-Precinct, an active edge and passive edge are to be provided with frontages that emphasise materiality to provide a visually engaging interface, including textured materials, openings, integrated art/signage.
DS 1.2	Where identified as an Active Edge, development of the ground storey is to provide: <ul style="list-style-type: none"> • 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.
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 and Figure 106.
DS 1.4	Exhaust vent outlets for kitchens are discharged vertically where practicable and directed away from any Sensitive Use with the following constraints: <ol style="list-style-type: none"> Separated by a minimum of 6m from a Sensitive Use, including any outdoor air intake of a Sensitive Use; and 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 2 Community Uses	
DS 2.1	Where Community Uses comprise an Art Gallery and/or Museum, ancillary preparation and provision of food and drink is provided.
DS 2.2	Development is designed so that windows, balconies, verandahs, terraces or decks from Community Uses that have a direct view into windows of habitable rooms in an adjoining residential dwelling, are screened by: <ol style="list-style-type: none"> Fixed opaque glazing; or 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: <ol style="list-style-type: none"> Be appropriately located and designed; Achieve environmental performance generally in accordance with the Technical Environmental Criteria in Section 6; and 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 <i>The storage and handling of flammable and combustible liquids</i> .
DS 6 Multiple Dwelling	
DS 6.1	Where involving Multiple Dwelling, development is to be sited and designed generally in accordance with the following: <ol style="list-style-type: none"> The main pedestrian entrance to the building (or group of buildings) is located on the primary street frontage; 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; Vehicular access to the site is separate from the pedestrian access; and 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.
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: <ol style="list-style-type: none"> Window sill heights being a minimum of 1.5 metres above floor level; or Fixed opaque glazing being applied to any part of a window below 1.5 metres above floor level.



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

DS 7 Parking Station

- DS 7.1** 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.





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 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 & Basis of Design Criteria			●	●	●		●							●	●	
Tidal Works Criteria			●	●	●		●							●	●	
Engineering & Infrastructure Criteria																
Bridge Design Criteria	●														●	
Civil Engineering Criteria	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●
Geotechnical Criteria	●		●	●	●	●	●		●				●	●		
Hydraulic Design Criteria			●	●	●		●							●		
Infrastructure Master Plan Criteria	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●
Structural Monitoring Criteria	●		●	●	●	●	●			●	●		●	●		
Traffic Engineering Criteria	●	●	●	●	●	●				●	●	●	●			
Wind Engineering 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 2 Environmental Criteria

Acoustic Criteria	TC 2.1	Noise measuring is to be carried out generally in accordance with <i>AS1055 - Description and measurement of environmental noise</i> .
	TC 2.2	Development is to be designed to achieve the following criteria with respect to traffic noise:

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 (<i>select facade materials to achieve Rw ratings relevant for each Noise Category</i>)
Residential Passive Recreation 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 AS2107:2000 (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 AS2107:2000 (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**.

TC 2.3	Entertainment venues are to be designed to achieve the following noise criteria:
--------	--

TABLE 71.2 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) L10, adj, T	Externally: 60 dB(A) L10, adj, T	To comply with OLGR
Existing Commercial	Externally: 65 dB(A), Leq, (9am - 5pm)		

*Heritage excluded

TABLE 71.3 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) L10, adj, T OR Internally: 35 dB (A) Leq,T	Externally: 65 dB(A) L10, adj, T OR Internally: 35 dB (A) Leq,T	Externally: To Comply with OLGR OR Internally: 30 dB (A) Leq,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 71.4 PROPOSED ENTERTAINMENT NOISE CRITERIA: OUTDOOR VENUES (SUBJECT TO EVENT SIZE) - EXISTING

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) Licensed premises: To comply with OLGR Large: (10pm - 12am) Background level + 10 dB (A)2
Existing Commercial*	Externally: Typical: 65 dB(A), Leq,(8am - 6pm) Large: 70 dB(A) Leq,T Leq,(8am - 6pm)		

*Heritage excluded

TABLE 71.5 PROPOSED ENTERTAINMENT NOISE CRITERIA: OUTDOOR VENUES (SUBJECT TO EVENT SIZE) - 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) L10, adj, T OR Internally: 35 dB(A) Leq,T	Externally: Typical: 65 dB(A) L10, adj, T OR Internally: 35 dB(A) Leq,T	Externally: To comply with OLGR OR 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.		

For non-typical events, indicative noise assessment objectives are indicated below for guidance only.

TABLE 71.6 PROPOSED ENTERTAINMENT NOISE CRITERIA - NON-TYPICAL OUTDOOR VENUES (SUBJECT TO PLAN OF MANAGEMENT) EXISTING

RECEIVER	DAY (7AM-6PM)	EVENING (6PM-10PM)	NIGHT (10PM-7AM)
Existing Residential/Hotel*	Externally: Typical: 65 dB(A) L10, adj, T OR Internally: 35 dB(A) Leq,T	Externally: Typical: 65 dB(A) L10, adj, T OR Internally: 35 dB(A) Leq,T	Externally: To comply with OLGR OR Internally: 30 dB(A) Leq,T
Existing Commercial*	Externally: Large: 70 dB(A) Leq,T Leq, (8am - 6pm)		

**Heritage excluded*

TABLE 71.7 PROPOSED ENTERTAINMENT NOISE CRITERIA - NON-TYPICAL OUTDOOR VENUES (SUBJECT TO PLAN OF MANAGEMENT) - 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	70 dB(A) Leq,T OR 50 dB(A) internally	70 dB(A) Leq,T OR 45 dB(A) internally	70 dB(A) Leq,T OR 45 dB(A) internally
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.		

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 71.8 SERVICES PLANT

RECEIVER	TIME OF DAY	NOISE EMISSION
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 Authority to demonstrate compliance with the relevant design criteria.

Advertising Management Criteria

TC 2.6 Unless otherwise agreed with EDQ Development Assessment, signage/ advertising devices are to be designed generally in accordance with the Signage Criteria outlined in the Advertising Devices Management Plan.

Air quality
impacts criteria

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

TABLE 71.9 AIR QUALITY IMPACTS

POLLUTANT	AVERAGING TIME	CRITERIA
NO ₂	1 Hour	250
	1 Year	62
TSP	1 Year	90
PM ₁₀	24 Hours	50
PM _{2.5}	1 Year	8
	24 Hours	25
CO	8 hours	11,000
Benzene	1 Year	10
Dust deposition	1 month	120 mg/m ² /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 71.10 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.



	<p>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 <i>"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'"</i> (NSW OEH 2011) except the portion of William Street covered by structure shall be modelled using a box model according to the <i>Road Traffic Air Quality Management Manual</i> (TMR 2014).</p> <p>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).</p> <p>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.</p>
Construction Management Criteria	<p>TC 2.12 The development is constructed in a manner generally in accordance with the Preliminary Construction Management Plan. Alternative measures to the Preliminary Construction Management Plan may be utilised where achieving equivalent or better environmental outcomes.</p> <p>TC 2.13 Prior to commencement of development, the following management plans, which are to be consistent with the Preliminary Construction Management Plan, are to be prepared and lodged with the Nominated Assessing Authority:</p> <ul style="list-style-type: none">• 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	<p>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 CPTED Assessment prepared by WSP Parsons Brinckerhoff.</p> <p>TC 2.15 A report by a specialist CPTED consultant is lodged with the Nominated Assessing Authority to demonstrate compliance with the Approved CPTED Assessment Report as part of a Compliance Assessment.</p>
Equitable Access Criteria	<p>TC 2.16 Development is to be designed generally in accordance with the following legislation, codes and standards:</p> <ul style="list-style-type: none">• Disability Discrimination Act 1992 (DDA);• Disability Standard for Accessible Public Transport 2002 (APT);• Disability Standards for Education 2005;• Disability (Access to Premises – Buildings) Standard 2010 (APS);• Building Code of Australia 2016 (BCA);• Australian Standard AS1428.1 Design for access and mobility;• Australian Standard AS1428.2 Design for access and mobility – Enhanced;• Australian Standard AS1428.4.1 Tactile Ground Surface Indicators;• Australian Standard AS1428.5 Communication for people who are deaf;• Australian Standard AS2890.6 Off-street parking for people with a disability;• Australian Standard AS1735.12 Lift facilities for persons with disabilities; and• Australian Standard AS4299 Adaptable Housing. <p>TC 2.17 Sensitive Modifications are to be made to heritage buildings to enhance equitable access where practicable.</p> <p>TC 2.18 A report by a specialist accessibility consultant is lodged with the Nominated Assessing Authority to demonstrate compliance with the endorsed Equitable Access Assessment report as part of Compliance Assessment.</p>

<p>Environmental Management Criteria</p>	<p>TC 2.19 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:</p> <ul style="list-style-type: none"> • 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. <p>In preparing these plans, the following guidelines (as updated from time to time) are to be adopted:</p> <ul style="list-style-type: none"> • PDA Guideline No. 13 – Engineering Standard (May 2015); and • PDA Guideline No. 14 – Environmental Values and Sustainable Resource Use (May 2015). <p>TC 2.20 An Acid Sulfate Soil Management Plan (ASS MP) is to be prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> • 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). <p>The development is to be designed to implement the ASS MP.</p> <p>TC 2.21 A Contaminated Land Environmental Control Plan is to be prepared for the site generally in accordance with the Technical Guideline 17. The development is to implement the Contaminated Land Environmental Control Plan.</p> <p>TC 2.22 Hazardous Substances Environmental Control Plan (HSECP) is to be prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> • 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; • Any disposal of contaminated soils to be tracked and documented; and • The development is to implement the HSECP.
---	---

TC 2.23 A Ground Water Management Plan (GWMP) 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;
- 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 GWMP.

TC 2.24 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 minimise accidental or uncontrolled release of waters from site.

The construction phase is to implement the ESCP.

TC 2.25 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 2.26 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 2.27 A Terrestrial and Aquatic Fauna Environmental Control Plan (TAFCEP) 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 TAFCEP.

TC 2.28 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 2.29 A Noise and Vibration Environmental Control Plan (NVECP) 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 NVECP.

TC 2.30 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 2.31 A report by a specialist consultant is lodged with the Nominated Assessing Authority to demonstrate compliance with the nominated Environmental Management Control Plans.

Environmentally Sustainable Design Criteria

TC 2.32 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;
 - Green Star Communities re-assessment at 5 year intervals until practical completion is achieved;
 - Green Star Design & As-Built ratings for the new buildings within the Resort
 - Sub-Precinct (Precinct 1a) representing World Leadership;
 - Green Star Design & As-Built ratings for the Residential Tower 4 representing Australian Industry Excellence; and
 - Industry Best Practice Green Star Design & As-Built ratings for the heritage buildings.
- **Precinct 2**
 - Green Star Communities Rating;
 - Green Star Communities re-assessment at 5 year intervals until practical completion is achieved;
 - Industry Best Practice Green Star Design & As-Built ratings for the heritage buildings; and
 - Green Star Design & As-Built for Queen's Walk.
- **Precinct 3**
 - Green Star Communities Rating;
 - Green Star Communities re-assessment at 5 year intervals until practical completion is achieved; and
 - Green Star Design & As-Built ratings for the Residential Towers 5 & 6 (Precinct 3) representing Australian Industry Excellence.
- **Precinct 4a**
 - Green Star Communities Rating; and
 - Green Star Communities re-assessment at 5 year intervals until practical completion is achieved.

TC 2.33 Sensitive modifications are made to the heritage buildings to enhance the ecologically sustainable development (ESD) performance of buildings where practicable.

TC 2.34 A report by a specialist ESD consultant is to be lodged with the Nominated Assessing Authority generally in accordance with [TC8.1](#).



Foreshore Management Criteria	<p>TC 2.35 A Foreshore Management Plan (FMP) which is generally consistent with the Foreshore Management Plan & Basis of Design Report is to be prepared to:</p> <ul style="list-style-type: none"> 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. <p>The FMP is generally in accordance with the following criteria:</p> <ul style="list-style-type: none"> 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. <p>Notwithstanding TC12.1, 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.</p> <p>TC 2.36 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.</p> <p>TC 2.37 The construction is to be implemented generally in accordance with the Preliminary Construction Management Plan.</p>
--------------------------------------	--

Lighting Management Criteria	<p>TC 2.38 Unless otherwise agreed in writing with EDQ Development Assessment, the development is to be designed generally in accordance with the Lighting Management Plan.</p> <p>TC 2.39 Where practicable, target illuminance levels should comply with the AS1158 suite of standards. Typically, illuminance levels will be in the order of 3.5 lux to 21 lux depending upon space usage.</p> <p>TC 2.40 Where practicable, lighting is designed to comply with <i>AS1158 Lighting for roads and public spaces</i> in accordance with the following criteria:</p> <ul style="list-style-type: none"> 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. <p>TC 2.41 Where practicable, LED light sources should be adopted to comply with AS4282.</p> <p>TC 2.42 The development is to be designed to meet the following average technical lighting criteria:</p>
-------------------------------------	--

TABLE 71.11 LIGHTING

CHARACTERISTIC	MINIMUM REQUIREMENT
Light Source	LED
Colour Rendering Index	CRI 85+ (up to 95 in critical areas)
Pole Type	Integrated Pole
Minimum International Protection (IP) Rating	IP65
IK Impact Protection	IK08
Maximum Ambient Temperature	55 degrees Celsius
Luminaire Protection	Integral surge protection
LED McAdam Shift	2 McAdam Step Ellipse
Colour Temperature	3000k
Lowest Maintained Illuminance Level	P2 (AS1158)
Highest Maintained Illuminance Level	P6 (AS1158)

Tidal Works Criteria	<p>TC 2.43 Development is to implement the Foreshore Management Criteria.</p>
-----------------------------	--

TC 3 Engineering Criteria	
Bridge Design Criteria	TC 3.1 The bridge is to be designed generally in accordance with the PDA-associated development Declaration.
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 Civil Works and Infrastructure Report prepared by Bornhorst and Ward.
Geotechnical Criteria	<p>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.</p> <p>TC 3.4 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 <i>State Planning Policy - Emissions and Hazardous Activities - Guidance on Acid Sulfate Soils December 2013</i>. An ASS Management Plan is to be prepared detailing the investigation and treatment methodology to be implemented.</p> <p>TC 3.5 A Contaminated Land Auditor in accordance with Section 574A (1) (b) of the <i>Environmental Protection Act</i> must be appointed to provide certification in accordance with Section 568 (b) of the <i>Environmental Protection Act</i> that all documentation in relation to contaminated land has been properly prepared.</p> <p>TC 3.6 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 <i>Environmental Protection Act 1994</i> and the DEHP issued guidelines.</p> <p>TC 3.7 Contaminated material is to be transported and disposed of off-site in accordance with statutory requirements.</p> <p>TC 3.8 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 <i>Environmental Protection Act</i> and <i>Environmental Protection (Water) Policy 2009</i> requirements.</p> <p>TC 3.9 A report by a specialist consultant is lodged with the Nominated Assessing Authority to demonstrate appropriate consideration has been provided to the Geotechnical Report as part of any Operational Works Compliance Assessment.</p>
Hydraulic Design Criteria	<p>TC 3.10 Unless otherwise agreed in writing with EDQ Development Assessment, development is carried out generally in accordance with the Hydraulic Assessment.</p> <p>TC 3.11 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 Precinct 1a Compliance Assessment application.</p> <p>TC 3.12 The development is to be designed generally in accordance with the following design criteria: <ul style="list-style-type: none"> Essential Services to be located above 5.9m AHD (this is 5.4m AHD RFL + 500mm freeboard)*; All levels from basement and above protected to a minimum level of 5.4m AHD RFL via flood barrier protection; All foreshore structures designed for a 1,000 year ULS (extreme case); and Pedestrian and cyclist paths comply with the minimum flood planning levels: above HAT + 0.3m. <p><i>*Note: Electrical equipment is classified as essential for the IRD building only.</i></p> <p>TC 3.13 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 as part of Compliance Assessment.</p> </p>
Structural Monitoring Criteria	TC 3.14 Structural monitoring for the proposed development construction is to be designed and implemented generally in accordance with the Structural Monitoring Proposal.
Traffic Engineering Criteria	<p>TC 3.15 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: <ul style="list-style-type: none"> Where for Multiple Dwelling: <ul style="list-style-type: none"> Maximum 0.5 space per bedroom Where for Short-Term Accommodation, <ul style="list-style-type: none"> 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. <p><i>*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.</i></p> </p>

A car park management plan is to be lodged with the Nominated Assessing Authority to demonstrate compliance with the car parking rates as part of Compliance Assessment.

- TC 3.16** The design of the car parking areas comply with the dimensions and to the standards specified in the Brisbane City Plan TAPS PSP.
- TC 3.17** On-site parking and manoeuvring areas provide for vehicles to enter and leave in a forward motion.
- TC 3.18** 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 3.19** Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.
- TC 3.20** 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 3.21** Bicycle parking and storage facilities are accessible and provided in the building, or onsite within 100 metres of an entrance to the building.
- TC 3.22** Basement vehicle circulation areas where not involving a fully automated car parking system, will have a minimum clearance height of 2,100mm generally, and 2,300mm 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 3.23** 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 3.24** The following outcomes in relation to bicycle connectivity are to be implemented where practicable:
- The Bicentennial Bikeway is to be upgraded between Queen Street and the Goodwill Bridge to accord with the following requirements:
 - Specific improvements in the dedicated bikeway section to be implemented are as follows:
 - » Improved safety by provision of separate pedestrian path;
 - » Compliant pedestrian crossing points consistent with treatments on the Toowong reach i.e. blue and white checkerboard at crossing point, with yellow caution pavement marking on bikeway approach;
 - » Increased separation of bikeway from river's edge;
 - » Elimination of the sharp corner under the REX by building realignment over the river; and
 - » Improved lighting, personal security, casual surveillance; and
 - Specific improvements in the shared zone section to be implemented are as follows:
 - » Pedestrian and cyclist safety by way of a low speed environment; and
 - » Improved lighting, personal security, casual surveillance.

TABLE 71.12 BICYCLE CONNECTIVITY

USE	APPROX. LENGTH	BIKEWAY TYPE	MARKED CENTRELINE	PEDESTRIAN FACILITIES
Queen Street - Elizabeth Street	110m	Dedicated	Yes	Adjacent pedestrian footpath
Elizabeth Street - Margaret Street	450m	Very low speed shared zone, with short transition zones on each end	No	Shared zone
Margaret Street - Goodwill Bridge	440m	Dedicated	No	Dedicated pedestrian boardwalk as primary route, with secondary route adjacent bikeway

TC 3.25 The development is to be designed with the following vehicle access points and nominated function where practicable (see *Figure 127*):

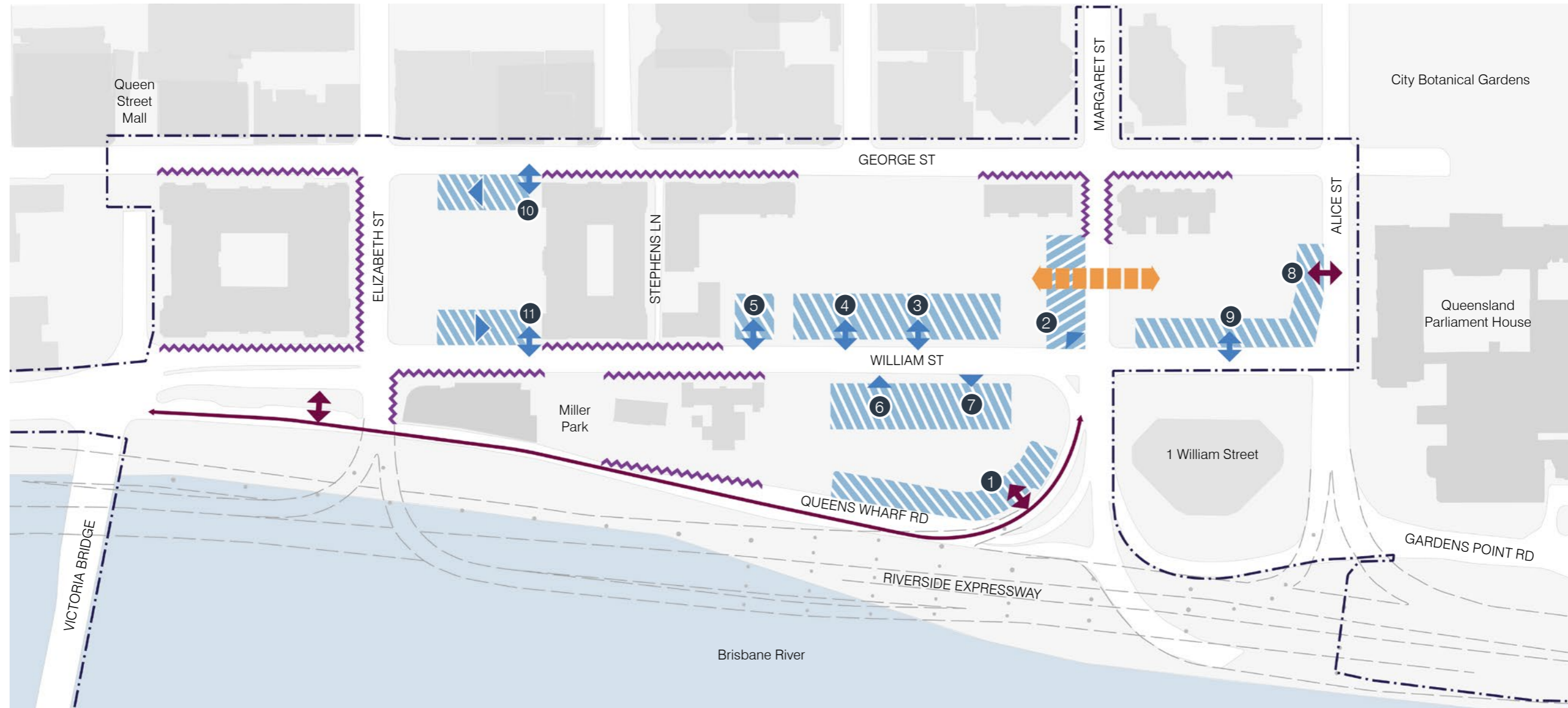
- a. Queens Wharf Road;
- b. William Street/Margaret Street Intersection - Car park entry only;
- c. William Street - Taxi entry and exit/set down entry;
- d. William Street - Car park pick up/set down entry and exit;
- e. William Street - Hotel pick up/set down entry and exit;
- f. William Street - 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 3.26 A report by a specialist consultant is lodged with the Nominated Assessing Authority to demonstrate compliance with the TC20 Technical Guidelines






**Pedestrian
Wind Criteria**

TC 3.27 A Pedestrian Wind Assessment is to be prepared for the Precinct 1a compliance assessment, generally in accordance with the widely accepted set of criteria developed by Lawson (1990). The development is to implement the Pedestrian Wind Assessment.

FIGURE 127: 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
-  Indicative preferred vehicle and service ingress/egress zone (location/direction not fixed)
-  Limited vehicle access to heritage building





The image features a solid orange background. On the left side, there are several overlapping, wavy, white line patterns that create a sense of depth and movement. These patterns are composed of many thin, parallel lines that curve and flow across the page. In the center-left area, the text "7.0" is positioned above the word "DISCLAIMER".

7.0
DISCLAIMER

This report is dated 15th May 2017 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Destination Brisbane Consortium for the purpose of a development application and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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

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


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

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

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.





The background features a dark blue field with intricate, light blue wavy lines that create a sense of depth and movement. A prominent feature is a grid-like pattern of fine lines that forms a large, abstract shape, possibly representing a stylized letter or a complex geometric form. The overall aesthetic is modern and professional.

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**

TABLE 72: USE CATEGORIES

CATEGORY	CITY PLAN DEFINED TERM	EXAMPLE OF USE
Residential	Multiple Dwelling	Apartments
	Short-Term Accommodation	Accommodation Hotel/ Serviced Apartments
Commercial	Child Care Centre	Child Care Centre
	Community Use	Museum Art Gallery
	Educational Establishment	Cooking School
	Function Facility	Conference centre Hotel function space
	Health Care Services	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
	Port Services	Marina
	Resort Complex	Integrated Resort Development
	Sales Office	Sales office
	Theatre	Cinema Theatre

CATEGORY	CITY PLAN DEFINED TERM	EXAMPLE OF USE
	Tourist Attraction	Casino
Retail	Club	Sports Club
	Food and Drink Outlet	Cafe Restaurant
	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
Environmental 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
Special Industry (limited to Stand-by Generator)		Stand-by Generator
Substation		Substation
Telecommunications Facility		Telecommunications tower/ broadcasting station
Utility Installation		District energy facility

8.1.2 Use Definitions

RESIDENTIAL USE CATEGORY

MULTIPLE DWELLING

Premises that contain three or more dwellings for separate households.

SHORT-TERM ACCOMMODATION

Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained. The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.

COMMERCIAL USE CATEGORY

CASINO

Premises used 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.

Notes: 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 Casino Control Act 1982.

Note: A Casino is a form of 'Tourist Attraction' but the use itself is not defined under Brisbane City Plan 2014.

CHILD CARE CENTRE

Premises used for minding, education and care, but not residence, of children.

COMMUNITY USE

Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.

EDUCATIONAL ESTABLISHMENT

Premises used for training and instruction designed to impart knowledge and develop skills. The use may include outside-hours school care for students or on-site student accommodation.

FUNCTION FACILITY

Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.

HEALTH CARE SERVICES

Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.

INDOOR SPORT AND RECREATION

Premises used for leisure, sport or recreation conducted wholly or mainly indoors.

LANDING

A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.

LOW IMPACT INDUSTRY

Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:

- » Negligible impacts on sensitive land uses due to off-site emissions including aerosol, fume, particle, smoke, odour and noise;
- » Minimal traffic generation and heavy-vehicle usage;
- » Demands imposed upon the local infrastructure network consistent with surrounding uses;
- » The use generally operates during the day (e.g. 7am to 6pm);
- » Off-site impacts from storage of dangerous goods are negligible; and
- » The use is primarily undertaken indoors.

MAJOR SPORT, RECREATION AND ENTERTAINMENT FACILITY

Premises with large-scale built facilities designed to cater for large-scale events, including major sporting, recreation, conference and entertainment events.

Premises used for parking vehicles where the parking is not ancillary to another use.

OFFICE

Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for the following:

- » Business or professional advice;
- » Service of goods that are not physically on the premises; and
- » Office-based administrative functions of an organisation.

OUTDOOR SPORT AND RECREATION

Premises used for a recreation or sport activity that is carried on outside a building and which requires areas of open space and may include ancillary works necessary for safety and sustainability. The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.

PARKING STATION

Premises used for parking vehicles where the parking is not ancillary to another use.

PORT SERVICES

Premises used for the following:

- » The arrival and departure of vessels;
- » The movement of passengers or goods on or off vessels; and
- » Any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels.

RESORT COMPLEX

Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including:

- » Restaurants and bars;
- » Meeting and function facilities;
- » Sporting and fitness facilities;
- » Staff accommodation; and
- » Transport facilities directly associated with the tourist facility such as a ferry terminal and air services.

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

SALES OFFICE

The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize. The use may include a caravan or relocatable dwelling or structure.

THEATRE

Premises used for presenting movies, live entertainment or music to the public and may include provision of food and liquor for consumption on the premises.

The use may include the production of film and music, including associated ancillary facilities, which are associated with the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and post-production facilities.

TOURIST ATTRACTION

Premises used for providing on-site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site. Examples include casino or theme park.

RETAIL USE CATEGORY

CLUB

Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and service of food and drink.

FOOD AND DRINK OUTLET

Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.

HOTEL

Premises used primarily to sell liquor for consumption. The use may include short-term accommodation, dining and entertainment activities and facilities.

MARKET

Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use may include entertainment provided for the enjoyment of customers.

NIGHTCLUB ENTERTAINMENT FACILITY

Premises used to provide entertainment which may include cabaret, dancing and music. The use generally includes the sale of liquor and food for consumption on site.

SERVICE INDUSTRY

Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located within other non-industrial uses. Examples include tailor and jewellery making.

SHOP

Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.

SHOPPING CENTRE

Premises comprising two or more individual tenancies that is comprised primarily of shops and that function as an integrated complex.

SHOWROOM

Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires:

- » A large area for handling, display or storage; and
- » Direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.

OTHER

CENTRE ACTIVITIES ACTIVITY GROUP

A defined activity group comprising the following uses:

- » caretakers accommodation
- » child care centre
- » club
- » community care centre
- » community use
- » dwelling unit
- » educational establishment
- » emergency services
- » food and drink outlet
- » function facility
- » health care services
- » indoor sport and recreation
- » office
- » parking station, if bicycle parking
- » place of worship
- » sales office
- » service industry, if less than a gross floor area of 100m²
- » shop
- » shopping centre
- » short-term accommodation
- » substation
- » telecommunications facility, if a broadcasting station or television station
- » theatre
- » veterinary services

ENVIRONMENTAL FACILITY

Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value'

HIGH IMPACT INDUSTRY (LIMITED TO STANDBY GENERATOR)

Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:

- » Potential for significant impacts on sensitive land uses due to off-site emissions including aerosol, fume, particle, smoke, odour and noise;
- » Potential for significant off-site impacts in the event of fire, explosion or toxic release;
- » Generates high traffic flows in the context of the locality or the road network;
- » Generates a significant demand on the local infrastructure network;
- » The use may involve night-time and outdoor activities;
- » On-site controls are required for emissions and dangerous goods risks.

High Impact Industry includes fuel burning for power generation with an installed capacity of more than 0.1 MW, if:

1. Less than 10 MW;
2. Not involving coal combustion.

MEDIUM IMPACT INDUSTRY (LIMITED TO STANDBY GENERATOR)

Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:

- » Potential for noticeable impacts on sensitive land uses due to off-site emissions including aerosol, fume, particle, smoke, odour and noise;
- » Potential for noticeable off-site impacts in the event of fire, explosion or toxic release;
- » Generates high traffic flows in the context of the locality or the road network;
- » Generates an elevated demand on the local infrastructure network;
- » On-site controls are required for emissions and dangerous goods risks;
- » The use is primarily undertaken indoors;
- » Evening or night activities are undertaken indoors and not outdoors.

Medium Impact Industry B includes fuel burning for power generation with an installed capacity of 0.1 MW or less, if:

1. Operating more than 100 hours per year; and
2. Not involving coal combustion.

PARK

Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities. Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.

SPECIAL INDUSTRY (LIMITED TO STANDBY GENERATOR)

Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:

- » Potential for extreme impacts on sensitive land uses due to off-site emissions including aerosol, fume, particle, smoke, odour and noise;
- » Potential for extreme off-site impacts in the event of fire, explosion or toxic release;
- » On-site controls are required for emissions and dangerous goods risks;
- » The use generally involves night-time and outdoor activities;
- » The use may involve the storage and handling of large volumes of dangerous goods; and
- » Requires significant separation from non-industrial uses.

Special Industry includes fuel burning for power generation with an installed capacity of 10 MW or greater or burning coal or coal products.

SUBSTATION

Premises forming part of a transmission grid or supply network under the *Electricity Act 1994*, and used for:

- » Converting or transforming electrical energy from one voltage to another; or
- » Regulating voltage in an electrical circuit; or
- » Controlling electrical circuits; or
- » Switching electrical current between circuits; or
- » A switchyard; or
- » Communication facilities for 'operating works' as defined under the *Electricity Act 1994*; and for workforce operational and safety communications.

TELECOMMUNICATIONS FACILITY

Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.

UTILITY INSTALLATION

Premises used to provide the public with the following services:

- » Supply or treatment of water, hydraulic power or gas;
- » Sewerage, drainage or stormwater services;
- » Transport services including road, rail or water;
- » Waste management facilities; and
- » Network infrastructure.

The use includes maintenance and storage depots and other facilities for the operation of the use.

OTHER DEVELOPMENT

CARETAKER'S ACCOMMODATION

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

COMMUNITY CARE CENTRE

Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.

DWELLING UNIT

Means a building or part of a building used or capable of being used as a self-contained residence which must include:

- » Food preparation facilities;
- » A bath or shower; and
- » A toilet and wash basin.

The term includes works ancillary to a dwelling.

EMERGENCY SERVICES

Premises used by government bodies or community organisations to provide essential emergency services, disaster management services, including management support facilities, for the protection of persons, property and the environment.

MATERIAL CHANGE OF USE

As defined in the *Economic Development Act 2012*.

MINOR BUILDING WORK

Means:

- » An alteration, addition or extension to an existing building where the floor area including balconies is less than five per cent of the building or fifty square metres, whichever is the lesser;
- » Works carried out generally in accordance with the General Exemption Certificate—Queensland Heritage Places.

OPERATIONAL WORK

As defined in the *Economic Development Act 2012*.

PEDESTRIAN BRIDGE

Means a pedestrian bridge spanning the Brisbane River and land in the South Bank Parklands.

PLACE OF WORSHIP

Premises used by an organised group for worship and religious activities.

The use may include ancillary facilities for social, educational and associated charitable activities.

RECONFIGURING A LOT

As defined in the *Economic Development Act 2012*.

SERVICE INDUSTRY, IF LESS THAN A GROSS FLOOR AREA OF 100M²

Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.

VETERINARY SERVICES

Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.

8.1.3 QWBIRD Specific Definitions

ACTIVE EDGES

Frontages judged active generally have retail or hospitality activities (cafes, bars etc) built to the edge of the public realm with regular doorways, entrances and windows or a direct connection to the street.

ADJOINING A HERITAGE BUILDING

Premises that share 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. 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 the height of the adjoining Heritage Building.

ARTICULATION

Refers to 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.

AWNING

A rooflike cover extending over a doorway, footpath or deck to provide shelter from the sun, rain and wind.

BASEMENT

A storey below ground level or where the underside of the ceiling projects no more than one metre above ground level.

BICENTENNIAL BIKEWAY

Refers to the dedicated cycleway that starts under the Kurilpa Bridge and follows Coronation Drive under the Go Between Bridge to the Regatta Hotel along the river. Areas of the cycleway with the QWB include a shared zone.

BOARDWALK

A path made of timber or other materials raised above ground level or suspended over water.

BUILDING

As defined in the *Building Act 1975*.

BUILDING ENVELOPE

A plan that shows the building envelope for a particular development.

BUILDING WORK

As defined in the *Economic Development Act 2012*.

BUILDING HEIGHT

If specified:

- (a) in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like;
- (b) in storeys, the number of storeys above ground level; or
- (c) in both metres and storeys, both (a) and (b) apply.

BUILDING TYPOLOGY

Building typology: is the taxonomic classification of physical characteristics of building forms. For example podium and tower building forms.

BUILT FORM

Permanent buildings and non-maritime structures, excluding embellishments such as cladding, lighting, hard and soft landscaping elements and signage.

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.

COMMERCIAL

The use of a building for office, indoor sport and recreation, entertainment facility, community facilities, hotel (any component involving function rooms, offices), theatre.

CONTAMINATED LAND REGISTER

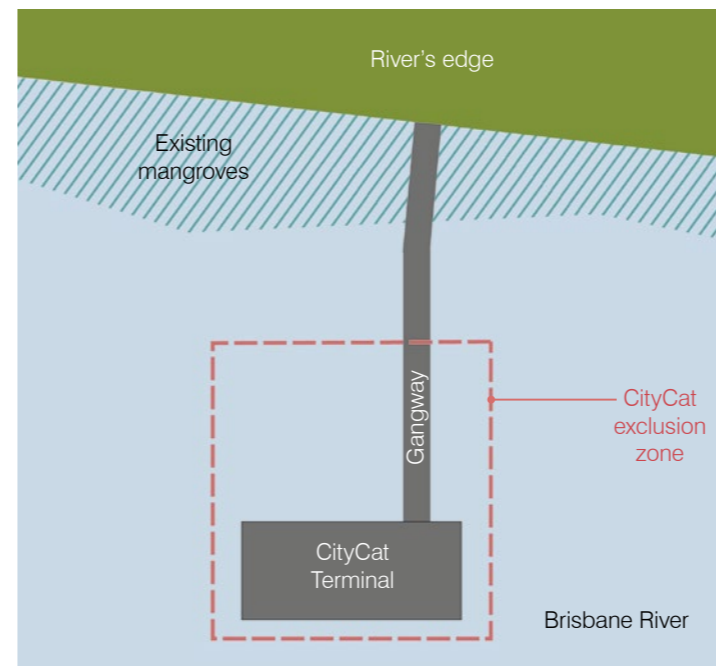
As defined in the *Environmental Protection Act 1994*.

CONNECTING CITY STREET VIEW CORRIDOR

The line of sight at ground level, along George Street or William Street.

CITYCAT EXCLUSION ZONE

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).



CROSS BLOCK LINK

Means a 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

A building element or section of a building that deviates from being straight and provides a continuous bend without sharp angles

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.

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

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.

END OF TRIP FACILITY

Designated facilities that typically support cyclists, joggers and walkers in using alternative 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*.

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

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.

GROSS FLOOR AREA (GFA)

The total floor area of all storeys of the building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:

- a. building services, plant and equipment;
- b. access between levels;
- c. ground floor public lobby;
- d. a mall;
- e. the parking, loading or manoeuvring of motor vehicles;
- f. unenclosed private balconies, whether roofed or not.

GROUND LEVEL

The level of the natural ground, represented by the highest point of the existing street verge levels where on a street frontage, or, where the level of the natural ground has been lawfully changed, the level as lawfully changed.

HARD LANDSCAPING

Refers to 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

The existing built form of a Heritage Place that forms part of the register entry in the Queensland Heritage Register.

HERITAGE IMPACT STATEMENT

A statement to address the policies of the relevant Conservation Management Plan.

HERITAGE PARK

A park that is entered on the Queensland Heritage Register. For example, Millar Park and Queen's Gardens.

HERITAGE PLACE

A place listed on the Queensland Heritage Register.

HIGH WATER MARK

Refers to the ordinary high water mark at spring tides.

IMPORTANT VIEW SHED

An important arc of sight for an observer at ground level towards an area, building or other object of significance.

INTERIM USES

Those uses identified as interim uses in **Section 4** of this PoD.

KEY OPEN RECREATION SPACE

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

Key elevator/lift locations that are shared between public and private users.

LAND

Includes the land and Brisbane River the subject of this PoD.

LANDMARK

A building or structure that stands out from the background buildings.

LEGIBILITY

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

An unroofed or glass-roofed vertical space provided within the volume of a large building to allow natural light and air to lower floors.

MARITIME STRUCTURE

Various engineering facilities that are constructed and installed in, on or adjoining the Brisbane River. Examples include bridge piers, jetties, wharves, berthing docks, floating berths, boat ramps, laterally restrained floating structures and building sub-structure over water.

MAXIMUM PODIUM HEIGHT

The maximum height of that part of the building upon which a tower is built taken from the mid-point of the George Street frontage to the building. Balustrades, parapets or similar features may extend 2.5m above maximum podium height.

MEZZANINE

An intermediate floor within a room that is open to the double height ceilinged floor below.

NATURAL RIVER'S EDGE

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*.

PASSIVE EDGES

A passive edge means the frontage is not completely blank but is not very active. 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

Refers to non-consumptive recreational activities such as walking and sitting that require minimal facilities.

PAVILION

A light, usually open, free-standing building used for a range of purposes including bar and cafe.

PLAN OF DEVELOPMENT

See **Section 1**.

PLAZA

Means a civic open space that is publicly accessible during hours of operation. 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.

PODIUM

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 ten storeys above ground level and upon which is built a tower. Lower Podium comprises the portion of the Podium up to 4 storeys. Upper Podium comprises the portion of the Podium above 4 storeys.

POP-UP STRUCTURES

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

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

An outdoor area for the exclusive use of occupants.

PUBLIC REALM

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.

RESIDENTIAL

The use of part of a building for residential purposes including for a multiple dwelling, retirement facility, short-term accommodation (including the short-term accommodation component of a hotel), but not including any associated use for dining rooms, restaurants, hotel [other than for short-term accommodation], shops or other commercial uses.

RETAIL

The use of part of a building for shop, food and drink outlet, hotel (other than a component which is commercial or residential).

REVTMENT WALL

A permanent structures designed to prevent subsidence adjacent to waterways or rivers (eg. Brisbane River).

REX

The Riverside Expressway.

REX CURTILAGE

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

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

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.

SETBACK

For a building or structure, 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.

Note: When measuring the setback, the following projections from a building are excluded:

- » an eave of a roof;
- » a column;
- » a deck;
- » open stairs;
- » hard- landscaping; or
- » a sunhood, awning or the like attached to the wall of a building or structure to provide shade or shelter.

SERVICES PLANT

Machinery and equipment required for effective operation of buildings i.e. air conditioning, plumbing, electrical, lighting, lifts and escalators.

SHARED ZONE

A pathway that provides for shared use by pedestrian, cyclists and vehicles.

SIGNIFICANT INTERSECTIONS

Intersections identified within the Queen's Wharf Brisbane Priority Development Area Development Scheme as significant intersections.

SIGNIFICANT VEGETATION

Means all vegetation, except those listed as pest vegetation by State or local government, that is significant in its ecological value at local, state or national levels including significant vegetation in [Map 2: Structural elements plan of the Queen's Wharf Brisbane Priority Development Area Development Scheme](#).

SITE

The Land to which the PoD relates as defined in [Section 2](#).

SKY DECK

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

STOREY

A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:

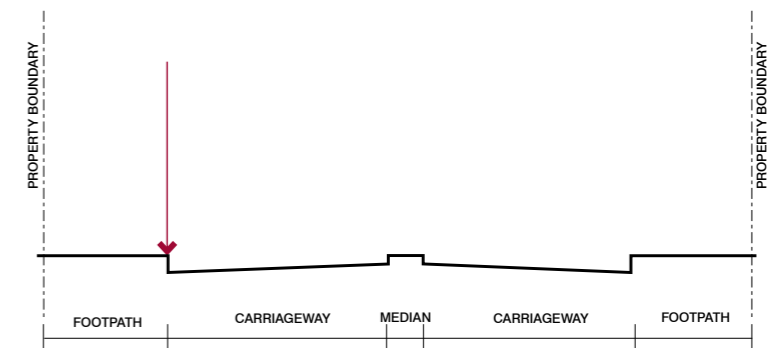
- a. a lift shaft, stairway or walkway;
- b. plant or a meter room;
- c. a bathroom, shower room, laundry, water closet, or other sanitary compartment; and
- d. a combination of the above.

A storey does not include:

- a. mezzanine where located within a building as an intermediate floor that is open to the double height ceilinged floor below; or
- b. a roofed structure on or part of a rooftop such as a gazebo that is not fully enclosed; or
- c. a basement or undercroft car parking area visible to the street that protrudes above the adjacent ground level where it is no more than 1m above the ground level.

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, landscaping, open spaces, street surfaces and pathways.

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.

THE RIBBON

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

THE UNDERCURRENT VILLAGE

The public realm extending along the river foreshore of the QWBIRD.

TOWER

That part of a building above the podium and which is generally set back or forward from the edges of the podium.

TRANSITION ELEMENT

That part of a building between the ground level and tower component, which may comprise a podium as indicated in the diagram below.

UNOBSTRUCTED PAVEMENT

Means a pavement or pathway free of trees, street furniture (other than statutory signage) and columns.

URBAN DESIGN

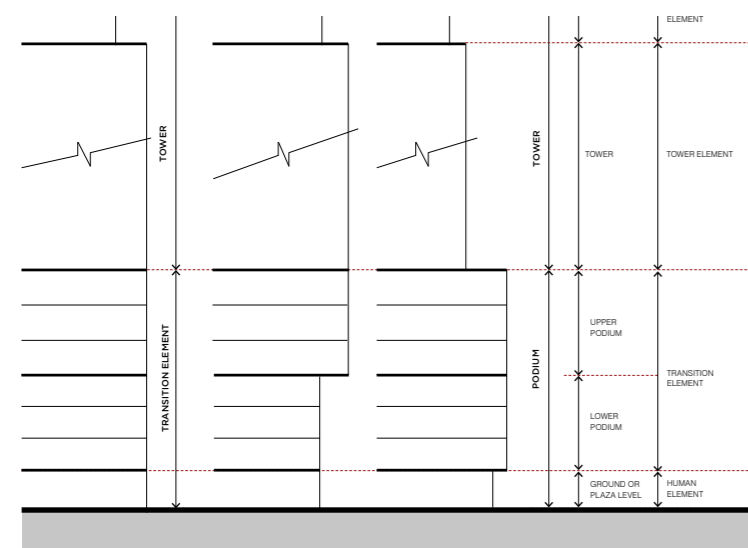
Refers to the holistic design of urban environments, including the overall townscape, individual buildings, street networks, streetscapes, parks and other public spaces.

WAYFINDING

Refers to the measures employed to achieve a legible and coherent environment.

WINTER GARDEN

Means a space within an apartment that has operable external glass.







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*:

- » 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 (Local Heritage).

FIGURE 128: HERITAGE PLACES



LEGEND

- QWB boundary
- Early Streets of Brisbane
- Heritage building
- 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 WII Air Raid Shelter
- ⑨ The former State Library
- ⑩ The Commissariat Store
- ⑪ The former DPI Building

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)







APPENDIX C
CREATIVE
INTERPRETATION
OF ARCHITECTURAL
DESIGN CRITERIA

8.3 CREATIVE INTERPRETATION OF ARCHITECTURAL DESIGN CRITERIA

8.3.1 INTRODUCTION

The Architectural Design Criteria in Section 5.6 of the PoD are applicable to development being assessed in accordance with the Compliance Assessment process to the extent specified in that section of the PoD. A number of the Architectural Design Criteria are represented in graphic form, with examples of 'permitted' and 'not permitted' development. They comprise examples of ways of complying with the criteria but there may be others.

The following sections contain extracts of a notional development scheme that shows further examples of the way in which certain Architectural Design Criteria could be interpreted and how design proposals could develop, and be endorsed, under the Compliance Assessment process.

8.3.2 Notional Development Scheme

8.3.2.1 Introduction


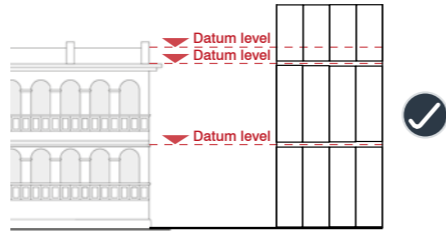
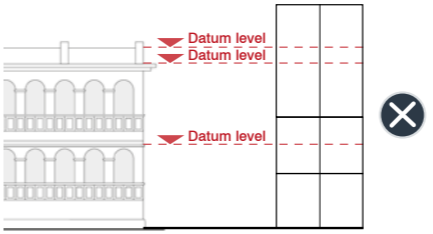
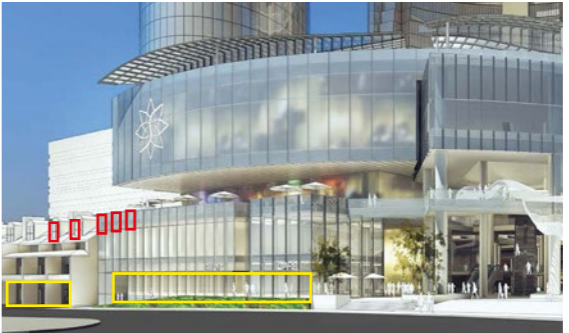
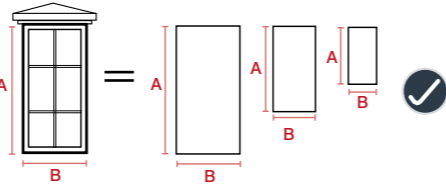
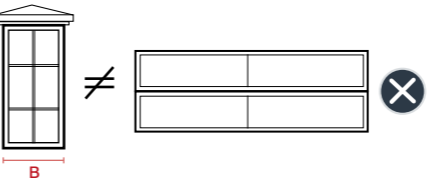

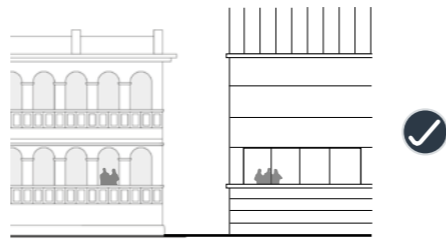
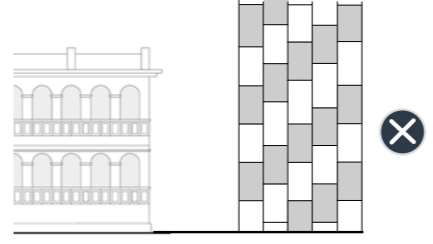
A notional development scheme has been prepared to illustrate a form of development that accords with the provisions of the PoD. Whilst the notional development scheme presents an advanced design that sits within the parameters of the Specific Design Criteria, it is just one scenario of how development could come forward and be endorsed under Compliance Assessment generally in accordance with the Architectural Design Criteria and, more specifically, the Heritage Integration Criteria and Build Over William Street Criteria.








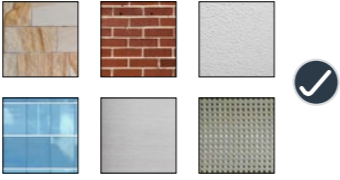
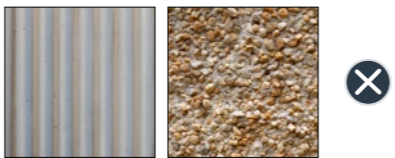
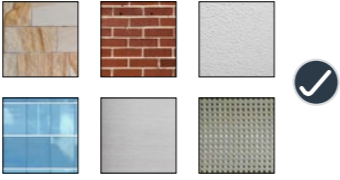
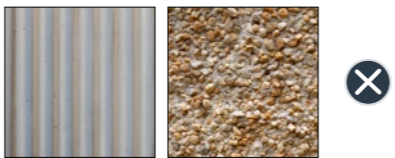

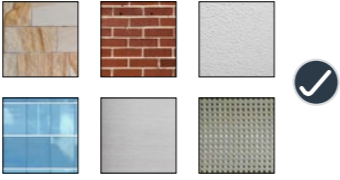
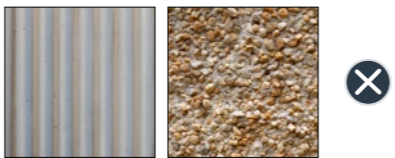
8.3.2.2 Heritage Integration Criteria (Harris Terrace)

Harris Terrace is located within Sub-Precinct 1a of the PoD. The Specific Design Criteria in Sub-Precinct 1a identifies Architectural Design Criteria in Section 5.6, which include Heritage Integration Criteria to be applied to the development at Compliance Assessment stage.

Table 73 provides an illustrative interpretation of Heritage Integration Criteria applying a design for a notional development scheme.

TABLE 73: HERITAGE INTEGRATION CRITERIA EXAMPLE OF COMPLIANCE - ADJOINING HARRIS TERRACE

DS 1	Heritage Integration Criteria	Notional Development Scheme
DS 1.1	<p>Where adjoining a heritage building, development is designed generally in accordance with the following themes of integration:</p> <ul style="list-style-type: none"> Scale: The design of new built form provides an articulated ground and podium level that corresponds with features of the adjoining heritage building. 	<p>✓ Complimentary datum levels</p> 
	<p>EXAMPLES OF PERMITTED DEVELOPMENT</p>  <p>EXAMPLES OF DEVELOPMENT NOT PERMITTED</p> 	
	<ul style="list-style-type: none"> Proportion: The design of new built form incorporates proportions of the adjoining heritage facade. 	<p>✓ Proportional aspects incorporated</p> 
	<p>EXAMPLES OF PERMITTED DEVELOPMENT</p>  <p>EXAMPLES OF DEVELOPMENT NOT PERMITTED</p> 	
	<ul style="list-style-type: none"> Facade Elements: The design of new built form includes interpretation of prominent heritage facade elements in a contemporary manner. 	<p>✓ Prominent heritage facade elements re-interpreted</p> 
	<p>EXAMPLES OF PERMITTED DEVELOPMENT</p>  <p>EXAMPLES OF DEVELOPMENT NOT PERMITTED</p> 	

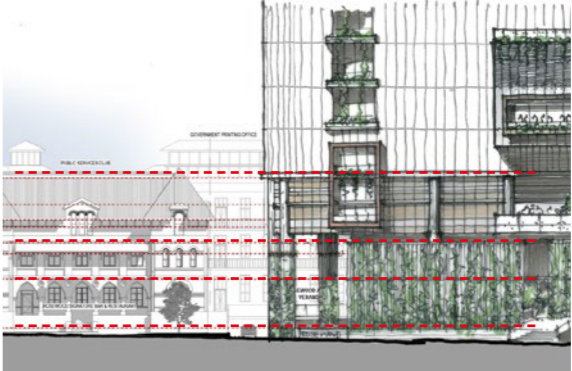
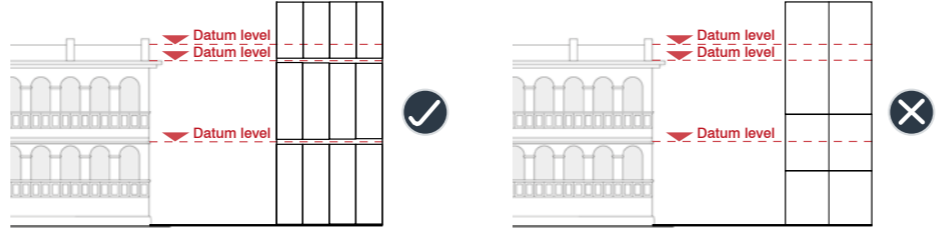
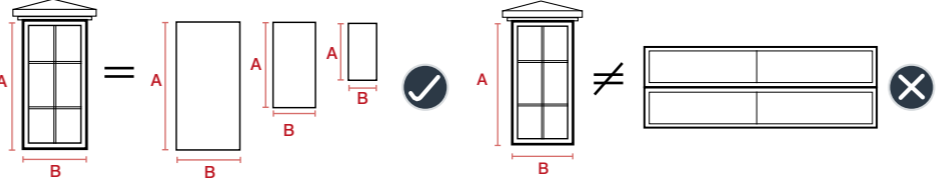
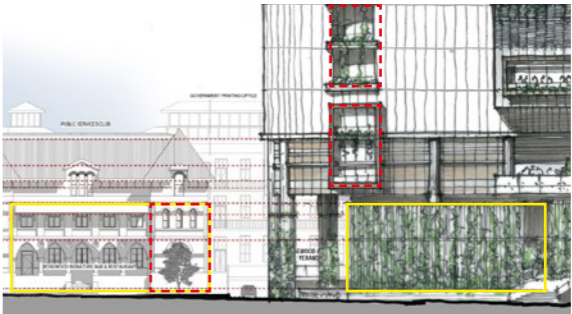
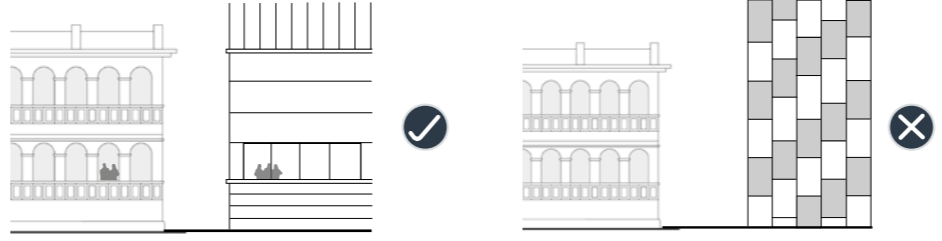

DS 1 Heritage Integration Criteria	Notional Development Scheme				
<ul style="list-style-type: none"> Colour: The design of new development incorporates complimentary colours and avoids crude colour palettes adjoining a heritage building. <table border="1"> <thead> <tr> <th data-bbox="744 646 1181 674">EXAMPLES OF PERMITTED DEVELOPMENT</th> <th data-bbox="1181 646 1650 674">EXAMPLES OF DEVELOPMENT NOT PERMITTED</th> </tr> </thead> <tbody> <tr> <td data-bbox="744 674 1181 945">  <p>Or variations of these colours, as an example</p> </td> <td data-bbox="1181 674 1650 945">  <p>Bright primary colour palette</p> </td> </tr> </tbody> </table>	EXAMPLES OF PERMITTED DEVELOPMENT	EXAMPLES OF DEVELOPMENT NOT PERMITTED	 <p>Or variations of these colours, as an example</p>	 <p>Bright primary colour palette</p>	<ul style="list-style-type: none"> Complimentary, muted non-bright primary colours. 
EXAMPLES OF PERMITTED DEVELOPMENT	EXAMPLES OF DEVELOPMENT NOT PERMITTED				
 <p>Or variations of these colours, as an example</p>	 <p>Bright primary colour palette</p>				
<ul style="list-style-type: none"> Materiality: The design of the facade of new built form at podium level incorporates materials that are in harmony with the adjoining heritage building. <table border="1"> <thead> <tr> <th data-bbox="744 1016 1181 1043">EXAMPLES OF PERMITTED DEVELOPMENT</th> <th data-bbox="1181 1016 1650 1043">EXAMPLES OF DEVELOPMENT NOT PERMITTED</th> </tr> </thead> <tbody> <tr> <td data-bbox="744 1043 1181 1417">  <p>Steel, composite panel, perforated metal, glazing, timber, brick, blockwork, stone as examples</p> </td> <td data-bbox="1181 1043 1650 1417">  <p>Corrugated metal, pebble render, as examples</p> </td> </tr> </tbody> </table>	EXAMPLES OF PERMITTED DEVELOPMENT	EXAMPLES OF DEVELOPMENT NOT PERMITTED	 <p>Steel, composite panel, perforated metal, glazing, timber, brick, blockwork, stone as examples</p>	 <p>Corrugated metal, pebble render, as examples</p>	<ul style="list-style-type: none"> Materials proposed include CFC Cladding, Glazed windows, Stone, Powder-coated metal 
EXAMPLES OF PERMITTED DEVELOPMENT	EXAMPLES OF DEVELOPMENT NOT PERMITTED				
 <p>Steel, composite panel, perforated metal, glazing, timber, brick, blockwork, stone as examples</p>	 <p>Corrugated metal, pebble render, as examples</p>				




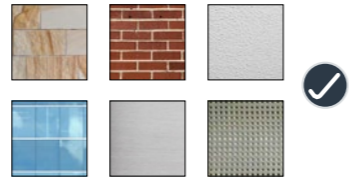
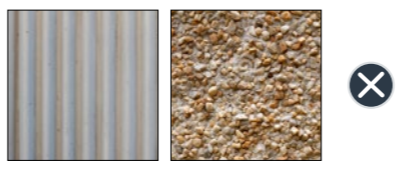

8.3.2.3 Heritage Integration Criteria (Public Service Club)

The Public Service Club is located within Sub-Precinct 1h of the PoD. The Specific Design Criteria under Sub-Precinct 1h identifies the Architectural Design Criteria in Section 5.6, which include Heritage Integration Criteria to be applied to the development at Compliance Assessment stage.

Table 74 provides an illustrative interpretation of the Heritage Integration Criteria applying a design for a notional development scheme.

TABLE 74: HERITAGE INTEGRATION - CRITERIA EXAMPLE OF COMPLIANCE - ADJOINING PUBLIC SERVICES CLUB

DS 1	Heritage Integration Criteria	Notional Development Scheme
DS 1.1	<p>Where adjoining a heritage building, development is designed generally in accordance with the following themes of integration:</p> <ul style="list-style-type: none"> Scale: The design of new built form provides an articulated ground and podium level that corresponds with features of the adjoining heritage building. 	<p>Complimentary datum levels</p> 
	<p>EXAMPLES OF PERMITTED DEVELOPMENT EXAMPLES OF DEVELOPMENT NOT PERMITTED</p>	
		
	<ul style="list-style-type: none"> Proportion: The design of new built form incorporates proportions of the adjoining heritage facade. 	<p>Proportional aspects incorporated</p>
	<p>EXAMPLES OF PERMITTED DEVELOPMENT EXAMPLES OF DEVELOPMENT NOT PERMITTED</p>	
		
	<ul style="list-style-type: none"> Facade Elements: The design of new built form includes interpretation of prominent heritage facade elements in a contemporary manner. 	<p>Prominent heritage facade elements re-interpreted</p>
	<p>EXAMPLES OF PERMITTED DEVELOPMENT EXAMPLES OF DEVELOPMENT NOT PERMITTED</p>	
		

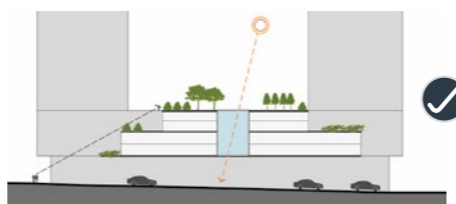
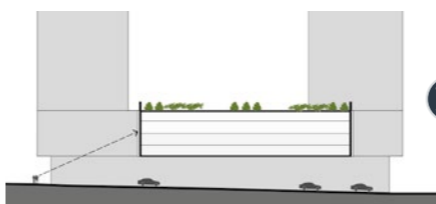
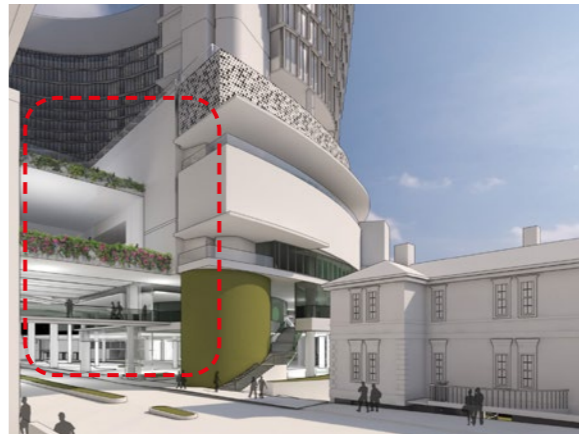
DS 1 Themes of Heritage Integration	Notional Development Scheme
<ul style="list-style-type: none"> Colour: The design of new development incorporates complimentary colours and avoids crude colour palettes adjoining a heritage building. <p>EXAMPLES OF PERMITTED DEVELOPMENT</p>  <p>Or variations of these colours, as an example</p> <p>EXAMPLES OF DEVELOPMENT NOT PERMITTED</p>  <p>Bright primary colour palette</p>	<ul style="list-style-type: none"> Complimentary, muted non-bright primary colours. 
<ul style="list-style-type: none"> Materiality: The design of the facade of new built form at podium level incorporates materials that are in harmony with the adjoining heritage building. <p>EXAMPLES OF PERMITTED DEVELOPMENT</p>  <p>Steel, composite panel, perforated metal, glazing, timber, brick, blockwork, stone as examples</p> <p>EXAMPLES OF DEVELOPMENT NOT PERMITTED</p>  <p>Corrugated metal, pebble render, as examples</p>	<ul style="list-style-type: none"> Materials proposed include CFC Cladding, Glazed windows, Stone, Powder-coated metal 

8.3.3 William Street Build Over

The William Street Build Over is located within Sub-Precinct 1a of the PoD. The Specific Design Criteria in Sub-Precinct 1a identifies the Architectural Design Criteria in Section 5.6, which includes a Build Over Williams Street Criteria, which is to be applied to the development at Compliance Assessment stage.

Table 75 provides an illustrative interpretation of the Build Over William Street Criteria applying a design for a notional development scheme.

TABLE 75: BUILD OVER WILLIAM STREET - EXAMPLE OF COMPLIANCE

DS 1	Build Over William Street Criteria	Assessment
DS 1.1	Where building over William Street, development is designed to minimise the bulk of the building over William Street by terracing the built form and incorporating visual interest through the use of vegetation, screens or facade articulation on the building face.	<input checked="" type="checkbox"/> Terraced built form including vegetation
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p data-bbox="1062 842 1427 869">EXAMPLES OF PERMITTED DEVELOPMENT</p>  <p data-bbox="1041 1121 1436 1163">Tiered built form with articulated facade fronting William Street</p> </div> <div style="text-align: center;"> <p data-bbox="1495 842 1902 869">EXAMPLES OF DEVELOPMENT NOT PERMITTED</p>  <p data-bbox="1525 1121 1872 1163">Large blank, unarticulated, sheer facade fronting William Street</p> </div> </div>		



THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK



THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK



DESTINATION
BRISBANE
CONSORTIUM