

# Draft South Brisbane Riverside Neighbourhood Plan

## 1. Introduction

The *South Brisbane Riverside Neighbourhood Plan* is a Local Plan under City Plan. This plan contains specific additional neighbourhood planning requirements. Where it conflicts with other requirements of the City Plan, the *South Brisbane Riverside Neighbourhood Plan* prevails.

In using this Local Plan, refer to Section 1.1 – Using a Local Plan at the front of this chapter.

Car parking rates are in accordance with City Plan.

## 2. Development principles

South Brisbane Riverside will be an eclectic, inner city riverside community, supporting an established, diverse and growing local population situated within a key emerging employment locality and cultural district of international reputation. The community's creative focus and relaxed way of life will be reflected through high quality buildings and public realm, incorporating subtropical design excellence and innovation.

Development will focus on the following principles:

- 2.1 Pedestrian, cycle and vehicle connectivity is improved through enhanced existing and new road connections, laneways, cross-block links, streetscape improvements and way finding treatments.
- 2.2 Development positively adds to the public realm through on-site amenity such as deep planting, well connected and publicly accessible spaces, protection of existing vegetation, landscaping and public art.
- 2.3 Development along the river's edge will enhance the Kurilpa Point Park, South Brisbane Riverside Lands Park and the West End Riverside Lands Park through improving access, appropriate building setbacks, bulk and separation, materials, design and landscaping.
- 2.4 Appropriate affordable housing, student and key worker accommodation is encouraged to accommodate the broad ranging needs of the established community.
- 2.5 Where areas are in transition from industrial to residential uses or mixed use, new uses are not to adversely impact on the daily operation of businesses. Where in close proximity to industrial areas and a railway corridor, residents will expect ambient noise levels to be relatively higher both inside and outside of residences. Development adjoining residential areas outside the Neighbourhood Plan area is designed to minimise impacts on existing houses.
- 2.6 Development exhibits environmental sustainability and climate responsive design based on subtropical design principles.
- 2.7 Development increases casual surveillance and pedestrian comfort and provides a variety of opportunities conducive to street activation.
- 2.8 Integration of new social facilities and infrastructure to support the needs created by increased residential and employment densities.

- 2.9 Masterplanning of key development sites achieves integration with their surrounds, creation of attractive public realm and retention and reuse of on-site heritage structures.
- 2.10 Retain and enhance important character values through maintaining key views and vistas to the Brisbane River and Taylor Ranges.
- 2.11 Retaining, refurbishing and reusing heritage places and character buildings.
- 2.12 Buildings are designed to adapt over time between residential and commercial uses.

## 3. Precincts

Refer to *Map A - South Brisbane Riverside Neighbourhood Plan Precinct Map*

### 3.1 South Brisbane Reach Precinct

This precinct is a gateway to the South Brisbane Riverside area and contains some of Brisbane's key destinations, such as the 'cultural precinct', the South Bank 'entertainment precinct', and 'education precinct'.

A further focus of this precinct will be its public realm, with buildings set along boulevards and amongst parkland. New and enhanced public spaces will serve a variety of purposes suited to their location, including river boardwalk access or views, informal gathering and meeting places, or formal plazas. Public realm improvements will also occur through upgrades along Tribune, Ernest, Glenelg and parts of Melbourne Streets.

Connectivity with the Brisbane River will be enhanced through improvements to the link under the Brisbane Convention and Exhibition Centre, connecting the heart of West End with South Bank. The future development of the South Bank rail and busway stations will deliver high quality intermodal public transport facilities, integrating new public spaces with excellent urban amenity and improved pedestrian links.

All planning and development occurring in the South Bank Corporation area is to be administered through the South Bank Corporation Approved Development Plan which is the controlling statutory planning instrument for development in the corporation area. It is envisaged that at some stage in the future, the land controlled by the South Bank Corporation will be controlled by City Plan.

### 3.2 Musgrave Precinct

This precinct will provide for a mix of activities and uses, including high density residential and offices of up to 12 storeys, with ground floor retail. Key worker and student accommodation is encouraged.

Options to upgrade Russell Street will be explored to improve pedestrian and cyclist safety and movement from Boundary Street to South Bank. On site landscaping will increase the visual greenery and amenity of the area.

Active elements of new mixed use development along Russell, Cordelia and Edmondstone Streets will overlook the streets and park to improve pedestrian safety. New residential development will mitigate acoustic impacts from Cordelia and Merivale Streets for future residents without compromising casual surveillance.

### 3.3 Boundary and Vulture Precinct

This precinct will continue to be the heart of South Brisbane Riverside. Boundary Street will retain its retail, restaurant, entertainment and community focus and maintain a human scale built form at the street level.

Development between Russell, Vulture, O'Connell and Edmondstone Streets accommodates a broad range of medium density residential units, small scale ground floor retail and small scale commercial uses. Residential accommodation provides opportunities for a diverse population including families, students, and key workers. Interspersed amidst medium density residential units are compatible community and educational uses, such as child care and aged care.

Mixed use development along Boundary, Russell and Vulture Streets creates a pleasant pedestrian experience through active frontages, awnings and streetscape improvements. Particular attention is given to increasing landscaping, greenery and shade along Vulture Street. Residential units are located above ground level retail and commercial uses to maximise day/night casual surveillance of these key pedestrian and bicycle routes.

Redevelopment of the Absoe site (111 Boundary Street) contributes towards the vibrant village atmosphere of Boundary Street. A new urban plaza or public space on Boundary Street links activity from Boundary Street through the site to Mollison Street where the proposed CityGlider station is to be located. Retaining and reusing heritage buildings on the Absoe site gives new life to old buildings. Mixed use development integrates active ground floor uses and community spaces with residential and commercial uses. New roads and pedestrian links allow people to move between Mollison, Little Jane, and Wilson Streets. Pressure upon local parking is relieved by inclusion of an underground commercial car park forming part of the integrated redevelopment of the Absoe site.

### 3.4 Kurilpa Precinct

This precinct will encourage high density mixed use development supporting the core function of the Central Business District. A high quality public realm consisting of open spaces and enhanced streets will contribute to South Brisbane Riverside becoming a 'world class cultural district' with day and night-time activity.

Permanent and short-term accommodation is provided where residential amenity is highest or within mixed use buildings.

Streetscape improvements and cross-block Links will increase pedestrian and cyclist movement through the precinct and to the surrounding river crossings.

Fish Lane will be a vibrant active laneway with small retail tenancies. Hope Street will be a destination for dining, entertainment and retail in combination with public space under the rail viaduct and will link Melbourne Street to the redevelopment on the Parmalat site between Montague Road and the river.

The Parmalat site will be redeveloped into a mixed use landmark for Brisbane with high quality public space and enhanced connections to the river. A master plan of future development is required in consultation with Council.

### 3.5 Riverside North Precinct

This precinct will be a transition zone between the high density development of the Kurilpa Precinct to the north and lower density buildings to the south. Residential apartments will take advantage of

parkland and riverfront amenity, with buildings up to 15 storeys set amongst landscaping and new public spaces.

Redevelopment of the Australian Consolidated Industries (ACI) and Hanson sites will create significant community benefit and be a new vibrant destination. New public spaces will be provided in proximity to an existing avenue of trees, and new connections to the river and its parklands will be created. Heritage buildings will be retained and adapted for new uses. In the meantime, the continued and viable operation of the ACI and Hanson industries is enabled.

Along Montague Road, predominantly commercial and retail development of up to 8 storeys, street upgrades, landscaping and building design will establish an attractive and comfortable environment for pedestrians.

Until the ACI and Hanson sites are redeveloped, residential uses are not located adjacent to industrial development that generate noise or with long operating hours. Commercial uses that are designed to allow for long term adaptation into residential uses are appropriate. Brereton Street will be extended to the River and contain residential, commercial, retail, cultural and community uses.

Mollison and Hocking Streets will be upgraded to create attractive and comfortable pedestrian environments between the riverside and the heart of West End.

### 3.6 Buchanan and Davies Park Precinct

This precinct continues to be a vibrant mixed use area, with residential uses predominantly focused towards the River and Bank Street in buildings up to 12 storeys in height.

A wide variety of recreational activities and community facilities will be provided at Davies Park, catering to residents and employees in the precinct, and the wider South Brisbane Riverside area.

Along Hocking, Mollison, Jane Streets and Montague Road, commercial and retail uses activate the area during the day, and may form part of mixed use developments with residential development above ground level. The current pattern of small lots and tenancies along Montague Road and Jane Street is maintained, with pedestrian amenity provided through awnings and landscaping.

Development along Jane Street is mixed use to ensure casual surveillance over Davies Park is maintained day and night. Ground level uses tend towards arts and craft, cultural uses or health and well-being services.

Development along Montague Road ranges in height, with up to 8 storeys achievable on larger sites north of Vulture Street, consistent with built form along Montague Road to the north in the Kurilpa and Riverside North Precincts. Development frames the street, creating a continuous edge along Montague Road, softened by landscaping zones along the frontage.

Laneways to the west and service lanes east of Montague Road access new development from internal streets. Increased building height is achieved on amalgamated lots, with access to Montague Road reduced to improve the function of the road for the CityGlider, and pedestrian and cyclist movement. An additional vehicle connection between Hocking and Donkin Streets accesses new buildings near the River, while allowing more internal movement away from Montague Road. A new connection to the South Brisbane Riverside Lands Park in the vicinity of Donkin Street increases access to the river. Until the ACI and Hanson sites are redeveloped, residential uses are not located on the opposite side of Hockings Street.

On internal streets, buildings provide landscaping along the street frontage in a zone designed to deliver privacy to residences, while maintaining casual surveillance of the street and supplementing streetscaping. Existing trees are retained throughout the precinct, particularly in proximity to the South Brisbane Riverside Lands Park and on or adjacent to internal streets.

or structure specified in the level of assessment tables) unless otherwise specified.

### 3.7 Riverside South Precinct

This precinct will provide a transition between the timber and tin housing of greater West End and Highgate Hill and new development in the South Brisbane Riverside area. The precinct will accommodate predominately medium to high density residential development, replacing obsolete industrial and warehouse uses. Small scale retail and commercial uses integrated within new residential developments, servicing the local community, are permitted. One new supermarket with a gross floor area of up to 1,500m<sup>2</sup> is supported.

A new ferry terminal will be located at Victoria Street. Associated land uses will be supported to activate the terminal.

Wide industrial streets are transformed into residential streets with more narrowed carriageways and room for pedestrians and cyclists. Corridor Link Parks provide additional open space and pedestrian and cycle only access to West End Riverside Lands Park. Redevelopment adjacent to Davies Park enhances the park interface and improves casual surveillance.

Redevelopment of sites at the end of Duncan and Bailey Streets will provide a new connection from Montague Road to West End Riverside Lands Park as an extension of Rogers Street. Other connections parallel to Montague Road complete the road network through old industrial sites so that local traffic can move internally rather than on Montague Road and people can move more easily around the area.

Development will provide a range of dwelling sizes and types with a predominant height of 7 storeys. Buildings up to 12 storeys are supported on large sites with taller towers located towards the centre of the site to minimise off site impacts such as overlooking and overshadowing.

New development overlooks streets to increase casual surveillance and safety for users. Along Montague Road, mixed use development activates the street during the day with small retail or commercial tenancies, and residential uses above. Where possible, these premises are accessed by vehicles from rear lanes such as Tondara Lane or Wolfe Street.

Development along the eastern side of Montague Road and the northern side of Forbes Street is sensitive to adjoining residences outside of the South Brisbane Riverside area, by using layout and architectural treatments to minimise impacts.

## 4. Level of Assessment

The following tables contain exceptions to the level of assessment, overriding the levels of assessment in Chapter 3 of City Plan

A preliminary approval may change the level of assessment identified in these tables.

The trigger for assessment in the level of assessment tables is material change of use and/or building work (associated with a use

#### 4.1 Where in a Multi-purpose Centre in the Musgrave Precinct or Boundary and Vulture Precinct

Self Assessment	Applicable Codes
1. <b>Centre Activities</b> (except a <b>Shop</b> with a gross floor area greater than 1,000m <sup>2</sup> ) not involving building work	Centre Amenity and Performance Code and South Brisbane Riverside Neighbourhood Plan Code (A13.5 only)
Code Assessment	Applicable Codes
1. <b>Centre Activities</b> (except a <b>Shop</b> , with a gross floor area greater than 1,000m <sup>2</sup> ) <ul style="list-style-type: none"> <li>involving building work, and</li> <li>complying with Table 1 of the South Brisbane Riverside Neighbourhood Plan Code</li> </ul>	South Brisbane Riverside Neighbourhood Plan Code, Centre Amenity and Performance Code, Centre Design Code, Residential Design Codes
Impact Assessment	Relevant Codes
Generally inappropriate	
1. <b>Centre Activities</b> where: <ul style="list-style-type: none"> <li>involving building work and not complying with Table 1 of the South Brisbane Riverside Neighbourhood Plan Code, or</li> <li>a <b>Shop</b>, with a gross floor area greater than 1,000m<sup>2</sup></li> </ul>	

#### 4.2 Where in a Multi-purpose Centre in the Kurilpa Precinct, Riverside North Precinct or Buchanan and Davies Park Precinct

Self Assessment	Applicable Codes
1. <b>Centre Activities</b> where not involving building work	Centre Amenity and Performance Code and South Brisbane Riverside Neighbourhood Plan Code (A13.5 only)
Code Assessment	Applicable Codes
1. <b>Centre Activities</b> where involving building work and complying with Table 1 of the South Brisbane Riverside Neighbourhood Plan Code	South Brisbane Riverside Neighbourhood Plan Code, Centre Amenity and Performance Code, Centre Design Code
Impact Assessment	Relevant Codes
Generally inappropriate	
1. <b>Centre Activities</b> where involving building work and not complying with Table 1 of the South Brisbane Riverside Neighbourhood Plan Code	

4.3 Where in a High Density Residential or Medium Density Residential Area in the Musgrave Precinct, Boundary and Vulture Precinct, Kurilpa Precinct or Buchanan and Davies Park Precinct

Self Assessment	Applicable Codes
<p>1. Centre Activities where a Shop or Office or Restaurant and:</p> <ul style="list-style-type: none"> <li>not involving building work, and</li> <li>250m<sup>2</sup> or less in Gross Floor Area</li> </ul>	Centre Amenity and Performance Code and South Brisbane Riverside Neighbourhood Plan Code (A13.5 only)
Code Assessment	Applicable Codes
<p>1. Centre Activities where a Shop or Office or Restaurant and:</p> <ul style="list-style-type: none"> <li>involving building work, and</li> <li>complying with Table 1 of the South Brisbane Riverside Neighbourhood Plan Code, and</li> <li>250m<sup>2</sup> or less in Gross Floor Area</li> </ul>	South Brisbane Riverside Neighbourhood Plan Code, Centre Amenity and Performance Code, Centre Design Code
<p>2. Multi-unit dwelling where complying with Table 1 of the South Brisbane Riverside Neighbourhood Plan Code</p>	South Brisbane Riverside Neighbourhood Plan Code and Residential Design Codes

4.4 Where in a Multi-purpose Centre in the Riverside South Precinct

Self Assessment	Applicable Codes
<p>1. Centre Activities where not involving building work</p>	Centre Amenity and Performance Code and South Brisbane Riverside Neighbourhood Plan (A13.5 only)
Code Assessment	Applicable Codes
<p>1. Centre Activities except a Shop with a gross floor area greater than 1,500m<sup>2</sup></p> <ul style="list-style-type: none"> <li>involving building work, and</li> <li>complying with Table 1 of the South Brisbane Riverside Neighbourhood Plan Code</li> </ul>	South Brisbane Riverside Local Plan Code, Centre Amenity and Performance Code, Centre Design Code
Impact Assessment	Relevant Codes
Generally inappropriate	
<p>1. Centre Activities where:</p> <ul style="list-style-type: none"> <li>involving building work and not complying with Table 1 of the South Brisbane Riverside Neighbourhood Plan Code, or</li> <li>a Shop, with a gross floor area greater than 1,500m<sup>2</sup></li> </ul>	

#### 4.5 Where in a Medium Density Residential Area in the Riverside South Precinct

Self Assessment	Applicable Codes
<p>1. <b>Centre Activities</b> where a <b>Shop or Office or Restaurant</b> and:</p> <ul style="list-style-type: none"> <li>not involving building work, and</li> <li>250m<sup>2</sup> or less in gross floor area</li> </ul>	Centre Amenity and Performance Code and South Brisbane Riverside Neighbourhood Plan (A13.5 only)
Code Assessment	Applicable Codes
<p>1. <b>Centre Activities</b> where a <b>Shop or Office or Restaurant</b> and:</p> <ul style="list-style-type: none"> <li>involving building work, and</li> <li>complying with Table 1 of the South Brisbane Riverside Neighbourhood Plan Code, and</li> <li>250m<sup>2</sup> or less in gross floor area</li> </ul>	South Brisbane Riverside Local Plan Code, Centre Amenity and Performance Code, Centre Design Code
<p>2. <b>Multi-unit dwelling</b> where complying with Table 1 of the South Brisbane Riverside Neighbourhood Plan Code</p>	South Brisbane Riverside Neighbourhood Plan Code and Residential Design - Medium Density Code

#### 5. South Brisbane Riverside Local Plan Code

This Code provides additional and/or alternative Performance Criteria and Acceptable Solutions to the generic Codes in Chapter 5 of City Plan. Where directly varying with a Code in Chapter 5, the Performance Criteria and Acceptable Solutions in this Local Plan Code take precedence. All remaining Performance Criteria and Acceptable Solutions of the Codes in Chapter 5 will continue to apply.

The purpose of this Code is to ensure development in the Plan area is consistent with the Development Principles and the Precinct Intents of this Local Plan.

##### Glossary

**Built Form Analysis:** a report that illustrates how the built form of the developments responds to and reinforces the distinctive character of South Brisbane Riverside and its component parts, and that includes:

- four perspective views (as nominated by Council) showing the building in the streetscape, rear and side elevations when viewed from surrounding streets, distant views towards building and any additional views, as requested
- elevations and images articulating all building elevations and relationship to all adjoining properties
- analysis demonstrating that the proposal will not adversely impact the surrounding areas (e.g. overshadowing and view lines)
- a design statement explaining how the proposal seeks to address the site context and the relationship to the public domain (including design options investigated, their merits/faults, and rationale for preferred option)
- evidence that the proposal has addressed scale and setting through the modulation of façade elements and massing

**Site Cover:** the proportion of the site (expressed as a percentage) covered by buildings measured to the outermost projections. It includes car and service vehicle parking, loading, servicing and access areas but does not include communal open space.

**Storey:** a building level between a floor and the next floor/roof above, including ground floor and mezzanines, with an average floor to floor height of 3m for residential and 3.7m for non-residential. Plant levels constitute a storey where exceeding 4 metres in height or 75% of the tower footprint.

Performance Criteria		Acceptable Solutions
General within the Neighbourhood Plan Area		
<b>BUILT FORM</b>		
<p><b>P1</b> Building heights, footprint and bulk must:</p> <ul style="list-style-type: none"> <li>be consistent with the scale and character of the relevant Precinct</li> <li>reduce bulk and amenity impacts on adjoining residential development</li> <li>provide a transition to lower scale buildings and spaces</li> <li>be commensurate with the size of the lot</li> </ul> <p><i>Note: a Built Form Analysis is to be prepared that demonstrates compliance with this Performance Criteria</i></p> <p><i>Note: Maximum gross floor area provisions do not apply in the South Brisbane Riverside Neighbourhood Plan area except where Character Residential in which case general City Plan Provisions apply.</i></p>	<p><b>A1.1</b> Maximum building height is in accordance with <i>Table 1 – Maximum Building Heights</i></p> <p><b>A1.2</b> Maximum site cover is in accordance with <i>Table 2 – Maximum Site Cover</i></p>	
<p><b>P2</b> Building placement and bulk maintains significant views and vistas towards the ridgeline of the Taylor Ranges as obtained from the locations identified on Map C</p> <p><i>Note: A View Analysis is to be prepared that demonstrates compliance with this Performance Criteria and a 3D model of the proposal is to be provided to assist in Council's assessment of an application.</i></p>	<p><b>A2</b> No Acceptable Solution is prescribed.</p>	
<p><b>P3</b> Residential floor to ceiling heights facilitate natural ventilation and allow adequate space to accommodate ceiling fans</p>	<p><b>A3.1</b> Minimum residential floor to ceiling height is 2.7m (with an average floor to floor height of 3m)</p>	
<p><b>P4</b> Development protects the amenity of adjacent residential uses and the character of low scale residential streetscapes</p>	<p><b>A4.1</b> Where a site adjoins a Residential Area not located in the Neighbourhood Plan area, building height is no more than 2 storeys for a distance of 10m from the common property boundary and 4 storeys for a distance of 10m to 20m from the common property boundary</p> <p><b>A4.2</b> Where a site fronts a local road fronted by a Residential Area not located in the Neighbourhood Plan area, building height is no more than 2 storeys for a distance of 10m from the front property boundary</p>	
<p><b>P5</b> Buildings of over 8 storeys in height are made up of a podium and clearly defined slender tower to reduce visual bulk and scale. Spacing between multiple towers provides for solar access, cross ventilation and privacy</p>	<p><b>A5.1</b> The tower elements of new buildings extend no more than 75% of the width of the podium</p> <p><b>A5.2</b> The maximum horizontal dimension for a tower is 40m on any side</p> <p><b>A5.3</b> On sites greater than 3,000m<sup>2</sup> more than one tower is provided and a minimum separation distance of 10m is provided between the towers</p>	
<p><b>P6</b> Building setbacks are sufficient to ensure the building:</p> <ul style="list-style-type: none"> <li>protects important views and vistas identified on Map C</li> <li>does not dominate the street or other pedestrian</li> </ul>	<p><b>A6.1</b> Buildings are setback from the front property boundary as specified in <i>Map B - Street Hierarchy, Front Setbacks and Corner Sites</i></p> <p><b>A6.2</b> All residential buildings are setback from the side property boundary by a minimum of 3m, or 5m where</p>	

Performance Criteria	Acceptable Solutions
<p>spaces</p> <ul style="list-style-type: none"> <li>• does not prejudice the development of adjoining sites</li> <li>• enables existing and future buildings to be well separated from each other to allow light penetration, air circulation, privacy and ensure windows are not built out by adjoining buildings</li> <li>• facilitate the creation of attractive, vibrant and accessible laneways</li> </ul>	<p>windows of habitable rooms face the side boundary</p> <p><b>A6.3</b> Buildings in a Multi-purpose Centre that do not include a residential use are built to the side boundary up to 4 storeys in height</p> <p><b>A6.4</b> Buildings are setback from the rear property boundary a minimum of 6m and this area is used for deep planting</p> <p><b>A6.5</b> Where a site adjoins a laneway identified on Map B, no building setback is required</p> <p><b>A6.6</b> Buildings are setback a minimum of 6m from the property boundary adjoining the West End Riverside Lands and South Brisbane Riverside Lands Parks.</p> <p><b>A6.7</b> Tower elements are setback a minimum of 6m from the front of the podium and 5m from the side of the podium in High Density Residential and Medium Density Residential Areas</p> <p><b>A6.8</b> Tower elements are setback a minimum of 4m from the front of the podium, 3m from the side of the podium and 4m from the rear of the podium or laneway in Multi-purpose Centre Areas</p> <p><i>Note: In Residential Areas the setbacks within the relevant Residential Design Code apply where alternatives are not specified in the Neighbourhood Plan</i></p> <p><i>Note: All front setbacks in Residential Areas are used for deep planting in accordance with Figure F</i></p>
<p><b>P7</b> Podiums are designed to provide a human scale street environment and are consistent with the prevailing podium heights in the adjoining streetscape</p>	<p><b>A7.1</b> Podiums in Multi-purpose Centre 3 (Suburban) Areas that are built to the front property boundary have a maximum height of 3 storeys</p> <p><b>A7.2</b> Podiums in all Areas other than Multi-purpose Centre 3 (Suburban) are at least 2 storeys and no greater than 4 storeys</p>
<p><b>P8</b> Buildings must exhibit excellence in architectural design, innovation and subtropical design. Development must make a positive contribution to the public domain of South Brisbane Riverside and its skyline when viewed at street level and from a distance</p>	<p><b>A8.1</b> New buildings and additions:</p> <ul style="list-style-type: none"> <li>• are designed to address all elevations, with front and also rear and side elevations displaying a high level of articulation and high quality materials and finishes</li> <li>• have a vertical articulation of building form and mass with proportions compatible with the height, scale and setting of the building</li> <li>• are designed to address the skyline and silhouette with a high level of architectural design treatment and articulation when over five storeys in height</li> </ul>
<p><b>P9</b> Corner Sites identified on <i>Map B – Street Hierarchy, Front Setbacks and Corner Sites</i> must be designed to:</p> <ul style="list-style-type: none"> <li>• create identifiable local nodes accommodating pedestrian movement, seating and public art and viable deep planting feature trees</li> <li>• give particular emphasis to the corner by providing a landmark treatment through it's building form, expression, silhouette, scale, materials and landscaping</li> </ul>	<p><b>A9.1</b> Except where located in the Kurilpa Precinct, buildings on Corner Sites on <i>Map B – Street Hierarchy, Front Setbacks and Corner Sites</i> can have 2 additional storeys of height than shown in <i>Table 1 – Maximum Building Heights</i>. Additional storeys are restricted in scale to a maximum horizontal dimension of 30m.</p> <p><b>A9.2</b> Buildings on Corner Sites address both frontages with entries and active frontages or a single main entry is provided at the corner</p> <p><b>A9.3</b> Development on Corner Sites provides an inverted corner land dedication in accordance with <i>Figure a – Corner land dedication extent</i></p> <p><b>A9.4</b> Deep planting feature trees, seating and public art are</p>

Performance Criteria	Acceptable Solutions
	<p>provided in the corner land dedication area in accordance with specifications in the <i>Centres Detail Design Manual</i></p> <p><b>A9.5</b> Any part of the building (excluding awnings), including the basement, is kept outside of the corner land dedication area</p> <p><b>A9.6</b> The design of Corner Sites incorporates the Corner Sites acceptable solutions identified in <i>Table 3 – Public Space Acceptable Solutions</i></p>
<p><b>P10</b> Buildings on riverfront sites are designed to maximise views and river breezes through the site from the river, to the remainder of the precinct and surrounding residential areas. Taller buildings must have a slender form when viewed from the river. A range of building heights will create a varied skyline</p>	<p><b>A10.1</b> Where on a site fronting the South Brisbane Riverside Lands Park or West End Riverside Lands Park, maximum building length is 30m in any direction</p> <p><b>A10.2</b> Buildings on a site fronting the South Brisbane Riverside Lands Park or West End Riverside Lands Park are oriented perpendicular to the River and are longer than they are wide</p> <p><b>A10.3</b> Where more than one building is provided on a site fronting the South Brisbane Riverside Lands Park or West End Riverside Lands Park, a minimum separation distance of 10m is provided between buildings</p>
<b>URBAN DESIGN AND STREET INTERFACE</b>	
<p><b>P11</b> The alignment of the building frontage must reflect the scale and function of the street and its role in improving and connecting the public domain and enhancing its variety and legibility</p> <p><i>Note: Where new development adjoins a Heritage Place, the appropriate width of any widening and building setback will be determined on a case-by-case basis having regard to the Heritage Place and the street function</i></p>	<p><b>A11.1</b> Frontages to a Subtropical Boulevard, City Street, or Neighbourhood Street as shown on <i>Map B – Street Hierarchy, Front setbacks and Corner sites</i> provide a public footpath via a linear land dedication in accordance with the <i>Centres Detail Design Manual</i> to create a new minimum footway width:</p> <ul style="list-style-type: none"> <li>• Subtropical Boulevard – 3.75m</li> <li>• City Street CS1 – 5m</li> <li>• City Street CS2, Neighbourhood Street NS1, Neighbourhood Street NS2 – 3.75m</li> </ul> <p><b>A11.2</b> Above and below ground building envelope are contained within the new property boundary</p>
<p><b>P12</b> The ground and podium levels of the building must exhibit a human scale, fine grain building rhythm and architectural interest and demonstrate variations in horizontal and vertical profile</p>	<p><b>A12.1</b> The lower three storeys of the building include:</p> <ul style="list-style-type: none"> <li>• awnings and sun protection devices</li> <li>• balconies orientated to the street</li> <li>• operable elements within the façade</li> <li>• elements of a finer scale than the main structural framing</li> <li>• display windows, showcases or public art</li> </ul>
<p><b>P13</b> Development must be closely integrated with the street environment with built form and uses that activate the frontage and generate pedestrian traffic. Ground and podium levels abutting footpaths must suit the nature and character of the street and provide:</p> <ul style="list-style-type: none"> <li>• an activated, pedestrian friendly and human scale façade</li> <li>• a strong visual and physical connection between internal and external spaces</li> <li>• a gradual transition between public street and semi-public and/or private outdoor or building spaces</li> </ul>	<p><b>A13.1</b> Activation is provided at ground and podium levels, with windows and doors that allow for an active, visual connection and surveillance of streets, plazas and public spaces as identified in <i>Table 3 – Public Space Acceptable Solutions</i></p> <p><b>A13.2</b> Pedestrian entrances are provided at least every 15-20m along the street frontages</p> <p><b>A13.3</b> Foyers occupy a minimal proportion and subordinate part of the site frontage, are open to the public domain and contain activities and spaces that attract people (such as reception desks, seating areas, cafes, shopfront galleries and display spaces)</p> <p><b>A13.4</b> Development implements a transition at the street</p>

Performance Criteria	Acceptable Solutions
<ul style="list-style-type: none"> <li>• a subtropical urban design and built form</li> <li>• a permeable edge to the street, which creates both a visual widening of the street section and amenable edge to pedestrian movement</li> <li>• useable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm</li> </ul>	<p>frontages as follows:</p> <ul style="list-style-type: none"> <li>• Subtropical Boulevard – Figure E</li> <li>• City Streets – Figures B, C, D or E</li> <li>• Neighbourhood Streets – Figure F</li> </ul> <p><i>Note: An outdoor room – soft landscape, Figure C, or a Landscape Transition, Figure E, are not suitable in the Village Heart shown on Map A - Precincts</i></p> <p><b>A13.5</b> The ground floor of buildings are to be occupied by uses that have visible presence on and interaction with the street such as shops, cafes, restaurants, offices and micro-business spaces at the following locations:</p> <ul style="list-style-type: none"> <li>• Vulture Street</li> <li>• Boundary Street</li> <li>• Cordelia Street</li> <li>• Glenelg Street</li> <li>• Victoria Street</li> <li>• Montague Road</li> <li>• Russell Street</li> <li>• Melbourne Street</li> <li>• Mollison Street</li> <li>• All buildings in the Kurilpa Precinct</li> </ul>
<b>PUBLIC DOMAIN</b>	
<p><b>P14</b> Development on key development sites must make a significant contribution to the public domain of South Brisbane Riverside by supplementing existing public spaces</p>	<p><b>A14.1</b> New public open spaces are provided on the sites indicated on <i>Map C – New Public Open Space, Cross-block Links, Laneways and Significant Views</i> and are integrated with Cross-block Links</p> <p><b>A14.2</b> Where the area of these sites is equal to or greater than 10,000m<sup>2</sup>, a minimum of 20% of the site is publicly accessible</p> <p><b>A14.3</b> The design of new, or enhancement of existing, open spaces incorporates the Open Spaces acceptable solutions identified in <i>Table 3 –Public Space Acceptable Solutions</i></p>
<p><b>P15</b> Development creates an integrated and continuous through block pedestrian network that facilitates logical and direct access to centres of activity, public transport facilities, and small scale spaces. Development creates new and enhances existing Cross-block Links, laneways and associated small scale spaces. Development supports patronage of informal crossings and the safe movement of pedestrians across streets at ground level. Cross-block Links are maintained for public use and are publicly accessible 24 hours a day.</p>	<p><b>A15.1</b> A Cross-block Link is provided within a Cross-block Link zone identified on <i>Map C – New Public Open Space, Cross-block Links, Laneways and Significant Views</i></p> <p><b>A15.2</b> The design of new, or enhancement of existing laneways and Cross-block Links is in accordance with the specifications of the <i>Centres Detail Design Manual</i> and incorporates the acceptable solutions identified in <i>Table 3 – Public Space Acceptable Solutions</i> and:</p> <ul style="list-style-type: none"> <li>• have the minimum corridor width as shown on Map B and the minimum unobstructed pavement width as shown in <i>Table 5 – Cross-block Link Widths</i></li> <li>• implements a transition at the Cross-block Link frontage as follows: <ul style="list-style-type: none"> <li>• in Multi-purpose Centre Areas – <i>Figures B and C</i></li> <li>• in Residential Areas – <i>Figure F</i></li> </ul> </li> </ul>
<p><b>P16</b> Development encourages more intense</p>	<p><b>A16.1</b> Pavement treatment and building frontage is conducive</p>

Performance Criteria	Acceptable Solutions
<p>pedestrian activity within nodes and supports pedestrian and cycle movement. A unified treatment of the public domain is delivered through the selected palette of materials, planting and street furniture, with a strong cultural expression through the integration of public art</p>	<p>to footpath dining, except along Subtropical Boulevards where new footpath dining is not suitable due to high volumes of traffic or narrow and congested footpaths</p> <p><b>A16.2</b> Street furniture and landscaping are provided in the public domain in accordance with the <i>Centres Detail Design Manual</i></p> <p><i>Note: The Centres Detail Design Manual contains specific guidelines on public footpath upgrades in South Brisbane Riverside</i></p>
<b>CARPARKING, ACCESS AND SERVICING</b>	
<p><b>P17</b> Buildings are designed to accommodate usable floor space (not car parking) that genuinely activates and surveys the streetscape. Vehicle entrances, servicing and car parking must be designed and located to minimise disruption to building frontages, the pedestrian environment, and to reduce the visual impact on the street environment. Pedestrian movement, comfort and safety is maximized in areas of high pedestrian usage by reducing pedestrian and vehicular conflict. Driveway crossovers maintain the integrity, quality and primacy of footpaths. Above ground parking may be supported where sleeved by active facades.</p>	<p><b>A17.1</b> Car parking areas are located underground</p> <p><b>A17.2</b> Vehicular access is provided from a laneway or secondary frontages or where new service lanes can be created</p> <p><b>A17.3</b> Only one vehicle access point is provided to each site</p>
<b>PRECINCTS</b>	
<b>Where within the Musgrave Precinct, Boundary and Vulture Street Precinct or Kurilpa Precinct</b>	
<p><b>P18</b> New development is robust to allow for changes over time between residential and non-residential uses</p>	<p><b>A18.1</b> Ground levels have a minimum floor to floor height of 3.3m where fronting: Boundary Street, Cordelia Street, Hocking Street, Jane Street, Melbourne Street, Merivale Street, Mollison Street, Montague Road, Peel Street, Russell Street and Vulture Street.</p>
<b>Where within the Boundary and Vulture Precinct, Riverside South Precinct or Riverside North Precinct</b>	
<p><b>P19</b> Towers on sites greater than 10,000m<sup>2</sup> must be designed and sited to ensure human scale development at the street level and ameliorate amenity impacts on adjacent development</p>	<p><b>A19.1</b> A 10m setback is provided between the tower and any street alignment</p>
<b>Where within the Kurilpa Precinct</b>	
<p><b>P20</b> Buildings adjacent to Kurilpa Point Park and the South Brisbane Riverside Lands Parks are set in soft landscape or plaza areas and building layout to allow for maximum permeability and view windows to the Brisbane River.</p> <p>Buildings are designed to reduce the impacts of solar access, wind and aspect on adjoining public spaces</p>	<p><b>A20.1</b> Buildings adjacent to Kurilpa Point Park or the South Brisbane Riverside Lands Park comprise a tower in a plaza setting</p>
<p><b>P21</b> Podiums are setback from the rear property boundary to ensure development does not prejudice the development of adjoining sites and enables existing and future buildings to be well separated from each other to allow light penetration, air circulation, privacy and ensure windows are not built out by</p>	<p><b>A21.1</b> Podiums are setback from the rear property boundary 4m for non-residential uses and 6m for residential uses</p>

Performance Criteria	Acceptable Solutions
adjoining buildings	
<p><b>P22</b> Development must be closely integrated with the public space underneath the railway viaduct with built form and uses that activate the frontage and generate pedestrian traffic and provide a sense of human scale.</p> <p>Building setbacks will create open, inviting and publicly accessible pedestrian spaces along the railway viaduct with open/plaza spaces linking the local street network to the railway viaduct public space.</p> <p>Ground and podiums levels adjacent to the railway viaduct public space must suit its nature and character and provide:</p> <ul style="list-style-type: none"> <li>• activities that enliven and provide surveillance of the public space</li> <li>• strong visual and physical connection between internal and external publicly accessible spaces</li> <li>• a subtropical urban design and built form which will enhance the existing urban industrial infrastructure character of the railway viaduct</li> <li>• a permeable edge between the public railway viaduct space and Merivale Street, Montague Road, Peel and Hope Streets</li> <li>• useable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm</li> <li>• Development located below a railway viaduct will be used for temporary activities only and is to be clear of permanent structures or any other activity that may impede construction and maintenance of railway infrastructure and emergency access.</li> </ul>	<p><b>A22.1</b> The Railway Viaduct Public Space shown on <i>Map C – New Public Open Space, Cross-block Links, Laneways and Significant Views</i> and buildings adjacent to the Railway Viaduct Public Space are designed in accordance with <i>Table 3 – Public Space Acceptable Solutions</i></p> <p><b>A22.2</b> Pedestrian entrances are provided at least every 20m along the Railway Viaduct frontage</p> <p><b>A22.3</b> Buildings are setback a minimum of 6m from the Railway Viaduct Public Space</p>

Performance Criteria		Acceptable Solutions	
<b>Where within the Boundary and Vulture Precinct, Kurilpa Precinct or Riverside North Precinct</b>			
<b>P23</b>	The ongoing operation of the existing concrete batching plant, glass factory and railway corridor must be protected and not be adversely affected by new residential development	<b>A23.1</b>	Residential development within 300m of the concrete batching plant and/or glass factory must undertake a Noise Assessment in accordance with the <i>Noise Impact Assessment Planning Scheme Policy</i> which demonstrates achievement of the Planning Scheme Policy criteria
		<b>A23.2</b>	Residential development within 200m of the concrete batching plant and/or glass factory must undertake an Air Quality Assessment in accordance with the <i>Air Quality Planning Scheme Policy</i> which demonstrates achievement of the Planning Scheme Policy criteria
		<b>A23.3</b>	Residential development within 100m of the railway corridor must undertake a Noise Assessment in accordance with the <i>Noise Impact Assessment Planning Scheme Policy</i> which demonstrates achievement of the Planning Scheme Policy criteria
<b>Where in a High Density Residential Area within the Buchanan and Davies Park Precinct</b>			
<b>P24</b>	Tower setbacks are sufficient to ensure the building does not dominate the street or other pedestrian spaces	<b>A24.1</b>	Buildings include a podium fronting the street in accordance with <i>Figure G: Podium Component</i>
		<b>A24.2</b>	Podiums are at least 2 storeys and no greater than 4 storeys
<b>Where in the Buchanan and Davies Park Precinct or Riverside North Precinct or Riverside South Precinct</b>			
<b>P25</b>	Buildings adjacent the South Brisbane Riverside Lands Park or West End Riverside Lands Park do not provide private access to the parks	<b>A25.1</b>	Where a site adjoins the South Brisbane Riverside Lands or West End Riverside Lands Parks, access to the Parks is provided via a communal path network within the property boundary to connect existing public access ways to the Parks
<b>Where within the Riverside North Precinct or Riverside South Precinct</b>			
<b>P26</b>	Buildings adjacent to the South Brisbane Riverside Lands and West End Riverside Lands Parks are setback to ensure new development does not dominate the parks or other pedestrian spaces	<b>A26.1</b>	Where a site adjoins the South Brisbane Riverside Lands or West End Riverside Lands Parks or New Public Open Spaces, building height is no more than 2 storeys for a distance of 20m from the common property boundary
<b>Where within the Riverside North Precinct</b>			
<b>P27</b>	Commercial uses, which can later be adapted into residential uses, are preferred while existing industrial activities continue to operate in the area	<b>A27.1</b>	No Acceptable Solution is prescribed
<b>Where for development within the Riverside South Precinct</b>			
<b>P28</b>	Corridor Link Parks provide a pedestrian friendly, accessible, green link to the West End Riverside Lands Parks. They will enhance views down to the river, provide shade trees and seating, act as communal meeting spaces, be safe and accessible and incorporate public art works. Corridor Link Parks will complement the West End Riverside Lands Park open space network	<b>A28.1</b>	Corridor Link Parks are provided in the locations identified on <i>Map C – New Public Open Space, Cross-block Links, Laneways and Significant Views</i>
		<b>A28.2</b>	Corridor Link Parks are designed in accordance with <i>Table 3 – Public Space Acceptable Solutions</i> , the West End Riverside Lands Parks Master Plan and: <ul style="list-style-type: none"> <li>• have a minimum corridor width of 12m where not within a road reserve (Beesley Street)</li> <li>• are dedicated to Council</li> <li>• may have a maximum of one communal pedestrian access point directly onto the Corridor Link Park</li> <li>• have no new driveways or vehicular access from development within Corridor Link Parks</li> </ul>

Performance Criteria	Acceptable Solutions
	<ul style="list-style-type: none"> <li>provide for universal pedestrian access to West End Riverside Lands Park with integrated seating opportunities in ramp design</li> </ul>
<b>Where for development within the Boundary and Vulture Precinct</b>	
<b>P29</b> A commercial carpark on the Absoe site services the local business needs of surrounding retail uses	<b>A29.1</b> A commercial carpark is provided in basement format and has approximately 450 car parks

Table 1 - Maximum Building Heights

Site Area	Maximum number of storeys
<b>South Brisbane Reach Precinct – Not applicable</b>	
<b>Musgrave Precinct</b>	
<1,199m <sup>2</sup>	5
1,199m <sup>2</sup> – 2,499m <sup>2</sup>	8
>2,499m <sup>2</sup>	12
<b>Boundary and Vulture Precinct</b>	
<999m <sup>2</sup>	3
999m <sup>2</sup> – 2,499m <sup>2</sup>	5
2,500m <sup>2</sup> – 9,999m <sup>2</sup>	8
>9,999m <sup>2</sup>	15
<b>Boundary and Vulture Precinct - area bound by Edmondstone, Vulture, O’Connell and Russell Streets</b>	
>999m <sup>2</sup>	6
<b>Boundary and Vulture Precinct – where in the Village Heart indicated on Map A</b>	
All	3
<b>Kurilpa Precinct</b>	
<999m <sup>2</sup>	10
999m <sup>2</sup> – 1,799m <sup>2</sup>	20
>1,799m <sup>2</sup>	30
<b>Kurilpa Precinct - area bound by Melbourne, Cordelia, Russell and Browning Streets</b>	
<1,799m <sup>2</sup>	8
>1,799m <sup>2</sup>	12
<b>Kurilpa Precinct - area bound by Bouquet Street, Montague Road, Stanley Street and the River</b>	
0 – 4,999m <sup>2</sup>	15
>4,999m <sup>2</sup>	30
<b>Riverside North Precinct</b>	
<1,799m <sup>2</sup>	12 except where fronting Montague Road where height is 5
>1,799m <sup>2</sup>	15 except where fronting Montague Road where height is 8
<b>Buchanan and Davies Park Precinct</b>	
<1,799m <sup>2</sup>	8 where in a High Density Residential Area or 5 where in a Multi-purpose Centre
>1,799m <sup>2</sup>	12 where in a High Density Residential area or 8 where in a Multi-purpose Centre
<b>Riverside South (excluding land in the Low-medium Density Residential Area)</b>	
<499m <sup>2</sup>	4
499m <sup>2</sup> – 9,999m <sup>2</sup>	7 where in a Residential Area or 4 where in a Multi-purpose Centre
>9,999m <sup>2</sup>	12 where in a Residential Area or 6 where in a Multi-purpose Centre

Note: Table 1 does not apply to land in the Parkland Area, Sport and Recreation Areas, or Character Residential Area, in these areas heights are in accordance with the relevant city-wide Codes

Note: Corner Sites identified on Map B are allowed 2 storeys in addition to the heights specified in Table 1 provided that the development complies with Performance Criteria P9

Table 2 – Maximum Site Cover

Precinct / Location	Maximum Site Cover
South Brisbane Reach	Not applicable
Musgrave	70%
Boundary and Vulture (except where in a Character Residential Area)	80%
Kurilpa	80% <i>Note: On-site planning outcomes on Key Development Sites are dependant on site planning outcomes subject to master planning (Parmalat)</i>
Riverside North	80% where in a Multi-purpose Centre <i>Note: Dependant on site planning outcomes subject to master planning (ACI/Hanson)</i>
Buchanan and Davies Park	70% where in a Multi-purpose Centre 60% where in a High Density Residential Area
Riverside South	70% where in a Residential Area 80% where in a Multi-purpose Centre

Table 3 – Public Space Acceptable Solutions

Acceptable Solution	Open Spaces	Laneways	Cross-block Links *	Corridor Link Parks	Corner Sites	Railway Viaduct Public Space
Creates a 24 hour publicly accessible space with equitable access	✓	✓	✓	✓	✓	✓
Integrates or reconfigures any required service and access function of the space to maximise pedestrian amenity	✓	✓	✓		✓	✓
Incorporates Crime Prevention Through Environmental Design (CPTED) principles	✓	✓	✓	✓	✓	✓
Provides lighting and shelter	✓	✓	✓	✓	✓	✓
Provides informal seating areas	✓		✓ where in a Centre Area	✓	✓	✓
Bounded by active uses and pedestrian friendly edges (on the majority of its edges)	✓	✓#	✓	✓	✓	✓
Adjacent building must contribute to an open streetscape by allowing for solar access, visual interaction and surveillance of open space	✓	✓	✓	✓	✓	✓
Includes public art installation	✓	✓		✓	✓	✓
Provides secure infrastructure for temporal art installations, performance and display, including lighting, power in accordance with the	✓	✓#				✓

specifications of the <i>Centres Detail Design Manual</i>						
Integrated with any adjoining Cross-block Link	✓					✓
Incorporates a minimum frontage to the street and minimum width throughout of 15m	✓					
Provides shade trees	✓		✓ where in a Residential Area	✓	✓	✓

\* Applies to Cross-block Links in Residential or Centre Areas

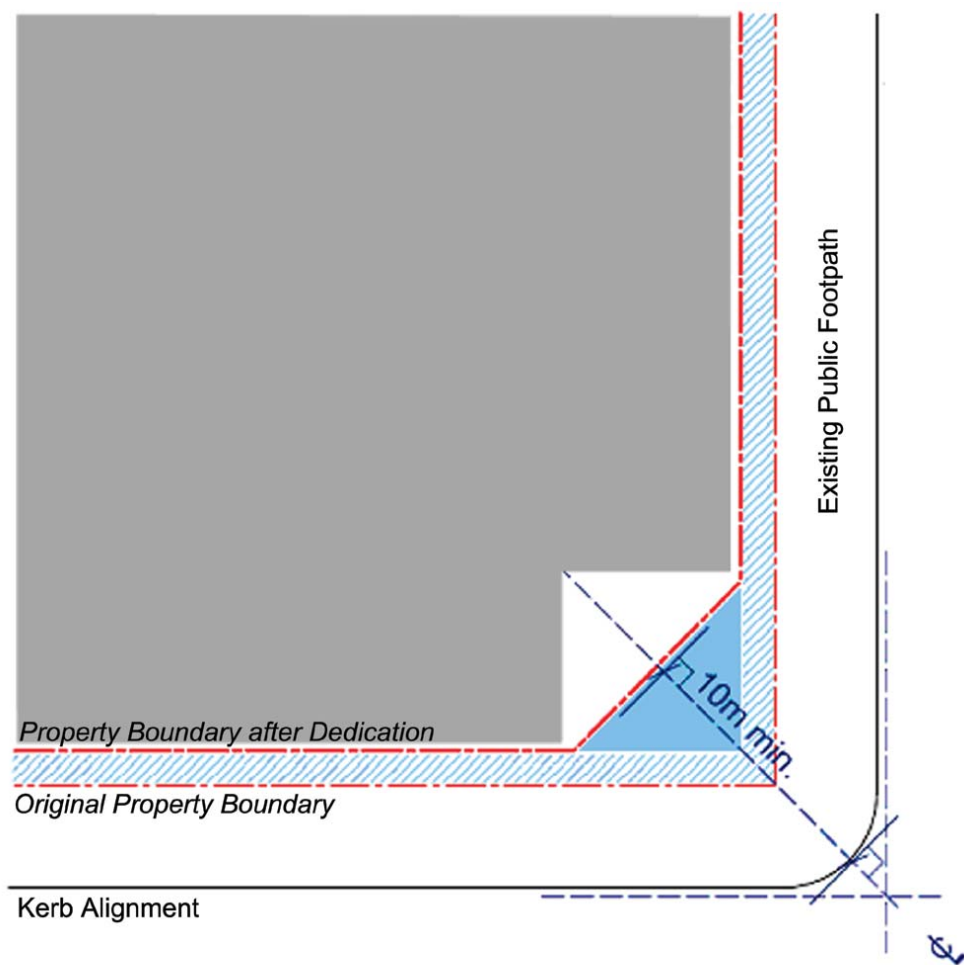
#Items do not apply to new laneways created through redevelopment

**Table 4 – Cross-block Link Widths**

Land Use Type	Cross-block Link Width*	Minimum unobstructed pedestrian path
Residential Areas	5m	1.8m
	6m	2m
Multi Purpose Centre Areas	3m	1.8m
	5m	2.4m
	6m	2.4m

\* As identified on *Map C: New Public Open Space, Cross-block Links, Laneways, Key Development Sites and Significant Views*

Figure A – Corner Land Dedication Extent



-  **Corner Land Dedication**
-  **Footpath Linear Land Dedication**

Figure B – Outdoor Room – Hard Landscape Edge

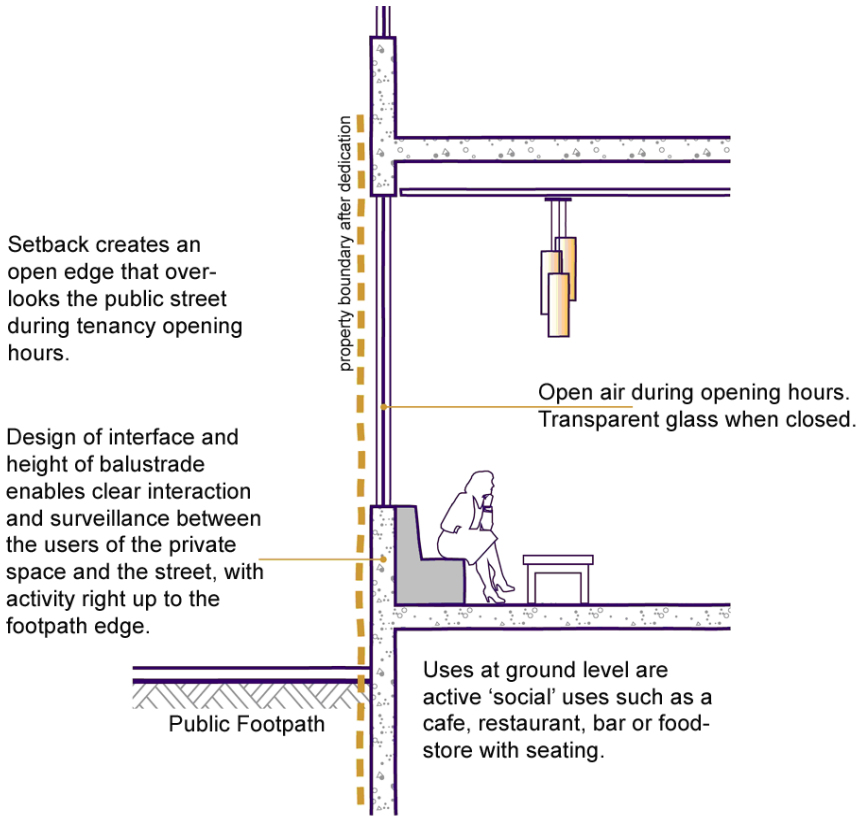


Figure C – Outdoor Room – Soft Landscape Edge

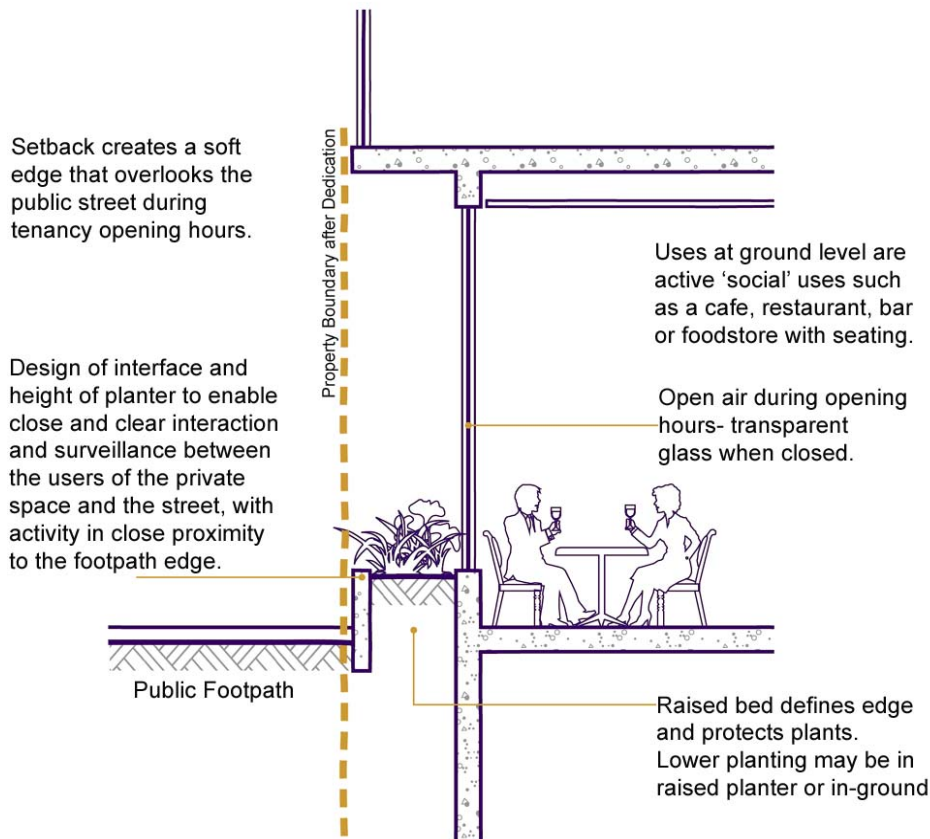


Figure D – Hardstand and Forecourt Entry

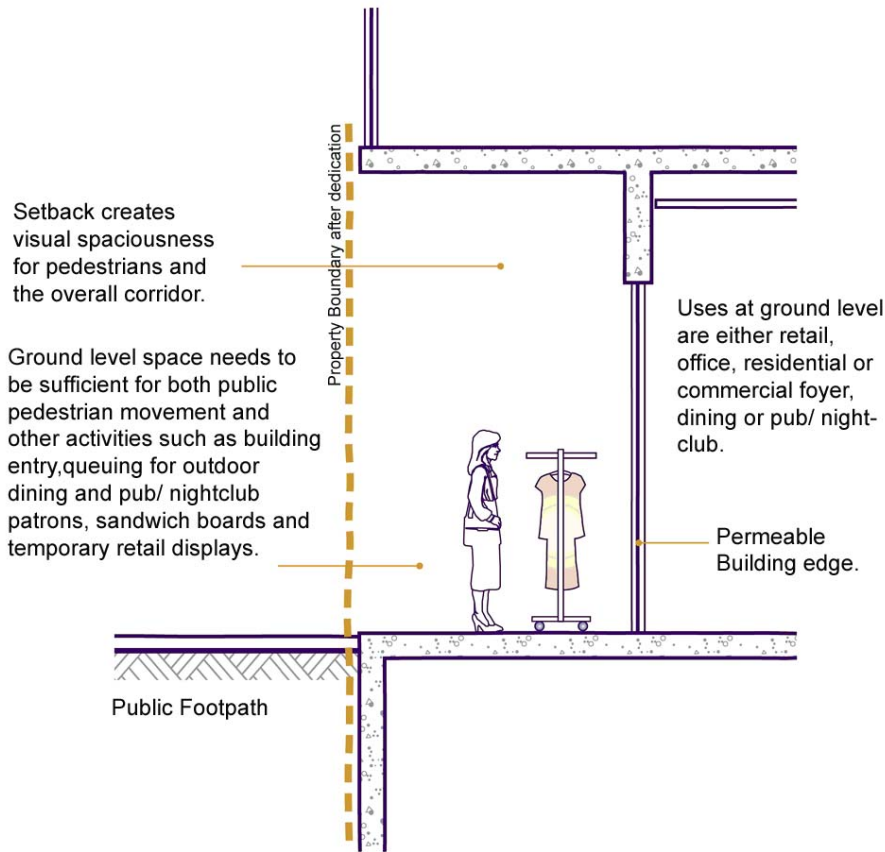


Figure E – Landscape Transition

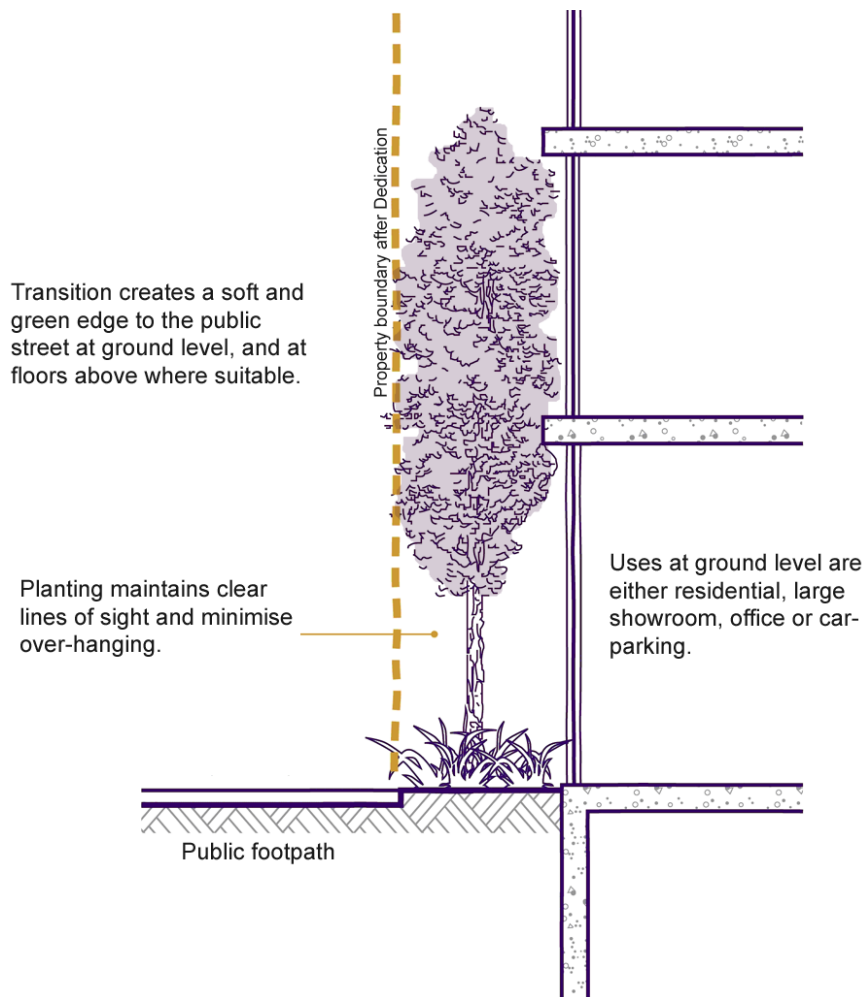


Figure F- Residential Transition

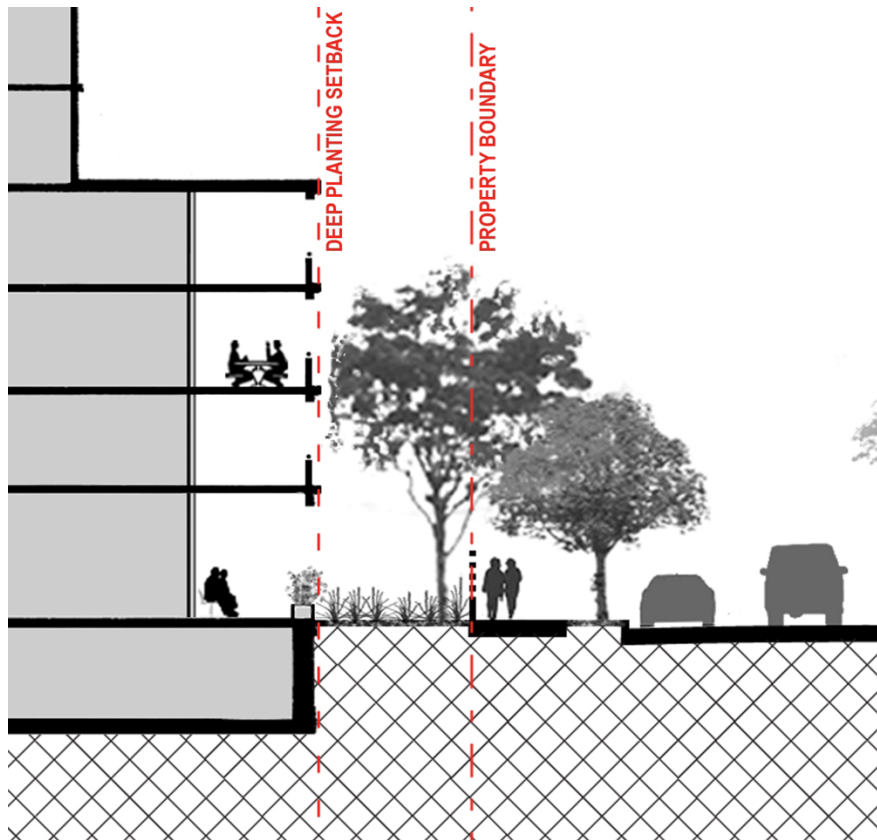


Figure G - Podium Component

