



HerstonQuarter Priority Development Area



Interim Land Use Plan

November 2016



Queensland
Government

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1.1 Introduction

The *Economic Development Act 2012* (the ED Act) provides for particular parts of the State to be declared as Priority Development Areas (PDAs).

The Herston Quarter PDA was declared by a regulation on 18 November 2016.

The Herston Quarter PDA Interim Land Use Plan (ILUP) has been prepared pursuant to Section 38 of the ED Act and applies only to land within the declared Herston Quarter PDA boundary identified in Map 1.

1.2 Economic Development Act

The ED Act establishes the Minister for Economic Development Queensland (MEDQ) as a corporation sole to exercise the functions and delegations of the Act.

The main purpose of the ED Act is to facilitate economic development and development for community purposes. The ED Act seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for particular parts of the state declared as PDAs.

1.3 Purpose of the ILUP

This ILUP commences on declaration and is effective for 12 months or until the development scheme for the PDA is adopted.

The purpose of this ILUP is to regulate development within the PDA until the development scheme for the area takes effect.

1.4 Elements of the ILUP

This ILUP contains:

- » the vision for the PDA (Section 2.3)
- » development requirements (Section 4)
- » levels of assessment (Section 5)
- » infrastructure requirements (Section 6)
- » schedules (Section 7).

1.4.1 Vision

The vision identifies the broad planning outcomes for the PDA. The vision seeks to achieve the purposes of the ED Act and is the basis for the Development requirements.

1.4.2 Development requirements

The Development requirements state the requirements for carrying out development to achieve the vision for the PDA. These requirements apply to all PDA assessable development.

1.4.3 Levels of assessment

Table 1: Levels of assessment for precincts 1 and 2 prescribe the following levels of assessment for the PDA:

- (i) PDA exempt development — Column 1
- (ii) PDA self assessable development — Column 2
- (iii) PDA assessable development (permissible development) — Column 3A
- (iv) PDA assessable development (prohibited development) — Column 3B.

PDA exempt development

Development included in schedule 1 is PDA exempt development meaning that a PDA development approval is not necessary prior to carrying out the use or works.

PDA self assessable development

A PDA development application is not necessary for PDA self assessable development that complies with the development requirements specified in this ILUP.

PDA assessable development (permissible development)

PDA assessable development (permissible development) requires a PDA development application to be lodged with the MEDQ for assessment and decision. Approval is required for assessable development to be undertaken.

Identification of development as assessable development (permissible) does not mean that a PDA development approval (with or without conditions) will be granted.

PDA assessable development (prohibited development)

PDA assessable development (prohibited development) may not be carried out in the PDA.

1.4.4 Infrastructure requirements

The Infrastructure requirements section discusses how infrastructure requirements will be determined for development.

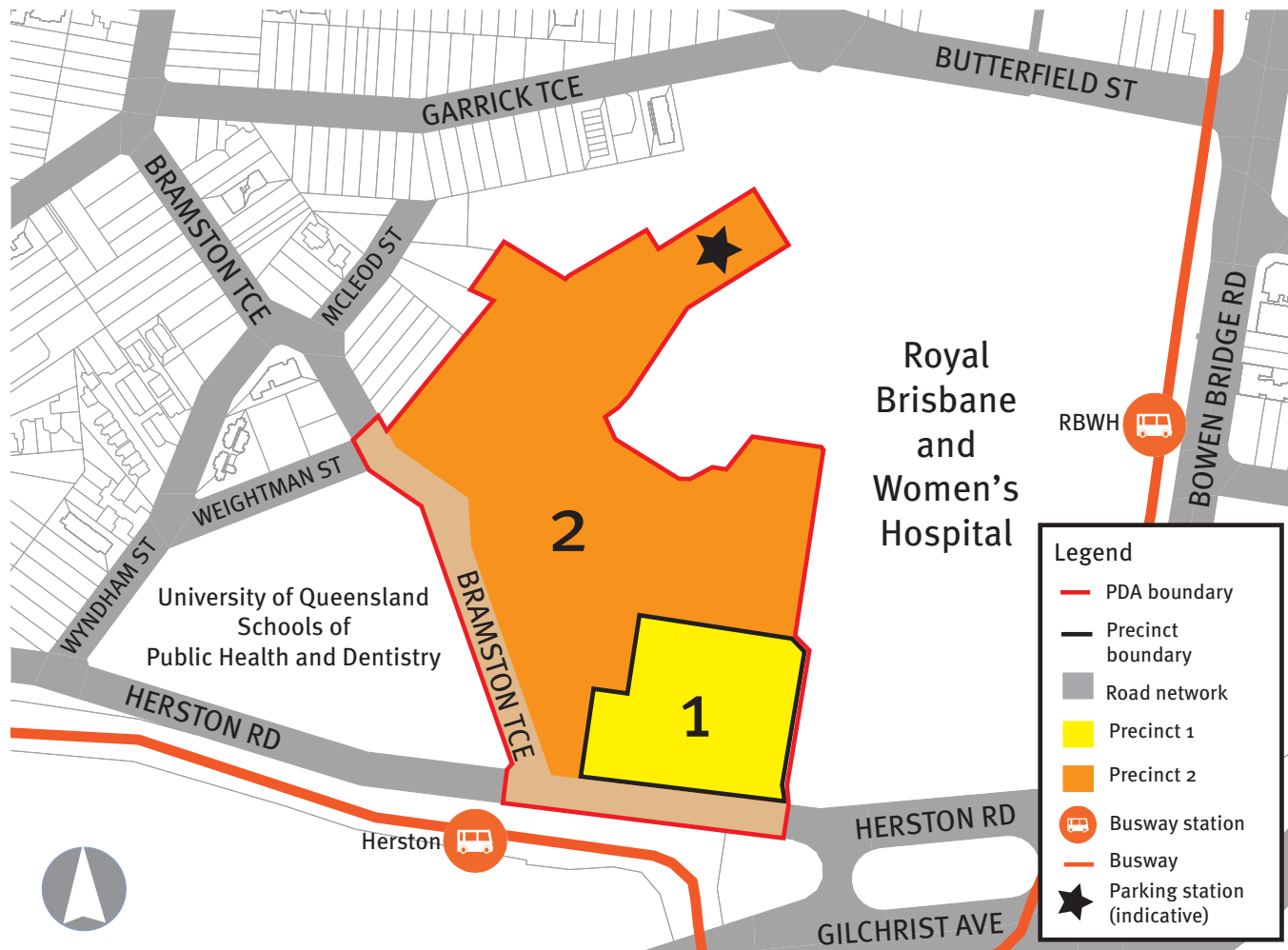
1.4.5 Schedules

Schedule 1 identifies development that is exempt from assessment.

Schedule 2 provides the definitions required to interpret and apply the ILUP.

Schedule 3 identifies heritage places in the PDA as identified in the Queensland Heritage Register.

Map 1: Herston Quarter PDA and precincts



Map is intended for illustration purposes only and is not to scale

2.1 Background

The Queensland Government plans to redevelop the precinct formerly occupied by the Royal Children's Hospital (described as 'Herston Quarter') as a mixed-use precinct with a focus on health-related uses. The major catalyst for redevelopment was the transfer of children's health services from the former Royal Children's Hospital to the new Lady Cilento Children's Hospital in late 2014. This has resulted in the vacancy of the majority of buildings in the PDA.

To facilitate the planning and delivery of the Herston Quarter project, the MEDQ declared the Herston Quarter PDA to establish the necessary policy environment to support the intended outcome for the site.

2.2 Location

The Herston Quarter PDA is approximately six hectares in size and located approximately two kilometres north of the Brisbane central business district in the suburb of Herston. The PDA is located on part of the broader Herston health precinct and is bordered by Herston Road to the south, Bramston Terrace to the west and the Royal Brisbane and Women's Hospital (RBWH) to the east and north. The PDA is in close proximity to both the Herston and RBWH busway stations and adjacent to the University of Queensland's School of Public Health and School of Dentistry buildings.

The PDA includes significant State-listed heritage places including the Lady Lamington Nurses' Home, and the Edith Cavell and Lady Norman buildings.

2.3 Vision

Development in the Herston Quarter PDA will capitalise on the convenience and quality of the adjacent institutions, heritage places, public transport infrastructure and RBWH. This will support employment growth in health and knowledge industries and deliver a unique and world-class destination for Brisbane. While development will have an emphasis on health-related uses, the PDA will also provide a mix of other complementary uses to support this outcome.

Development in the Herston Quarter will achieve this vision by:

- » precinct that supports the surrounding health, research and education uses through provision of commercial, residential, retirement, child care, aged care, community and ancillary retail uses
- » providing improved amenity for users of facilities in the PDA and the RBWH including delivery of a range of diverse, interconnected and activated public spaces that encourage formal and informal interactions and promote wellbeing
- » promoting high-quality urban design in the built form and public realm including best practice sub-tropical design
- » providing a new integrated parking station to service the needs of staff and visitors to the RBWH and the PDA
- » providing for the conservation and adaptive re-use of heritage places to ensure their ongoing use, preservation and recognition of the site's cultural heritage
- » maximising the infrastructure investment in the Inner Northern and Northern Busway by promoting the integration of development in the PDA with the Herston and RBWH busway stations
- » contributing to a unique sense of identity for the PDA and surrounding area
- » improving connectivity, permeability, safety and accessibility within the PDA for vehicles, cyclists and pedestrians
- » improving the integration between the PDA, the RBWH, the University of Queensland and the surrounding area, including physically and visually reconnecting the heritage places within the PDA to the southern and western edges.
- » delivering a range of new and exemplary clinical, biomedical and complementary health-related uses including a Specialist Rehabilitation and Ambulatory Care Centre (SRACC) and a private hospital
- » creating a vibrant and highly active mixed-use

3.0 Development assessment procedures

3.1 PDA development application

To the extent the development requirements are relevant, they are to be taken into account in the preparation of a PDA development application.

The infrastructure requirements section of the ILUP includes further information which should be taken into account in the preparation, design and feasibility of development proposals.

3.2 PDA development approval

A PDA development approval will be required for development identified as PDA assessable development (permissible development) in Table 1: Levels of assessment for precincts 1 and 2. A PDA development application must be lodged with the MEDQ for assessment and decision.

Approval of a development permit is required before PDA assessable development (permissible development) is undertaken.

3.3 Demonstrating development is consistent with the ILUP

PDA assessable development is consistent with the ILUP if:

- (i) the development complies with all relevant development requirements as outlined in section 4 of this ILUP, or
- (ii) the development does not comply with one or more of the aspects of the relevant development requirements as outlined in section 4 of this ILUP but:
 - a. the development does not conflict with the PDA vision (section 2.3), and
 - b. there are sufficient grounds to justify the approval of the development despite the non compliance with the relevant development requirements outlined in section 4 of this ILUP.

In this section 'grounds' means matters of public interest which include the matters specified as the main purposes of the Act as well as:

- (i) superior design outcomes
- (ii) overwhelming community need.

'Grounds' does not include the personal circumstances of an applicant, owner or interested third party.

3.4 Plan of Development

A plan of development (PoD) may accompany an application for a material change of use or reconfiguring a lot and may deal with any proposed use, and any associated building work or operational work.

A PoD is prepared by an applicant and may include maps, graphics and text.

A PoD should indicate the location and function of temporary and permanent uses and structures, and how these uses and structures will relate to each other.

The PoD cannot include land beyond the boundary of the land the subject of the application, but may cover only part of the land the subject of the application. An applicant may also be required to demonstrate impacts and connections to areas adjoining the subject land in a separate plan to the PoD.

Under schedule 1, development consistent with an approved PoD is exempt development and requires no further development approval under the ILUP¹.

3.5 Notification requirements

A PDA development application will require public notification if the application is for development which in the opinion of the MEDQ, may have adverse impacts on the amenity or development potential of adjoining land under separate ownership. The MEDQ may require public notification in other circumstances if the development application is for a use or of a size or nature which, in the opinion of the MEDQ, warrants public notification.

3.6 State interests

Relevant matters of state interest will be considered as part of the assessment of an application².

3.7 Relationship with other legislation

In addition to assessment against the ILUP, development may require assessment against other legislation including but not limited to the

¹ For further advice on preparing a PoD refer to the applicable EDQ practice note available at www.edq.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html

² Section 87 of the ED Act states that any relevant state interest must be considered in deciding a development application. For the purposes of addressing state interests in development assessment, the State Planning Policy (SPP) and State Development Assessment Provisions (SDAP), provide guidance in identifying if a state interest is relevant to the assessment of a PDA development application.

*Plumbing and Drainage Act 2002, Building Act 1975, Environmental Protection Act 1994 and Planning Act 2016*³.

3.8 Relationship with the planning scheme

This ILUP prevails to the extent of an inconsistency with any of the following instruments:

- » A planning instrument
- » A plan, policy or code made under the *Planning Act 2016*⁴ or another Act.

Unless this ILUP specifically applies a provision of a planning scheme, or a plan, policy or code made under the *Planning Act 2016*⁵ or another Act, the ILUP is inconsistent with the provisions of the planning scheme, plan, policy or code.

3.9 Interim uses

An interim use is a land use that - because of its nature, scale, form or intensity - is not an appropriate long term use of the land.

An interim use will only be approved if it can be demonstrated that the use will not prejudice the achievement of the vision for the PDA. Relevant development requirements also apply to all PDA assessable (permissible) development that is an interim use.

The MEDQ may approve an interim use only if it can be demonstrated that an interim use will not preclude or delay an appropriate long term use or intensification of development and/or infrastructure delivery.

The MEDQ may impose a condition of approval that limits the duration of an interim use.

³ Until the *Planning Act 2016* is in effect, the *Sustainable Planning Act 2009* is the relevant Act.

⁴ Until the *Planning Act 2016* is in effect, the *Sustainable Planning Act 2009* is the relevant Act.

⁵ Until the *Planning Act 2016* is in effect, the *Sustainable Planning Act 2009* is the relevant Act.

4.0 Development requirements

4.1 PDA-wide criteria

4.1.1 Built form

Development delivers high quality built form outcomes which:

- » reinforce the human scale and pedestrian amenity of the street and movement network and public realm including provision of shade and shelter for pedestrians, avoiding blank walls facing public realm and providing access to winter sunlight in the public realm
- » utilise energy and water-efficient, climatically-responsive sub-tropical design including appropriate solar orientation, shading and shelter, cross ventilation, natural lighting, passive cooling techniques, water recycling and stormwater management⁶
- » maximize views, vistas and outlooks including to heritage places and Mt Coot-tha
- » are of a height and scale that:
 - » make efficient use of land
 - » is consistent with planned infrastructure
 - » is commensurate with the site area
 - » is consistent with the relevant precinct intent
- » protect the safety and functioning of the operational airspace of the Brisbane and Archerfield airports⁷
- » protect the safety and functioning of the RBWH helipads including consideration of approach and departure flight paths
- » promote activity along Bramston Terrace, Herston Road and significant public thoroughfares including active uses at the ground floor
- » ensure building facades use high quality, durable building materials that are visually interesting
- » ensure building form is varied and building bulk is broken up, for example by including recesses and projections and a range of textures, materials and colours
- » provide adequate building separation to allow light penetration and air circulation and to ensure impacts on amenity and privacy including overshadowing are minimised
- » provide entrances to buildings that are clearly defined and welcoming for all users including the

elderly and people with disabilities

- » promote architectural diversity of the built form
- » consider the adaptability of buildings in building design to support use and activity changes over time
- » provide a number of entry points to major buildings to improve permeability within the PDA
- » provide for strong visual connectivity at ground level between buildings on heritage places
- » respect buildings on heritage places and avoid adverse impacts on their cultural heritage significance through appropriate consideration of building setback, bulk and massing and building form that is complementary to the architectural character of the heritage place
- » improve the access to and amenity of buildings on heritage places
- » provide for the conservation and adaptive re-use of heritage places with a range of uses that contribute to and complement activity in the PDA⁸
- » respect the relationship between new development in the PDA and existing dwelling houses outside the PDA including consideration of appropriate building setback, bulk and massing that minimise the impacts on residential amenity
- » provide awnings and shade to protect pedestrians from the elements and create habitable spaces around buildings where appropriate
- » ensure the location of mechanical plants and other building services are not visually obtrusive
- » maximise public transport patronage by creating an appropriate interface with and orientation to public transport including the Herston and RBWH busway stations.

4.1.2 Street and movement network

Development delivers a high quality street and movement network as well as related infrastructure for pedestrians, cyclists and vehicles which:

- » have a clear hierarchy and are easy to navigate with a well-connected, logical and legible network of routes, intersections and spaces⁹
- » create safe, welcoming, pleasant and character-rich streets and shared areas which prioritise the safety and experience of pedestrians and cyclists

⁶ Refer to the guidance provided in Brisbane City Council's (BCC) New World City Design Guide: Buildings that Breathe.

⁷ For further advice, refer to the strategic airport's operational airspace and the requirements, standards and guidance identified in the SPP and SDAP, as amended or replaced from time to time.

⁸ Refer to the requirements, standards and guidance identified in the Developing Heritage Places: Using the development criteria document, prepared by Department of Environment and Heritage Protection, 2013, as amended or replaced from time to time.

⁹ Refer to BCC Planning Scheme Road hierarchy overlay and Infrastructure Design Planning Scheme Policy.

and provide legible connections to key locations internal and external to the PDA including the North Brisbane Bikeway and RBWH and Herston busway stations

- » ensure access to and egress from all entries, service areas and car parks:
 - » is safe, legible and logical
 - » does not adversely impact on the public realm
 - » maximises co-location of servicing and parking openings
 - » does not adversely impact on the existing public road network internal and external to the PDA
- » minimise conflict between pedestrians, cyclists and motor vehicles through appropriate design
- » avoid the need for service vehicles to park, stop or queue on the public road network
- » provide for equitable access for all members of the public across the whole PDA
- » provide car parking and service areas that meet the functional requirements of the PDA¹⁰ including a new parking station to service the RBWH and PDA
- » ensure car parking and service areas are concealed from the public realm by:
 - » integrating within, behind or under buildings; or
 - » sleeving with active frontages along public roads and thoroughfares; or
 - » where not on a public road or thoroughfare, having an attractive and articulated façade treatment particularly where adjacent to existing dwelling houses
- » provide publicly accessible cycle facilities within buildings¹¹
- » ensure the safety and operation of the road and active transport network outside of the PDA is not adversely impacted
- » provide road network improvements (including public and active transport facilities) both internal and external to the PDA where required to facilitate access and movement to and from the site

- » provide safe and legible vertical movement options for pedestrians that promote equitable access, respond to the site topography and complement at-grade connections
- » ensure there are no significant adverse impacts on current and future public passenger transport corridors and public transport operations¹²
- » ensure wayfinding elements are incorporated to improve connectivity and pedestrian permeability in the PDA and the surrounding area.

4.1.3 Public realm

Development delivers an attractive, high quality, accessible, well-connected, multi-functional public realm which:

- » creates a significant new entry point into the PDA from Herston Road that enhances access to, and visibility of, public and active transport modes
- » creates a safe, comfortable and inviting environment for visitors, residents and workers (including shift workers) by promoting day and night activity, providing passive surveillance and incorporating shade and shelter¹³
- » supports effective and safe integration with, or segregation between traffic, pedestrians and cyclists
- » creates a high level of amenity along streetscapes including provision of advanced street trees, street furniture and landscaping
- » creates a diversity of spaces that allow equitable access for all users to a range of different experiences and uses and provide opportunities for social interaction including areas of a more intimate, human scale as well as larger event areas
- » establishes a high-quality and durable hard and soft streetscape, utilising sub-tropical design and water sensitive urban design principles, that enhances the visual amenity of the locality and streetscape and reduces the heat island effect
- » provides appropriate orientation and location to promote natural light penetration and natural cooling breezes
- » respects the heritage significance of the buildings and vegetation on heritage places
- » integrates public art which is appropriate to the history of the area.

¹⁰ For guidance, refer to the requirements and standards in Brisbane City Council's Traffic, Access, Parking and Servicing Planning Scheme Policy, Traffic, Access, Parking and Servicing Code in the BCC Planning Scheme, Austroads guidelines and AS2890 Parking Facilities.

¹¹ Refer to Queensland Development Code MP 4.1 – Sustainable buildings in relation to end-of-trip facilities.

¹² Refer to SPP Interactive Mapping System and State Development Assessment Provisions modules 17, 18 and 19.

¹³ Refer to the requirements, standards and guidance identified in the Crime Prevention through Environmental Design (CPTED): Guidelines for Queensland document, prepared by Queensland Police, 2007, as amended or replaced from time-to-time.

4.0 Development requirements

4.1.4 Urban design

Development delivers high quality urban design by ensuring the form, type and arrangement of buildings, streets and public spaces:

- » strengthen the physical and visual link from the edges of the PDA to heritage places on the ridgeline including framing of heritage vistas from strategic locations along Herston Road and Bramston Terrace where possible
- » create an inviting, appealing, active, inclusive and vibrant urban environment that facilitates a diverse range of uses, activities and experiences consistent with the PDA's intended role as a major health and knowledge precinct
- » establish a permeable, highly connected and legible urban environment, offering a choice of routes into, within and through the PDA for pedestrians and cyclists
- » enhance the relationship and connectivity to Herston and RBWH busway stations
- » have sufficient dimensions to accommodate parking, access and circulation areas around buildings
- » create enclosure and definition to the public realm around and between buildings
- » establish a consistent streetscape palette which reinforces the PDA character and identity.

4.1.5 Environment and sustainability

The design, siting and layout of development respects the environment and supports sustainable outcomes by:

- » maximising recycling opportunities and reducing waste generation
- » protecting water quality through the use of best practice total water cycle management and water sensitive urban design principles¹⁴ as well as achieving the water quality objectives for Moreton Bay waters¹⁵
- » promoting innovative and efficient use of energy and water including water recycling and stormwater management
- » retaining significant vegetation for street trees and feature trees in other public realm areas and in private open space, to provide fauna habitat as well as shade and shelter for pedestrians

¹⁴ Refer to the requirements, standards and guidance identified in the Healthy Waterways Water Sensitive Urban Design Technical Design Guidelines for South East Queensland, as amended or replaced from time to time.

¹⁵ Refer to the Environmental Protection (Water) Policy 2009 and State Planning Policy.

- » providing generous landscape areas including deep planting.

4.1.6 Community safety and development constraints

The siting, design, construction and operation of development supports community safety and gives appropriate consideration to development constraints by:

- » avoiding, to the greatest extent practicable, then managing or mitigating:
 - » adverse impacts from pollution and light nuisance
 - » adverse impacts on the environment (including significant vegetation), amenity and accessibility during and after construction including acid sulfate soil erosion and siltation¹⁶
 - » adverse impacts on people, property and the environment from contaminated land¹⁷
- » ensuring a high degree of air quality is maintained in proximity to sensitive uses
- » managing and minimising noise emissions on sensitive uses¹⁸, including those from transport noise corridors¹⁹
- » managing potential impacts from overland flows²⁰
- » providing for efficient and safe evacuation during defined flood events without unduly burdening the city's counter-disaster response unit, particularly for vulnerable uses and difficult to evacuate uses²¹
- » disposing of stormwater with regard to average recurrence intervals in a manner appropriate to the site, the adjacent buildings, the use of the public realm and the severity of potential damage to property, loss of amenity, illness or injury that

¹⁶ For guidance, refer to the BCC Planning Scheme Acid Sulfate Soils overlay.

¹⁷ Refer to the Department of Environment and Heritage Protection's Managing contaminated land guide.

¹⁸ For guidance on acoustic amenity, refer to the BCC Planning Scheme Centre or mixed use code.

¹⁹ Refer to the requirements, standards and guidance identified in the Environmental Protection (Noise) Policy 2008, as well as the Transport and Main Roads Traffic Noise Management: Code of Practice with respect to external road traffic noise levels, and the Queensland Development Code Mandatory Part 4.4 'Buildings in a Transport Noise Corridor', each as amended or replaced from time to time. Transport noise corridors are mapped on the Department of Infrastructure, Local Government and Planning's State Planning Policy Interactive Mapping System.

²⁰ Refer to the requirements, standards and guidance identified in the Department Energy and Water Supply's (DEWS) Queensland Urban Drainage Manual 2013 and the BCC Planning Scheme Flood Overlay Code, as amended or replaced from time to time.

²¹ Refer to the requirements, standards and guidance identified in the BCC Planning Scheme Flood Overlay, Flood Overlay Code and Flood Planning Scheme Policy.

would result from the failure of the system²²

- » designing the stormwater drainage system to comply with relevant quantity and quality standards²³ and mitigate downstream impacts and impacts on the existing stormwater network
- » ensuring the stormwater drainage system has regard to the safety of pedestrians and maintains pedestrian access during storm events, ensuring key pedestrian paths are not used for the conveyance of overland flow
- » ensuring the continued operation of surrounding critical health facilities including RBWH
- » providing for the protection of the building fabric on heritage places during construction.

4.1.7 Service infrastructure

The design and operation of development, including during construction, supports the efficient and effective delivery and operation of infrastructure by:

- » having regard to impacts on the safety and efficiency of the broader transport and traffic network in the surrounding area
- » ensuring the delivery of planned infrastructure is not adversely impacted
- » providing infrastructure and services in a timely, orderly, integrated and coordinated manner to support urban uses and works
- » ensuring infrastructure and services are available or capable of being made available including key infrastructure such as roads, public and active transport, water supply, sewerage, drainage, park network, community facilities, energy and telecommunications
- » allowing for future advancements in information technology
- » ensuring infrastructure and services are located and designed to maximise efficiency and ease of maintenance
- » allowing for public events and interim uses to have access to water and power.

²² Refer to the requirements, standards and guidance identified in the BCC Planning Scheme Stormwater Code.

²³ Refer to the requirements, standards and guidance identified in the PDA Guideline No. 13 Engineering Standards - Stormwater quantity and quality, as amended or replaced from time to time.

4.0 Development requirements

4.2 Precinct provisions

4.2.1 Introduction

Precinct provisions provide guidance on where land uses and development within the PDA are preferred and support the achievement of the longer term development outcomes for the PDA.

Temporary development should however have regard to impacts on the longer term development of the site and ensure the delivery of infrastructure, including the street and movement network, is consistent with the PDA-wide criteria and precinct provisions.

Precinct provisions should be read in conjunction with the PDA-wide criteria. Map 1 – Herston Quarter PDA and precincts shows the location and boundaries of two precincts in the PDA and the indicative location of a new parking station in precinct 2. Inclusion of land within a precinct does not imply that all such lands can be developed for urban purposes. Some land may not be available or appropriate to be developed due to local site conditions including the need to provide roads or open space. This will need to be addressed through a development application.

Development should also have regard to the infrastructure requirements.

4.2.2 Precinct 1 – Specialist Rehabilitation and Ambulatory Care Centre (SRACC)

Development in precinct 1 will facilitate the priority delivery of the SRACC facility. The ILUP also allows for construction of infrastructure including service relocation and demolition of buildings in precinct 1 to facilitate the development of the SRACC and redevelopment of the balance of the PDA.

Preferred land uses

- » child care centre
- » emergency services
- » food and drink outlet
- » health care services
- » hospital
- » office
- » parking station
- » sales office
- » shop.

Precinct intents

Development in Precinct 1 will:

- » provide a range of special purpose health-related clinical and rehabilitation facilities and ancillary uses including a surgical and endoscopic centre
- » complement the prevailing scale of development to the east along Herston Road
- » promote interconnectivity with the RBWH by providing direct access into the RBWH elevated walkway system to complement at-grade connections
- » provide for a building height of no greater than 10 storeys (35 metres), measured from ground level on Herston Road
- » ensure built form outcomes for the SRACC are balanced with clinical and operational requirements
- » ensure interface issues with buildings on heritage places in precinct 2 are comprehensively and appropriately addressed including a rear setback of no less than 15 metres to the Lady Lamington building
- » provide for a side setback of no less than five metres to the Queensland Institute of Medical Research Bancroft Centre
- » provide an activated, inclusive and welcoming public streetscape including a built-to-boundary setback to Herston Road at ground level
- » provide appropriate circulation areas and efficient and unimpeded access around and within buildings to allow adequate movement for people with disabilities and health issues, and minimise travel distances for staff and patients
- » provide indoor and outdoor public realm spaces for patients, family and friends to encourage patient rehabilitation and socialisation, and provide opportunities for recreation and activity for all users.

4.2.3 Precinct 2 – Balance

Precinct 2 consists of the balance of the PDA. The ILUP allows for construction of infrastructure including service relocation, demolition of buildings that are not on a heritage place and interim uses that will facilitate the future redevelopment of the precinct as a mixed-use destination with a focus on health-care uses. The ILUP also provides for the development of a new parking station which will ultimately replace the existing Bramston Terrace parking station.

Preferred land uses

- » child care centre
- » emergency services
- » food and drink outlet
- » health care services
- » hospital
- » market
- » office
- » parking station
- » sales office
- » shop.

Precinct intents

Development in Precinct 2 will:

- » be undertaken in consideration of its future role and function as part of a future mixed-use precinct including service relocation, demolition of buildings that are not on a heritage place and bulk earthworks
- » provide and allow for infrastructure to support future stages of development in the PDA
- » not compromise the structural integrity of buildings on heritage places
- » provide a parking station of no greater than 11 storeys (38.5 metres) measured from ground level at the lowest point on Research Road, in the location identified in map 1 to service the current and future car parking needs of staff and visitors to the PDA and RBWH
- » with the exception of the parking station, be of lower or equal number of storeys to any existing buildings on, or directly adjacent to the development site.

5.0 Levels of assessment

Table 1: Levels of assessment for precincts 1 and 2

Column 1 – Exempt development	Column 2 - PDA self assessable development	Column 3 – PDA assessable development	
		Column 3A - Permissible development	Column 3B - Prohibited development
All development specified in Schedule 1.	Nil.	<p>All development* other than development mentioned in Column 1, 2 and 3B.</p> <p>*this includes operational works for clearing of Significant vegetation.</p>	Nil.

Infrastructure requirements to achieve the vision for the PDA will be conditioned as part of a PDA development approval.

Conditions for delivering infrastructure will only be for infrastructure that is defined as development infrastructure in schedule 2 of the *Planning Act 2016*²⁴.

Infrastructure charges will be based on BCC's and Queensland Urban Utilities applicable infrastructure charging document²⁵ for the area unless:

- » a development charges and offset plan is adopted for the PDA; or
- » an infrastructure agreement is entered into between the applicant and the MEDQ.

Infrastructure delivered as part of the development may be eligible for an offset against the infrastructure charges that would otherwise apply. No refunds for infrastructure offsets that exceed the infrastructure charges are available.

²⁴ Until the *Planning Act 2016* is in effect, the *Sustainable Planning Act 2009* is the relevant Act.

²⁵ Brisbane Adopted Infrastructure Charges Resolution (No. 5) 2015 and Queensland Urban Utilities' Water Netserv Plan.

7.0 Schedules

Schedule 1: PDA exempt development

Building work
Minor building work where not on a heritage place.
Minor building work where on a heritage place and where consistent with a General Exemption Certificate issued under the <i>Queensland Heritage Act 1992</i> .
Carrying out building work associated with an approved material change of use.
Building work for demolishing a building or other structure where: <ul style="list-style-type: none"> » not on a heritage place; or » not within 10 metres of a heritage building on a heritage place.
Reconfiguring a lot
Subdivision involving road widening and truncations required as a condition of development approval.
Material change of use
Material change of use for a preferred land use in an existing building where: <ul style="list-style-type: none"> » no increase in gross floor area; » not on a heritage place; » not involving building work other than minor building work; and » complying with the applicable car parking ratios in the BCC planning scheme.
Material change of use for a market if not involving building work or operational work.
Material change of use for a sales office where: <ul style="list-style-type: none"> » located in a temporary building; » not on site for more than two years; and » complying with the applicable car parking ratios in the BCC planning scheme.
Material change of use for an office where: <ul style="list-style-type: none"> » no more than 200m² gross floor area; » associated with building work that is demolition; » located in a temporary building; » not on site for more than two years; and » complying with the applicable car parking ratios in the BCC planning scheme.
Operational work
Filling or excavation where not on a heritage place and where: <ul style="list-style-type: none"> » not exceeding 50m³ in volume, or » top dressing to a depth of less than 100 vertical millimetres from ground level.
Carrying out operational work associated with a material change of use that is PDA exempt development.
Carrying out operational work associated with an approved material change of use.
Carrying out operational work for the purposes of constructing a road in association with approved development.
Carrying out operational work that is clearing of vegetation, other than Significant vegetation unless the clearing of Significant vegetation is: <ul style="list-style-type: none"> » carried out by or on behalf of BCC or a public sector entity, where the works being undertaken are authorised under a State law; or » carried out in accordance with the conditions of a PDA development approval for a material change of use or reconfiguring a lot.
Carrying out operational work that is the placing of advertising devices where not on a heritage place.

Operational work (cont.)
Carrying out operational work that is the placing of advertising devices where on a heritage place and where consistent with a General Exemption Certificate issued under the <i>Queensland Heritage Act 1992</i> .
Plumbing or drainage work
Carrying out plumbing or drainage work.
All aspects of development
Development consistent with an approved Plan of Development.
Development prescribed in Schedule 4 of the <i>Sustainable Planning Regulation 2009</i> , other than Table 5, Item 14.

7.0 Schedules

Schedule 2: Definitions

Unless defined below or in the *Economic Development Act 2012*, the BCC Planning Scheme definitions apply to all development.

Brisbane City Council (BCC) Planning Scheme – means the BCC City Plan 2014, as amended and replaced from time to time.

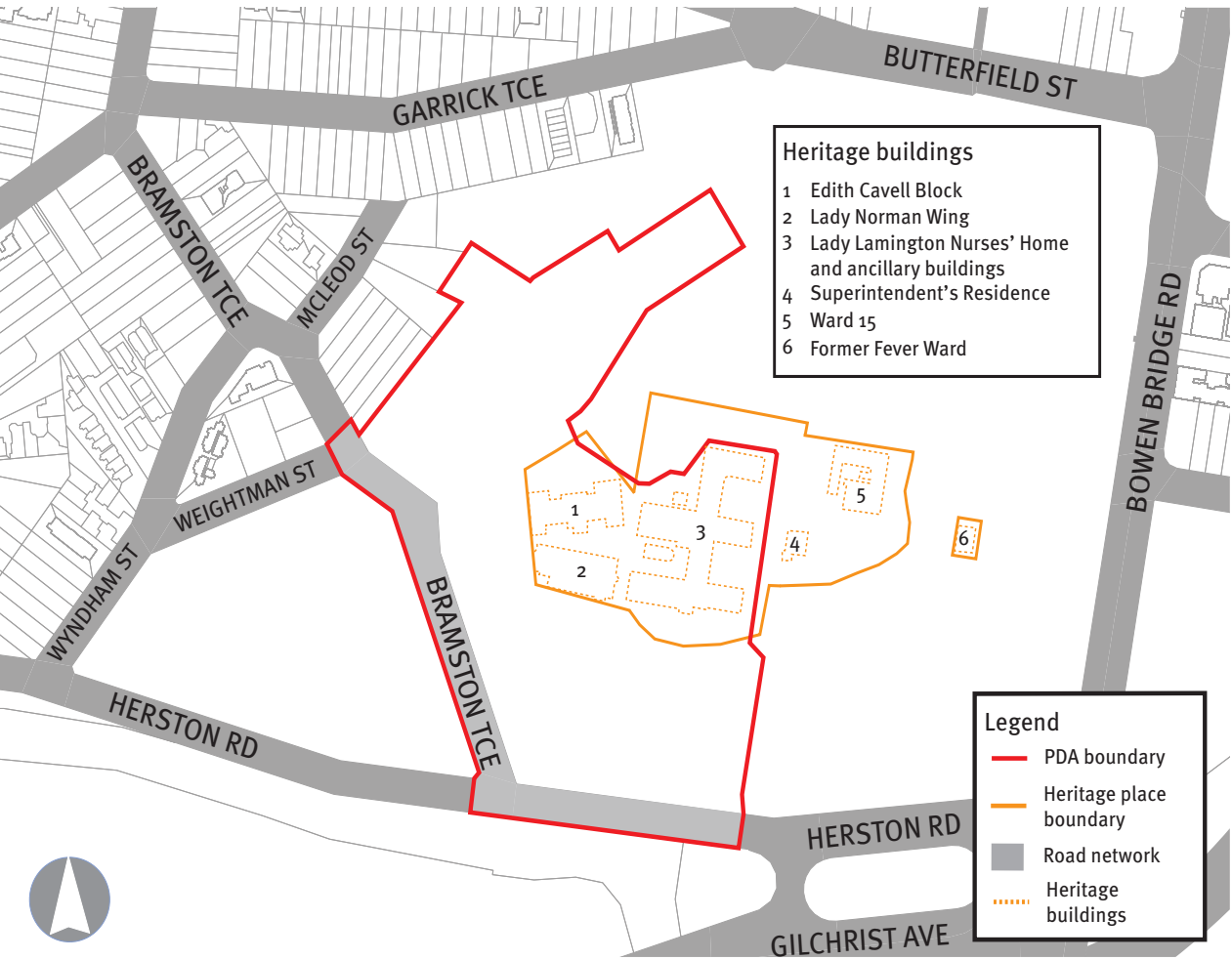
Heritage place – refer to schedule 3.

Plan of development – See section 3.4.

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 or is vegetation on a heritage place.

Transport noise corridor – refer to the *Building Act 1975*, chapter 8B.

Schedule 3: Heritage places



Map is intended for illustration purposes only and is not to scale



**Queensland
Government**

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