West End—Woolloongabba District Local Plan

1 Introduction

This Local Plan contains specific additional local planning requirements. Where it conflicts with the requirements of the City Plan, this Local Plan prevails. In using this Local Plan, reference should also be made to Section 1.1—Using a Local Plan at the front of this chapter.

2 Development principles

2.1 The continued co-existence of the area’s diverse mix of residential, industrial, commercial, retail and community uses (e.g. schools, churches and cultural facilities) will be strongly encouraged to provide social and built form diversity.

2.2 The major institutions located in or adjoining the Local Plan area (including the Queensland Cultural Centre, South Bank, the Queensland Conservatorium Griffith University, the Mater and Princess Alexandra Hospitals, Southbank Institute and Queensland University of Technology) will remain as focal points for their important services, facilities and employment opportunities. They are to be enhanced by the encouragement of:
- ancillary uses such as offices and accommodation in and around these institutions to meet their growing needs
- better access to them by all transport modes.

2.3 The Buranda shopping centre and the strip shopping centres along Boundary Street, Annerley and Ipswich/Logan Roads will continue to service the retail and business needs of the local community. In particular, the West End Centre is to maintain its traditional character and pedestrian friendly environment. The Woolloongabba Centre will maintain its historically significant presence to Logan Road and Stanley Street, with development accommodating new active street frontages and high density residential on the western side of Ipswich Road.

2.4 The Local Plan area will continue to provide a diverse mix of housing that serves the needs of households in the community at different stages in their life cycle.

2.5 Development in the Local Plan area is to complement the traditional ‘timber and tin’ character by respecting the character streetscapes and amenity of the area. The West End Estate and pre 1946 housing is to be protected.

2.6 The River’s edge will remain as a dominant feature of the Local Plan area providing an important network of parks that are well used by the local and Citywide community. New development will enhance these parks and this riverside setting through improving access to these parks, the use of appropriate building setbacks, materials and design, and landscaping.

2.7 The high level of accessibility (public transport, walking and cycling) to both the City Centre and local services/facilities will be maintained and enhanced through:
- implementing Council-approved recommendations of the South Brisbane Mobility Study
- ensuring new development provides appropriate access paths, landscaping and pedestrian awnings

2.8 Development in the Local Plan area maintains and enhances views of significance to the City and locality from the public realm:
- across the West End peninsula to the City Centre and the D’Aguilar Ranges
- to significant landmarks within the locality
- to the Brisbane River.

2.9 Existing community facilities are to be protected and new residential development in close proximity to venues for the pursuit of sporting and recreation activities are to be adequately buffered from noise and lighting impacts to ensure the ongoing provision of cultural, social or community services. Opportunities for new community facilities and services are encouraged and adequately supported by Council.

3 Precinct intents

Map A—Precinct Map indicates the precincts of this Local Plan.
West End—Woolloongabba District Local Plan

Chapter 4: Local Plans

3.1 Precinct 1—West End Estate

This precinct contains a relatively intact, historically significant grouping of small nineteenth century and early twentieth century workers cottages characterised by one storey timber and tin detached houses on small narrow lots. These houses are to be preserved in their current form. Their setting is to be protected so that the precinct retains its original character. Significant changes that alter the form, scale, and setting of the buildings are not supported.

3.2 Precinct 2—Mater Hill

Sub-precinct 2(a)

Office and shop activities on sites fronting Stanley Street provide an active street frontage to reinforce the commercial building form of Stanley Street. Residential uses will be supported on the upper storeys, given the sub-precinct’s location next to the Mater Hospital, the South Bank Railway Station and Busway Stations.

Sub-precinct 2(b)

Hospital supporting uses such as ‘outpatient’ services are supported on lower levels fronting Hancock Street, where impacts on surrounding residential uses are addressed. Short term accommodation will also be supported, given its location next to the Mater Hospital, the South Bank Railway Station and Busway Stations.

Sub-precinct 2(c)

This sub-precinct contains the Mater Hospital, and includes major hospital and medical facilities, as well as ancillary uses including administration, educational and research facilities, specialty services, and a range of other services for the use of employees, patients and visitors to the hospital. Scale and intensity of development should be respectful of the existing heritage buildings in the sub-precinct and of nearby residential and educational uses in terms of building heights, overshadowing and traffic impacts.

Major hospital and medical facilities with a high intensity built form and scale should be concentrated north of the heritage area to maximise access to and from car parking facilities and the Mater Hill Busway Station. Lower intensity ancillary uses that support the hospital and medical facilities should be located in the southern portion of the sub-precinct near Clarence Street.

3.3 Precinct 3—Transit Oriented

State Government facilities such as Goprint are located in this precinct. Given its location close to the Woolloongabba Busway Station and shopping activities, this precinct represents a major future redevelopment opportunity. A mix of uses, such as commercial, retail, high density residential, low cost housing, park and community uses would be supported.

3.4 Precinct 4—Boggo Road

This precinct should be developed as an integrated urban village comprising significant employment, a mix of residential densities, affordable and adaptable housing, a small convenience shopping facility, community facilities and park, due to its proximity to the City Centre, major hospitals, educational institutions and public transport.

The precinct should have a busway station on a busway corridor linking Buranda Busway Station with the University of Queensland.

Development is to have regard for the residential neighbours and the heritage significance of the Gaol. Any extension of Merton Road into this precinct will not be supported.

3.5 Precinct 5—Princess Alexandra Hospital

The Princess Alexandra Hospital is an important medical facility for Brisbane and the region. The land in the north of the precinct provides an opportunity for the development of education and research facilities that would service this and other institutions, such as universities.

This precinct is designated as Community Infrastructure under the Act and as such, development is exempt from the City Plan. However, it is recommended that future development address:

- traffic implications of the development
- pedestrian and cycle access and integration with existing and future public transport
- architectural treatment of the buildings and high quality landscaping, given the high visibility of the site.

4 Level of assessment

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

A preliminary approval may change the level of assessment identified in these tables. The trigger for assessment in the level of assessment table is material change of use and/or building work (associated with a use or structure specified in the level of assessment table) unless otherwise specified.
4.1 Precinct 1—West End Estate

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notifiable</td>
<td></td>
</tr>
<tr>
<td>1. House</td>
<td>West End–Woolloongabba District Local Plan Code</td>
</tr>
<tr>
<td>Impact Assessment</td>
<td>Relevant Codes</td>
</tr>
<tr>
<td>Generally appropriate</td>
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</tbody>
</table>

4.2 Precinct 2—Mater Hill

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sub–precinct 2(b)</td>
<td></td>
</tr>
<tr>
<td>1. Medical Centre where not exceeding 2 storeys where part of a residential building and fronting Hancock Street</td>
<td>West End–Woolloongabba District Local Plan Code</td>
</tr>
<tr>
<td>Sub–precinct 2(c)</td>
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<tr>
<td>2. Community Facilities</td>
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<tr>
<td>3. Indoor Sport and Recreation</td>
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<tr>
<td>4. Industry where</td>
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<tr>
<td>• for scientific or technological research related to medical services</td>
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<tr>
<td>• not identified in Schedule 1 or Schedule 2</td>
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<tr>
<td>5. Medical Centre</td>
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<tr>
<td>6. Office</td>
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<tr>
<td>7. Restaurant</td>
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<tr>
<td>8. Shop</td>
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</tbody>
</table>

5 West End—Woolloongabba District Local Plan Code

This Code provides additional and/or alternative Acceptable Solutions to the Codes in Chapter 5 and takes precedence over the Codes in Chapter 5.

Where an Acceptable Solution or the corresponding Performance Criterion in this Local Plan Code directly varies from an Acceptable Solution and Performance Criterion in the Local Plan Code in Chapter 5, the Acceptable Solution and Performance Criterion in this Local Plan Code takes precedence. All remaining Acceptable Solutions and Performance Criteria from applicable or relevant generic Codes in Chapter 5 will continue to apply.

The purpose of this Code is to ensure that development in the Local Plan area is consistent with the development principles and precinct intents of this Local Plan.
### 5.1 General

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General</strong></td>
<td></td>
</tr>
</tbody>
</table>
| **P1** Development must contribute toward streetscape outcomes for key streets | **A1.1** Development is in accordance with Map B—Streetscape Requirements  
**A1.2** Development provides for street tree planting, street furniture, lighting and footpath and kerb treatment to Council approved standard |
| **P2** Pedestrian movement must be improved by providing safe and accessible links to important services and facilities | **A2** Pedestrian links are provided in the locations shown on Map B—Streetscape Requirements and are:  
• a minimum 6m wide and open to the sky  
• shaded by appropriate street trees  
• designed to provide safe, convenient and well-lit passage for pedestrians |
| **P3** Development adjacent to the RiverWalk must provide the RiverWalk identified on Map B—Streetscape Requirements | **A3.1** RiverWalk is provided including footpath, lighting and shade planting in accordance with Public Riverside Facilities Design and Maintenance Manual  
**A3.2** Sites with frontages greater than 35m include seating and a drinking fountain in accordance with Public Riverside Facilities Design and Maintenance Manual |
| **P4** Important corner sites (shown on Map C—Important Corner Sites) must provide landmark definition of the corner through its building form, scale, materials and landscaping | **A4** No Acceptable Solution is prescribed |
| **P5** New development adjacent to and/or in the vicinity of a heritage place must maintain and enhance the heritage place and its surrounds by:  
• the use of high quality pre-finished materials  
• setting background and/or upper levels to preserve view lines to the heritage place  
• ensuring elevation treatments maintain the three-dimensional predominance of the heritage place | **A5** Development complements the scale of, views to and building form and materials of heritage places as shown in Figure a |
| **P6** Protected vegetation must be retained and incorporated into the design/layout of buildings and infrastructure | **A6.1** Proposals are to be designed to incorporate and show on a landscape concept plan the significant landscape trees listed in the Natural Assets Planning Scheme Policy  
**A6.2** Where these significant landscape trees cannot be retained within the development layout, replacement planting is shown on a landscape concept plan and provided as follows:  
• advanced stock with a minimum 400 litre pot size, 4m high and,  
• are provided with 12 months aftercare |
### Performance Criteria

<table>
<thead>
<tr>
<th>P7</th>
<th>Significant views must be retained</th>
</tr>
</thead>
<tbody>
<tr>
<td>A7</td>
<td>Development within significant view windows and view sheds as shown on Map D—Significant Views maintain and enhance these views</td>
</tr>
</tbody>
</table>

**Where in Precinct 4—Boggo Road**

<table>
<thead>
<tr>
<th>P1</th>
<th>Adequate bicycle parking is provided to meet the needs of residents and visitors</th>
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<tbody>
<tr>
<td>A1</td>
<td>Residents of Multi Unit Dwellings have 1 bicycle space per unit with visitor parking 1 space per 10 units</td>
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</tbody>
</table>

### 5.2 Precinct 1—West End Estate

<table>
<thead>
<tr>
<th>P1</th>
<th>Development must maintain the historic character and pattern of development of the precinct</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>No Acceptable Solution is prescribed</td>
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</table>

<table>
<thead>
<tr>
<th>P2</th>
<th>Pre-1946 buildings must be retained</th>
</tr>
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<tbody>
<tr>
<td>A2</td>
<td>Existing pre-1946 house/s are sited at the front of the site facing the street frontage</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>P3</th>
<th>The subdivision and development pattern must present as small lots with narrow street frontages</th>
</tr>
</thead>
<tbody>
<tr>
<td>A3.1</td>
<td>Development does not straddle existing lot boundaries and lots are not amalgamated</td>
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<tr>
<td>A3.2</td>
<td>Only one dwelling and no secondary dwelling is provided on each lot</td>
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<thead>
<tr>
<th>P4</th>
<th>Setbacks must complement the setbacks prevailing in the street</th>
</tr>
</thead>
</table>
| A4.1 | The building footprint does not exceed 50% of the site area.  
*Note:* in calculating building footprint, measurements are to be taken from the outermost projections of all covered structures |
| A4.2 | Maximum building height is 2 storeys and 8.5m and 6.2m for rear and side eaves |
| A4.3 | The front elevation is a maximum of 4.8m above ground for a minimum of 65% of the front elevation. Refer Figure b  
*Note:*  
1. Traditionally the verandah roof was approximately 2.1m at the edge. Any new ground floor should have a ceiling height of 2.4m to the street  
2. Excavating under a house or a combination of raising and excavating is preferred to raising to achieve compatible scale and height |
<p>| A4.4 | The house is set back from the front alignment (excluding eaves, awning, stairs) within 20% of the average setback of adjoining buildings fronting the same street |
| A4.5 | The front boundary of sites with two street frontages is the one that the majority of houses in the street front. The secondary street frontage is to comply with rear boundary requirements |
| A4.6 | The side boundary setback of any new work is a minimum of 1.5m |</p>
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<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
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<tbody>
<tr>
<td></td>
<td>A4.7</td>
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<td>A4.8</td>
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<td>A4.9</td>
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<td>A4.10</td>
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<tr>
<td></td>
<td>A4.11</td>
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<tr>
<td>P5</td>
<td>Built form and scale in accordance with Figure c</td>
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<tr>
<td>P6</td>
<td>Buildings must use the same lightweight materials that are used in pre–1946 houses nearby in the street</td>
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<td>P7</td>
<td>Off street carparking behind the existing building line</td>
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### Performance Criteria Acceptable Solutions

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
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</thead>
<tbody>
<tr>
<td><strong>P8</strong> Maximising outdoor green space must be maximised and mature trees retained consistent with the traditional backyard pattern of the precinct.</td>
<td><strong>A8</strong> Established trees are retained where removal is not required to site new work.</td>
</tr>
<tr>
<td><strong>P9</strong> New work must be protected from adverse flooding and must not significantly interfere with the passage of, storage, or quality of stormwater or the natural functions of a waterway.</td>
<td><strong>A9</strong> Design and construction of the new work complies with Council’s Erosion and Sediment Control Standard.</td>
</tr>
<tr>
<td><strong>P10</strong> Habitable rooms, non–habitable areas (e.g. utility areas, garage, laundry and storage room) must have acceptable levels of flood immunity.</td>
<td><strong>A10.1</strong> Where the lot is subject to a resolution about minimum floor levels of habitable rooms under the <em>Standard Building Regulations 1993</em>, the floor level satisfies the level determined in the resolution OR Where the house is on floodable land but the lot is not subject to a resolution about minimum floor levels of habitable rooms under the <em>Standard Building Regulations 1993</em>, the floor level of all habitable rooms is not less than those set out in <em>Table 1—House Flood Immunity Levels in the House Code</em>.</td>
</tr>
<tr>
<td><strong>P11</strong> Direct overlooking between buildings must be minimised by building layout and design of windows and balconies or screening devices.</td>
<td><strong>A10.2</strong> Where lot is on floodable land, the minimum levels for non–habitable areas (including utility areas, garage, laundry and storage room) are not less than those set out in <em>Table 1—House Flood Immunity Levels in the House Code</em>.</td>
</tr>
</tbody>
</table>

### 5.3 Precinct 2—Mater Hill

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Where in Sub–precinct 12(a)</strong></td>
<td><strong>A1.1</strong> Minimum site frontage is 25m.</td>
</tr>
<tr>
<td><strong>P1</strong> Development must be of a medium rise high density form that provides a transition from sub–precinct 12(c) to Vulture Street and maintains the predominance of the Mater Hospital.</td>
<td><strong>A1.2</strong> Minimum site area is 1000m².</td>
</tr>
<tr>
<td><strong>P2</strong> Development fronting Stanley Street must: • reflect the traditional commercial character of the street • provide vehicular access to sites on the southern side of Stanley Street only via Graham Street.</td>
<td><strong>A2.1</strong> Development is built to the street frontage and provides a 3 storey parapet with levels above 12m set back 3m in accordance with <em>Figure d</em>, and a continuous awning to the street.</td>
</tr>
</tbody>
</table>

| Acceptable Solutions | **A1.3** Maximum GFA is 2 times the site area. |
|----------------------| **A1.4** Maximum building height is 6 storeys and 20m. |
| **A1.5** Buildings are set back a minimum of 6m from the rear boundary. | **A2.2** Vehicular access is not directly from Stanley Street. |

| Acceptable Solutions | **A2.1** Development is built to the street frontage and provides a 3 storey parapet with levels above 12m set back 3m in accordance with *Figure d*, and a continuous awning to the street. |

| Acceptable Solutions | **A2.2** Vehicular access is not directly from Stanley Street. |
Performance Criteria | Acceptable Solutions
---|---
• comprise vehicular access that improves safety and alleviates traffic impacts  
• maintain an active street frontage | A2.3 Vehicular access is consolidated in accordance with vehicle routes on the Centre Concept Plan Map E—Mater Hill Precinct
A2.4 Vehicle parking including visitor and tenant carparking, refuse collection manoeuvring and refuse storage areas are not visible from the street
A2.5 A retail or commercial use is maintained on the ground storey
A2.6 Development incorporating mixed uses has separate entries within 2m of the front boundary for the residential and non-residential components of the building as shown in Figure a

Where in Sub-precinct 12(b)

P3 Development must be a medium rise medium density residential form with building height limited to minimise overshadowing impacts to adjoining educational users and maintain the predominance of the Mater Hospital | A3.1 Minimum site frontage is 20m
A3.2 Minimum site area is 800m²
A3.3 Maximum GFA is 2 times the site area
A3.4 Maximum building height is 6 storeys and 20m
A3.5 Building setbacks to side boundaries not fronting a street are a minimum of 3m

P4 Multi-unit dwellings must be easily adaptable to the needs of people with disabilities | A4.1 The ground floor of buildings is to include a minimum of one (1) unit that is designed to be adaptable to the requirements of Australian Standard AS4299, Adaptable Housing, Class C and Housing Queensland’s Universal Housing Design. Refer to Figure e
A4.2 All external pathways, entrance foyers and entrances to all units within the development are provided in accordance with Australian Standard AS1428 Design for Access and Mobility

Where in Sub-precinct 12(c)

P5 The siting, scale, appearance and design of development must be respectful of the adjoining schools and residential uses to reduce overshadowing, traffic and servicing impacts | A5.1 Maximum building heights are in accordance with the Centre Concept Plan Map E—Mater Hill Precinct
A5.2 Carparking, servicing and recreational facilities are set back a minimum of 6m from any boundary adjoining a residential use or school external to the sub-precinct and is landscaped with deep planting to provide a visual buffer
A5.3 The building form is staggered to reduce overshadowing of habitable areas or significant open spaces on neighbouring sites

P6 Development adjoining a heritage place, the heritage area or within the heritage area, must respect the heritage setting landscape as defined in the heritage place citation, in terms of building setbacks, heights, materials and design | A6.1 Heritage places in the heritage area and views shown on the Centre Concept Plan Map E—Mater Hill Precinct are maintained and enhanced, consistent with an approved conservation plan
A6.2 Development:
• is contemporary in form and detailing so as to complement the heritage places
• maintains views shown on the Centre Concept Plan Map E—Mater Hill Precinct
<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
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</table>
| • provides a suitable transition to the scale, materials and height of the heritage places and protects significant vegetation  
• minimises overshadowing of the heritage places | A6.3 Development along Annerley Road:  
• maintains the stairs as an important access to hospital facilities  
• is set back from Annerley Road to the building line of the 1931 Mater Children’s Hospital  
• ensures that vehicular access does not impact on the wall or stairs |
| A6.4 Any development of the former Mater Children’s Hospital maintains the building footprint and building scale which is symmetrical with the location of the stairs from Annerley Road | |
| P7 The building design and materials must be of a high quality to respond to the importance of the building as a major health facility that is highly visible from a number of key transport routes and the surrounding area | A7.1 Development built to the Stanley Street frontage provides a continuous awning to the street and a four storey parapet with levels above 16m set back 3m in accordance with Figure f  
A7.2 Elevations are articulated using colour, texture, materials (including face brick), setbacks and architectural features to reduce visual bulk and complement the heritage place in the precinct  
A7.3 Roof shapes, parapets and overall building forms add to the visual distinction of the hospital, including when viewed from a distance  
A7.4 Vehicle parking including visitor and tenant carparking, refuse collection, manoeuvring and refuse storage areas are not visible from the street |
| P8 Pedestrian paths must be easily identifiable and well planned to connect important nodes of the hospital with surrounding services and facilities, such as the Busway | A8.1 Key access points as shown on the Centre Concept Plan Map E—Mater Hill Precinct are enhanced through any development  
A8.2 Development provides safe, legible and accessible pedestrian circulation between hospital facilities, street level, drop-off zones, carparks and public transport in accordance with the Crime Prevention Through Environment Design (CPTED) Planning Scheme Policy |
| P9 Major traffic generating uses must have vehicular access to the surrounding major roads to minimise traffic impacts on nearby residential streets | A9.1 Major traffic generating uses are located north of the heritage area and fronting Stanley Street and have consolidated access to Stanley Street, Vulture Street, or Raymond Terrace  
A9.2 Access to Annerley Road is safe and efficient  
A9.3 No vehicular access to and from major traffic generating uses in the hospital is provided via Clarence Street |
### Performance Criteria | Acceptable Solutions
--- | ---
**P10** Development of the hospital must minimise impacts to residential uses fronting Clarence Street | **A10** Development:  
- provides a landscaped setback of a minimum of 6m from the street frontage  
- is a maximum of 3 storeys in height for a depth of 20m  
- incorporates design elements and materials that are in character with the residential uses fronting Clarence Street  
- minimises overshadowing of habitable rooms in residential buildings on the southern side of Clarence Street  
- does not include direct access to Clarence Street

**P11** Development built over roads must:  
- provide for safe vehicular traffic movements  
- provide for pedestrian safety  
- create a high quality streetscape amenity in terms of building form and detailing, lighting, materials and landscaping  
- be designed to minimise the visual bulk and scale of the structure  
- maximise solar access to the street | **A11** Development over Stanley Street:  
- is for pedestrian and service access only  
- has a minimum 80% transparency  
- has clearance to allow the continued safe use of the road by all vehicles  
- limits the width of the building over the road  
- provides lightwells at a maximum spacing of every 8m  
- provides high quality cladding and sculptural treatments to the underside of buildings located over roads  
- provides pedestrian lighting for both daytime and night-time use  
- provides for street tree planting, street furniture, lighting and footpath and kerb treatment to Council approved standard

### 5.4 Precinct 3—Transit Oriented

**Performance Criteria | Acceptable Solutions**
--- | ---
**P1** Development must be well planned and provide:  
- a mixture of residential and commercial uses  
- a landmark design  
- safe and convenient connections and access to surrounding services and facilities | **A1** Development is in accordance with an approved Structure Plan which provides:  
- a useable and attractive public space  
- development over the Woolloongabba Busway Station layover area  
- a landmark building form which addresses the high visibility of the site from the South–East Freeway, Ipswich Road and Vulture Street  
- convenience retail uses that reinforce the centre activities along Stanley Street  
- high density residential uses with a site layout and design that address amenity issues from the major sporting and transport facilities and road networks
• improved pedestrian and cycle connections to the Woolloongabba Centre East, Brisbane Cricket Ground and Busway Station
• low cost housing

## 5.5 Precinct 4—Boggo Road

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
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</thead>
</table>
| **P1** Development must be of a medium density form, which:  
  • complements the character of the locality  
  • provides integrated transport solutions  
  • provides accessible parkland  
  • avoids increased traffic volumes in adjacent residential streets | **A1** Development is in accordance with an approved Structure Plan that:  
  • provides a maximum of a medium rise form  
  • maintains the setting of heritage places in accordance with an approved conservation plan  
  • contains high quality public parkland and community facilities that are easily accessible for residents living in and around the precinct  
  • creates a safe pedestrian environment to facilitate easy pedestrian and cyclist access to, through and within the precinct, in accordance with the Crime Prevention Through Environment Design (CPTED) Planning Scheme Policy  
  • maximises access to and use of local public transport nodes and parks  
  • provides vehicle access to the site only from Annerley Road |
Chapter 4: Local Plans

Brisbane City Plan 2000 — Volume 1
Amended 15 April 2011

Figure a

Figure b  elements of typical elevation

Figure c

Figure d

Figure e

Figure f
Map A: Precincts

Local Plan boundary
Precinct boundary
1 West End Estate Precinct
2 Mater Hill Precinct
3 Transit Orientated Precinct
4 Boggo Road Precinct
5 Princess Alexandra Hospital Precinct
Map B: Streetscape Requirements

Local Plan boundary
Parks
Hard edge with building facade on property boundary with continuous cover and street tree planting.
Provide continuous pedestrian cover from sun and rain, across the frontage of the site.

Street tree planting
River walk trail
River walk path
Full width footpaths and street tree planting
Map C: Important Corner Sites

- Intersection of Stanley St and Annerley Rd
- Intersection of Annerley Rd and Stephens Rd
- Intersection of Dornoch Tce and Hardgrave Rd
- 99 Gladstone Rd
- 494 Stanley St
- 538 Stanley St
- 204 Vulture St
- South west corner of Lot 272 on SL810259
Map D: Significant Views

Local Plan boundary

VIEW SHED
VS1 Views from Captain Cook Bridge to Mt Coot-tha and the D’Aguilar Ranges
VS2 From Victoria St to Mt Coot-tha and the D’Aguilar Ranges
VS3 From Archibald St to Mt Coot-tha and the D’Aguilar Ranges
VS4 Views to Torbreck from surrounding areas

VIEW WINDOW
WW1 Along Stanley St to the Holy Trinity Church at 68 Hawthorne St, Woolloongabba
WW2 From the intersection of Merivale St and Peel St looking north-west along Merivale St
WW3 From the intersection of Boundary St and Edmondstone St looking north along Boundary St
WW4 From the intersection of Montague Rd and Victoria St looking north-west along Victoria St to the Brisbane River
WW5 From the intersection of Montague Rd and Kurilpa St looking north-west along Kurilpa St to the Brisbane River
WW6 From the intersection of Brighton Rd and Boundary St looking south to the Boundary St bridge

Amended 2 July 2012