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Government

Economic Development Queensland

# Land Activation Program (SEQ Tranche 1) Provisional Priority Development Area

## Draft Provisional Land Use Plan

May 2026

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# 1.0 Introduction

## 1.1 Economic Development Act

The *Economic Development Act 2012* (the ED Act)<sup>1</sup> establishes the Minister for Economic Development Queensland (MEDQ) as a corporation sole to exercise the powers and functions of the ED Act.

The main purpose of the ED Act<sup>2</sup> is to facilitate economic development, development for community purposes, and the provision of diverse housing and premises for commercial or industrial uses. The ED Act<sup>3</sup> seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for parts of the State declared a priority development area (PDA) or provisional PPDA (PPDA).

## 1.2 Provisional Priority Development Area description

The Land Activation Program (SEQ Tranche 1) Provisional Priority Development Area (PPDA) was declared by regulation on 29 May 2026.

The PPDA comprises four non-contiguous precincts located within the Brisbane and Logan local government areas at Banyo, Meadowbrook, Montague Road (South Brisbane) and Turbot Street (Spring Hill).

The Banyo precinct is located within an established suburban neighbourhood in Brisbane's northern suburbs. The Meadowbrook precinct is situated on University Drive north of the Logan Motorway and adjacent to the Griffith University Logan campus. The Montague Road precinct is located within the Kurilpa Peninsula on the southern side of the Brisbane River at the western edge of the inner city. The Turbot Street precinct is located at the western edge of the Brisbane CBD, functioning as a key western gateway and adjoining major transport infrastructure and parklands.

The area of land in the PPDA is identified in Map 1.

## 1.3 Application of the Draft Provisional Land Use Plan

The Land Activation Program (SEQ Tranche 1) Draft Provisional Land Use Plan (PLUP) took effect on 29 May 2026 and regulates development in the PPDA until the PLUP is made.

The PLUP must be made within 60 business days after the Draft PLUP takes effect.

Before this, the MEDQ:

- must notify stakeholders about the Draft PLUP, provide for any person to make a submission about the Draft PLUP, consider any submissions received during the submission period, and
- may amend the Draft PLUP in any way it considers appropriate.

## 1.4 Infrastructure Requirements

Infrastructure charges will be based on the applicable local government infrastructure charges instrument in force at the time a PDA development application is approved unless an infrastructure agreement is entered into between the applicant and the MEDQ or other parties and service providers.

Infrastructure delivered as part of the development may be eligible for an offset against the infrastructure charges.

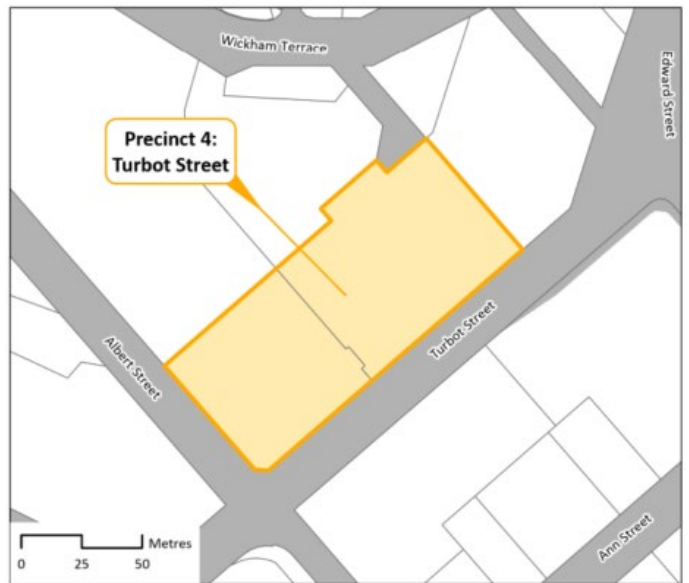
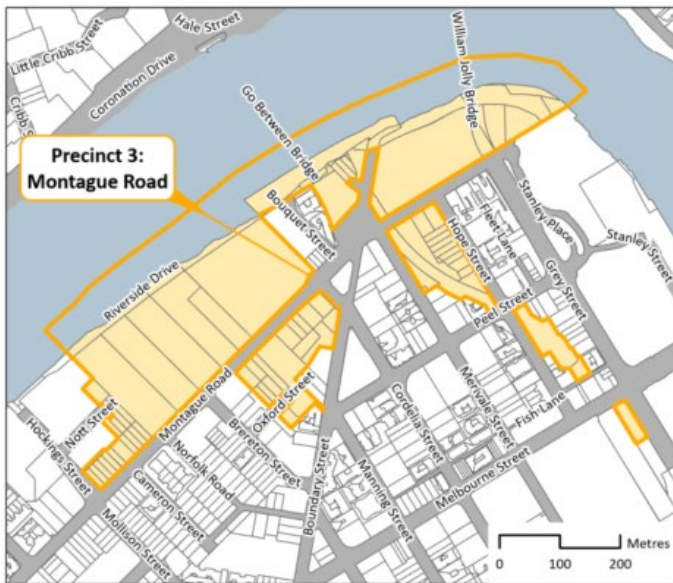
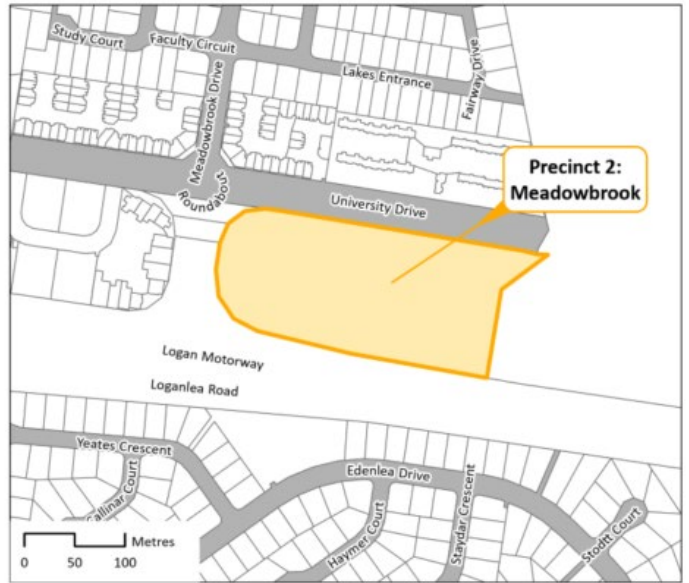
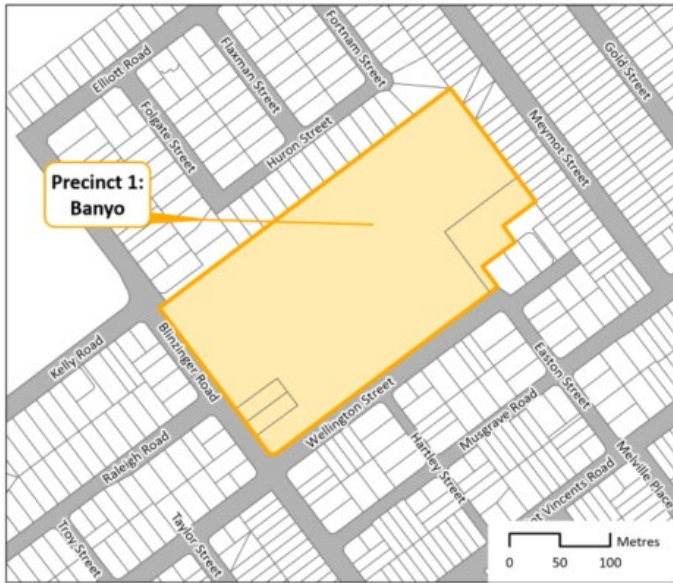
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<sup>1</sup> Section 8

<sup>2</sup> Section 3

<sup>3</sup> Section 4

Map 1: PPDA Boundary and Precincts



## 1.5 Components of the PLUP

This PLUP consists of the following components:

1. Vision (section 2),
2. Development Assessment Procedures (section 3),
3. PPDA Development Requirements (section 4), and
4. Schedules (section 5).

The Vision establishes the overall outcomes to be achieved in the PPDA that:

1. seek to achieve the main purpose of the ED Act for the PPDA, and
2. provide the basis for the PPDA development requirements.

The Development Assessment Procedures outline matters relating to the interpretation and operation of the PLUP.

The PPDA Development Requirements apply to all PPDA assessable development and incorporate:

1. PPDA-wide criteria, and
2. precinct provisions.

Schedule 1 identifies PDA Accepted Development.

Schedule 2 defines terms used in the draft PLUP.

## 1.6 Categories of development

All development within the PPDA is PDA Assessable Development<sup>4</sup> unless specified as PDA Accepted Development in Schedule 1.

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<sup>4</sup> A PDA development permit is required to carry out PDA assessable development.

## 2.0 Vision

The Land Activation Program (SEQ Tranche 1) PPDA will transform underused land in four highly accessible locations.

The PPDA facilitates development at scale and pace to support housing delivery, employment generation and sustained economic growth, leveraging proximity to high frequency public transport, major centres and existing and planned infrastructure.

Through coordinated planning, integrated infrastructure delivery and place-based outcomes, the PPDA will play an important role in Brisbane's growth, providing new homes, jobs and community destinations.

**Precinct 1, Banyo**, will transform the long standing vacant former Energex Depot site into an integrated, medium density residential precinct that delivers much needed housing while responding to the established amenity and suburban context of the surrounding neighbourhood.

**Precinct 2, Meadowbrook**, will support the redevelopment of vacant land, proximate to key health, and educational facilities, employment nodes and transport connections to deliver well-integrated low to medium density residential outcomes.

**Precinct 2, Montague Road**, is intended to become a landmark destination and vibrant hub of homes, culture, and lifestyle at the city's edge, supported by high quality public realm and strong connections the Brisbane River and to surrounding centres and transport networks.

**Precinct 3, Turbot Street**, will leverage its strategic location as a gateway site to the Brisbane CBD, delivering high density urban development while responding to the site's significant heritage places and parkland environment.

## 3.0 Development Assessment Procedures

### 3.1 Development consistent with the PLUP

PDA Assessable Development is consistent with the Land Use Plan if it is consistent with the relevant PDA Development Requirements.

Development that is inconsistent with the relevant PDA Development Requirements may be consistent with the Scheme if:

1. the development is an interim use, or
2. the development supports the achievement of the PDA Vision (section 2) and there are sufficient grounds, in the opinion of the MEDQ, to justify the approval of the development despite an inconsistency with the relevant PDA Development Requirements.

In this section 'grounds' means matters of public interest, which include the matters specified as the main purposes of the ED Act. 'Grounds' does not include the personal circumstances of an applicant, owner or interested third party.

### 3.2 Development inconsistent with the draft PLUP

Development that is inconsistent with the PLUP cannot be granted a PDA development approval.<sup>5</sup>

### 3.3 Plans of Development

A Plan of Development (PoD) may be lodged and approved with a PDA development application.

A PoD:

1. may establish criteria for future development within the area to which it applies,
2. may include concept designs and deal with the sequencing of development, and
3. cannot apply to land that is not the subject of the PDA development application.

Categories of Development (section 1.6) and Schedule 1 (PDA Accepted Development) make development carried out in accordance with an approved PoD PDA accepted development.

Development that is not carried out in accordance with an approved PoD remains PDA Assessable Development and requires PDA development approval, unless another provision of this PLUP applies.

The approval of a PoD does not prevent the making of a development application for development that is not in accordance with the PoD.

Where a subsequent PDA development approval is inconsistent with an approved PoD, or would render the PoD inoperable, the PoD may require amendment to ensure it remains compatible with approved development.

### 3.4 Notice of applications

A PDA development application will require public notice if, in the opinion of MEDQ, the development is for a use or of a size or nature which warrants this.

### 3.5 State interests

Relevant matters of State interest have been considered in the preparation of the PLUP and will be considered further as part of the assessment of a PPDA development application.<sup>6</sup>

<sup>5</sup> Section 86 of the ED Act.

<sup>6</sup> Section 87 of the ED Act states that any relevant State interest must be considered in deciding a PDA development application. For advice on the consideration of State interests, see EDQ Practice note 14.

### 3.6 Relationship with other legislation

In addition to assessment against this PLUP, development may require assessment against other Commonwealth or State legislation, for example the *Environmental Protection and Biodiversity Conservation Act 1999*, the *Transport Infrastructure Act 1994*, *Environmental Protection Act 1994*, *Nature Conservation Act 1992*, *Plumbing and Drainage Act 2018*, *Building Act 1975* and the *Planning Act 2016* (Planning Act).

Relevant local laws made under the *Local Government Act 2009* apply in the PPDA to the extent they are not replaced by a by-law made under the ED Act.

### 3.7 PPDA Development Requirements

The PPDA Development Requirements apply to all PDA Assessable Development and incorporate the PPDA-wide criteria (section 4.1) and the Precinct provisions (section 4.2, 4.3 and 4.4).

### 3.8 Relationship with Local Planning Schemes

This PLUP prevails to the extent of any inconsistency with the relevant Local Planning Schemes for each precinct, being the *Brisbane City Plan 2014* and the *Logan Planning Scheme 2015*.<sup>7</sup>

However, where the PLUP applies certain definitions of the Local Planning Scheme, this is not a conflict and is not inconsistent with the PLUP.

Where identified in a footnote of the PLUP, the Local Planning Scheme may be used as guidance material when assessing PDA development applications and applying the PPDA development requirements.

If there is a conflict between the PLUP and a planning instrument or assessment benchmarks prescribed by regulation under the Planning Act or another Act, the PLUP prevails to the extent of any inconsistency.

### 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 but may be appropriate for a short or medium-term period as the PPDA develops.

A PDA development application for an interim use must demonstrate that the use will not prejudice or delay:

1. an appropriate long-term use,
2. an appropriate intensity of development, or
3. the vision for the PPDA from realisation.

Relevant PPDA development requirements also apply to PDA assessable development that is an interim use.

MEDQ may impose a PDA development condition that limits the duration of an interim use. Information to support a PDA development application for an interim use may include:

1. a suitability assessment, and
2. plans showing how the development could transition from the proposed interim use to an appropriate long-term use.

<sup>7</sup> Section 71 of the ED Act.

## 4.0 PPDA Development Requirements

### 4.1 PPDA-wide criteria

#### 4.1.1 Built form, urban design and public realm<sup>8</sup>

1. Development is of a height, scale and form that:
  - a. is appropriate to its context, having regard to surrounding land uses and the relevant precinct intent,
  - b. makes efficient use of land, and
  - c. provides sensitive transitions to adjoining development, streets and public spaces.
2. Development delivers amenity by:
  - a. creating human-scale relationships between buildings, streets and the public realm,
  - b. achieving active, visually engaging and legible ground-level interfaces that contribute to safety and activation of public spaces,
  - c. providing appropriate building separation, setbacks and articulation to provide access to daylight, promote air circulation, minimise overshadowing and maximise amenity for occupants and neighbouring properties, and
  - d. responding to the subtropical climate through building orientation, shading, natural ventilation and thermal comfort measures.
3. Development provides usable and well-integrated private open space for all dwellings and functional communal open space areas for the amenity of residents that support a range of activities, including active and passive recreation and opportunities for social interaction.
4. Development provides high-quality public realm that:
  - a. delivers attractive, safe and inclusive spaces embellished with landscape treatments and street furniture that encourage social interaction, healthy and active lifestyles and community activity,
  - b. is designed to provide legible, permeable and safe movement for all members of the community, and
  - c. leverages local character and sense of place.
5. Development incorporates landscaping that:
  - a. predominantly uses native species appropriate to the local context, including endemic species where feasible,
  - b. responds to site constraints and environmental conditions,
  - c. provides appropriate physical and visual buffers to adjoining sensitive land uses, and
  - d. supports sub-tropical planting and the establishment of large subtropical shade trees where feasible.

#### 4.1.2 Movement, transport and connectivity

Development supports safe, efficient and legible movement within and through the PPDA by:

- a. establishing a permeable network that provides convenient and attractive pedestrian and cycle connections within the precincts and to surrounding streets, centres, public transport stops and open spaces, and

<sup>8</sup> See:

- Landscape work code and Landscape design planning scheme policy in the Brisbane City Plan or the Landscape code in the Logan Planning Scheme for relevant precinct guidance.
- Crime prevention through environmental design: Guidelines for Queensland (2021)
- EDQ guidelines and practice notes

- b. providing for future road upgrades and widenings to ensure the ongoing capacity, efficiency and safety of the transport network.

#### 4.1.3 Access, parking and servicing<sup>9</sup>

1. Development provides access, parking and servicing arrangements that are appropriate to the function and intensity of development within the PPDA and maintain the safety, capacity and efficient operation of the surrounding street network.
2. Access, loading, servicing and parking arrangements are designed and located to:
  - a. minimise conflict with pedestrians and cyclists,
  - b. avoid dominance of streets and public spaces by access points, parking areas, loading facilities or service infrastructure, and
  - c. integrate with quality built form outcomes, with visual and amenity impacts on streets, public spaces and adjoining land uses minimised.
3. Servicing, waste management and loading activities are, where practicable, accommodated on site and managed to avoid adverse impacts on traffic operations, pedestrian safety and amenity.

#### 4.1.4 Community safety and development constraints

1. Development protects the safety, health and wellbeing of occupants, users and the surrounding community, having regard to site-specific constraints, hazards and risks.
2. Development avoids, or where avoidance is not practicable, appropriately mitigates adverse impacts arising from existing or potential hazards, and demonstrates that acceptable safety and amenity outcomes can be achieved for the intended use.

##### 4.1.4.1 Flood management and resilience<sup>10</sup>

Development and infrastructure ensure that flood risk to life, property, critical infrastructure and the environment is mitigated to an acceptable or tolerable level having regard to flood hazard, flood behaviour, vulnerability of land uses, the consequence of failure, and that risks are managed by:

- a. ensuring habitable rooms, non-habitable areas, and essential services achieve acceptable levels of flood immunity,
- b. mitigating flood risk through site planning, stormwater management, and appropriate finished floor levels,
- c. adapting built form and infrastructure using flood-resilient design measures such as elevated structures and water-resistant materials,
- d. providing car parking spaces in appropriate locations to meet flood resilient design outcomes and minimise risk to occupants and critical building systems,
- e. providing for safe, reliable and timely evacuation and access for emergency services during flood events or where evacuation is constrained, appropriate planning for isolation or hindered evacuation, and
- f. ensuring flood management outcomes are coordinated at a precinct or catchment scale and do not result in unacceptable flood impact to surrounding areas, including changes to flood levels, flow paths, flood hazard or access during flood events.

##### 4.1.4.2 Emissions<sup>11</sup>

1. Development avoids, minimises and mitigates adverse impacts from emissions, hazardous materials and pollutants on community safety, public health, residential amenity and the natural environment.

<sup>9</sup> See the Transport, Access, Parking and Servicing Planning Scheme Policy in Brisbane City Plan or the Servicing, access and parking code in the Logan Planning Scheme for relevant precinct guidance.

<sup>10</sup> See mapping and requirements identified in the Flood overlay codes and Flood planning scheme policies in the Brisbane City Plan or the Logan Planning Scheme for relevant precinct guidance.

<sup>11</sup> See *Environmental Protection Act 1994* (EPA) and relevant environmental protection policies.

2. Development involving sensitive land uses demonstrates that exposure to emissions, noise, vibration or hazardous materials does not result in unacceptable risks to human health or safety.

#### 4.1.4.3 Acid sulfate soils<sup>12</sup>

Development on land affected by, or with the potential to be affected by, acid sulfate soils demonstrates that risks to human health, infrastructure and the environment are appropriately assessed and managed by:

- a. avoiding disturbance of acid sulfate soils where practicable, and
- b. where disturbance cannot be avoided, demonstrates that impacts can be mitigated through appropriate investigation, design and management measures.

#### 4.1.4.4 Contaminated land<sup>13</sup>

Development avoids, minimises and mitigates adverse impacts on people, property and the environment from contaminated land by:

- a. managing contaminated land and groundwater to ensure all land is suitable for its proposed future use,
- b. ensuring sensitive uses are to be protected from the impacts of previous hazardous activities, and
- c. ensuring that good practice management measures are implemented to prevent contamination spreading beyond its existing extent due to development activities.

#### 4.1.4.5 Noise

Development is designed, sited and constructed to:

- a. mitigate exposure of occupants to noise impacts from:
  - i. industrial noise sources,
  - ii. airport and aviation facilities,
  - iii. designated transport noise corridors<sup>14</sup>, and
- b. achieve minimum acoustic environmental values for indoor and outdoor areas<sup>15</sup>.

### 4.1.5 Infrastructure

1. Infrastructure and services are integrated with development to:
  - a. support the safe and effective functioning of the PPDA and surrounding areas,
  - b. minimise adverse impacts on existing communities and infrastructure networks, and
  - c. enable flexibility for future infrastructure augmentation, renewal and technology.
2. Development manages stormwater and surface water to:
  - a. ensure discharge to a lawful point of discharge,
  - b. protect water quality and receiving environments, and
  - c. avoid worsening flooding, nuisance flows or drainage impacts on surrounding land and infrastructure.

<sup>12</sup> See Acid sulfate soils overlay map and code in the Brisbane City Plan or the Logan Planning Scheme for relevant precinct guidance.

<sup>13</sup> Development on contaminated land must be in accordance with a site management plan under the EPA.

<sup>14</sup> Refer to Transport noise corridor overlay map in the relevant Local Planning Scheme and relevant standards and guidance in the SPP.

<sup>15</sup> Refer to the Environmental Protection (Noise) Policy 2019 made under the Environmental Protection Act 1994.

## 4.2 Precinct 1: Banyo

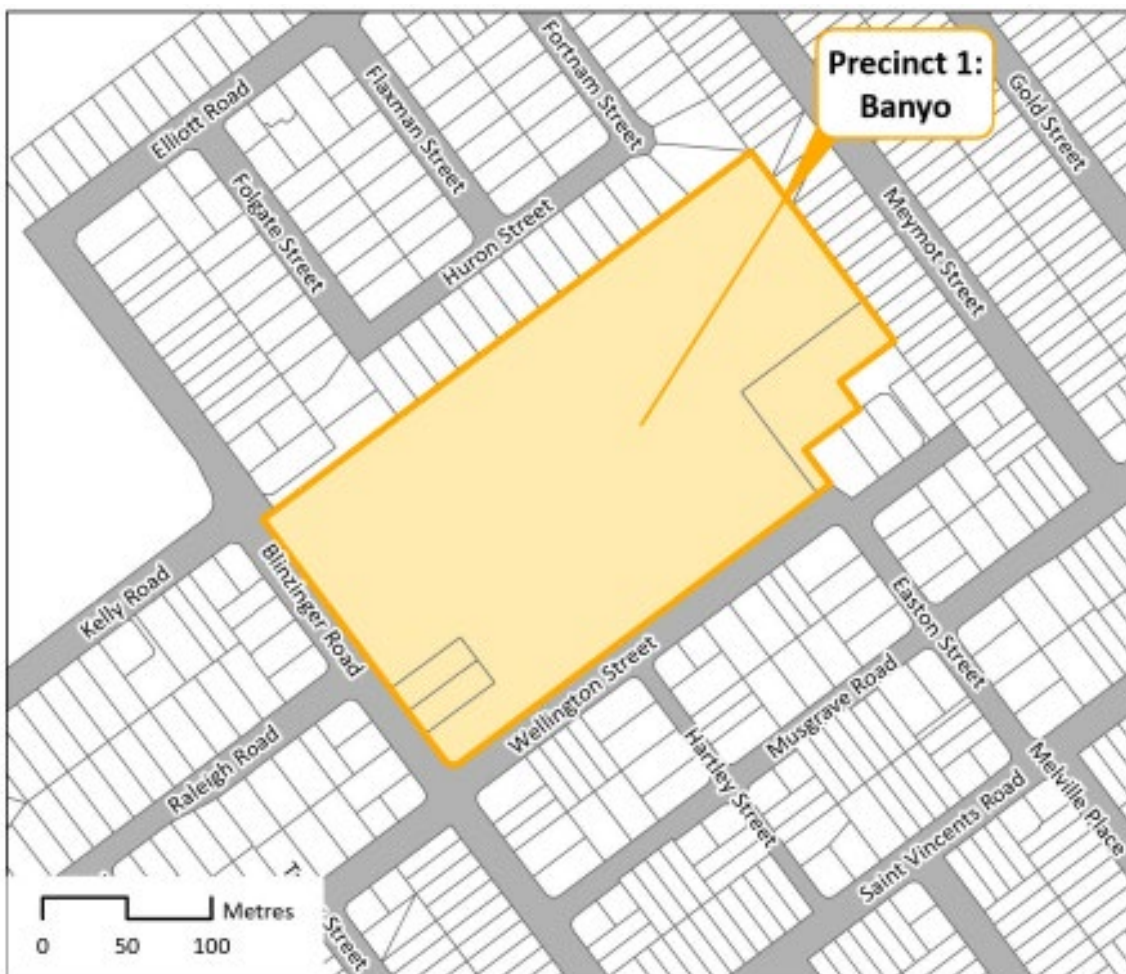
### 4.2.1 Precinct intent

Development in Precinct 1 (Banyo) will support the redevelopment of surplus government land within an established suburban context, proximate to high frequency public transport, to deliver well-integrated medium density residential outcomes that contribute to housing supply and community wellbeing.

The precinct will accommodate low to medium rise residential development while maintaining compatibility with surrounding neighbourhoods. Development is expected to integrate sensitively with surrounding residential neighbourhoods through building scale, form and interface treatments that respect local amenity, privacy and streetscape character, while enabling contemporary residential outcomes on a consolidated site.

Public realm outcomes will focus on creating a safe, legible and attractive neighbourhood environment, with high-quality streets, pedestrian connections and landscaping that support everyday use and community interaction.

### 4.2.2 Map 2 – Precinct 1



### 4.2.3 Development criteria for Precinct 1

1. Development responds to the precinct's established suburban context, surrounding residential neighbourhoods and local street network, while enabling contemporary residential outcomes in a medium density built form, by:
  - a. accommodating building heights generally 3 to 5 storeys with opportunities for additional height in appropriate locations,
  - b. providing appropriate transitions in scale and form where adjoining existing low-rise residential areas,
  - c. using building articulation and materials to minimise visual bulk and protect residential amenity,
  - d. providing appropriate setbacks and separation where development interfaces with adjoining residential properties, and
  - e. protecting access to daylight, ventilation and privacy for both new and existing dwellings.
2. Built form addresses streets and public spaces to support a safe, legible and attractive neighbourhood environment by:
  - a. orienting buildings to streets and public spaces,
  - b. incorporating frontages and entries that contribute to passive surveillance and street activity, and
  - c. minimising blank façades and service-dominated edges along street frontages.

## 4.3 Precinct 2: Meadowbrook

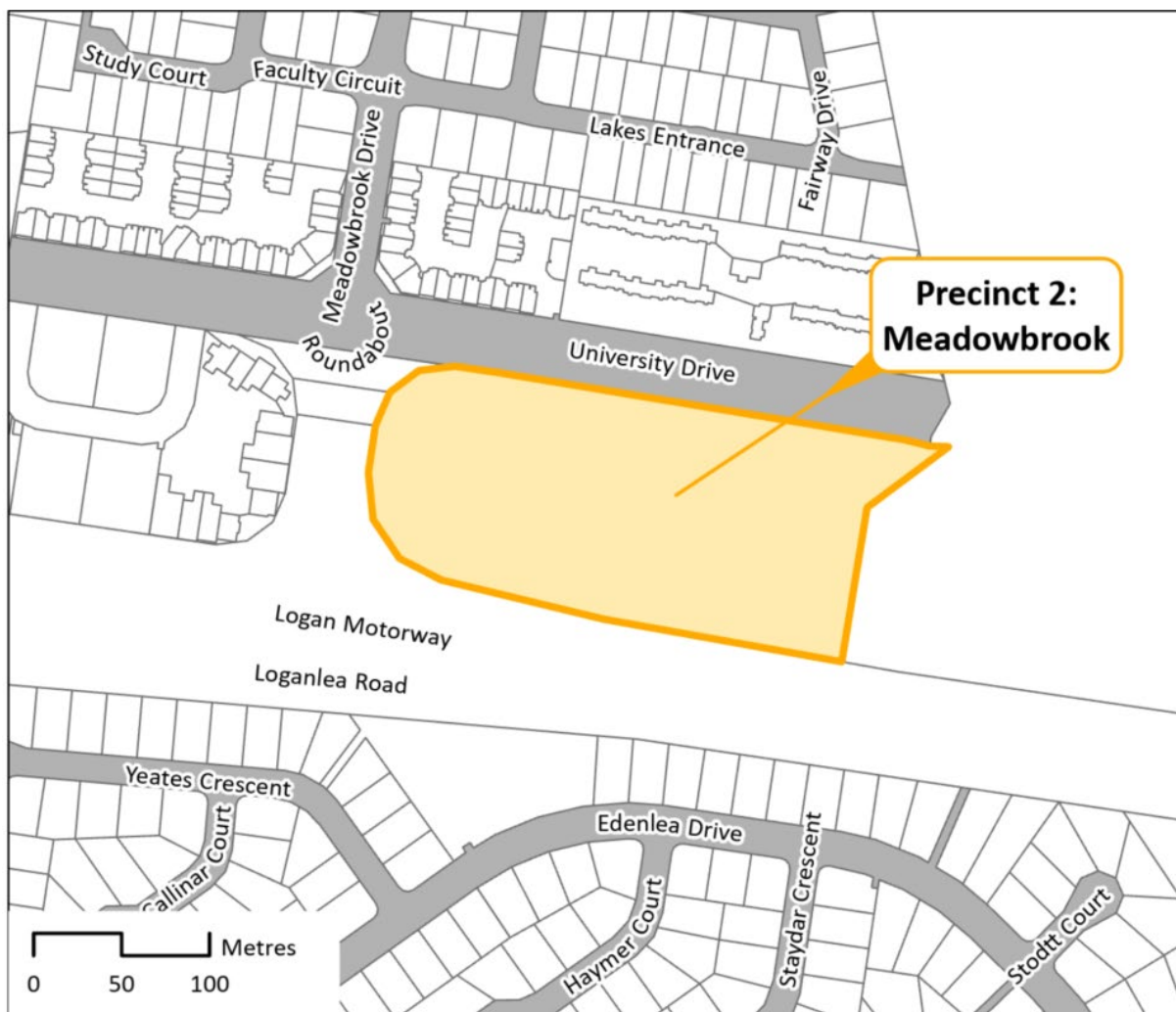
### 4.3.1 Precinct intent

Development in Precinct 2 (Meadowbrook) will support the redevelopment of surplus land, proximate to key health and educational facilities and the Logan Motorway, to deliver well-integrated medium density residential outcomes that contribute to housing supply.

The precinct will accommodate low to medium rise residential development while maintaining compatibility with surrounding mixed-use areas. Development is expected to integrate sensitively with surrounding residential neighbourhoods through building scale, form and interface treatments that respect local amenity, privacy and streetscape character, while enabling contemporary residential outcomes on a consolidated site.

Public realm outcomes will focus on creating a safe, legible and attractive neighbourhood environment, with high-quality streets, pedestrian connections and landscaping that support everyday use and community interaction.

### 4.3.2 Map 3 – Precinct 2



### 4.3.3 Development criteria for Precinct 2

1. Development responds to the precinct's established mixed use context, surrounding key facilities and local street network, while enabling contemporary residential outcomes in a low to medium density built form, by:
  - a. accommodating building heights generally 2 to 8 storeys,
  - b. providing appropriate transitions in scale and form where adjoining existing low to medium rise residential areas across University Drive,
  - c. using building articulation and materials to minimise visual bulk and protect residential amenity,
  - d. providing appropriate setbacks and separation where development interfaces with adjoining residential properties, and
  - e. protecting access to daylight, ventilation and privacy for both new and existing dwellings.
2. Built form addresses streets and public spaces to support a safe, legible and attractive neighbourhood environment by:
  - a. orienting buildings to streets and public spaces,
  - b. incorporating frontages and entries that contribute to passive surveillance and street activity, and
  - c. minimising blank façades and service-dominated edges along street frontages.

## 4.4 Precinct 3: Montague Road

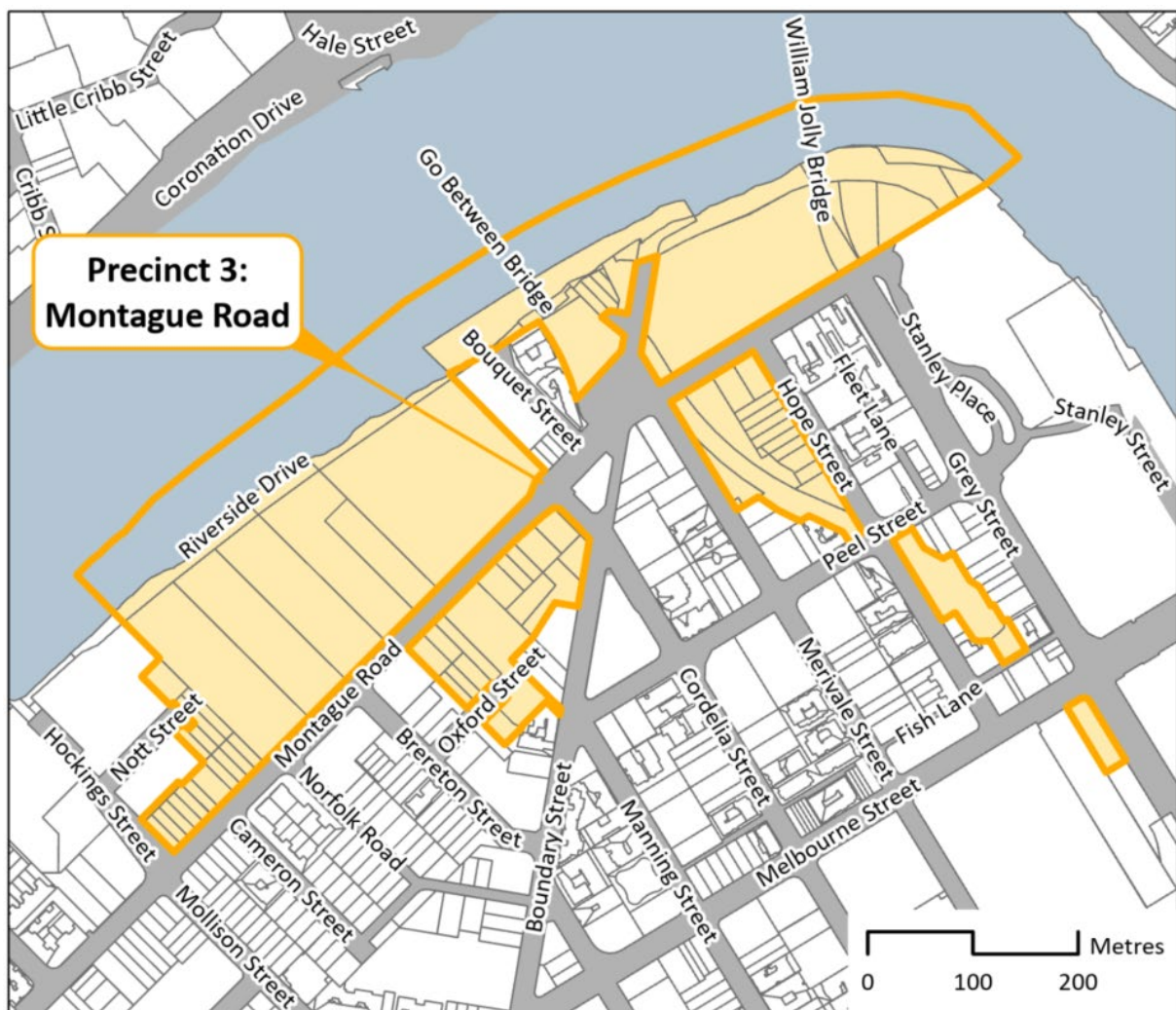
### 4.4.1 Precinct intent

Development in Precinct 3 (Montague Road) will transform a legacy industrial area into a defining riverfront mixed-use destination for Brisbane. The precinct will accommodate high-density residential development, supported by complementary commercial and civic uses, to deliver substantial housing supply and long-term economic and community benefit.

Located at the city's edge, development will leverage proximity to the Brisbane CBD, state-significant cultural and recreational assets, and quality public and active transport networks. Through strong placemaking and coordinated infrastructure delivery, development will create a vibrant, inclusive and legible place that supports a high level of residential amenity.

With an uninterrupted riverfront setting, development will realise public access along the river, activate street and river frontages, maximise expansive views to the Brisbane River and broader city context, and enhance connections between Boundary Street, Montague Road and the river foreshore. The precinct will deliver a quality public realm that supports recreation, social interaction and community life, and reinforces Montague Road as a key civic address, informed by resilient design responses appropriate to its riverfront location.

### 4.4.2 Map 4 - Precinct 3



### 4.4.3 Development criteria for Precinct 3

#### 4.4.3.1 Built form

1. Development adopts a built form that is responsive to site context and frontage conditions, including road and river interfaces.
2. Development is designed to create a human-scaled public realm that enhances permeability, activates the public realm, and maximises views and river breezes.
3. Tower forms are appropriately designed and separated to:
  - a. provide access to daylight, air movement and views, and
  - b. minimise overlooking and overshadowing of public spaces and adjoining development.
4. Built form responds to the precinct's riverfront location by:
  - a. orienting buildings and habitable spaces to take advantage of river views and breezes,
  - b. framing and addressing the river corridor as a primary public space, and
  - c. supporting visual and physical connections between Boundary Street and the river.
5. Development on or adjoining a Heritage Place<sup>16</sup> considers, respects, and, where feasible, adaptively reuses heritage elements, ensuring new development responds to the heritage features and setting in a way that enhances the vibrancy of the precinct.

#### 4.4.3.2 Public realm

1. Development delivers a continuous, quality public realm that reinforces the Brisbane River, Montague Road and Boundary Street as primary civic and movement spines, and supports a legible, safe and inclusive pedestrian environment.
2. The riverfront is to be designed as a publicly accessible and activated interface that:
  - a. realises continuous public access along the river edge,
  - b. supports passive and active recreation, social interaction and everyday use, and
  - c. integrates with the broader river corridor, open space network and active transport routes.
3. Development strengthens connections between Boundary Street and the river foreshore by<sup>17</sup>:
  - a. providing clear, direct and legible pedestrian and cycle links, and
  - b. framing view corridors and visual connections to the river.
4. Development adjoining the railway viaduct considers opportunities for fine-grained activation, passive surveillance, permeability and publicly accessible places, while ensuring no adverse impact on rail operations, safety, access or maintenance.

#### 4.4.3.3 Flood management

Development considers opportunities to improve flood evacuation performance at a precinct scale and, where redevelopment occurs along Montague Road, demonstrates how coordinated design responses across adjoining sites have been tested to contribute to a flood resilient evacuation outcome.

<sup>16</sup> Refer to Brisbane City Council's Local Heritage Places and the Queensland Heritage Register.

<sup>17</sup> Refer to figure a in the Kurilpa Sustainable Growth Precinct TLPI for guidance on connections through development sites.

## Precinct 4: Turbot Street

### 4.4.4 Precinct intent

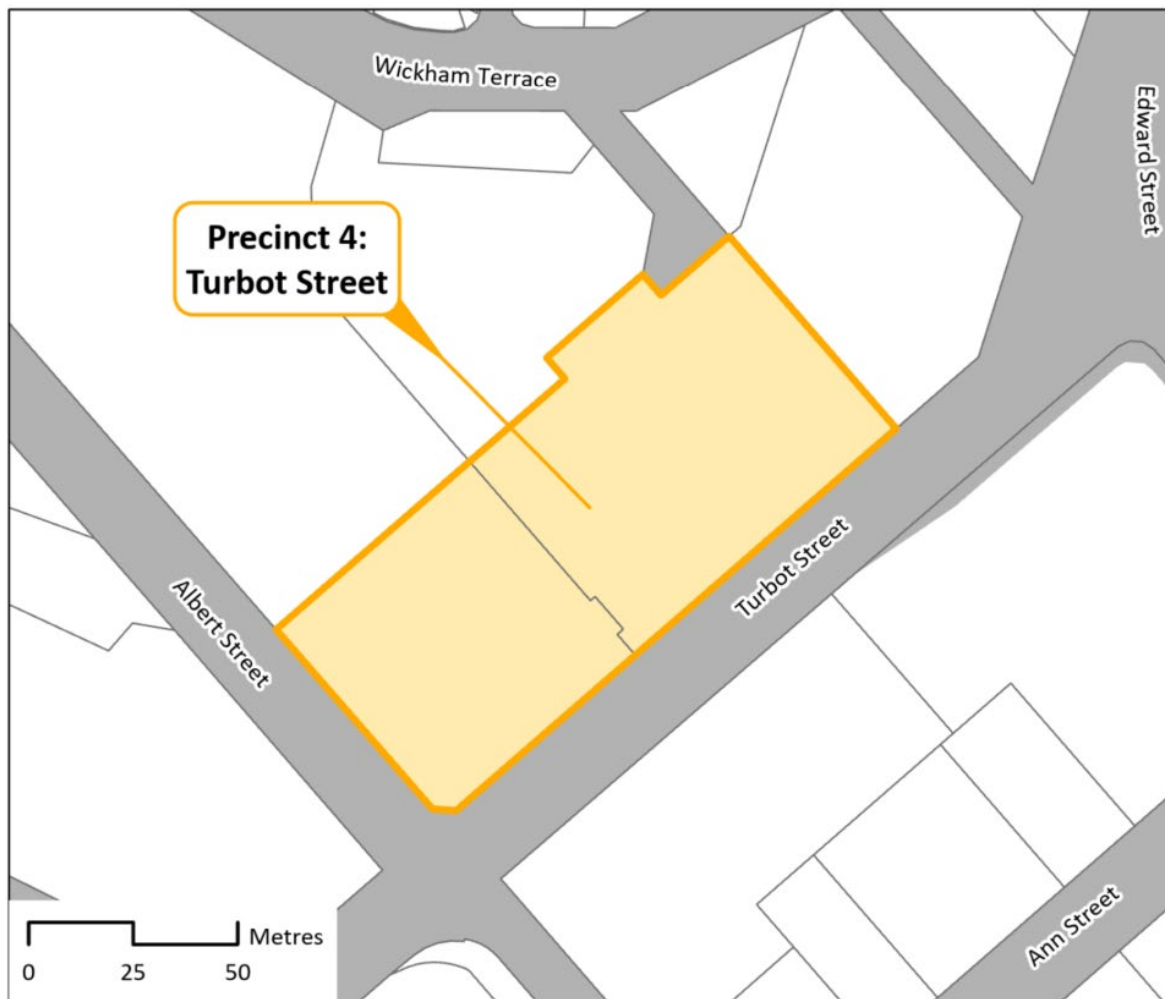
Development in Precinct 4 (Turbot Street) will support the renewal of a strategically located site at the northern edge of the Brisbane CBD.

The precinct will accommodate high-intensity, mixed-use development appropriate to its CBD-edge location, delivering new housing, employment and supporting uses that contribute to the vitality and economic function of the city. Development will respond to the constrained urban context through efficient site planning and high-quality built form.

Development will recognise and respond to the State-listed heritage places Wickham Park, King Edward Park and the Brisbane Dental Hospital and College as defining heritage and civic elements. New development is expected to achieve a balanced outcome that enables contemporary development while respecting heritage values through sensitive scale, form and interface design and, where feasible, adaptive reuse.

Development contributes to a coherent streetscape and character for the Precinct through high-quality design and appropriate interface treatments that acknowledge the relationship between built form, public space and the adjoining parklands.

### 4.4.5 Map 4 – Precinct 4



## 4.4.6 Development criteria for Precinct 4

### 4.4.6.1 Built form and public realm

1. Development intensity, scale and form reflect the site's strategic location as the western edge to the CBD, delivering high density urban form whilst respecting the site's significant cultural values and heritage interfaces.
2. Built form is informed by site context, interfaces and intended land uses, with outcomes that:
  - a. reinforce Turbot Street's role as a key gateway to the Brisbane CBD,
  - b. respond to the scale and setting of adjoining development and infrastructure, and
  - c. integrate with surrounding streets and public spaces to contribute to a coherent streetscape.
3. Development adopts a podium and tower form where:
  - a. podiums are designed to create a human scale, active and legible public realm,
  - b. towers are visually recessed from the podium and articulated to reduce apparent bulk and scale, and
  - c. towers are designed to minimise overshadowing of public spaces and heritage places, and avoid visual dominance when viewed from Wickham Park, King Edward Park and key civic streets.
4. Built form addresses streets and public spaces to support a safe, active and legible urban environment by:
  - a. activating ground-level frontages where appropriate,
  - b. minimising blank façades and service dominated edges, and
  - c. supporting passive surveillance and pedestrian comfort.

### 4.4.6.2 Heritage places

Development adjoining or near State-listed heritage places, including Wickham Park, King Edward Park and the Brisbane Dental Hospital and College, is designed to respect the scale, setting and significance of those places through:

- a. sensitive building form, massing and interface design,
- b. appropriate transitions between new development and heritage elements, and
- c. where feasible, adaptive reuse that contributes to the use and appreciation of heritage places.

### 4.4.6.3 Sub-surface transport infrastructure

Development does not adversely impact the structural integrity, operation and maintenance of sub-surface transport infrastructure.<sup>18</sup>

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<sup>18</sup> Development located in proximity to sub-surface transport infrastructure is to be supported by the submission of engineering and geological reports and certification or consent provided by the relevant infrastructure owner.

## 5.0 Schedules

### 5.1 Schedule 1 – PDA accepted development

Building work
Minor building work, where not on a heritage place.
Building work for demolishing of a building or other structure, where not: <ul style="list-style-type: none"> <li>a) on a heritage place.</li> <li>b) within 10 metres of a heritage place.</li> </ul>
Building work associated with an approved or accepted material change of use, where not on a heritage place.
Reconfiguring a lot
Reconfiguring a lot for road widening and truncations where in accordance with conditions of a PDA development approval.
Material change of use
Making a material change of use of premises for a sales office.
Operational work
Operational work in accordance with the conditions of a PDA development approval.
Operational work involving engineering work and/or landscape work associated with a material change of use that is PDA accepted 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"> <li>a) carried out by or on behalf of the relevant local government or a public-sector entity, where the works are authorised under a State law, or</li> <li>b) carried out in accordance with the conditions of a PDA development approval for a material change of use or reconfiguring a lot.</li> </ul>
Operational work for filling or excavation where not on a heritage place or contaminated land, and not involving the following: <ul style="list-style-type: none"> <li>a) a retaining wall greater than 1 vertical metre or an increase in depth or height of the ground level or finished design level by 1 vertical metre or more.</li> <li>b) the construction of an artificial stormwater channel.</li> <li>c) works within land that is mapped as being within the Flood hazard overlay and/or the Coastal hazard overlay of the Brisbane City Plan or Logan Planning Scheme.</li> <li>d) where the natural ground level is less than 20m AHD, and where the disturbance of land is equal to, or less than, 5m AHD involving one or more of the following:           <ul style="list-style-type: none"> <li>i. filling equal to or greater than 500m<sup>3</sup>,</li> <li>ii. filling equal to or greater than 0.5 metres average depth,</li> <li>iii. excavation equal to or greater than 100m<sup>3</sup>.</li> </ul> </li> </ul>

Carrying out operational work for advertising devices where not on a heritage place. Note: The Brisbane City Council Advertisements Local Law 2021 and Advertising Devices Design and Assessment Rule or City of Logan Local Law 12 (Council Property and Other Public Places) 2003, as amended or replaced from time to time, apply in the PPDA. The placement of advertising devices on a heritage building may constitute building works.
Carrying out operational work associated with decontamination of land where not involving the clearing of significant vegetation.
Plumbing and drainage work
All plumbing or drainage work.
All aspects of development
Development prescribed in schedule 7 of the <i>Planning Regulation 2017</i> .
Development prescribed in schedule 6 of the <i>Planning Regulation 2017</i> , other than part 5, section 28.
Development for which a General Exemption Certificate or Exemption Certificate has been issued under the <i>Queensland Heritage Act 1992</i> .
Development for a Park where carried out by a Public sector entity.
Development consistent with an approved plan of development.
Telecommunications facility – where undertaken by or on behalf of a public sector entity, except when involving: <ul style="list-style-type: none"> <li>a) works above the surface of the ground, or</li> <li>b) the erection, alteration or reconstruction of a building.</li> </ul>
Utility installation – where undertaken by or on behalf of a public sector entity, except when involving: <ul style="list-style-type: none"> <li>a) a maintenance depot, storage depot or other depot to service the utility installation, or</li> <li>b) a waste management service, or</li> <li>c) the erection, alteration or reconstruction of a building.</li> </ul>

## 5.2 Schedule 2 – Definitions

Unless defined below or in schedule 1 of the *Economic Development Act 2012*, the definitions in section 7 and administrative terms in schedule 4 of the *Planning Regulation 2017*, schedule 1 of *Brisbane City Plan 2014* or *Logan Planning Scheme 2015* apply to all development.

### Significant Vegetation

Means all vegetation, except those listed as pest vegetation by state or local government, including its root zone<sup>19</sup> that:

- a. is significant in its ecological value at local, state or national levels
- b. maintains biodiversity
- c. preserves natural landforms
- d. contributes to the character of a landscape
- e. has cultural or historical value, or
- f. has amenity value.

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<sup>19</sup> The zone of the soil and roots described by the vertical projection of the foliage limit of the tree, to the depth of 1m and including buttress roots on and above the soil surface.

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