

## TABLE OF CONTENTS

|  | <b>Page No.</b> |
|--|-----------------|
| <b>1.0 DEVELOPMENT PRINCIPLES</b>                            | <b>1</b>        |
| 1.1 Introduction to the Plan                                 | 1               |
| 1.2 Development Aims   | 1               |
| 1.2.1 Development Aim 1                                      | 1               |
| 1.2.2 Development Aim 2                                      | 2               |
| 1.2.3 Development Aim 3                                      | 2               |
| 1.2.4 Development Aim 4                                      | 2               |
| 1.2.5 Development Aim 5                                      | 2               |
| 1.2.6 Development Aim 6                                      | 2               |
| 1.2.7 Development Aim 7                                      | 3               |
| 1.2.8 Development Aim 8                                      | 3               |
| 1.2.9 Development Aim 9                                      | 3               |
| 1.3 Development Intentions                                   | 3               |
| 1.3.1 Commercial and Retail Uses                             | 3               |
| 1.3.2 Residential Uses                                       | 4               |
| 1.3.3 Tourist and Entertainment Uses                         | 4               |
| 1.3.4 Open Space   | 4               |
| 1.4 Development Intensity                                    | 4               |
| <b>2.0 URBAN DESIGN PRINCIPLES</b>                           | <b>7</b>        |
| 2.1 Introduction   | 7               |
| 2.2 Urban Design Themes                                      | 7               |
| 2.2.1 The Park within the Building within the Park           | 7               |
| 2.2.2 Contemporary Interpretation of Queensland Architecture | 8               |
| 2.3 Urban Design Guidelines                                  | 9               |
| 2.3.1 Built Form   | 9               |
| 2.3.1.1 Building Design                                      | 9               |
| 2.3.1.2 Arcades and Atria                                    | 9               |
| 2.3.1.3 Preferred Colours and Materials                      | 9               |
| 2.3.2 Landscape Design Elements                              | 10              |
| 2.3.2.1 Introduction   | 10              |
| 2.3.2.2 Landscape Character                                  | 10              |
| 2.3.2.3 Landscape Philosophy                                 | 11              |
| 2.3.2.4 General Design Criteria                              | 11              |
| 2.3.3 Site Elements  | 12              |
| 2.3.3.1 General Criteria                                     | 12              |
| 2.3.3.2 Outdoor Facilities                                   | 12              |
| 2.3.3.3 Seating  | 12              |
| 2.3.3.4 Paving   | 13              |
| 2.3.3.5 Lighting   | 13              |
| 2.3.3.6 Water Elements                                       | 13              |
| 2.3.3.7 Walls and Fences                                     | 13              |
| 2.3.3.8 Graphics and Advertising                             | 14              |
| 2.3.4 General Site Design                                    | 14              |
| <b>3.0 IMPLEMENTATION</b>                                    | <b>20</b>       |
| 3.1 Planning Areas   | 20              |
| 3.2 Precincts  | 20              |
| 3.2.1 Extent of Precincts                                    | 20              |
| 3.2.2 Development Intensity within Precincts                 | 20              |
| 3.3 Development Areas  | 22              |
| 3.3.1 Building Envelopes                                     | 22              |
| 3.3.1.1 Site Arrangement and Massing                         | 22              |
| 3.3.1.2 Building Heights                                     | 22              |
| 3.3.1.3 Building Envelope Setbacks                           | 22              |
| 3.3.1.4 Circulation and Access                               | 23              |
| 3.3.1.5 Building Envelope Landscaping                        | 23              |

**TABLE OF CONTENTS (Continued)**

|            |       |  |           |
|------------|-------|--|-----------|
| 3.4        | 3.3.2 | Transition Areas                                 | 24        |
|            |       | Special Access Areas                             | 24        |
|            | 3.4.1 | Special Access Area – Ground Level               | 24        |
|            | 3.4.2 | Special Access Area – Sub-Boulevard Level        | 24        |
|            | 3.4.3 | Landscape Design Within Special Access Areas     | 25        |
| <b>4.0</b> |       | <b>PRECINCT ONE – MARITIME PRECINCT</b>          | <b>32</b> |
| 4.1        |       | Intent   | 32        |
| 4.2        |       | Development Principles                           | 32        |
|            | 4.2.1 | Development Intensity                            | 32        |
|            | 4.2.2 | Car Parking                                      | 32        |
|            | 4.2.3 | Preferred Development                            | 32        |
| 4.3        |       | Urban Design Requirements                        | 33        |
|            | 4.3.1 | Conservation Plan                                | 33        |
|            | 4.3.2 | Graphics and Advertising                         | 33        |
| <b>5.0</b> |       | <b>PRECINCT TWO – PARK AVENUE PRECINCT</b>       | <b>34</b> |
| 5.1        |       | Intent   | 34        |
| 5.1A       |       | Precinct   | 34        |
| 5.2        |       | Development Principles                           | 34        |
|            | 5.2.1 | Development Intensity                            | 34        |
|            | 5.2.2 | Car Parking                                      | 34        |
|            | 5.2.3 | Preferred Development                            | 34        |
|            | 5.2.4 | Urban Design Principles                          | 34        |
| 5.3        |       | Special Access Areas                             | 36        |
|            | 5.3.1 | Pedestrian Access Requirements                   | 36        |
|            | 5.3.2 | Vehicular Access Requirements                    | 36        |
|            | 5.3.3 | Landscape Design                                 | 36        |
| 5.4        |       | Development Area 2A                              | 36        |
|            | 5.4.1 | Optimum Gross Floor Areas                        | 36        |
|            | 5.4.2 | Urban Design Requirements for Building Envelopes | 37        |
|            |       | 5.4.2.1 Site Arrangement and Massing             | 37        |
|            |       | 5.4.2.2 Building Heights                         | 37        |
|            |       | 5.4.2.3 Building Setbacks                        | 37        |
|            |       | 5.4.2.4 Circulation and Access                   | 37        |
|            |       | 5.4.2.5 Building Envelope Landscaping            | 38        |
|            | 5.4.3 | Transition Area Requirements                     | 38        |
| 5.5        |       | Development Area 2B                              | 38        |
|            | 5.5.1 | Optimum Gross Floor Area                         | 38        |
|            | 5.5.2 | Urban Design requirements for Building Envelopes | 38        |
|            |       | 5.5.2.1 Site Arrangement and Massing             | 38        |
|            |       | 5.5.2.2 Building Heights                         | 39        |
|            |       | 5.5.2.3 Building Setbacks                        | 39        |
|            |       | 5.5.2.4 Circulation and Access                   | 39        |
|            |       | 5.5.2.5 Building Envelope Landscaping            | 39        |
|            | 5.5.3 | Transition Area Requirements                     | 39        |
|            | 5.5.4 | Visitor Car Parking                              | 39        |
| <b>6.0</b> |       | <b>PRECINCT THREE – PARKLAND PRECINCT</b>        | <b>44</b> |
| 6.1        |       | Intent   | 44        |
| 6.1A       |       | Background                                       | 44        |
| 6.2        |       | Development Principles                           | 44        |
|            | 6.2.1 | Development Intensity                            | 44        |
|            | 6.2.2 | Car Parking                                      | 45        |
|            | 6.2.3 | Preferred Development                            | 45        |
|            | 6.2.4 | Urban Design Principles                          | 45        |

**TABLE OF CONTENTS (Continued)**

|            |   |           |
|------------|---|-----------|
| 6.3        | Special Access Areas                                | 45        |
| 6.3.1      | Pedestrian Access Requirements                      | 45        |
| 6.3.2      | Vehicular Access Requirements                       | 46        |
| 6.3.3      | Landscape Design                                    | 46        |
| 6.4        | Development Area 3A                                 | 46        |
| 6.4.1      | Optimum Gross Floor Areas                           | 46        |
| 6.4.2      | Urban Design Requirements for Building Envelopes    | 46        |
| 6.4.2.1    | Site Arrangement and Massing                        | 46        |
| 6.4.2.2    | Building Heights                                    | 47        |
| 6.4.2.3    | Building Setbacks                                   | 47        |
| 6.4.2.4    | Circulation and Access                              | 47        |
| 6.4.2.5    | Building Envelope Landscaping                       | 47        |
| 6.4.3      | Transition Area Requirements                        | 47        |
| 6.5        | Development Area 3B                                 | 47        |
| 6.5.1      | Optimum Gross Floor Areas                           | 47        |
| 6.5.2      | Urban Design Requirements for Building Envelopes    | 48        |
| 6.5.2.1    | Site Arrangement and Massing                        | 48        |
| 6.5.2.2    | Building Heights                                    | 48        |
| 6.5.2.3    | Building Setbacks                                   | 48        |
| 6.5.2.4    | Circulation and Access                              | 49        |
| 6.5.2.5    | Building Envelope Landscaping                       | 49        |
| 6.5.3      | Transition Area Requirements                        | 49        |
| 6.6        | Development Area 3C                                 | 49        |
| 6.6.1      | Optimum Gross Floor Areas                           | 49        |
| 6.6.2      | Urban Design Requirements for Building Envelopes    | 50        |
| 6.6.2.1    | Site Arrangement and Massing                        | 50        |
| 6.6.2.2    | Building Heights                                    | 50        |
| 6.6.2.3    | Building Setbacks                                   | 50        |
| 6.6.2.4    | Circulation and Access                              | 50        |
| 6.6.2.5    | Building Envelope Landscaping                       | 50        |
| 6.6.3      | Transition Area Requirements                        | 50        |
| 6.7        | Development Area 3D                                 | 51        |
| 6.7.1      | Optimum Gross Floor Areas                           | 51        |
| 6.7.2      | Urban Design Requirements for Building Envelopes    | 51        |
| 6.7.2.1    | Site Arrangement and Massing                        | 51        |
| 6.7.2.2    | Building Heights                                    | 51        |
| 6.7.2.3    | Building Setbacks                                   | 51        |
| 6.7.2.4    | Circulation and Access                              | 51        |
| 6.7.2.5    | Building Envelope Landscaping                       | 52        |
| 6.7.3      | Transition Area Requirements                        | 52        |
| 6.8        | Development Area 3E                                 | 52        |
| 6.8.1      | Optimum Gross Floor Areas                           | 52        |
| 6.8.2      | Urban Design Requirements for Building Envelopes    | 52        |
| 6.8.2.1    | Circulation and Access                              | 52        |
| <b>7.0</b> | <b>PRECINCT FOUR – CENTRAL GREY STREET PRECINCT</b> | <b>58</b> |
| 7.1        | Intent  | 58        |
| 7.1A       | Background  | 58        |
| 7.2        | Development Principles                              | 58        |
| 7.2.1      | Development Intensity                               | 59        |
| 7.2.2      | Car Parking   | 59        |
| 7.2.3      | Preferred Development                               | 59        |
| 7.2.4      | Urban Design Principles                             | 60        |
| 7.3        | Special Access Areas                                | 60        |
| 7.3.1      | Pedestrian Access Requirements                      | 60        |
| 7.3.2      | Vehicular Access Requirements                       | 61        |
| 7.3.3      | Landscape Design within Special Access Areas        | 62        |

**TABLE OF CONTENTS (Continued)**

|         |  |    |
|---------|--|----|
| 7.4     | Development Area 4A                              | 63 |
| 7.4.1   | Optimum Gross Floor Areas                        | 63 |
| 7.4.2   | Urban Design Requirements for Building Envelopes | 63 |
| 7.4.2.1 | Site Arrangement and Massing                     | 63 |
| 7.4.2.2 | Building Heights                                 | 63 |
| 7.4.2.3 | Building Setbacks                                | 63 |
| 7.4.2.4 | Circulation and Access                           | 63 |
| 7.4.2.5 | Building Envelope Landscaping                    | 63 |
| 7.4.3   | Transition Area Requirements                     | 64 |
| 7.5     | Development Area 4B                              | 64 |
| 7.5.1   | Optimum Gross Floor Areas                        | 64 |
| 7.5.2   | Urban Design Requirements for Building Envelopes | 64 |
| 7.5.2.1 | Site Arrangement and Massing                     | 64 |
| 7.5.2.2 | Building Heights                                 | 64 |
| 7.5.2.3 | Building Setbacks                                | 65 |
| 7.5.2.4 | Circulation and Access                           | 65 |
| 7.5.2.5 | Building Envelope Landscaping                    | 65 |
| 7.5.3   | Transition Area Requirements                     | 65 |
| 7.6     | Development Area 4C                              | 66 |
| 7.6.1   | Optimum Gross Floor Areas                        | 66 |
| 7.6.2   | Urban Design Requirements for Building Envelopes | 66 |
| 7.6.2.1 | Site Arrangement and Massing                     | 66 |
| 7.6.2.2 | Building Heights                                 | 66 |
| 7.6.2.3 | Building Setbacks                                | 66 |
| 7.6.2.4 | Circulation and Access                           | 67 |
| 7.6.2.5 | Building Envelope Landscaping                    | 67 |
| 7.6.3   | Transition Area Requirements                     | 67 |
| 7.7     | Development Area 4D                              | 67 |
| 7.7.1   | Optimum Gross Floor Areas                        | 67 |
| 7.7.2   | Urban Design Requirements for Building Envelopes | 68 |
| 7.7.2.1 | Site Arrangement and Massing                     | 68 |
| 7.7.2.2 | Building Heights                                 | 68 |
| 7.7.2.3 | Building Setbacks                                | 68 |
| 7.7.2.4 | Circulation and Access                           | 68 |
| 7.7.2.5 | Building Envelope Landscaping                    | 68 |
| 7.7.3   | Transition Area Requirements                     | 69 |
| 7.8     | Development Area 4E                              | 69 |
| 7.8.1   | Optimum Gross Floor Areas                        | 69 |
| 7.8.2   | Urban Design Requirements for Building Envelopes | 69 |
| 7.8.2.1 | Site Arrangement and Massing                     | 69 |
| 7.8.2.2 | Building Heights                                 | 69 |
| 7.8.2.3 | Building Setbacks                                | 69 |
| 7.8.2.4 | Circulation and Access                           | 70 |
| 7.8.2.5 | Building Envelope Landscaping                    | 70 |
| 7.8.3   | Transition Area Requirements                     | 70 |
| 7.9     | Development Area 4F                              | 70 |
| 7.9.1   | Optimum Gross Floor Areas                        | 70 |
| 7.9.2   | Urban Design Requirements for Building Envelopes | 70 |
| 7.9.2.1 | Site Arrangement and Massing                     | 70 |
| 7.9.2.2 | Building Heights                                 | 71 |
| 7.9.2.3 | Building Setbacks                                | 71 |
| 7.9.2.4 | Circulation and Access                           | 71 |
| 7.9.2.5 | Building Envelope Landscaping                    | 71 |
| 7.9.3   | Transition Area Requirements                     | 71 |
| 7.10    | Development Area 4G                              | 71 |
| 7.10.1  | Optimum Gross Floor Areas                        | 71 |

**TABLE OF CONTENTS (Continued)**

|            |  |           |
|------------|--|-----------|
| 7.10.2     | Urban Design Requirements for Building Envelopes                 | 72        |
| 7.10.2.1   | Site Arrangement and Massing                                     | 72        |
| 7.10.2.2   | Building Heights   | 72        |
| 7.10.2.3   | Building Setbacks  | 72        |
| 7.10.2.4   | Circulation and Access   | 72        |
| 7.10.2.5   | Building Envelope Landscaping                                    | 72        |
| 7.11       | Development Area 4H: Amalgamation of Development Areas 4H and 4I | 73        |
| 7.11.1     | Optimum Gross Floor Area   |           |
| 7.11.2     | Urban Design Requirements for Building Envelopes                 | 73        |
| 7.11.2.1   | Site Arrangement and Massing                                     | 73        |
| 7.11.2.2   | Building Heights   | 73        |
| 7.11.2.3   | Building Setbacks  | 73        |
| 7.11.2.4   | Circulation and Access   | 73        |
| 7.11.2.5   | Building Envelope Landscaping                                    | 74        |
| 7.11.3     | Transition Area Requirements                                     | 74        |
| 7.12       | Development Area 4J  | 74        |
| 7.12.1     | Optimum Gross Floor Area   | 74        |
| 7.12.2     | Urban Design Requirements for Building Envelopes                 | 74        |
| 7.12.2.1   | Site Arrangement and Massing                                     | 74        |
| 7.12.2.2   | Building Heights   | 74        |
| 7.12.2.3   | Building Setbacks  | 75        |
| 7.12.2.4   | Circulation and Access   | 75        |
| 7.12.2.5   | Building Envelope Landscaping                                    | 75        |
| 7.12.3     | Transition Area Requirements                                     | 75        |
| <b>8.0</b> | <b>PRECINCT FIVE – CONVENTION CENTRE PRECINCT</b>                | <b>92</b> |
| 8.1        | Intent   | 92        |
| 8.1A       | Background   | 92        |
| 8.2        | Development Principles   | 92        |
| 8.2.1      | Development Intensity  | 92        |
| 8.2.2      | Car Parking  | 93        |
| 8.2.3      | Preferred Development  | 93        |
| 8.2.4      | Urban Design Principles  | 93        |
| 8.3        | Special Access Areas   | 93        |
| 8.4        | Development Area 5A  | 93        |
| 8.4.1      | Optimum Gross Floor Areas  | 93        |
| 8.4.2      | Urban Design Requirements for Building Envelopes                 | 94        |
| 8.4.2.1    | Site Arrangement and Massing                                     | 94        |
| 8.4.2.2    | Building Heights   | 94        |
| 8.4.2.3    | Building Setbacks  | 94        |
| 8.4.2.4    | Circulation and Access   | 94        |
| 8.4.2.5    | Building Envelope Landscaping                                    | 95        |
| 8.4.3      | Transition Area Requirements                                     | 95        |
| <b>9.0</b> | <b>PRECINCT SIX – COLCHESTER STREET PRECINCT</b>                 | <b>99</b> |
| 9.1        | Intent   | 99        |
| 9.2        | Development Principles   | 99        |
| 9.2.1      | Development Intensity  | 99        |
| 9.2.2      | Car Parking  | 99        |
| 9.2.3      | Preferred Development  | 99        |
| 9.3        | Special Access Areas   | 100       |
| 9.3.1      | Pedestrian Access Requirements                                   | 100       |
| 9.3.2      | Vehicular Access Requirements                                    | 100       |
| 9.3.3      | Landscape Design   | 100       |
| 9.4        | Development Areas 6A, 6B and 6C                                  | 100       |
| 9.4.1      | Optimum Gross Floor Areas  | 100       |

**TABLE OF CONTENTS (Continued)**

|             |   |            |
|-------------|---|------------|
| 9.4.2       | Urban Design Requirements for Development Areas               | 100        |
| 9.4.2.1     | Site Arrangement and Massing                                  | 100        |
| 9.4.2.2     | Building Heights  | 101        |
| 9.4.2.3     | Building Setbacks   | 101        |
| 9.4.2.4     | Circulation and Access  | 101        |
| 9.4.2.5     | Building Envelope Landscaping                                 | 101        |
| <b>10.0</b> | <b>PRECINCT SEVEN – MELBOURNE STREET PRECINCT</b>             | <b>103</b> |
| 10.1        | Intent  | 103        |
| 10.2        | Development Principles  | 103        |
| 10.2.1      | Development Intensity   | 103        |
| 10.2.2      | Car Parking   | 103        |
| 10.2.3      | Preferred Development   | 104        |
| 10.3        | Development Area 7A   | 104        |
| 10.3.1      | Urban Design Requirements                                     | 104        |
| 10.3.1.1    | Building Height   | 104        |
| 10.3.1.2    | Podium Height   | 104        |
| 10.3.1.3    | Boundary Clearances   | 105        |
| 10.3.1.4    | Building Line   | 105        |
| 10.3.1.5    | Gross Floor Area and Plot Ratio                               | 105        |
| <b>11.0</b> | <b>PRECINCT EIGHT – PERFORMING ARTS COMPLEX PRECINCT</b>      | <b>107</b> |
| 11.1        | Intent  | 107        |
| 11.2        | Development Principles  | 107        |
| 11.2.1      | Development Intensity   | 107        |
| 11.2.2      | Car Parking   | 107        |
| 11.2.3      | Preferred Uses  | 107        |
| <b>12.0</b> | <b>SPECIAL PROVISIONS</b>                                     | <b>109</b> |
| 12.1        | Car Parking   | 109        |
| 12.2        | 12.1A Background  | 109        |
| 12.2.1      | Car Parking Standards   | 109        |
| 12.2.2      | Car Parking Area Design                                       | 110        |
| 12.3        | Bikeways  | 111        |
| 12.4        | Vehicular Circulation and Access                              | 111        |
| 12.5        | Service and Emergency Vehicle Access                          | 112        |
| 12.6        | Pedestrian Thoroughfares                                      | 112        |
| <b>13.0</b> | <b>DEFINITIONS</b>  | <b>114</b> |
| 13.1        | Introduction  | 114        |
| 13.2        | Purpose Definitions   | 114        |
| 13.3        | Administrative Definitions                                    | 131        |
| <b>14.0</b> | <b>PRECINCT NINE – GREY STREET BOULEVARD PRECINCT</b>         | <b>142</b> |
| 14.1        | Preamble  | 142        |
|             | A Extent of Precinct  | 142        |
|             | B Relationship with Sections 1 to 13 of this Development Plan | 142        |
| 14.2        | Context   | 142        |
|             | A Vision  | 142        |
|             | B Achieving the Vision  | 145        |
|             | C Street Spine  | 147        |
|             | D Park Spine  | 149        |
|             | E River Spine   | 151        |
|             | F Implementation  | 151        |

**TABLE OF CONTENTS (Continued)**

|      |  |     |
|------|--|-----|
| 14.3 | Preferred Land Uses                      | 152 |
|      | A Objectives                             | 152 |
|      | B Performance Criteria                   | 152 |
| 14.4 | Car Parking                              | 153 |
|      | A Objectives                             | 153 |
|      | B Performance Criteria                   | 153 |
| 14.5 | Access and Circulation                   | 154 |
|      | A Objectives                             | 154 |
|      | B Performance Criteria                   | 155 |
| 14.6 | Heritage                                 | 157 |
|      | A Objectives                             | 157 |
|      | B Performance Criteria                   | 157 |
| 14.7 | Height, Bulk and Appearance of Buildings | 157 |
|      | A Objectives                             | 157 |
|      | B Interpretation                         | 159 |
|      | C Performance Criteria                   | 164 |
| 14.8 | Landscape and Open Space                 | 164 |
|      | A Objectives                             | 164 |
|      | B Performance Criteria                   | 164 |

## LIST OF TABLES

|             |  |
|-------------|--|
| Table 1.1   | Gross Floor Area Optima for Predominant Land Uses                                |
| Table 3.1   | Approximate Area of Precincts  |
| Table 3.2   | Optimum Gross Floor Areas for Predominant Land Uses within Precincts             |
| Table 4.1   | Gross Floor Areas of Predominant Land Uses - Precinct One                        |
| Table 4.2   | Table of Development - Precinct One  |
| Table 5.1   | Gross Floor Areas of Predominant Land Uses - Precinct Two                        |
| Table 5.2   | Table of Development - Precinct Two  |
| Table 5.3   | Gross Floor Areas of Predominant Land Uses - Development Area 2A                 |
| Table 5.4   | Maximum Building Heights - Development Area 2A                                   |
| Table 5.5   | Gross Floor Areas of Predominant Land Uses - Development Area 2B                 |
| Table 6.1   | Gross Floor Areas of Predominant Land Uses - Precinct Three                      |
| Table 6.2   | Table of Development - Precinct Three  |
| Table 6.3   | Gross Floor Areas of Predominant Land Uses - Development Area 3A                 |
| Table 6.4   | Maximum Building Heights -Development Area 3A                                    |
| Table 6.5   | Gross Floor Areas of Predominant Land Uses - Development Area 3A                 |
| Table 6.6   | Maximum Building Heights - Development Area 3B                                   |
| Table 6.7   | Gross Floor Areas of Predominant Land Uses - Development Area 3C                 |
| Table 6.8   | Gross Floor Areas of Predominant Land Uses - Development Area 3D                 |
| Table 6.9   | Maximum Building Heights - Development Area 3D                                   |
| Table 6.10  | Gross Floor Areas of Associated Land Uses - Development Area 3E                  |
| Table 7.1   | Gross Floor Areas of Predominant Land Uses - Precinct Four                       |
| Table 7.2   | Table of Development - Precinct Four   |
| Table 7.3   | Gross Floor Areas of Predominant Land Uses - Development Area 4A                 |
| Table 7.4   | Gross Floor Areas of Predominant Land Uses - Development Area 4B                 |
| Table 7.5   | Maximum Building Heights - Development Area 4B                                   |
| Table 7.6   | Gross Floor Areas of Predominant Land Uses - Development Area 4C                 |
| Table 7.7   | Maximum Building Heights - Development Area 4C                                   |
| Table 7.8   | Gross Floor Areas of Predominant Land Uses - Development Area 4D                 |
| Table 7.9   | Maximum Building Heights - Development Area 4D                                   |
| Table 7.10  | Gross Floor Areas of Predominant Land Uses - Development Area 4E                 |
| Table 7.11  | Gross Floor Areas of Predominant Land Uses - Development Area 4F                 |
| Table 7.12  | Gross Floor Areas of Predominant Land Uses - Development Area 4G                 |
| Table 7.13  | Maximum Building Heights - Development Area 4G                                   |
| Table 7.14  | Gross Floor Areas of Predominant Land Uses - Development Area 4H                 |
| Table 7.15  | Gross Floor Areas of Predominant Land Uses - Development Area 4I                 |
| Table 7.16  | Gross Floor Areas of Predominant Land Uses - Development Area 4J                 |
| Table 8.1   | Gross Floor Areas of Predominant Land Uses - Precinct Five                       |
| Table 8.2   | Table of Development - Precinct Five   |
| Table 8.3   | Gross Floor Areas of Predominant Land Uses - Development Area 5A                 |
| Table 8.4   | Maximum Building Heights - Development Area 5A                                   |
| Table 9.1   | Gross Floor Areas of Predominant Land Uses - Precinct Six                        |
| Table 9.2   | Table of Development - Precinct Six  |
| Table 9.3   | Gross Floor Areas of Predominant Land Uses - Development Area 6A, 6B and 6C      |
| Table 10.1  | Gross Floor Area of Predominant Land Uses - Precinct Seven                       |
| Table 10.2  | Table of Development - Precinct Seven  |
| Table 11. 1 | Gross Floor Areas of Predominant Land Uses - Precinct Eight                      |
| Table 12.1  | Car Parking Standards for Predominant Land Uses                                  |
| Table 12.2  | Corporation Parking Standards by Predominant Land Uses with the Corporation Area |
| Table 12.3  | Maximum Car Parking Spaces Allocated to Precincts                                |



### LIST OF TABLES (Continued)

|            |                                      |
|------------|--------------------------------------|
| Table 14.3 | Table of Development - Precinct Nine |
| Table 14.4 | Car Parking - Precinct Nine          |
| Table 14.7 | Gross Floor Limits and Comparisons   |

### LIST OF FIGURES

|                |   |
|----------------|---|
| Figure 1.1     | Corporation Area  |
| Figure 2.1     | Semi Enclosed Spaces                                    |
| Figure 2.2     | Recessed Entry Ways                                     |
| Figure 2.3     | Introduction of Semi-Hard Landscaping                   |
| Figure 2.4     | Landscaping above Ground Level                          |
| Figure 2.5     | Open Framed Construction                                |
| Figure 2.6     | Deep Layered Facades                                    |
| Figure 2.7     | Semi-Enclosed Exterior Spaces                           |
| Figure 2.8     | Semi-Outdoor Spaces                                     |
| Figure 3.1     | Hierarchy of Planning Areas within the Corporation Area |
| Figure 3.2     | Precinct Map  |
| Figure 3.3     | Development Area Plan                                   |
| Figure 3.4     | Reference Grid Plan                                     |
| Figure 3.5     | Special Access Area Plan - Ground Level Access          |
| Figure 3.6     | Special Access Area Plan - Sub-Boulevard Access         |
| Figure 5.1 (a) | Key Plan 2A   |
| Figure 5.1 (b) | Development Area 2A Plan                                |
| Figure 5.1 (c) | Section 1   |
| Figure 5.1 (d) | Section 2   |
| Figure 5.1 (e) | Section 3   |
| Figure 5.1 (f) | Section 4   |
| Figure 5.1 (i) | Section 7   |
| Figure 5.2(a)  | Key Plan 2B   |
| Figure 5.2(b)  | Development Area 2B Plan                                |
| Figure 5.2(c)  | Section 1   |
| Figure 6.1 (a) | Key Plan 3A   |
| Figure 6.1 (b) | Development Area 3A Plan                                |
| Figure 6.2(a)  | Key Plan 3B   |
| Figure 6.2(b)  | Development Area 3B Plan                                |
| Figure 6.3(a)  | Key Plan 3C   |
| Figure 6.3(b)  | Development Area 3C Plan                                |
| Figure 6.4(a)  | Key Plan 3D   |
| Figure 6.4(b)  | Development Area 3D Plan                                |
| Figure 6.5(a)  | Key Plan 3E   |
| Figure 7.1 (a) | Key Plan 4A   |
| Figure 7.1 (b) | Development Area 4A Plan                                |
| Figure 7.1 (c) | Section 1   |
| Figure 7.1 (d) | Section 2   |
| Figure 7.1 (e) | Section 3   |
| Figure 7.2(a)  | Key Plan 4B   |
| Figure 7.2(b)  | Development Area 4B Plan                                |
| Figure 7.2(c)  | Section 1   |
| Figure 7.2(d)  | Section 2   |
| Figure 7.2(e)  | Section 3   |
| Figure 7.2(f)  | Section 4   |
| Figure 7.3(a)  | Key Plan 4C   |
| Figure 7.3(b)  | Development Area 4C Plan                                |

**LIST OF FIGURES (Continued)**

|                  |   |
|------------------|---|
| Figure 7.3(c)    | Section 1   |
| Figure 7.3(d)    | Section 2   |
| Figure 7.3(e)    | Section 3   |
| Figure 7.3(f)    | Section 4   |
| Figure 7.4(a)    | Key Plan 4D   |
| Figure 7.4(b)    | Development Area 4D Plan                                |
| Figure 7.4(c)    | Section 1   |
| Figure 7.4(d)    | Section 2   |
| Figure 7.4(e)    | Section 3   |
| Figure 7.4(f)    | Section 4   |
| Figure 7.5(a)    | Key Plan 4E   |
| Figure 7.5(b)    | Development Area 4E Plan                                |
| Figure 7.5(c)    | Section 1   |
| Figure 7.5(d)    | Section 2   |
| Figure 7.6(a)    | Key Plan 4F   |
| Figure 7.6(b)    | Development Area 4F Plan                                |
| Figure 7.6(c)    | Section 1   |
| Figure 7.6(d)    | Section 2   |
| Figure 7.7(a)    | Key Plan 4G   |
| Figure 7.7(b)    | Development Area 4G Plan                                |
| Figure 7.7(c)    | Section 1   |
| Figure 7.7(d)    | Section 2   |
| Figure 7.7(e)    | Section 3   |
| Figure 7.7(f)    | Section 4   |
| Figure 7.7(g)    | Section 5   |
| Figure 7.8(a)    | Key Plan 4H   |
| Figure 7.8(b)    | Development Area 4H Plan                                |
| Figure 7.8(c)    | Section 1   |
| Figure 7.8(d)    | Section 2   |
| Figure 7.9(a)    | Key Plan 4J   |
| Figure 7.9(b)    | Development Area 4J Plan                                |
| Figure 7.9(c)    | Section 1   |
| Figure 7.9(d)    | Section 2   |
| Figure 8.1 (a)   | Key Plan 5A   |
| Figure 8.1 (b)   | Development Area 5A                                     |
| Figure 8.1 (c)   | Section 1   |
| Figure 8.1 (d)   | Section 2   |
| Figure 8.1 (e)   | Section 3   |
| Figure 8.1 (f)   | Section 4   |
| Figure 8.1 (g)   | Section 5   |
| Figure 8.1 (h)   | Section 6   |
| Figure 9.1       | Key Plan 6A, 6B and 6C                                  |
| Figure 10.1      | Key Plan 7A   |
| Figure 11.1      | Key Plan 8A   |
| Figure 14.1.1    | Location of Precinct Nine                               |
| Figure 14.1.2    | Precincts   |
| Figure 14.2.1    | The 1997 Masterplan                                     |
| Figure 14.2.2    | The Spines  |
| Figure 14.5.1    | Acceptable Servicing Options                            |
| Figure 14.7.1    | Development Areas                                       |
| Figure 14.7.2(a) | Acceptable Urban Form - Building Envelopes              |
| Figure 14.7.2(b) | Acceptable Urban Form - Building Heights                |
| Figure 14.7.2(c) | Acceptable Urban Form - Building Envelopes and Setbacks |
| Figure 14.7.3    | Acceptable Podium Design                                |