

## **3.0 IMPLEMENTATION**

### **3.1 Planning Areas**

In order to guide the intensity and form of future development within the Corporation Area, a hierarchy of Planning Areas has been nominated by the Corporation (refer to Figure 3.1). These Planning Areas help define and control the location of private, built-form development, the extent of publicly accessible, non-developed areas and the requirements for the interactive areas between the public and private spaces.

The Corporation Area has been divided into precincts. Within each of the Precincts, various Development Areas and Special Access Areas have been identified. Each Development Area encompasses the land associated with the proposed private development and is further divided into Building Envelopes and Transition Areas. The Special Access Areas incorporate all the land within the Corporation Area that will provide public access for pedestrians and vehicles.

### **3.2 Precincts**

#### **3.2.1 Extent of Precincts**

For the purposes of the Development Plan, the Corporation Area is divided into precincts. A total of nine (9) precincts have been nominated (refer Table 3.1 and Section 14.0). The division of the Corporation Area into precincts will enable the control of land uses and development intensities within specified areas. The precincts allow for greater control of the future planning and urban design proposals for the Corporation Area.

For the purposes of the Plan the precincts cover all those parts of the Corporation Area:

- (a) Bordered by a heavy solid black line in Figure 3.2; and
- (b) Containing within that border in Figure 3.2, a number which is the Precinct Number

The total site area of the Corporation Area IS approximately 41.5 hectares. The Corporation intends the reclamation of 1.4 hectares of land along the River bank, making a site total of more or less 42.9 hectares (see Figure 1 .I).

The proposed reclamation area of 1.4 hectares has been included in the Corporation Area pursuant to a variation in accordance with the provision of Section 12 of the Act, 1989. This variation of the Corporation Area will be sought prior to the request for the approval of the Plan. The site approximate areas of each of the Precincts are shown in Table 3.1.

#### **3.2.2 Development Intensity within Precincts**

The development of the land within the Corporation Area will be guided by the use of planning and urban design controls within each of the precincts. The intents for each precinct will generally define the preferred future development form, encourage the physical segregation of incompatible uses and prevent built development at undesirable intensities. Planning and urban design controls will be nominated for Development Areas within each precinct.

The planning and urban design controls will indicate for each precinct and for the Development Areas within each precinct, the particular types of development proposed as either "Preferred Development" or alternatively, "Other Suitable Development. Further, these controls will identify building bulk requirements for each precinct. Through this mechanism land uses, building height limits and gross floor area maxima can be nominated to direct the intensity and scale of development in all precincts.

**Table 3.1**

**Approximate Area of Precincts**

<b>Precinct Number</b>	<b>Precinct Name</b>	<b>Approximate Site Area (hectares)</b>
1	Maritime	2.2
2	International Hotel	2.3
3	Parkland (includes 1.4 hectares of riverfront reclamation)	15.8
4	Boulevard	11.7
5	Convention Centre	7.5
6	Colchester Street	1.1
7	Melbourne Street	1.8
8	Performing Arts Complex	0.5
	Total	42.9

Note - The provisions of Section 14.0 identify the approximate site area of Precinct Nine. The inclusion of this precinct reduces the areas of Precincts Two, Three and Four.

**Table 3.2**

**Optimum Gross Floor Areas for Predominant Land Uses within Precincts**

<b>Precinct</b>	<b>Number/Name</b>	<b>Preferred Optimum GFA (m<sup>2</sup>)</b>
1	Maritime	3,125
2	Southern Hotel	73,760
3	Parkland	13,170
4	Boulevard	213,070
5	Convention Centre	73,250
6	Colchester Street	16,500
7	Melbourne Street	29,925
8	Performing Arts Complex	19,200
	Total	442,000

Note -The provisions of Section 14.0 identify the preferred Optimum GFA (m<sup>2</sup>) for Precinct Nine, which in turn alters the preferred optimum GFA (m<sup>2</sup>) for other precincts.

The Plan applies a site maximum of 442,000 m<sup>2</sup> of gross floor area for all land uses within the total Corporation Area, as stated in Section 1.4 of this report. This maximum gross floor area contains 300,000 m<sup>2</sup> in the central area of the site, incorporating the areas of Precincts Two, Three and Four. The site maximum of 442,000 m<sup>2</sup> gross floor area for all uses is divided between the precincts within the Corporation Area as shown in Table 3.2.

### **3.3 Development Areas**

Within each precinct, Development Areas will be allocated to control and facilitate the building development within the Corporation Area. The Development Areas incorporate Building Envelopes and Transition Areas which help to further define the extent of the proposed built form. For the purposes of the Plan, the Corporation Area has been divided into individual Development Areas and these are defined in Figure 3.3 and within Section 14.0. Some of these individual Development Areas may be designed and/or development as one site, or subdivided into a number of sites.

The Development Areas delineate the sites available for building development within the precincts. These Development Areas are equivalent to individual development packages and will be subject to a variety of urban design and development control requirements. Each Development Area will abut the Special Access Areas to ensure public access to each of the development parcels.

The optimum amount of gross floor area has been defined for the predominant land uses located within each of the Development Areas. The sum of the gross floor area optima for the Development Areas are limited by the overall site maximum for all predominant land uses.

#### **3.3.1 Building Envelopes**

The Building Envelopes encompass three-dimensionally the built form proposed in the Development Areas. For each Building Envelope the Plan defines a series of planning and urban design requirements to control future development within the Corporation. These requirements include limits to gross floor area, building heights and building setbacks, as well as circulation and access requirements.

##### **3.3.1.1 Site Arrangement and Massing**

The site coverage and building arrangement and massing guidelines are established for the buildings within the Development Areas. These measurements will include building form clearances and building envelope. Elements such as beams, columns, pergolas, sunshades, planters etc may be permitted outside the building envelope at the discretion of the Corporation.

##### **3.3.1.2 Building Heights**

Maximum building heights above the Australian Height Datum are defined for each of the buildings within the Development Areas. Lift motor rooms and plant rooms are permissible above this level but must be set back a minimum of four metres from the parapet. Plant Rooms shall be generally grouped around lift motor rooms. Building heights are stated in terms of absolute maximum for the building excluding the mechanical plant. All mechanical plants shall be incorporated in the overall composition and design of buildings and be screened from view by appropriate shaping of roof forms. Performance criteria detailed in Section 14.0 apply to the height, bulk and appearance of buildings in Precinct Nine.

##### **3.3.1.3 Building Envelope Setbacks**

Minimum setbacks are defined for each of the Buildings Envelopes within each Development Area. Setbacks for building envelopes are nominated from the respective Development Area boundaries.

In order to accurately define the boundaries of the Development Areas, in terms of acceptable reference points, an artificial, 20 metre grid has been allocated to the Corporation Area (refer Figure 3.4). This grid allows any point along the boundaries of the Development Areas to be identified by a coordinate based on the Corporation's Reference Grid. The building setback from this nominated point can then be accurately established.

#### **3.3.1.4 Circulation and Access**

The design of buildings at or near ground level is of great importance, as this is principally where pedestrians gain their initial impression of the urban environment. The City of Brisbane Town Plan outlines that the basic objective of this environment is to be safe, comfortable, convenient and pleasant for those moving about or passing within it.

This objective shall be achieved by providing more space, light and shelter for pedestrians, 'green' pedestrian areas and encouraging the sensitive and imaginative design of buildings at these levels. Specific requirements for each Development Area are dealt with in the sections on Transition Area Requirements.

Pedestrian access into and within the site is a major design determinant and provision for interaction, activity, circulation and protection for pedestrians forms the basis for the layout and interrelationship of major elements. Treatment of individual pedestrian access points from the surrounding areas is covered in detailed within the specific precincts. All circulation and access provision should be carried out in accordance with AS 1428.1 - 1988 "Design for Access and Mobility - Part 1".

Provision for vehicles within the Corporation Area has been limited to site entries/address points from existing cross-streets and a vehicular corridor located generally along the former Grey Street alignment between Russell and Vulture Streets, below the proposed pedestrian-only boulevard.

Passenger and service vehicles to the retail/commercial precincts west of the waterway access the site via Tribune, Ernest and Glenelg Streets. Service and emergency vehicles to the parkland and associated buildings east of the waterway enter the site from either end and access along the Promenade into the Park. Provisions in Section 14.0 supersede some of the circulation and access arrangements outlined above.

#### **3.3.1.5 Building Envelope Landscaping**

A proportion of each Building Envelope shall be provided as usable landscaped space in accordance with the Urban Design Guidelines in Section 2.3 and Section 14.0 of the Development Plan, and to suit the function and character of each Precinct or Development Area. This space shall be designed as an integral part of the related architectural design and the extent and treatment of such spaces is covered in detail within the specific Development Areas.

The landscaping within the Building Envelopes, in general, should be maintained and capable of being used as garden, courtyard, or paved open space for pedestrian circulation, interaction and relaxation, together with planting and soft landscaping as an integral part of the building proper. The landscape treatment should be coordinated within each Development Area and in context with the total site design in order to achieve the stated design theme of the "Park within the Building within the Park" in terms of various landscape elements. Landscape elements proposed for the Corporation Area include planting, surface treatments, lighting, signage, furniture, and water elements.

The introduction of hard landscaping elements around the perimeter of the building will create an area of transition between areas of soft landscaping and the building proper. The extensive use of landscaping on the external face of the building is encouraged, with its design fully integrated with the design of the building. The extensive provision of landscaped terraces, landscaped balconies and landscaped roof gardens will create the opportunity for landscaping to extend beyond the ground level.

### **3.3.2 Transition Areas**

The Transition Areas within each Development Area contain the important interaction of internal and external spaces, in other words the interface between the park and building. These Areas provide a landscape and pedestrian zone and are shown in general terms only. The Building Envelope is negotiable within the Transition Areas.

Any of the elements set out in Section 2.0 that assist in the theme of the "Park within the Building within the Park" would be acceptable in the Transition Areas. It is envisaged that the Transition Areas would remain in private ownership but allow full public access. Some Transition Areas will be subject to certain special provisions, for example, emergency vehicle access, at the discretion of the Corporation.

Specific landscape requirements within Transition Areas are as follows:

- (a) Provision of sufficient paved circulation space to enable access into and around each Building Envelope in keeping with pedestrian circulation/access as set out below. Paving type(s) should be in keeping with overall design guidelines and adjacent surface treatments to achieve a consistent and appropriate finish to pedestrian areas;
- (b) Provision of unobstructed access for emergency and/or service vehicles where necessary or as indicated in Section 3.4;
- (c) Minimum widths of circulation areas around Building Envelopes should be three metres for pedestrian access and five metres for service and emergency vehicle access. Vehicle access to be ramped between levels at a grade of 13; and
- (d) Planting areas shall be provided in association with development of circulation, gathering and entry spaces, and extensions of the built form into the landscape by way of pergolas, courtyards, walls, screens, steps, and awnings.

## **3.4 Special Access Areas**

### **3.4.1 Special Access Area - Ground Level**

The areas allocated solely for pedestrian access within the Corporation Area and which exclude any built form, are shown in the Special Access Area Plan - Ground Level Access (refer to Figure 3.5). These areas will incorporate all the land within the Corporation Area, external to the nominated Development Areas, that is accessible to the pedestrian or cyclist. The Grey Street Boulevard, the parkland and the major transverse pathways are all to be included within these Areas.

The Special Access Areas will be subject to a variety of urban design and development control requirements that will help to facilitate public pedestrian access to each Development Area and throughout the Corporation Area. Pedestrian access will be maintained throughout the Special Access Areas thereby providing unrestricted public access to the majority of the Corporation Area and specifically to the nominated public areas. The planning requirements for the Special Access Areas within the different Precincts are covered in detail within the relevant sections of this document. Building setbacks and public thoroughfares within the Corporation Area will be defined in relation to Special Access Area boundaries. In this manner the Special Access Areas are similar to the footpaths, roadways and pedestrian malls within the Brisbane City centre.

### **3.4.2 Special Access Area - Sub-Boulevard Level**

Service and emergency vehicles will have restricted access through the Special Access Area Sub-Boulevard Level within the Corporation Area (refer Figure 3.6). Provision has been made for service vehicle access to retail developments within the Parkland Precinct during particular hours.

Service vehicles will also have access along the Grey Street Boulevard during restricted hours. Retail, commercial and residential precincts west of the Waterway are to be serviced via the system of service docks linked to existing cross-street entries and the Sub-Boulevard Address Network.

### 3.4.3 Landscape Design Within Special Access Areas

Landscape design within the Special Access Areas shall be in accordance with Section 2.0. Urban Design Principles and to the approval of the Corporation. Specific landscape requirements related to each precinct are covered in detail in those sections.

#### Hierarchy of Planning Areas within the Corporation Area

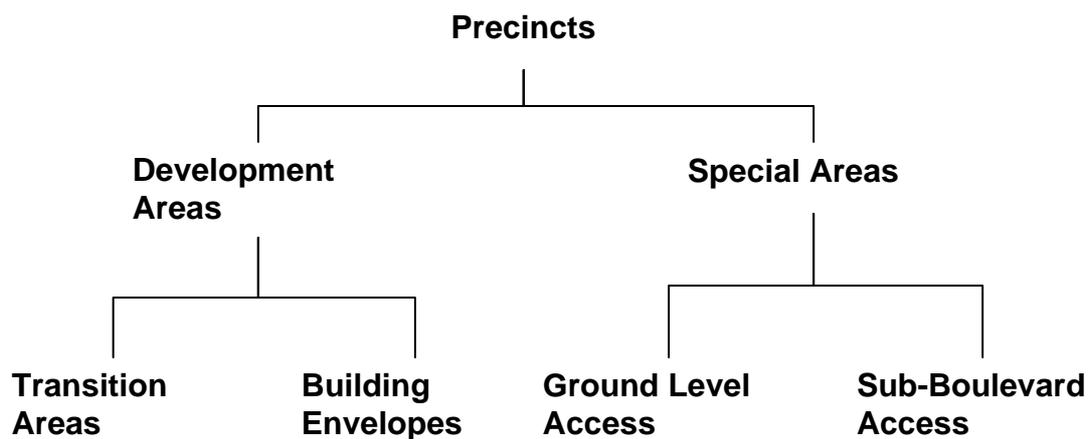
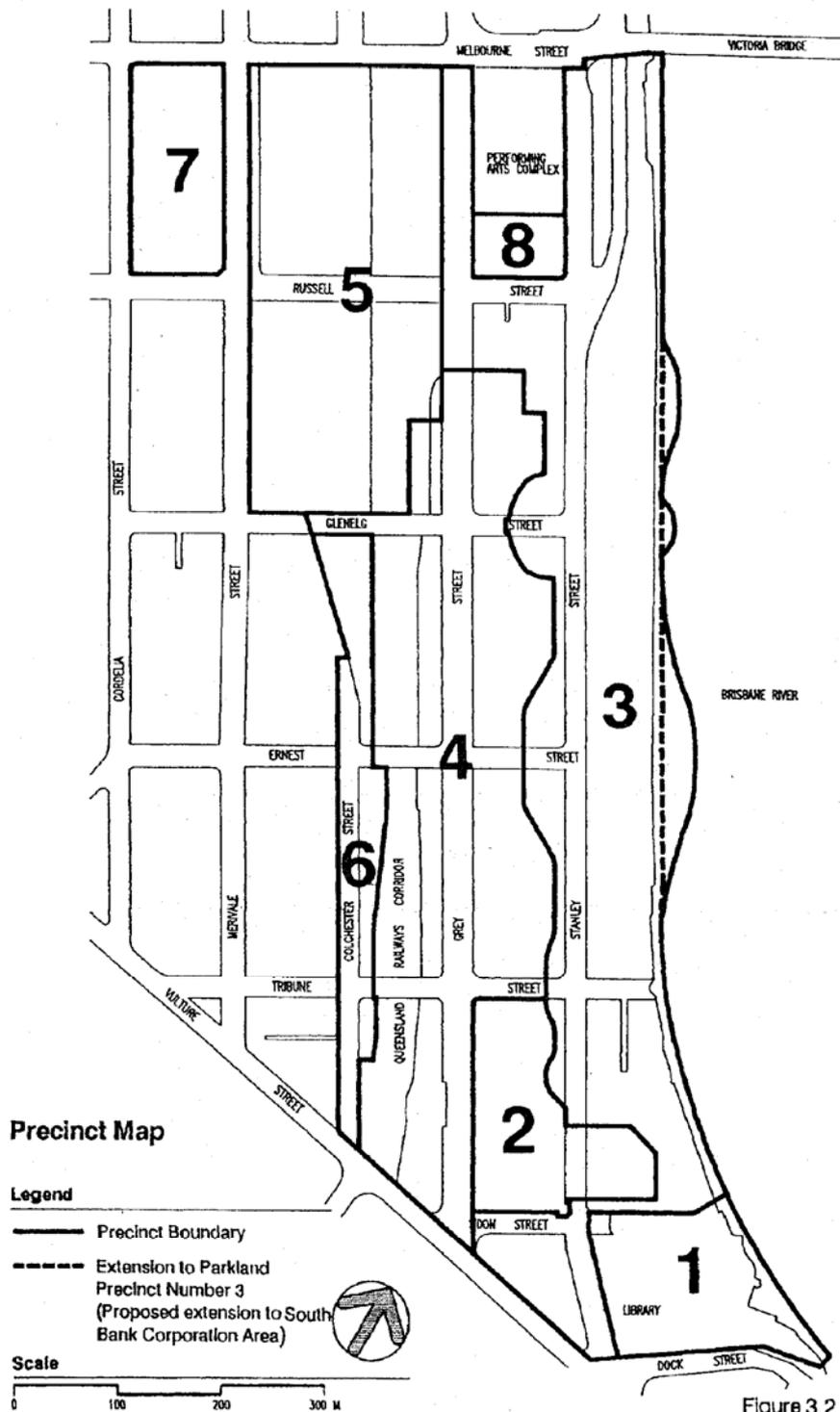


Figure 3.1



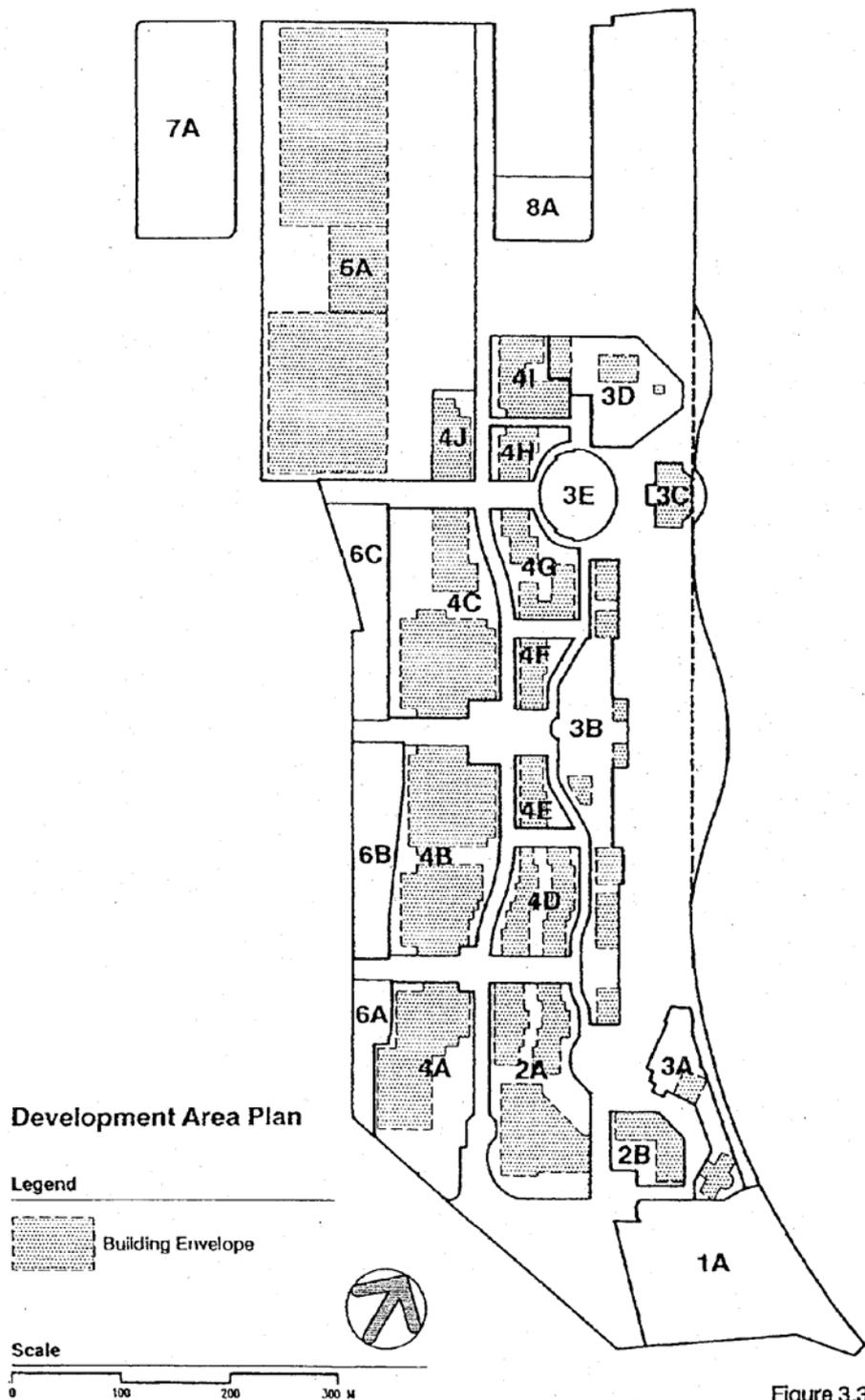


Figure 3.3

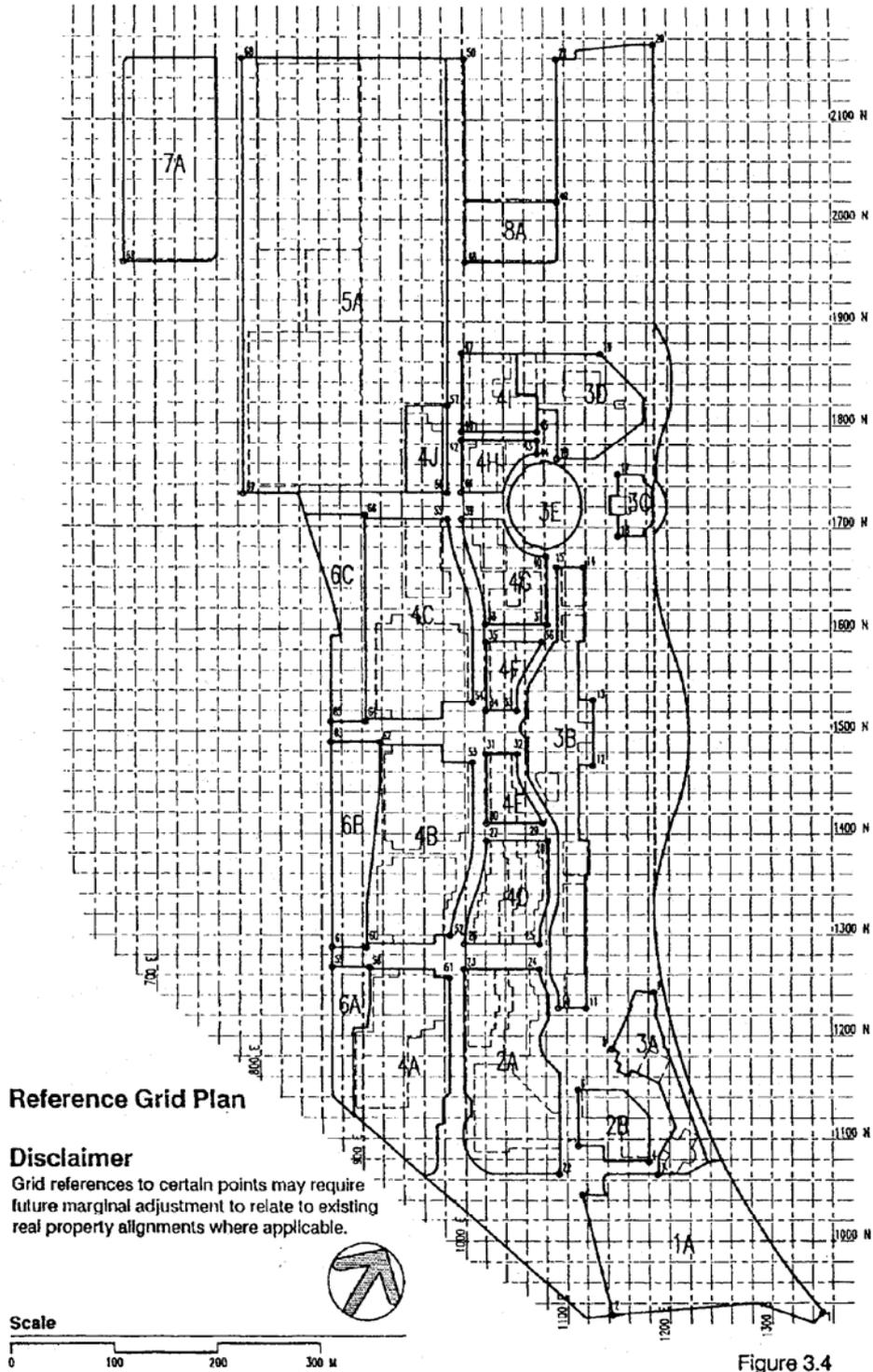
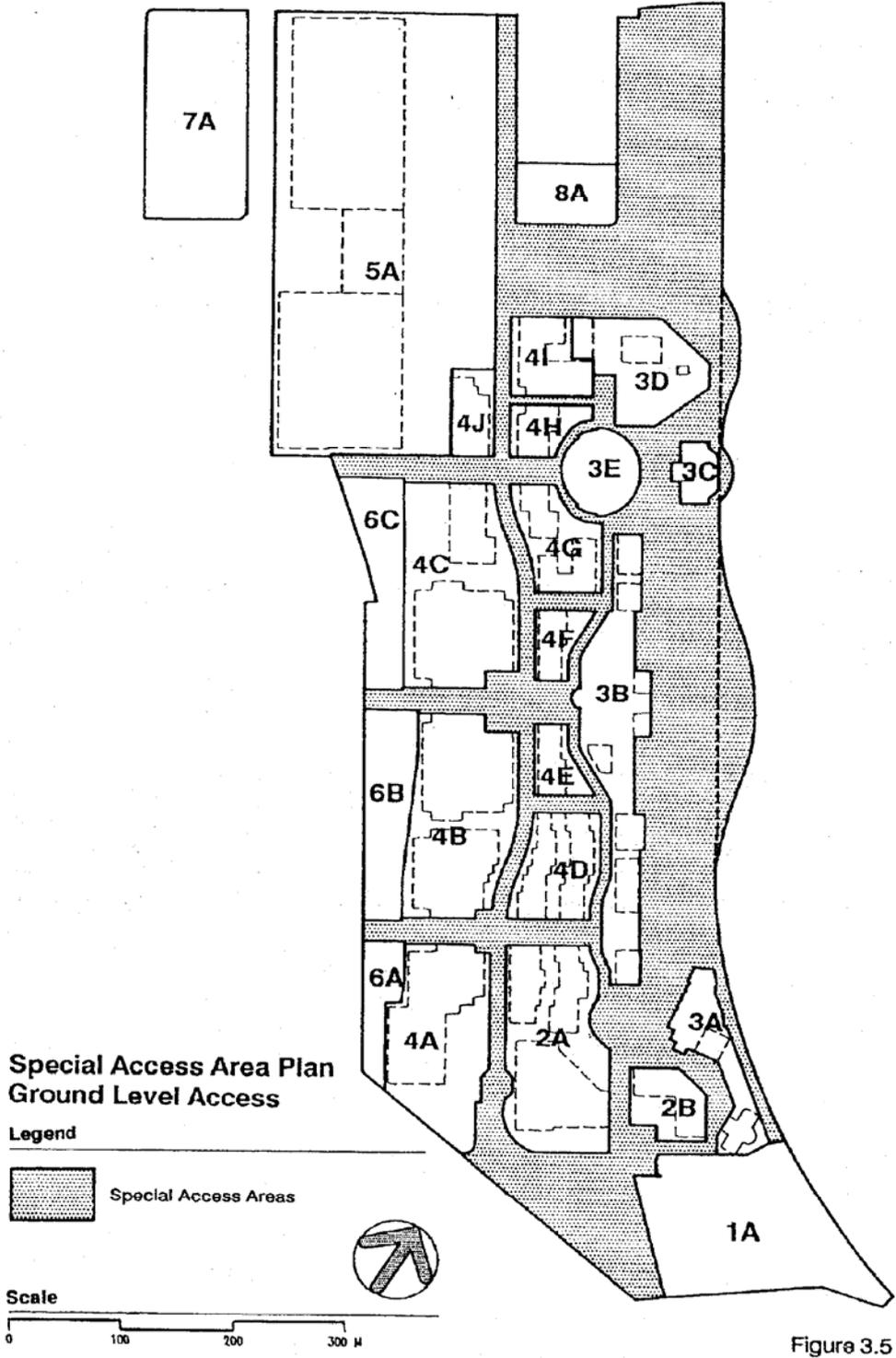


Figure 3.4 (cont...)

Reference Grid Plan

Point#	North	East	Point#	North	East
1	931.613	-1349.592	35	1588.898	-1021.345
2	926.272	-1143.016	36	1588.898	-1076.376
3	1046.272	-1114.527	37	1605.898	-1081.339
4	1079.157	-1179.392	38	1605.898	-1021.141
5	1073.682	-1110.589	39	1707.898	-998.039
6	1147.960	-1110.589	40	1671.734	-1081.339
7	1066.515	-1188.706	41	1733.782	-997.838
8	1187.814	-1143.653	42	1784.782	-997.838
9	1243.788	-1185.048	43	1784.398	-1072.088
10	1227.657	-1091.339	44	1771.191	-1072.088
11	1227.657	-1118.839	45	1792.898	-1072.088
12	1467.454	-1126.453	46	1792.898	-997.838
13	1531.860	-1126.453	47	1869.398	-997.838
14	1661.407	-1117.589	48	1958.052	-1001.350
15	1661.407	-1091.339	49	2018.120	-1092.017
16	1692.002	-1151.563	50	2159.888	-1001.564
17	1751.502	-1151.563	51	1257.398	-983.838
18	1766.398	-1092.088	52	1299.898	-984.620
19	1869.398	-1134.088	53	1469.898	-1007.345
20	2174.689	-1187.263	54	1529.398	-1007.345
21	2159.910	-1092.017	55	1707.898	-984.020
22	1066.635	-1091.623	56	1733.398	-983.838
23	1265.898	-997.838	57	1817.898	-983.838
24	1265.898	-1072.839	58	1267.986	-906.239
25	1291.398	-1072.839	59	1267.986	-869.239
26	1291.398	-998.013	60	1288.102	-903.239
27	1393.398	-1021.117	61	1288.102	-869.239
28	1393.398	-1081.339	62	1489.605	-917.239
29	1410.398	-1076.385	63	1489.605	-869.239
30	1410.398	-1021.345	64	1509.731	-903.262
31	1478.398	-1021.345	65	1509.731	869.239
32	1478.398	-1051.589	66	1711.148	-903.468
33	1520.898	-1051.589	67	1731.991	-784.783
34	1520.898	-1021.345	68	2160.273	-784.985
			69	1958.186	-669.145



Note - Ground level access arrangements are superseded by the provisions of Section 14.0

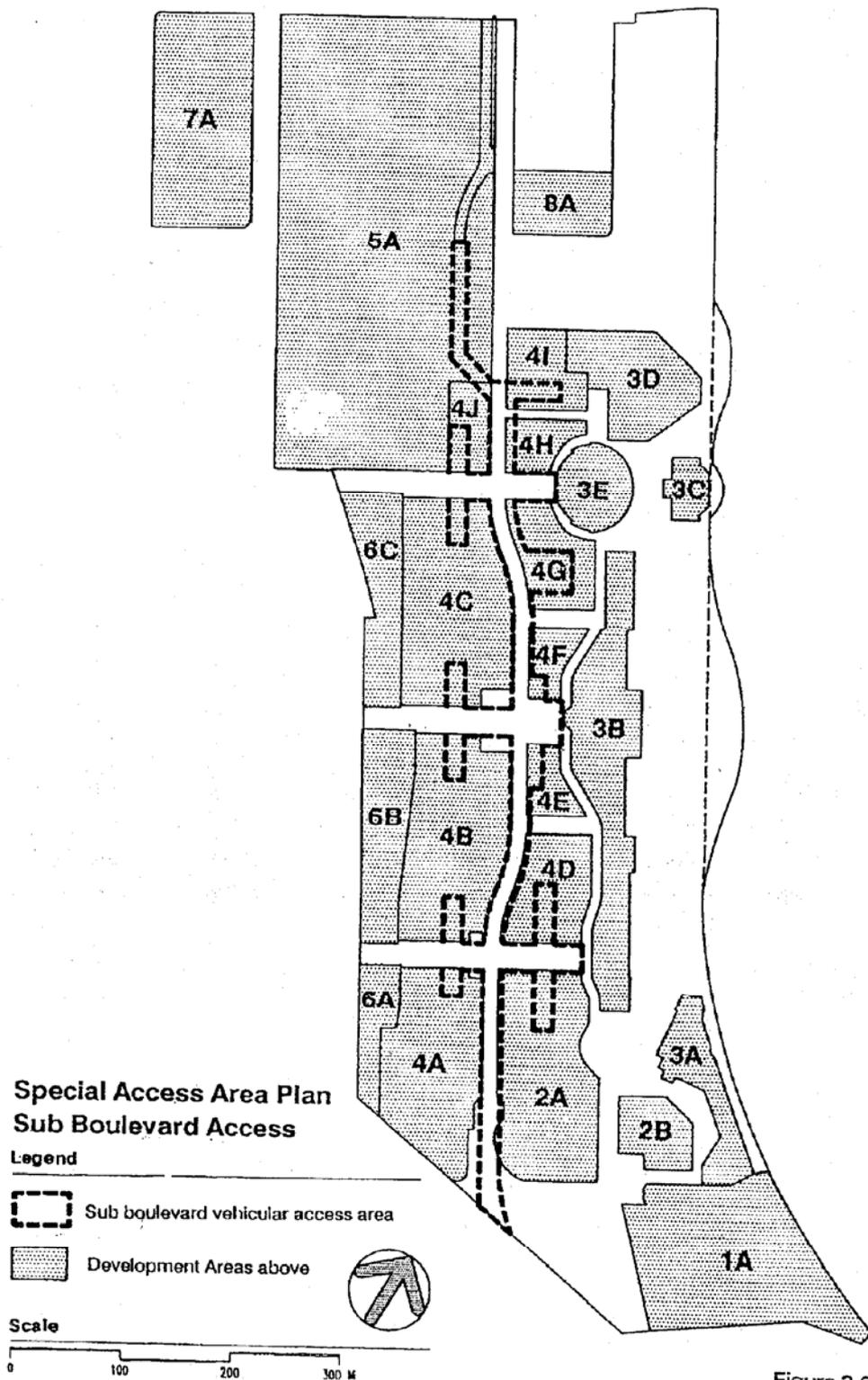


Figure 3.6

Note - Sub Boulevard access arrangements are superseded by the provisions of Section 14.0