

7.0 PRECINCT FOUR – BOULEVARD PRECINCT

7.1 Intent

This precinct is basically intended to function as the primary commercial and mixed use area of the site. The commercial uses will be located predominantly abutting the railway corridor and within the air space above the corridor. Secondary commercial uses will be located on the riverside of the Grey Street Boulevard.

It is preferred that retail uses be located on the ground floor with commercial uses located directly above and will occupy sites along the major access thoroughfares extending the length of the Grey Street Boulevard. The retail outlets shall be orientated to provide pedestrian access from the Grey Street Boulevard, the South Bank Waterway and the Parkland. Specialist retail outlets servicing visitors, tourists and residents will be provided and include restaurants, and food and beverage establishments and boutique shopping.

The residential uses will be either in the form of dwelling units situated above retail and commercial uses or solely as residential buildings. Access to these residential areas will be via landscaped courtyards generally located behind the retail frontages. It is intended that commercial and retail uses on the riverside of the Boulevard will be of a scale and character compatible with residential development.

In addition to this type of residential accommodation the Boulevard Precinct will also include a variety of residential units classified as "Other Residential". These units will be of a smaller floor area and lower cost and therefore more affordable than the balance of the proposed South Bank residential units. This "Other Residential" category will accommodate residential uses such as tenement housing, hostels, student housing and community dwellings. The bulk of the "Other Residential" units will be accommodated in the residential towers at the northern end of the Boulevard.

The Public Transport/Bus Corridor which will be located approximately along the former Grey Street alignment, will run the length of the Precinct. Pedestrian access from the bus stops located along the corridor will be via the lifts and stairwells commercial buildings. The existing railway line will be bridged by the commercial buildings. Public transport access to the precinct and directly to the Grey Street Boulevard will be via the existing stations at Vulture Street and South Brisbane.

Car parking for this precinct will be located under the commercial and mixed-use buildings located on the river side of the railway corridor. Access directly to the Grey Street Boulevard from these car parks will be via lifts and stairways located adequately spaced along the Grey Street Boulevard.

A Science and Technology Museum is proposed to be located on the river side of the Grey Street Boulevard, at the northern end of the site. The location of this museum will complement the open plazas and the extension of the Queensland Performing Arts Complex located just to the north. Public pedestrian access to the Museum will be directly from the Grey Street Boulevard.

7.1A Background

Provisions relating to part of this precinct have been superseded to the extent that part of this precinct is contained in Precinct Nine. Precinct Nine comprises parts of Precincts Two, Three, Four and Five.

To ensure minimal changes and maximise convenience for Development Plan users, revised provisions for those parts of affected precincts are contained wholly in one section, being Section 14.0 - Precinct Nine.

Where this is conflict between this section and Section 14.0 with regard to that part of Precinct Four contained in Precinct Nine, the provisions of Section 14.0 prevail.

7.2 Development Principles

7.2.1 Development Intensity

The optimum gross floor areas for the predominant land uses in Precinct Four are outlined below in Table 7.1.

Table 7.1

Gross Floor Areas of Predominant Uses - Precinct Four

Predominant Uses	Optimum Gross Floor Area (m²)
Commercial	140,060
Residential	20,570
Other Residential	32,640
Public Purpose	71,000
Retail	12,800

7.2.2 Car Parking

Based on the Corporations Car Parking Standards, a maximum of 2,466 car parking spaces shall be allocated to uses within Precinct Four to service the requirements of land uses located in the Precinct. Additional car parking spaces associated with uses within other Precincts may be located within Precinct Four.

7.2.3 Preferred Development

The preferred development within this precinct and other suitable development that may also be considered appropriate are outlined in Table 7.2 below.

Table 7.2

Table of Development - Precinct Four

Preferred Development	Other Suitable Development
Apartment Building	Attached House
Business Premises	Child Care Centre
Car Park	Club
Community Dwelling	Hotel
Educational Establishment	Licensed Club
Museum	Local Store
Park	Place of Assembly
Public Premises	Restaurant
Shop	Retail Warehouse
Student Housing	Service Industry
Tenement Housing	Specialist Shop
Utility Installation	Take Away Food Store
	Welfare Premises
	Youth Club
	Other uses compatible with the intent of the precinct

7.2.4 Urban Design Principles

The configuration of all buildings with a frontage to the Grey Street Boulevard shall parallel the boundary of that Boulevard. This may be achieved by stepping individual structures. All buildings should generally maintain a 45 metre maximum facade length, with a preference for short stepped facades averaging 25 metres in length. Buildings along the park should also parallel the irregular boundary of the park.

Buildings should generally maintain a three storey elevation to the Grey Street Boulevard. Given the extra height of the commercial buildings on the south western side of the Grey Street Boulevard these buildings should step down to achieve some comparability of scale with these buildings on the opposite side. A variety of building heights is desirable along the length of the Grey Street Boulevard and the frontage to the park. The combined effect of development within the Precinct should be to produce an undulating elevation with a horizontal emphasis.

Residential and commercial/retail buildings should have a contemporary character clearly indicative of their use. However, given the close proximity of these buildings, their respective characters may need to be mediated in order to achieve compatibility between the two land uses. The character of all buildings in this Precinct should reflect the Urban Design Theme of "the Park within the Building within the Park". Strategies to achieve this character include:

- (a) The use of overhangs at the first level above ground, creating semi-enclosed spaces and/or arcades around the perimeter of the building;
- (b) The recession of entries beyond the building face, allowing the external space to penetrate the building volume;
- (c) The maximum use of recessed forms generally around the perimeter of the building, blurring the distinction between internal and external space;
- (d) The use of clear glazing at ground level, ameliorating the barrier effect of an opaque wall; and
- (e) The use of a variety of architectural components beyond the building face proper, creating a defined edge to the building surround which is both building and landscape. Such components would include terraces, pergolas, ramps and stairs, retaining walls and gateways.

Direct pedestrian access must be provided from Tribune, Ernest and Glenelg Streets through to the Grey Street Boulevard. This pedestrian access shall continue from the Boulevard through to the Park on the alignments with Tribune, Ernest and Glenelg Streets. The minimum width of such access is 25 metres. Minor pedestrian access from the Grey Street Boulevard to the Park should be provided between each Development Area.

All retail and commercial buildings should be directly accessible from either the Grey Street Boulevard or the South Bank Waterway. Access to residential units from landscaped courtyards behind the retail frontages is preferable.

7.3 Special Access Areas

7.3.1 Pedestrian Access Requirements

The following pedestrian access shall be provided in the Special Access Areas:

- (a) Boulevard circulation from Vulture Street to mid-way between Glenelg and Russell Streets to be suitable for disabled use;

- (b) Access from Tribune Street to Waterway Bridge (RL 9.0) suitable for disabled use. This ramped access is to run from the existing street level at Tribune Street entry to site, below the Grey Street Boulevard and through to the South Bank Waterway at the base of the Grand Stairs. Light wells are to be provided to ensure pedestrians are never more than 35 metres from a natural light source;
- (c) Access from Tribune Street to Grey Street Boulevard. Stepped/ramped access is to be provided from street level to Boulevard level;
- (d) Access from Tribune Street to the Bus Station. Pedestrian set-down area at the Bus Station links to pedestrian access from Tribune Street to Grey Street Boulevard and also to access ramp through to the South Bank Waterway;
- (e) Access from Tribune Street set-down/address points to vertical transportation system built in Building Envelopes 11 and 18 (and Building Envelopes 10 and 17 within Precinct Two) suitable for disabled use. Lifts and stairs from Sub-Boulevard address points up to Grey Street Boulevard and down to Waterway;
- (f) Access from Vulture Street to the Grey Street Boulevard suitable for disabled use;
- (g) Access to all Building Envelopes from the Grey Street Boulevard suitable for disabled use;
- (h) Access from Grey Street Boulevard to South Bank Waterway between Development Areas 4D and 4E, 4F and 4G, 4H and 4I;
- (i) Access from Ernest Street entry to Sub-Boulevard address level and to Grey Street Boulevard suitable for disabled use;
- (j) Access from Ernest Street through to Water Garden and Park suitable for disabled use;
- (k) Access from Boulevard to Park via the Water Garden;
- (l) Access from Glenelg Street entry to Grey Street Boulevard;
- (m) Access from Grey Street Boulevard to Park and Entertainment Piazza suitable for disabled use;
- (n) Access from Bus Station to Ernest Street address street (Sub-Boulevard) and to Park/Grey Street Boulevard (lifts/escalators);
- (o) Access from Ernest Street set-down/address points to vertical transportation system in Building Envelopes 12 and 13 and via stairs/ramps in Water Garden to Park/Grey Street Boulevard; and
- (p) Access from Glenelg Street set-down/address points to vertical transportation system in Building Envelopes 16 and 19.

7.3.2 Vehicular Access Requirements

The following vehicular circulation shall be provided in the Special Access Areas:

- (a) Resident and visitor access from Tribune, Ernest and Glenelg Streets to Sub-Boulevard address points and, drop-off zones serving Building Envelopes 11 and 18, 12 and 13 and 14 and 15 are provided from access roads one level below surface. The access levels are to have natural lighting, particularly at set-down points. Passenger set down points to be adjacent to vertical transportation systems in Development Areas;
- (b) Service vehicle access from Tribune Street to service dock areas below Development Areas 4A, 4B and 4D;
- (c) Service vehicle access from Ernest Street to service dock areas below Development Areas 4C, 4E and 4F;

- (d) Service vehicle access from Glenelg Street to service dock areas below Development Areas, 4C, 4J, 4G, 4H and 4I; and
- (e) A two-lane bus corridor with an additional two-lane reserve for the future inclusion of through traffic if necessary shall be provided below the Grey Street Boulevard entering from Vulture Street.

7.3.3 Landscape Design within Special Access Areas

Landscape design for all spaces within the Special Access Areas of Precinct Four is to be in accordance with Section 2.0 Urban Design Principles, and to the satisfaction of the Corporation. Specific landscape requirements related to the special areas in this precinct are as follows:

- (a) The Grey Street Boulevard is to be planted with two lines of trees 12 metres apart, set out on an even grid longitudinally along the Grey Street Boulevard. The grid should, where appropriate, align with the building grid and is in the order of 8.5 metre spacings;
- (b) The Grey Street Boulevard trees are to be of uniform species and size except at gallery nodes and in the centre of the public transport terminus where a different species is required as set out below. The trees shall be colourful subtropical trees with a spreading canopy;
- (c) The trees at the intersection of the Grey Street Boulevard with the Tribune, Ernest and Glenelg Galleries shall be of an equal size but different species and canopy density to provide a visual key. These trees shall be used along the length of the gallery to link the Grey Street Boulevard with the Park and the access streets;
- (d) The tree at the centre of the Grey Street Boulevard terminus shall be of a larger size and a different species to provide a nodal element at the end of the Boulevard. The trees at the centre of the northern and southern Boulevard termini shall be of equal size and species;
- (e) Tribune Gallery between the Grey Street Boulevard and the Park shall incorporate a grand staircase with a linear cascading water feature and light wells to the Sub-Boulevard pedestrian access spine. Trees in accordance with paragraph (c) above shall also be incorporated;
- (f) Ernest Gallery between the Grey Street Boulevard and the Park shall be developed in association with the Water Garden as a major interactive water element whilst still maintaining a strong axial link. Trees shall be incorporated in association with paragraph (c) above;
- (g) Glenelg Gallery shall form a formal link to the Park incorporating trees as described in paragraph (c) above;
- (h) The Special Access Areas between Building Areas 4D and 4E and between Building Areas 4F and 4G shall incorporate 24 hour public access between the Grey Street Boulevard and the South Bank Waterway. The area shall include trees to accentuate the vistas through to the Park;
- (i) The Special Access Areas to the west of the Grey Street Boulevard between Buildings 6B and 6C shall incorporate a recessed public meeting space 24 m²; and
- (j) The Special Access Areas in Colchester Street shall incorporate advanced street trees in appropriate locations at approximately 15 metre centres. The intersections with Tribune and Ernest Streets shall be paved with an approved alternative material to provide entry statements to the development.

7.4 Development Area 4A

7.4.1 Optimum Gross Floor Area

The gross floor area optima for the predominant land uses within Development 4A are outlined below in Table 7.3.

Table 7.3

Gross Floor Area of Predominant Land Uses - Development Area 4A

Predominant Land Uses Optimum Gross Floor Area (m²)

Commercial
Retail

7.4.2 Urban Design Requirements for Building Envelopes

7.4.2.1 Site Arrangement and Massing

The area available for building shall be restricted to the Building Envelope indicated in Figure 7.1(b). The massing of the Building Envelopes shall be as indicated in Figures 7.1(c) to 7.1(e).

The maximum height of any vertical facade shall not exceed 15 metres before stepping. Such steps shall be a minimum of four metres. The maximum length and treatment of facades shall comply with Section 2.2.1.

7.4.2.2 Building Heights

The maximum parapet level of the Building Envelope 1A and 19 shall be AHD 51 metres. The maximum level shall not be continuous over the whole Building Envelope and shall comply with Figures 7.1(c) to 7.1(e).

7.4.2.3 Building Setbacks

The Building Envelopes shall comply with the setbacks indicated in Figures 7.1(c) to 7.1(e). A minimum distance of 10 metres shall be maintained from Collins Place to the Building Envelope.

7.4.2.4 Circulation and Access

Pedestrian access suitable for disabled use shall be provided for the public from the Special Access Areas to the Building Envelope and within the Transition Area. This public access is to extend into the landscape space within the Building Envelope. Vehicular access for car parking and service vehicles shall be provided from Tribune Street.

7.4.2.5 Building Envelope Landscaping

The landscape space shall be open to the sky via a light well or atrium of minimum plan dimensions of 15 metres by 15 metres. Within the landscape space nominated above, a minimum of 35% of the area shall be developed as soft landscaped area in accordance with the circulation requirements of the building and the Urban Design Principles in Section 2.0.

7.4.3 Transition Area Requirements

The Transition Areas within Development Area 4A shall be developed in accordance with Section 3.3.2 and cater for the following requirements:

- (a) Provision of an open landscaped plaza around the existing "Collins Place" building to extend the pedestrian area from the Grey Street Boulevard and link with the landscaped area associated with Building Envelope IN1 B and with the Vulture Street Railway Station;
- (b) Landscape treatment to the surrounds of the existing "Southpoint" building to provide direct pedestrian access from the Grey Street Boulevard and adjacent pedestrian areas and to extend the landscape treatment in keeping with the overall Urban Design Principles; and
- (c) Provision of landscaped area incorporating pedestrian access, circulation and relaxation areas in conjunction with development within the Building Envelope.

7.5 Development Area 4B

7.5.1 Optimum Gross Floor Areas

The optimum gross floor areas for the predominant land uses within Development Area 48 are outlined below in Table 7.4.

Table 7.4

Gross Floor Area of Predominant Land Uses - Development Area 48

Predominant Land Uses	Optimum Gross Floor Area (m ²)
Commercial	
Retail	

7.5.2 Urban Design Requirements for Building Envelopes

7.5.2.1 Site Arrangement and Massing

The area available for building shall be restricted to the Building Envelopes indicated in Figure 7.2(b). The massing of the Building Envelopes shall be as indicated in Figure 7.2(c) to 7.2(f). A minimum distance of eight metres between Building Envelopes 2 and 3A shall be maintained to allow adequate light and ventilation:

The maximum height of any vertical facade shall not exceed 15 metres before stepping. Such steps shall be a minimum of four metres. The maximum length and treatment of facades shall comply with Section 2.2.1.

7.5.2.2 Building Height

The maximum parapet level of the Building Envelopes 2 and 3A within Development Area 48 are outlined in Table 7.5 below.

Table 7.5

Maximum Building Height - Development Area

Building Envelope	Maximum Parapet Level
Building Envelope 2	AHD 39.5 metres
Building Envelope 3A	AHD 47.5 metres

The maximum parapet levels shall not be continuous over the whole Building Envelope and shall comply with Figures 7.2(c) to 7.2(f).

7.5.2.3 Building Setbacks

The Building Envelopes shall comply with the setbacks indicated in Figures 7.2(c) to 7.2(f).

7.5.2.4 Circulation and Access

Public pedestrian access suitable for disabled use shall be provided from the Special Access Areas to the Building Envelopes and within the Transition Area. This public access is to extend into the landscape space within the Building Envelopes 2 and 3A from the Grey Street Boulevard.

The following vehicular access shall be provided to the Building Envelopes:

- (a) Private and service vehicle access to Building Envelope 2 from Tribune Street; and
- (b) Private and service vehicle access to Building Envelope 3A from Ernest Street.

7.5.2.5 Building Envelope Landscaping

A landscape space shall be provided within Building Envelopes 2 and 3A at ground floor level. The area of this space shall not be less than 25% of the Building Envelope plan area. Approximately 50% of these landscape spaces shall have a minimum height clearance of 11.5 metres. The remaining space shall have a height clearance of 7.5 metres.

The landscape space shall be open to the sky via a light well/atrium of minimum plan dimensions of 15 metres by 15 metres. This ground level landscape space shall open to the Grey Street Boulevard and be accessible to the public. Within this landscape space a minimum of 35% of the area shall be developed as soft landscaped area in accordance with the circulation requirements of the buildings and the Urban Design Principles in Section 2.0.

7.5.3 Transition Area Requirements

The transition areas within Development Area 48 shall be developed in accordance with Section 3.3.2 and cater for the following requirements:

- (a) Provision of pedestrian access from the Grey Street Boulevard, Building Envelopes within Development Area 48 and Building Envelope 3A, to link with landscaped space within the Building Envelopes; and
- (b) Treatment of the Grey Street Boulevard frontage to include provision of planting areas to a minimum of 50% of frontage.

7.6 Development Area 4C

7.6.1 Optimum Gross Floor Areas

The optimum gross floor areas for predominant land uses within Development Area 4C are outlined below in Table 7.6.

Table 7.6

Gross Floor Areas of Predominant Land Uses - Development Area 4C

Predominant Land Uses	Optimum Gross Floor Area (m ²)
Commercial	30,900
Retail	400
Other Residential	18,360

7.6.2 Urban Design Requirements for Building Envelopes

7.6.2.1 Site Arrangement and Massing

The area available for building shall be restricted to the Building Envelopes indicated in Figure 7.3(b). The massing of the Building Envelopes shall be as indicated in Figures 7.3(c) to 7.3(f). A minimum distance of 17 metres between Building Envelopes 3B and 4 shall be maintained to allow adequate privacy, light and ventilation.

The maximum height of any vertical facade of Building Envelope 3B shall not exceed 15 metres before stepping. Such steps shall be a minimum of four metres. The maximum length and treatment of facades shall comply with Section 2.2.1.

7.6.2.2 Building Height

The maximum parapet level of the Building Envelopes 3B and 4 within Development Area 4C are outlined below in Table 7.7.

Table 7.7

Maximum Building Heights - Development Area 4C

Building Envelope	Maximum Parapet Level
Building Envelope 3B	AHD 47.5 metres
Building Envelope 4	AHD 46.0 metres

The maximum levels shall not be continuous over the whole of Building Envelopes 3B and 4 and shall comply with figures 7.3(c) to 7.3(f). Refer to Section 3.2.1.3 for exclusions.

7.6.2.3 Building Setbacks

The Building Envelopes shall comply with the setbacks indicated in Figures 7.3(c) to 7.3(f).

7.6.2.4 Circulation and Access

Public pedestrian access suitable for disabled use shall be provided from the Special Access Areas to the Building Envelopes and within the Transition Area. This public access is to extend into the landscape space within the Building Envelope 3B.

The following vehicular access shall be provided to the Building Envelopes:

- (a) Private and service access to Building Envelope 3A from Ernest Street; and
- (b) Private and service access to Building Envelope 4 from Glenelg Street.

7.6.2.5 Building Envelope Landscaping

A landscaped space shall be provided within Building Envelope 38 at ground floor level. The area of this space shall not be less than 25% of the Building Envelope plan area. Approximately 50% of this landscape space shall have a minimum height clearance of 11.5 metres, and the remainder a height clearance of 7.5 metres.

The landscaped space shall be open to the sky via a lightwell atrium of minimum plan dimensions of 15 metres by 15 metres. This ground level landscape space shall open to the Grey Street Boulevard and be accessible to the public. Within this landscaped space a minimum of 35% of the area shall be developed as soft landscaped area in accordance with the circulation requirements of the Building Envelopes and the Urban Design Principles in Section 2.0.

7.6.3 Transition Area Requirements

The Transition Areas within Development Area 4C shall be developed in accordance with Section 3.3.2 and cater for the following requirements:

- (a) Provision of pedestrian access from the Boulevard to link with landscaped spaces within Building Envelopes;
- (b) Provision of soft landscape incorporating planting, grass, water features to a minimum of 35% of the Transition Area; and
- (c) Provision of landscaped outdoor recreation court over the railway adjacent to Building Envelope 4.

7.7 Development Area 4D

7.7.1 Optimum Gross Floor Areas

The optimum gross floor areas for predominant land uses within Development Area 4D are outlined below in Table 7.8.

Table 7.8

Gross Floor Areas of Predominant Land Uses - Development Area 4D

Predominant Land Uses	Optimum Gross Floor Area (m ²)
Commercial	2,760
Retail	2,470
Residential	13,090

7.7.2 Urban Design Requirements for Building Envelopes

7.7.2.1 Site Arrangement and Massing

The area available for building shall be restricted to the Building Envelopes as indicated in Figure 7.4(b). The massing of the Building Envelopes shall be as indicated in Figures 7.4(c) to 7.4(f).

A minimum distance of 12 metres between Building Envelopes 11 and 18 shall be maintained to allow adequate light, ventilation, privacy and vistas. The maximum length and treatment of facades shall comply with Section 2.2.1.

7.7.2.2 Building Heights

The maximum parapet level of Building Envelopes 11 and 18 within Development Area 4D are outlined below in Table 7.9.

Table 7.9

Maximum Building Heights - Development Area 4D

Building Envelope	Maximum Parapet Level
Building Envelope 11	AHD 38.5 metres
Building Envelope 18	AHD 25.5 metres

The maximum level should not be continuous over the total Building Envelope and shall comply with Figures 7.4(c) to 7.4(f).

7.7.2.3 Building Setbacks

The Building Envelopes shall comply with the setbacks indicated in Figures 7.4(c) to 7.4(f).

7.7.2.4 Circulation and Access

Public pedestrian access suitable for disabled use shall be provided from the Special Access Areas to all Building Envelopes. Vehicular access for car parking and service vehicles shall be provided from Tribune Street.

7.7.2.5 Building Envelope Landscaping

Landscape treatment within Building Envelope 11 and 18 shall be in accordance with the Urban Design Principles in Section 2.0 and include the following:

- (a) A landscaped access space of minimum dimension four metres to Grey Street Boulevard frontage within Building Envelope 11. This space shall be open to the Boulevard and accessible to the public;
- (b) A landscaped space at ground floor within Building Envelope 18 adjacent the South Bank Waterway. This space shall be a minimum four metres wide and shall be not less than 10% of the building envelope; and
- (c) Pedestrian link to be minimum of three metres wide and shall be located to relate to Sub-Boulevard address point.

7.7.3 Transition Area Requirements

The Transition Areas within Development Area 4D shall be in accordance with Section 3.3.2 and cater for the following requirements:

- (a) Provision of hard paved pedestrian access from the Boulevard and Park/Waterway Special Access Areas linking with the landscape areas within the Building Envelopes;
- (b) Provision of landscaped courtyard areas to the west of Building Envelope 18 at lowest residential level (RL.10.5 metres), courtyards to be a minimum five metres wide and contain a minimum 50% soft landscape treatment;
- (c) Provision of emergency vehicles access between Building Envelopes 11 and 18 through a landscaped court (with a minimum width of five metres);
- (d) Pedestrian access of a minimum width of three metres between Building Envelope 18 and the South Bank Waterway; and
- (e) Provision of soft landscape treatment to a minimum of 35% of the Transition Areas.

7.8 Development Area 4E

7.8.1 Optimum Gross Floor Areas

The optimum gross floor areas for predominant land uses within Development Area 4E are outlined below in Table 7.10.

Table 7.10

Gross Floor Areas of Predominant Land Uses - Development Area 4E

Predominant Land Uses	Optimum Gross Floor Area (m ²)
Retail	31,620
Residential	30,740

7.8.2 Urban Design Requirements for Building Envelopes

7.8.2.1 Site Arrangement and Massing

The area available for building shall be restricted to the Building Envelope indicated in Figure 7.5(b). The massing of the Building Envelopes shall be as indicated in Figures 7.5(c) and 7.5(d). The maximum length and treatment of facades within Development Area 3E shall comply with Section 2.2.1.

7.8.2.2 Building Heights

The maximum parapet level of the Building Envelope 12 shall be AHD 31 metres. The maximum level shall not be continuous over the whole Building Envelope and shall comply with Figures 7.5(c) and 7.5(d).

7.8.2.3 Building Setbacks

The Building Envelopes shall comply with the setbacks indicated in Figures 7.5(c) and 7.5(d).

7.8.2.4 Circulation and Access

Public pedestrian access suitable for disabled use shall be provided from the Special Access Areas to Building Envelope 12. Car park and service vehicular access shall be provided from Ernest Street.

7.8.2.5 Building Envelope Landscaping

Landscape treatment within Building Envelope 12 shall be in accordance with Section 2.0 Urban Design Principles and includes the following:

- (a) A landscape space shall be provided within the Building Envelope at the ground level adjacent to the South Bank Waterway (RL 7.0). The area of this space shall not be less than 20% of the Building Envelope. At least 25% of this landscape area shall have a minimum height clearance of 11.5 metres. The remaining space shall have a height clearance of 3.5 metres. This space shall be linked to the Grey Street Boulevard and be accessible to the public; and
- (b) Provision of landscaped access zone of a minimum of four metres wide to Boulevard frontage of Building Envelope. This space shall be 'not less than 10% of the Building Envelope and shall be accessible to the public.

7.8.3 Transition Area Requirements

The Transition Areas within Development Area 4E shall be in accordance with Section 3.3.2 and cater for the following requirements:

- (a) Provision of landscaped circulation and access area from the Building Envelope 12 to Grey Street Boulevard and the South Bank Waterway; and
- (b) Provision of minimum 35% soft landscape treatment to these areas.

7.9 Development Area 4F

7.9.1 Optimum Gross Floor Areas

The optimum gross floor areas for predominant land uses within Development Area 4F are outlined below in Table 7.1 1.

Table 7.1 1

Gross Floor Areas of Predominant Land Uses - Development Area 4F

Predominant Land Uses Optimum	Gross Floor Area (m ²)
Retail	31,620
Residential	31,740

7.9.2 Urban Design Requirements for Building Envelopes

7.9.2.1 Site Arrangement and Massing

The area available for building shall be Restricted to the Building Envelopes indicated in Figure 7.6(b). The massing of the Building Envelopes shall be as indicated in Figures 7.6(c) and 7.6(d). The maximum length and treatment of facades shall comply with Section 2.2.1.

7.9.2.2 Building Height

The maximum parapet level of Building Envelope 13 shall be AHD 31 metres. The maximum level shall not be continuous over the whole Building Envelope and shall comply with Figures 7.5(c) and 7.5(d).

7.9.2.3 Building Setbacks

The Building Envelopes shall comply with the setbacks indicated in Figures 7.6(c) and 7.6(d). The ground floor of the Building Envelope along the Grey Street Boulevard shall be set back four metres to provide pedestrian circulation outside the transition area. The ground floor of the Building Envelope along the South Bank Waterway shall be set back four metres to facilitate external activities.

7.9.2.4 Circulation and Access

Public pedestrian access suitable for disabled use shall be provided from the Special Access Areas to all Building Envelopes. Vehicular access for car parking and service vehicles shall be provided from Ernest Street.

7.9.2.5 Building Envelope Landscaping

Landscape treatment within Building Envelope 13 shall be in accordance with Section 2.0 Urban Design Principles, and include the following:

- (a) A landscaped space within the Building Envelope at the ground level adjacent to the South Bank Waterway (RL 7.0). The area of this space shall not be less than 20% of the Building Envelope. At least 25% of this landscaped area shall have a minimum height clearance of 11.5 metres. The remaining space shall have a height clearance of 3.5 metres; and
- (b) Provision of landscaped access zone of a minimum of four metres wide to the Grey Street Boulevard frontage of the Building Envelope. This space shall be not less than 10% of Building Envelope and shall be accessible to the public. This space shall be open to the Grey Street Boulevard and accessible to the public.

7.9.3 Transition Area Requirements

The Transition Areas within Development Area 4F shall be in accordance with Section 3.3.2 and cater for the following requirements:

- (a) Provision of landscaped circulation and access area from the Building Envelope 13 to the Grey Street Boulevard and Waterway Special Access Areas; and
- (b) Provision of minimum 35% soft landscape treatment to these areas.

7.10 Development Area 4G

7.10.1 Optimum Gross Floor Areas t

The optimum gross floor areas for predominant land uses within Development Area 4G are outlined below in Table 7.12.

Table 7.12

Gross Floor Area of Predominant Land Uses - Development Area 4G

Predominant Land Uses	Optimum Gross Floor Area (m²)
Commercial	9,240
Retail	775

7.10.2 Urban Design Requirements for Building Envelopes

7.10.2.1 Site Arrangement and Massing

The area available for building shall be restricted to the Building Envelopes indicated in Figure 7.7(b). The massing of the Building Envelopes shall be as indicated in Figures 7.7(c) to 7.7(9). The minimum distances between Building Envelopes 14 and 19 shall be 12 metres to allow adequate light, ventilation, privacy and vistas. The maximum length and treatment of facades shall comply with Section 2.2.1.

7.10.2.2 Building Height

The maximum parapet level of Building Envelopes 14 and 19 within Development Area 4G are outlined in Table 7.13.

Table 7.1 3

Maximum Building Heights - Development Area 4G

Building Envelope	Maximum Parapet Level
Building Envelope 14	AHD 31.0 metres
Building Envelope 19	AHD 20.5 metres

The maximum level shall be continuous over the whole Building Envelope and shall comply with figures 7.7(c) to 7.7(9).

7.10.2.3 Building Setbacks

The Building Envelopes shall comply with the setbacks indicated in Figures 7.7(c) to 7.7(9).

7.10.2.4 Circulation and Access

Public pedestrian access suitable for disabled use, shall be provided from the Special Access Areas to all Building Envelopes. Private and service vehicle access, shall be provided to the Building Envelopes from Glenelg Street.

7.10.2.5 Building Envelope Landscaping

Landscape treatment within Building Envelopes 14 and 19 shall be in accordance with Section 2.0 Urban Design Principles and include the provision of a landscaped space within Building Envelope 19 at the ground level adjacent to the South Bank Waterway (RL 7.0) and linking through to a courtyard enclosed by the building form.

The area of this space shall be not less than 20% of the Building Envelope, with a height clearance of 3.5 metres and shall be accessible to the public from the South Bank Waterway and Grey Street Boulevard.

7.10.3 Transition Area Requirements

The Transition Area within Development Area 4G shall be in accordance with Section 3.3.2 and cater for the following requirements:

- (a) Provision of a landscaped courtyard area incorporating pedestrian access between Building Envelopes 14 and 19, from the Grey Street Boulevard to the South Bank Waterway;
- (b) Provision of a landscaped retail court adjacent to Building Envelope 32; and
- (c) Provision of a minimum of 35% of soft landscape treatment to these areas.

7.11 Development Area 4H: Amalgamation of Development Areas 4H and 4I

7.11.1 Optimum Gross Floor Areas

The optimum gross floor areas for predominant land uses within Development Area 4H are outlined below in Table 7.14.

Table 7.14

Gross Floor Area of Predominant Land Uses - Development Area 4H

Predominant Land Uses	Optimum Gross Floor Area (m ²)
Public Purpose	16,500

7.11.2 Urban Design Requirements for Building Envelopes

7.11.2.1 Site Arrangement and Massing

The area available for building shall be restricted to the Building Envelope indicated in Figure 7.8(b). The massing of the Building Envelope shall be as indicated in Figures 7.8(c) and 7.8(d).

7.11.2.2 Building Height

The maximum parapet level of Building Envelope shall be AHD 29 metres. The maximum level shall not be continuous over the whole Building Envelope and shall comply with Figures 7.8(c) and 7.8(d).

7.11.2.3 Building Setbacks

The Building Envelope shall comply with the setbacks indicated in Figures 7.8(c) and 7.8(d).

7.11.2.4 Circulation and Access

Public pedestrian access suitable for disabled use shall be provided from the Special Access Areas to the Building Envelope. Private and service vehicle access shall be provided to the Building Envelope from Grey Street.

7.11.2.5 Building Envelope Landscaping

Landscape treatment within Building Envelope 15 shall be in accordance with Section 2.0 Urban Design Principles.

7.11.3 Transition Area Requirements

The Transition Areas with Development Area 4H shall be in accordance with Section 3.3.2 and shall cater for the following requirements:

- (a) Provision of landscaped open space areas incorporating pedestrian access to Building Envelope 15 from the Grey Street Boulevard, the South Bank Waterway and Building Envelope 32; and
- (b) (b) Provision of minimum 35% soft landscape treatment to these areas.

7.12 Development Area 41

7.12.1 Optimum Gross Floor Areas

The optimum gross floor areas for predominant land uses within Development Area 4J are outlined below in Table 7.15.

Table 7.1 5

Gross Floor Areas of Predominant Land Uses - Development Area dl

Predominant Land Uses	Optimum Gross Floor Area (m²)
Hotel	20,000

7.12.2 Urban Design Requirements for Building Envelopes

7.12.2.1 Site Arrangement and Massing

The area available for building shall be restricted to the Building Envelope indicated in Figure 7.9(b). The massing of the Building Envelopes shall be as indicated in Figures 7.9(c) and 7.9(d). The maximum length and treatment of facades shall comply with Section 2.2.1.

7.12.2.2 Building Height

The maximum parapet level of the Building Envelope shall be AHD 47 metres and shall comply with Figure 7.9(c) and 7.9(d).

7.12.2.3 Building Setbacks

The Building Envelopes shall comply with the setbacks indicated in Figures 7.9(c) and 7.9(d).

7.12.2.4 Circulation and Access

Pedestrian Access suitable for disabled use shall be provided to the Building Envelopes from the Grey Street Boulevard and Special Access Areas. Private and service vehicular access shall be provided from Glenelg Street.

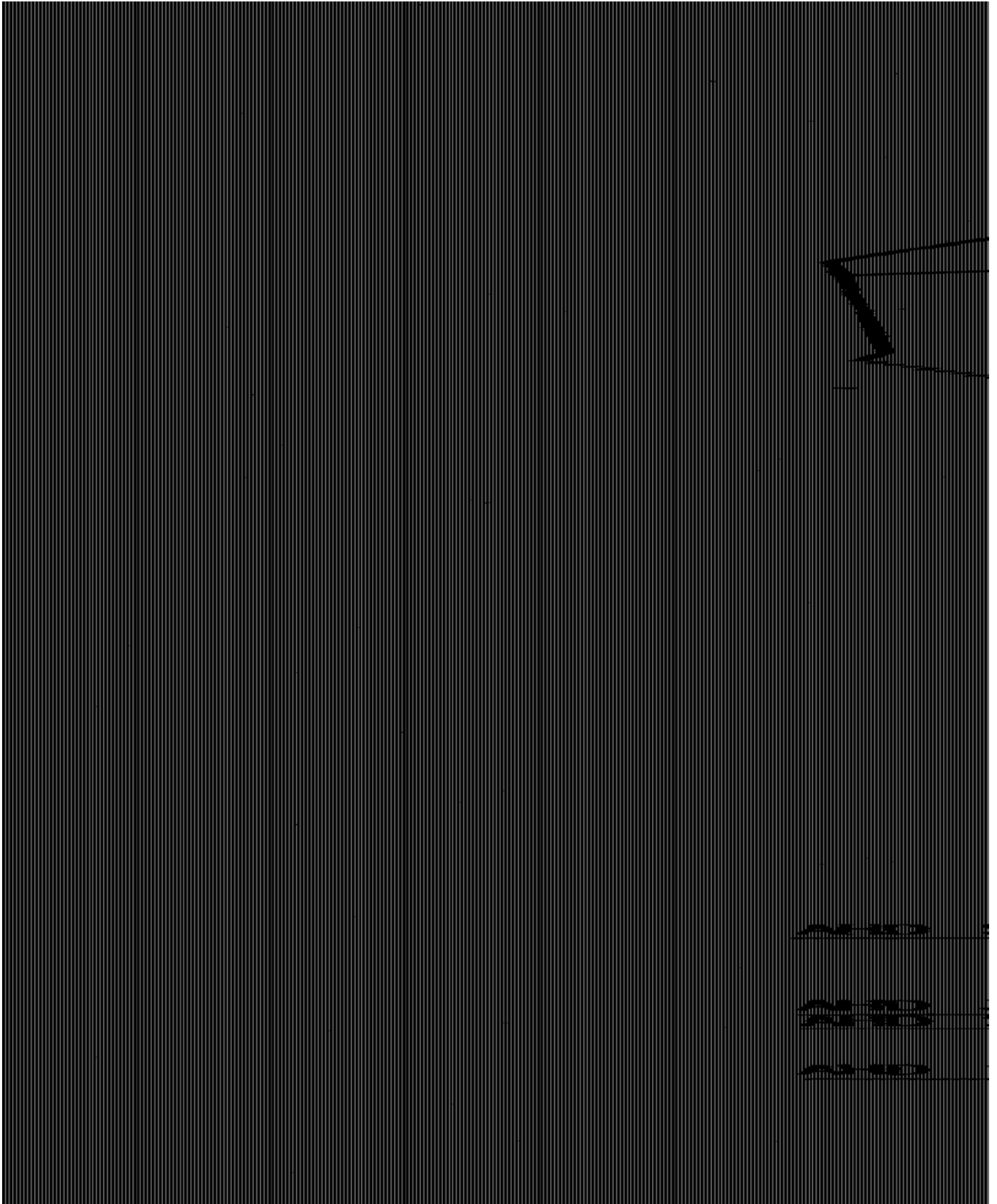
7.12.2.5 Building Envelope Landscaping

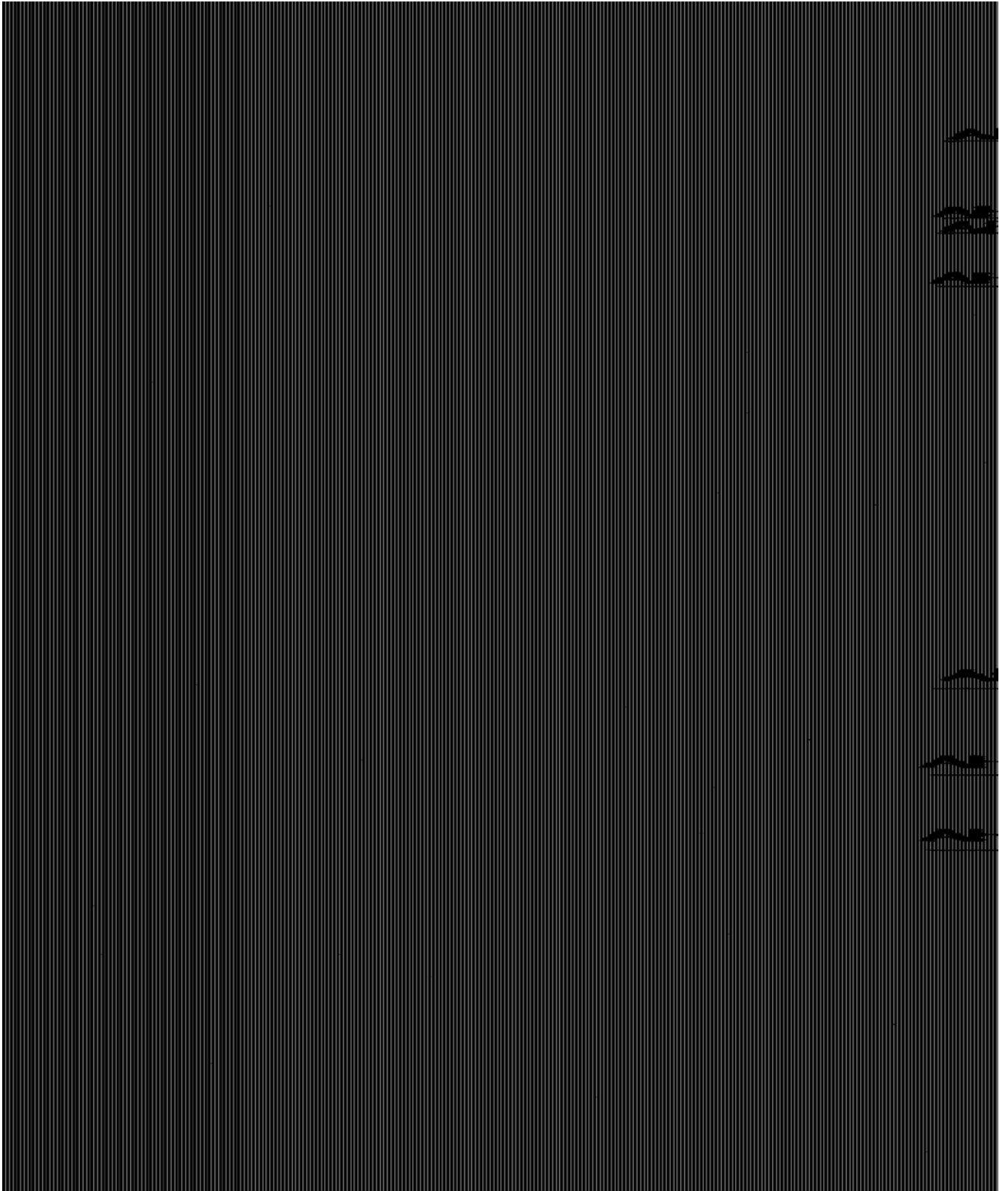
Landscape treatment within Building Envelope 5 shall be in accordance with Section 2.0 Urban Design Principles.

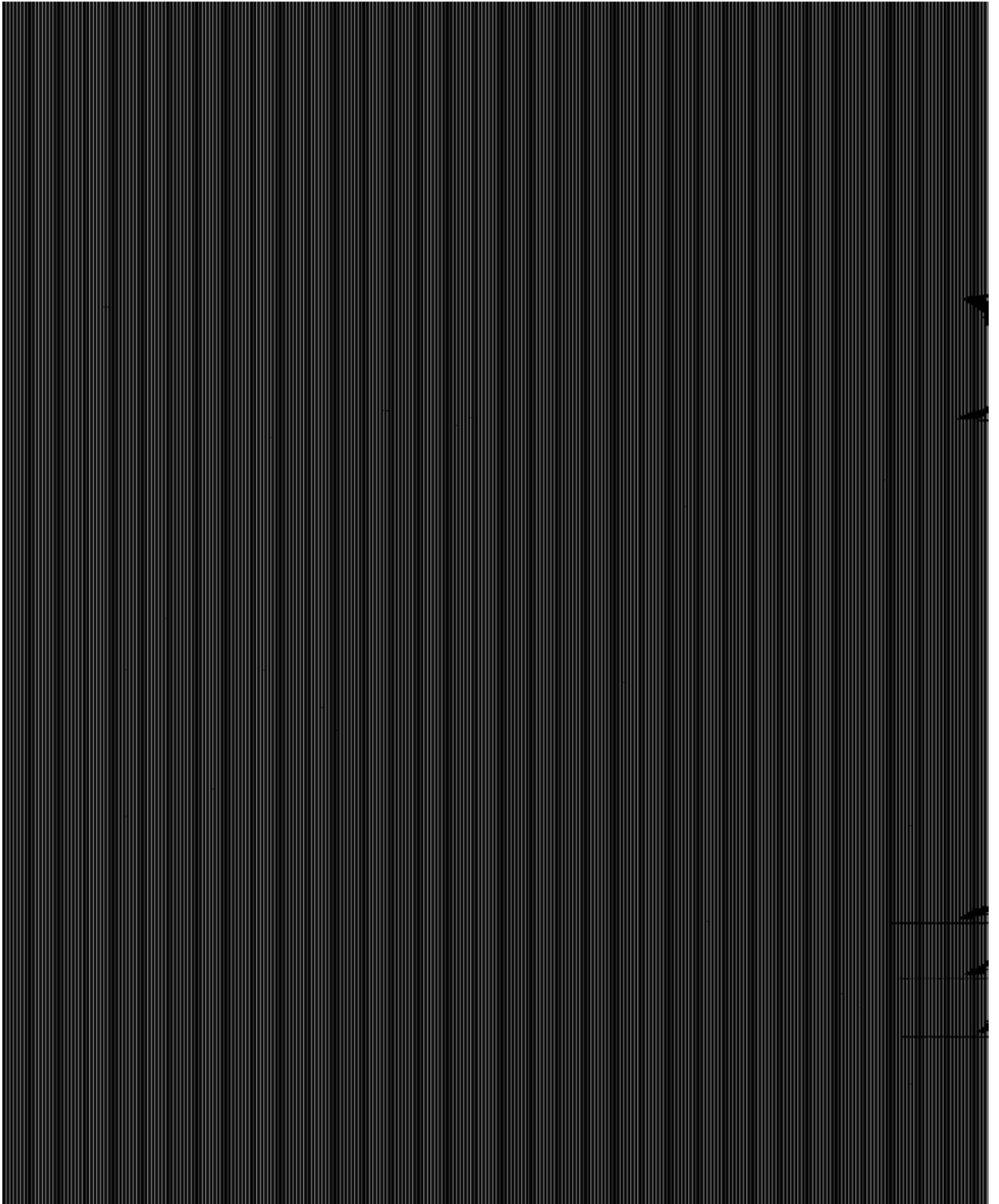
7.12.3 Transition Area Requirements

The Transition Area within Development Area 4J shall be in accordance with Section 3.3.2 and cater for the following requirements:

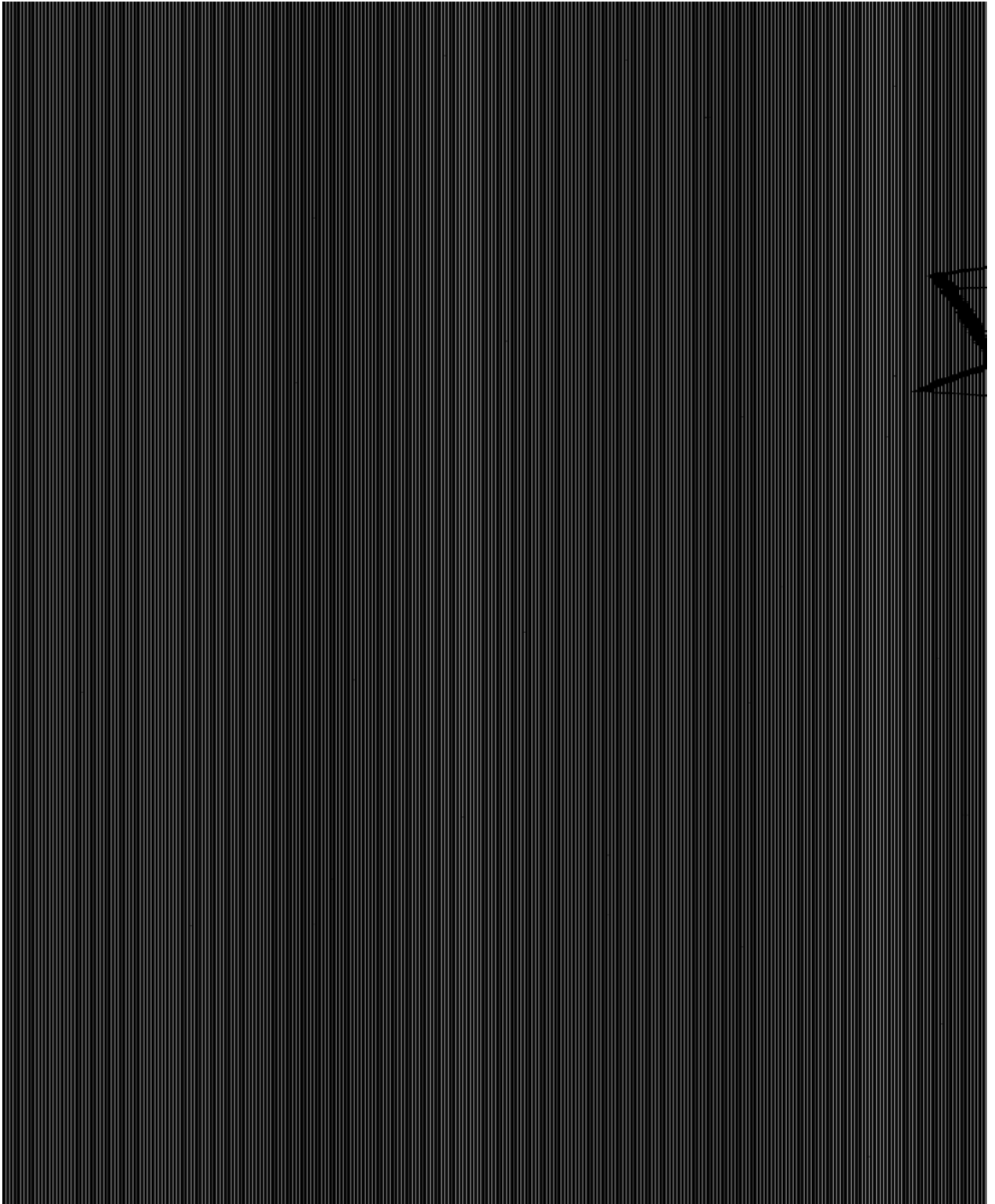
- (a) Provision of paved pedestrian access from the Grey Street Boulevard to link with the Building Envelope 5; and
- (b) Provision of planting areas to a minimum of 50% of the Building Envelope frontage to the Grey Street Boulevard.

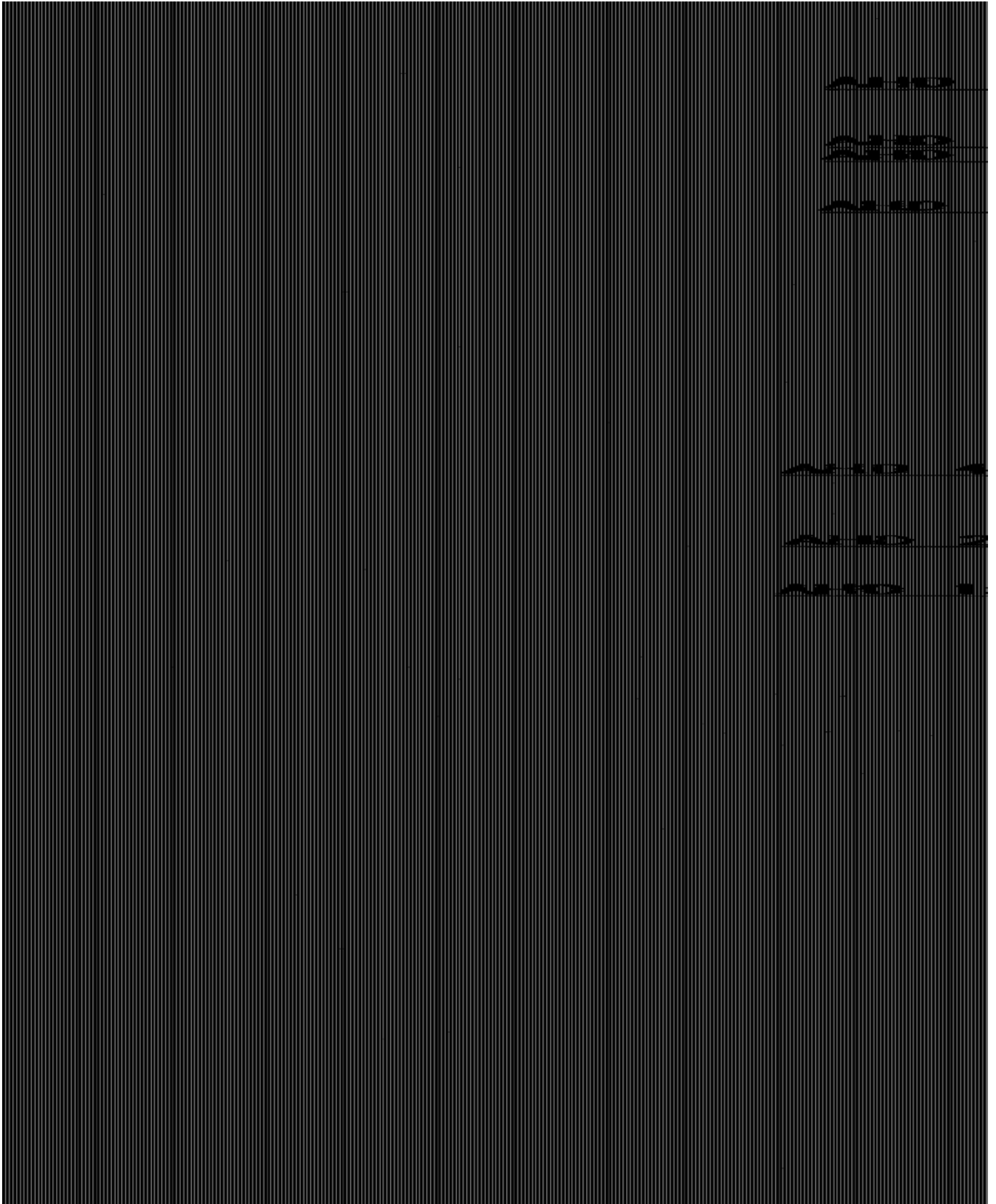


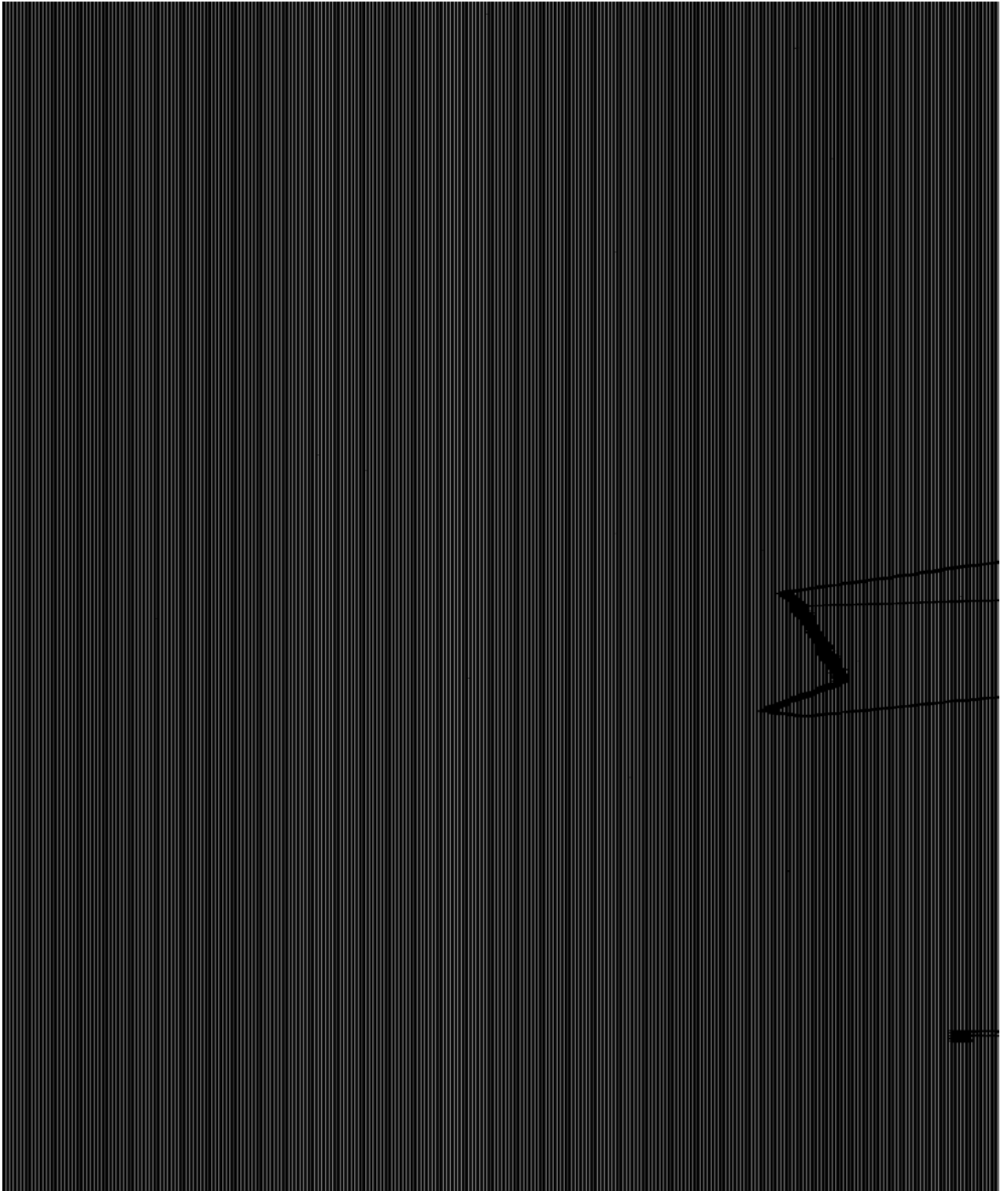


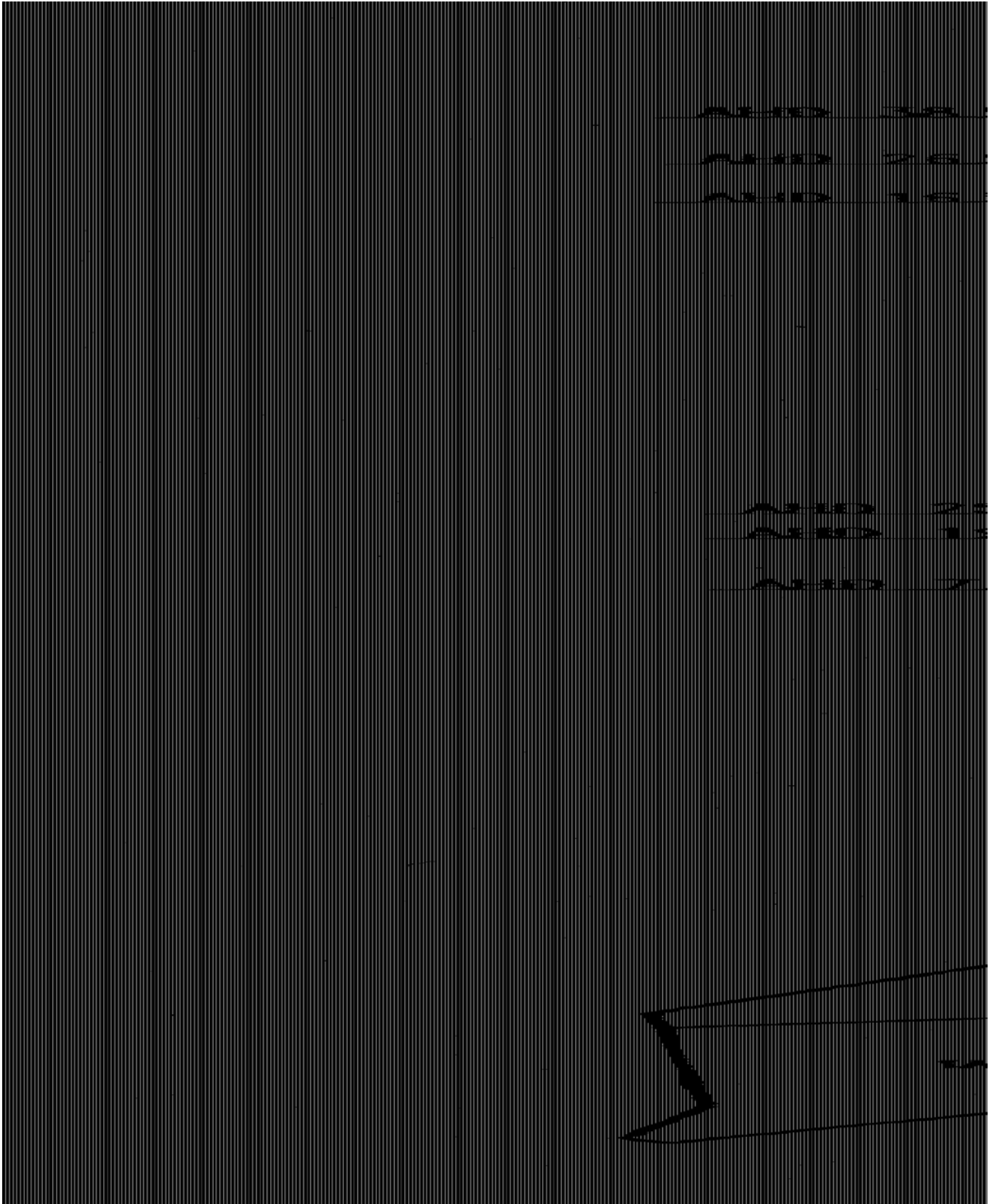


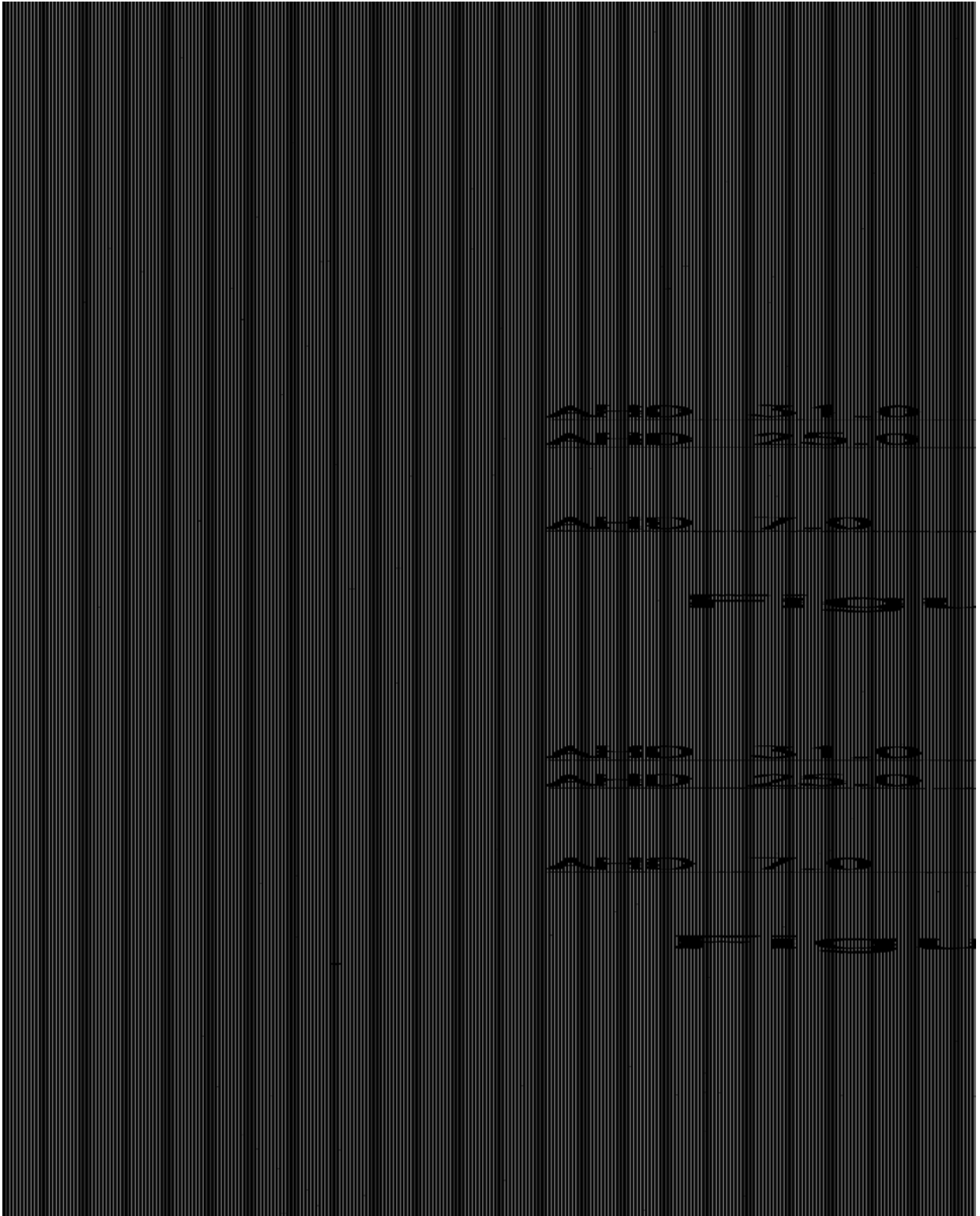












AHD 510

AHD 250

AHD 70

FIGURE

AHD 510

AHD 250

AHD 70

FIGURE

