

10.0 PRECINCT SEVEN – MELBOURNE STREET PRECINCT

10.1 Intent

The precinct is intended to be developed as a mixed use precinct that adopts the Corporation's objectives for excellence in design and creating a location that connects socially, physically and economically to the local South Brisbane area and the CBD.

The future development is to consist of:

- commercial, residential and retail fronting Melbourne Street which is responsive to the Brisbane City Council's initiatives for Melbourne Street;
- medium rise commercial and retail development fronting Russell Street; and
- a fine grain, low rise residential development across the rest of the site providing for single attached housing and terrace houses laid out in a mews style.

Key elements contributing to the Corporation's desired outcomes in the location are:

- excellence in design;
- design and use compatibility within the site and with neighbours;
- design responsiveness to place and surrounds;
- linking West End, Highgate Hill, Woolloongabba and South Bank for future generations;
- vitality and activity;
- a contribution to affordable/social housing.

10.2 Development Principles

10.2.1 Development Intensity

A base gross floor area (GFA) for the entire site is set at 50,000m².

An additional 5% GFA may be approved for the site at the sole discretion of the Corporation. This may be granted if the proposal is consistent with the design principles of the site, and displays excellence in architectural design.

10.2.2 Car Parking

The Corporation shall determine the minimum number of car parks for these development components. It will require parking for residents and visitors to the residential precincts; tenants and visitors to the commercial space; and visitors to the Parklands.

10.2.3 Preferred Development

The preferred uses for Precinct Seven include commercial, residential and retail. Uses for individual parcels are described below:

Parcel A – Russell Street

The preferred uses for ground level are retail or similar to promote activity. Upper levels are suitable for predominantly office or similar compatible uses including residential.

Parcel B & D – Small Lot Housing and Apartments

Attached single small lot housing and apartments are intended.

Parcel C – Melbourne Street

At ground level, activity and vitality is to be encouraged by appropriate design and active uses such as retail and restaurants. At upper levels the range of compatible uses includes short or long term accommodation, office, entertainment, education, institution or any compatible but similar use.

The range of preferred and other suitable uses are described in Table 10.2.

Table 10.2

Table of Development – Precinct Seven

Preferred Development	Other Suitable Development
Apartment Building	Child Care
Attached House	Community Dwelling
Business Premises	Educational Establishment
	Market Industry
	Restaurant
	Shop
	Specialist Shop
	Student Housing
	Take away food store

10.3 Development Area

10.3.1 Urban Design – Overall Requirements

1. All development in Precinct Seven is to be responsive to the principles of ecological sustainability. Buildings and spaces should be designed for an orientation to achieve solar access and maximise energy efficiency.
2. All designs must be cognisant of possible 1 in 100 year flood events affecting the site.
3. All vehicular gates, garages and car parks must be set back from the cross streets or laneways and designed in such a way so they do not dominate the public domain.
4. Building design should incorporate roofs that are pitched and provide appropriate overhangs, and exterior walls are to be articulated and detailed so as to minimise any adverse visual impact on the local area.
5. Variation in gross floor area, height, plot ratio, materials and design is to occur across the site to add variety and interest to the final development and assist in linking it to the surrounding locality.
6. Site services will be provided via cross streets, the mews or from the external public streets (where appropriate) and be designed to accommodate a possible long-term conversion of Merivale and Cordelia streets to two-way traffic flow.

10.3.1.1 Parcel A – Russell Street

Mixed use office, retail or residential uses at a comparable scale to Parcel C, however at a more intense scale than Parcels B & D fronting Russell Street is preferred.

10.3.1.2 Parcels B & D – Small Lot Housing and Apartments

The preferred design approach is for apartments and small lot housing. The small lot housing is generally attached and developed with common private spaces (mews) serviced by cross streets linking Cordelia and Merivale Streets. Through block connections and permeability is essential.

Design diversity throughout the parcels is strongly encouraged.

Small lot housing is provided with private open space; a minimum of 40m² is required. Design affords all dwellings the opportunity for casual surveillance of the mews and cross streets.

10.3.1.3 Parcel C – Melbourne Street

This site is to be developed with mid-rise buildings facilitating mixed land uses.

The design is to be compatible with the Melbourne Street boulevard initiatives of Brisbane City Council. A 5metre setback is encouraged for the lower podium levels, designed and landscaped in a manner compatible to this initiative.

Access to the site is preferred off Cordelia or Merivale Street and consideration (in association with Brisbane City Council) should be given to any kerb set down facilities required.

10.3.2 Development Criteria

Table 10.3 Development Criteria – Precinct Seven outlines requirements for each parcel for:

- general guidelines;
- land area; and
- height.

Table 10.3

Development Criteria Precinct Seven

Parcel	Development Guidelines		Height
Parcel A – Russell Street	Mid rise buildings facilitating mixed land uses predominantly of a commercial nature	Land area: 4,700m ² approx.	A maximum of 8 storeys
Parcel B – Small Lot Housing	Small lot apartment housing generally attached with common private spaces	Land area: 4,800m ² approx.	3 storeys in height with a sub half level for car parking
Parcel C – Melbourne Street	Mid rise buildings facilitating mixed land uses	Land area: 4,500m ² approx.	Minimum 5 storeys and maximum of 9
Parcel D – Residential Apartments	Residential apartments attached with private open spaces	Land area: 2,400m ² approx.	Up to 5 storeys in height (plus loft) with a sub half level for car parking
Total precinct		Land area: 18,300m ² approx.	

Notes:

1. Land area of the whole site includes area of cross streets, mews and lanes
2. Land area for the parcels excludes area of cross streets, mews and lanes”