

11.0 PRECINCT EIGHT – PERFORMING ARTS COMPLEX PRECINCT

11.1 Intent

This Precinct includes the proposed drama theatre of the Performing Arts Complex. This building will be complemented by the northern area of the Parkland Precinct abutting the Performing Arts Complex, including the sculpture court and flagged court.

11.2 Development Principles

11.2.1 Development Intensity

The optimum gross floor area for the predominant land use in Precinct Eight is outlined below in Table 11.1.

Table 11.1

Gross Floor Area of Predominant Land Uses - Precinct Eight

Predominant Land Use	Optimum Gross Floor Area (m ²)
Performing Arts Complex (Stage 5)	19,200

This optimum gross floor area reflects the current development proposal for the Performing Arts Complex. If this stated optimum does change, then the additional amount of gross floor area required will not be calculated within the gross floor area optimum of 442,000 m² identified for the Corporation Area.

11.2.2 Car Parking

A maximum of 340 car parking spaces shall be allocated to the public purpose uses contained in this Precinct. These car parking spaces may be located within Precincts Four to Eight of the Corporation Area.

11.2.3 Preferred Uses

The only use to be allowed within this Precinct is the proposed Stage 5 extension of the Queensland Performing Arts Complex.

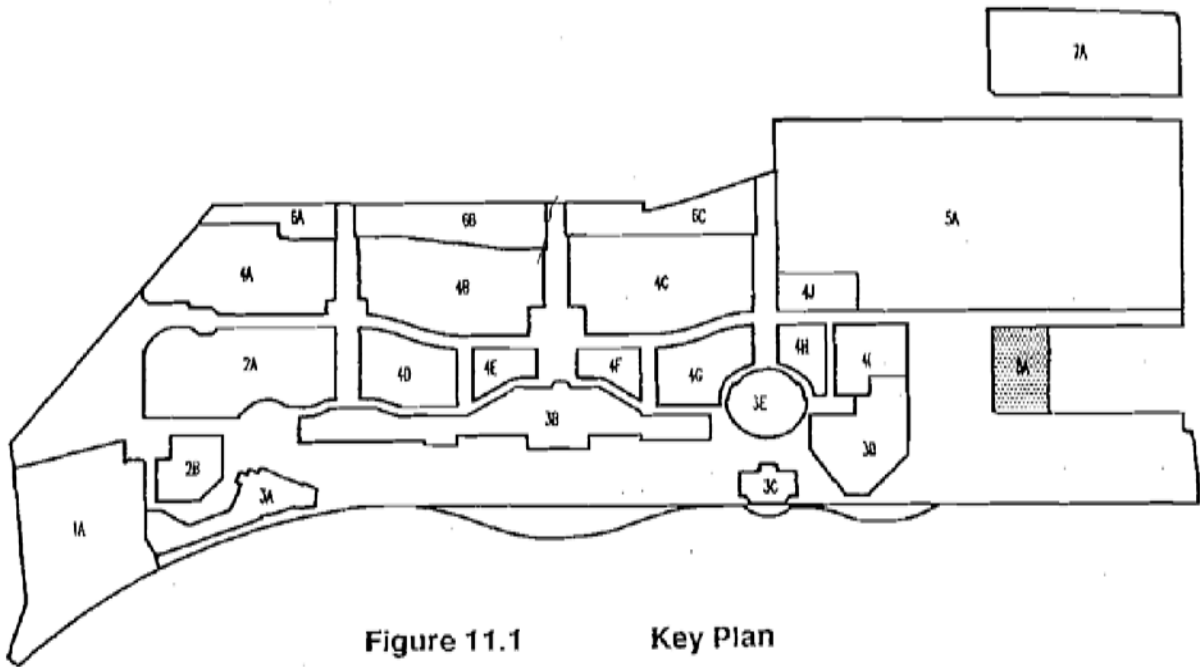


Figure 11.1 Key Plan
Development Area 8A