

6.0 PRECINCT THREE – PARKLAND PRECINCT

6.1 Intent

The land included in this Precinct is primarily intended for the provision of public open space by retaining all riverside land within this Precinct for informal and casual recreational pursuits. This will provide maximum public accessibility for both residents and visitors alike. Additionally the historical buildings, the Plough Inn and Allgas buildings will be retained.

The parkland area will also contain various entertainment facilities such as water gardens, an entertainment piazza, a lagoon and beaches. Additional facilities servicing visitors and tourists to the site will be located within this precinct, including restaurants, specialist retailing outlets such as kiosks and souvenir shops and some commercial activities.

At the northern end of this precinct, adjacent to the Performing Arts Complex, the primary intent is for a cultural area providing a sympathetic turf area to the existing Cultural Centre and to provide a suitable entry to the site. Proposed uses within this area include a sculpture court and flagged court. Other uses that are compatible with and offer synergies with the cultural area are intended.

Public access along the riverfront will be provided to enable an integrated riverside open space network. This Precinct will also provide an appropriately landscaped edge to the Brisbane River, enhancing its visual amenity and its use for recreational purposes.

6.1A 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Provisions relating to part of this precinct have been superseded to the extent that part of this precinct is contained in Precinct Nine.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 Precinct 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 there is conflict between this section and Section 14.0 with regard to that part of Precinct Three contained in Precinct Nine, the provisions of Section 14.0 prevail. In addition, the form style and structural elements of the Parklands components of Precinct Three are superseded by the provisions of Section 14.0, and its reference to and reliance on the 1997 Masterplan.

6.2 Development Principles

6.2.1 Development Intensity

The preferred optimum gross floor area and the predominant land uses in Precinct Three (Development Area A) are outlined below in Table 6.1.

Table 6.1

Gross Floor Areas of Predominant Land Uses – Precinct Three (Development Area A)

Predominant Land Uses	Optimum Gross Floor Area (m ²)
Business Premises Food and Beverage Public Purpose Retail	2,000*

* Excludes outdoor dining and public toilets

The preferred optimum gross floor area for the predominant land uses in Precinct Three (Development Areas B-E) are outlined below in Table 6.2.

Table 6.2

Gross Floor Areas of Predominant Land Uses – Precinct Three (Development Areas B-E)

Predominant Land Uses	Optimum Gross Floor Area (m ²)
Business Premises	4,800
Food and Beverage	7,025
Public Purpose	1,880
Retail	720

The preferred optimum gross floor area and the predominant land uses in Precinct Three (Development Area F) are outlined below in Table 6.3.

Table 6.3

Gross Floor Areas and Predominant Land Uses – Precinct Three (Development Area F)

Predominant Land Uses	Optimum Gross Floor Area (m ²)
Business Premises	16,000*
Food and Beverage	
Place of Assembly	
Public Purpose	
Radio Station	
Retail	

*Excludes any roof terrace.

6.2.2 Car Parking

A maximum of 452 car parking spaces shall be allocated to uses within Precinct Three to service the requirements of its land uses. This number includes an allocation of 187 car parking spaces for the open space areas. These car parking spaces will be located in parking structures within other Precincts of the Corporation Area.

Additional below ground level parking for the redevelopment of the Butterfly House may be provided at that site, with access linking from the existing public car park that straddles the boundary of Precincts 3 and 9. Development Area 3F may also include the provision of additional below ground parking.

6.2.3 Preferred Development

The preferred development within this precinct and other suitable development that may also be considered as appropriate are outlined in Table 6.4 below.

Table 6.4

Table of Development – Precinct Three

Preferred Development	Other Suitable Development
Business Premises	Child Care Centre
Landing	Entertainment Piazza
Park	Indoor Sport and Recreation
Utility Installation	Other uses compatible with the intent of the precinct
Kiosk	
Museum	

Outdoor Sport and Recreation
Place of Assembly
Radio Station
Restaurant
Shop
Take-Away Food Store
Zoo

6.2.4 Urban Design Principles

All buildings and structures within the Park Precinct must be designed to the highest standards and in conjunction with the detailed design intentions for the Park. Buildings and structures will vary, but character and form should be appropriate to use. All buildings should be designed in accordance with the best principles of contemporary architectural practice, with a degree of refinement appropriate to their location within the Corporation Area, but drawing also on the informal recreational nature of the Park itself.

6.3 Special Access Areas

6.3.1 Pedestrian Access Requirements

Pedestrian access shall be provided in the Special Access Areas within Precinct Three as follows:

- (a) Access from Vulture Street/Stanley Street into parkland through entrance court adjacent to the Ship Inn and between Precincts One and Two;
- (b) Access across the Waterway from Tribune, Ernest and Glenelg Galleries and from intermediate links between Building Envelopes 4D and 4E, 4F and 4G;
- (c) Access from ferry terminal and charter cruise terminal;
- (d) Access to Grey Street Boulevard from Melbourne Street, from Merivale Street via Russell Street link and from Victoria Bridge, suitable for disabled use; and
- (e) Access from Merivale Street via Russell Street link suitable for disabled use.

6.3.2 Vehicular Access Requirements

The following vehicular access is to be provided in the Special Access Areas within Precinct Three:

- (a) Service and emergency vehicle access from Melbourne and Stanley Streets into the precinct via the Promenade;
- (b) Service vehicle access to backstage/dock area at Entertainment Piazza from Glenelg Street;
- (c) Service equipment and ceremonial vehicles to the Performing Arts Complex from Melbourne Street;
- (d) Service vehicle access via Sidon Street and Tribune Street to Precinct 3A and private vehicle access from Stanley Street and Sidon Street to Precinct 3A.

6.3.3 Landscape Design

Landscape design for all spaces within the Special Access Areas of Precinct Three shall be in accordance with Section 2.0 Urban Design Principles, to the satisfaction of the Corporation.

6.4 Development Area 3A

6.4.1 Optimum Gross Floor Areas

The optimum gross floor areas for predominant land uses within the Development Area 3A are outlined below in Table 6.5.

Table 6.5

Gross Floor Areas of Predominant Land Uses – Development Area 3A

Predominant Land Uses	Optimum Gross Floor Area (m ²)
Business Premises Food and Beverage Public Purpose Retail	2,000*

* Excludes outdoor dining and public toilets

6.4.2 Urban Design Requirements for Building Envelopes

6.4.2.1 Site Arrangement and Massing

The areas available for building/s shall be restricted to the building area indicated in Figure 6.1(b). A maximum 1,000m² total Building Envelope/s (excluding outdoor dining and public toilets) is permitted in the building area. The location and size of the building area and Building Envelope/s shall not be changed except at the discretion of the Corporation. Public pedestrian access, permeability and view corridors shall be maintained at ground level through the building area. Uses that contribute to activation should be developed at ground level.

6.4.2.2 Building Heights

The maximum height of the Building Envelope/s within Development Area 3A shall be 1 storey (plus mezzanine) and 16.5m AHD.

6.4.2.3 Building Setbacks

There are no minimum setbacks required.

6.4.2.4 Circulation and Access

Public pedestrian access suitable for disabled use shall be provided from the Special Access Areas to the Building Envelope/s. Public vehicle access shall be permitted from Stanley Street and Sidon Street to the Building Envelope/s and service vehicle access shall be permitted from Stanley Street, Sidon Street and Tribune Street to the Building Envelope/s. Such access shall have restricted hours of operation at the discretion of the Corporation.

6.4.2.5 Building Envelope Landscaping

Landscape treatment to the Building Envelope/s shall be in accordance with Section 2.0 Urban Design Principles to the approval of the Corporation.

6.4.3 Transition Area Requirements

The Transition Areas within Precinct Three shall be developed in accordance with Section 3.3.2, to the satisfaction of the Corporation.

6.5 Development Area 3B

6.5.1 Optimum Gross Floor Areas

The optimum gross floor areas for predominant land uses within the Development Area 3B are outlined below in Table 6.6.

Table 6.6

Gross Floor Area of Predominant Land Uses – Development Area 3B

Predominant Land Uses	Optimum Gross Floor Area (m ²)
Business Premises	4,800
Food and Beverage	5,375
Public Purpose	1,400
Retail	500

6.5.2 Urban Design Requirements for Building Envelopes

6.5.2.1 Site Arrangement and Massing

The areas available for building shall be restricted to the Building Envelopes indicated in Figures 6.2(b). The form, scale and materials of the building in Building Envelopes 30A and 30B or any redevelopment of other existing buildings, shall be sympathetic to the existing Plough Inn and Allgas buildings to the approval of the Corporation. The Plough Inn and Allgas Building shall be renovated to suit their new uses.

The Building Envelopes shall not be changed, except at the discretion of the Corporation. It is expected that the rear verandah of the Plough Inn will be reinstated and the one storey wing at the rear of the Plough Inn shall be removed at the discretion of the Corporation.

The following minimum distances between Building Envelopes shall be maintained to allow adequate landscaped areas and pedestrian circulation:

- (a) 30 metres between Building Envelopes 25 and 26A;
- (b) Eight metres between Building Envelopes 26A and 26B;
- (c) Four metres between Building Envelope 27 and the Allgas Building;
- (d) 20 metres between Building Envelope 30A and 30B; and
- (e) Eight metres between Building Envelope 31A and 31B.

Any plant and equipment location on the roof of any new development shall be incorporated into the overall design of the building so that housing this equipment contributes to the overall design, and is appropriately screened from view.

6.5.2.2 Building Heights

The maximum parapet levels of the Building Envelopes within Development Area 3B are outlined in Table 6.7 below.

Table 6.7

Maximum Building Heights – Development Area 3B

Building Envelopes	Maximum Parapet Level
Building Envelopes 25, 26Bs 27, 31A	AHD 14.0 metres
Building Envelopes 26A, 31B	AHD 10.5 metres
Building Envelopes 30A, 30B	AHD 16.0 metres
Building Envelope 30C	AHD 18.5 metres
Building Envelopes 28, 29	Existing parapet height
Building Envelope 27	AHD 15.5

6.5.2.3 Building Setbacks

There are no minimum setbacks required from the Special Access Areas except along the South Bank Waterway where a five metre setback to the Building Envelope shall be maintained to a minimum of 50% of the ground floor area of the Building Envelopes.

For Building Envelope 27 the upper most level shall be recessed along all boundaries to assist in minimising visual impacts on the residential uses in the Parklands and impacts on the Allgas Building.

For Building Envelope 30C, the fourth level shall be recessed from all side boundaries, including a 4 metre recess off the Plaza frontage.

6.5.2.4 Circulation and Access

Public pedestrian access suitable for disabled use shall be provided from the Special Access Areas to the Building Envelopes. Only Service vehicle access shall be permitted to the Building Envelopes from the Special Access Areas. Such access shall have restricted hours of operation at the discretion of the Corporation. There shall be no public or private car access with the exception of service vehicles, to the Development Area 3B.

6.5.2.5 Building Envelope Landscaping

Landscape design to Building Envelopes Development Area 3B shall be in accordance with Section 2.0 and include the following:

- (a) Paved courtyard area to Building Envelope 31B, minimum size of 25m², with minimum 20% soft landscaping (planting, water features etc); and
- (b) A landscaped space at ground floor within the Building Envelopes adjacent to the Waterways. This space shall be a minimum of four metres wide and be not less than 10% of the Building Envelopes.

6.5.3 Transition Area Requirements

The Transition Areas shall be developed in accordance with Section 2.0 and 3.3.2 and shall be to the approval of the Corporation. The following specific requirements shall apply:

- (a) Provision of a landscaped court between Building Envelopes 26A and 26B, 31A and 31B, with a minimum paved width of four metres;
- (b) Provision of paved pedestrian access adjacent to the South Bank Waterway to a minimum width of three metres;
- (c) Provision of landscaped area between Building Envelopes 25 and 26A as an extension of Tribune Gallery and Park. This area is to be developed as a classical garden relating to the Grand Stairs and

containing colourful formal planting, clipped hedges, sculptural elements, statuary and linear water features; and

- (d) Provision of a hard paved pedestrian plaza at the original street intersection of Stanley and Ernest Streets. This plaza is to accentuate the Stanley Street alignment through the use of paving and other hard landscape elements to create an expansive pedestrian zone fronting Allgas and Plough Inn buildings. This paved zone is also to be extended along Ernest Street as to link with Water Garden and Park. Planting to this area should consist primarily of spreading shade trees positioned to accentuate the historic street layout.

6.5.4 Special Provisions – Building Envelope 3C

The design of any building in this building envelope shall be complementary to the adjoining and nearby heritage listed buildings.

6.6 Development Area 3C

6.6.1 Optimum Gross Floor Areas

The optimum gross floor areas for the predominant land uses within Development Area 3C are outlined below in Table 6.8.

Table 6.8

Gross Floor Area of Predominant Land Uses – Development Area 3C

Predominant Land Use	Optimum Gross Floor Area (m²)
Food and Beverage	500

6.6.2 Urban Design Requirements for Building Envelopes

6.6.2.1 Site Arrangement and Massing

The area available for building shall be restricted to the Building Envelope indicated in Figure 6.3(b).

6.6.2.2 Building Heights

The maximum parapet level of Building Envelope 41 shall be AHD 11.5 metres.

6.6.2.3 Building Setbacks

There are no minimum setbacks required from the Special Access Areas.

6.6.2.4 Circulation and Access

Public pedestrian access suitable for disabled use shall be provided from the Special Access Areas to the Building Envelope. The pedestrian paths shall link the Entertainment Piazza to an entry terrace/court and the promenade to riverside terraces.

Only service vehicle access shall be permitted to the Building Envelopes from the Special Access Areas – Ground Level. Such access shall have restricted hours of operation at the discretion of the Corporation. There shall be no public or private car access to the Development Area 3C.

6.6.2.5 Building Envelope Landscaping

Landscape treatment for Building Envelope 41 shall be in accordance with Section 2.0 Urban Design Principles, and will include the following:

- (a) Provision of two paved outdoor eating terraces each with a minimum area of 150m². Terraces shall be open to the sky over a minimum of 80% of the area; and
- (b) Provision of a minimum 20% of soft landscape treatment within this Building Envelope.

6.6.3 Transition Area Requirements

The Transition Areas within Development Area 3C shall be developed in accordance with Section 3.3.2 and cater for the following requirements:

- (a) Provision of an Entrance Court to link with the South Bank Waterway and Development Area 3E and having a minimum area of 200m²; and
- (b) Provision of a minimum of 35% of soft landscape treatment to the Transition Areas.

6.7 Development Area 3D

6.7.1 Optimum Gross Floor Areas

The optimum gross floor areas for predominant land uses within Development Area 3D are outlined below in Table 6.9.

Table 6.9

Gross Floor Area of Predominant Land Uses – Development Area 3D

Predominant Land Use	Optimum Gross Floor Area (m ²)
Public Purpose	480

6.7.2 Urban Design Requirements for Building Envelopes

6.7.2.1 Site Arrangement and Massing

The areas available for building shall be restricted to the Building Envelopes indicated in Figure 6.4(b).

6.7.2.2 Building Heights

The maximum parapet level of the Building Envelopes for Development Area 3D are outlined in Table 6.10 below.

Table 6.10

Maximum Building Heights – Development Area 3D

Building Envelope	Maximum Parapet Level
Building Envelope 34	AHD 14.0 metres

6.7.2.3 Building Setbacks

There are no minimum setbacks required from the Special Access Areas.

6.7.2.4 Circulation and Access

Public pedestrian access suitable for disabled use shall be provided from the Special Access Areas to Building Envelopes 33 and 34. Pedestrian access shall be provided via elevated Walkways linking Building Envelope 34 and the Promenade/Rainforest Area/Entry. Boat landings shall serve Building Envelope 33 and 34.

Only service vehicle access shall be permitted to the Building Envelopes from the Entrance Court Special Access Area. Such access shall have restricted hours of operation. There shall be no public or private car access to the Development Area 3D.

6.7.2.5 Building Envelope Landscaping

The landscape treatment shall continue the adjacent rainforest theme in planting and ground shaping in accordance with Section 2.0 Urban Design Principles.

6.7.2.6 Transition Area Requirements

The transition areas within Development Area 3D shall be developed in accordance with Section 2.0 and 3.3.2 and cater for the following specific requirements:

- (a) Provision of boat access to individual Building Envelopes 33 and 34; and
- (b) Provision of pedestrian and disabled access from Entrance Court, Aviary and Charter Cruise Terminal via elevated walkways or bridges to Building Envelope 34.

6.8 Development Area 3E

6.8.1 Optimum Gross Floor Area

The predominant use within Development Area 3E is the Entertainment Piazza. However, there is no gross floor area attributable to the Piazza, only to the land uses associated with the Piazza, namely the retail and food and beverage outlets. The associated land uses within this Development Area are outlined below in Table 6.11

Table 6.11

Gross Floor Area of Associated Land Uses – Development Area 3E

Associated Land Uses	Optimum Gross Floor Area (m²)
Retail	150
Food and Beverage	150

6.8.2 Urban Design Requirements for Building Envelopes

6.8.2.1 Circulation and Access

Public pedestrian access suitable for disabled use shall be provided from the Special Access Areas to Development Area 3E. Access pathways shall link the development area with the Grey Street Boulevard and the South Bank Waterway. In addition an elevated walkway will link the Development Area to Building Envelope 41. Service vehicle and stage door access shall be provided from Glenelg Street to the Development Area.

6.9 Development Area 3F

6.9.1 Optimum Gross Floor Area

The optimum gross floor areas for predominant land uses within Development Area 3F are outlined below in Table 6.12. The optimum gross floor area cannot be changed except at the discretion of the Corporation.

Table 6.12

Gross Floor Area of Associated Land Uses – Development Area 3F

Associated Land Uses	Optimum Gross Floor Area (m ²)
Business Premises	16,000*
Food and Beverage	
Place of Assembly	
Public Premises	
Radio Station	
Retail	

*Excludes any roof terrace.

6.9.2 Urban Design Requirements for Building Envelopes

6.9.2.1 Site Arrangement and Massing

The areas available for building shall be restricted to the Building Envelope indicated in Figure 6.6(b). The Building Envelope size shall not be changed except at the discretion of the Corporation. Uses that contribute to activation should be developed at ground level particularly on Grey and Russell Streets.

6.9.2.2 Building Heights

The maximum height of the Building Envelope for Development Area 3F is to be limited to 5 storeys and RL 29.5m AHD. The maximum height is measured to the top of parapet and excludes roof plant, antenna and transmission dishes.

6.9.2.3 Building Setbacks

The building is to be setback at ground level by a minimum 4.25m from the Russell Street kerb and 5.0m from the Grey Street kerb.

6.9.2.4 Circulation and Access

Service vehicle access to the Building Envelope shall only be permitted from Russell Street or Grey Street. A public set-down area for drop off access to Development Area 3F and Development Area 4H (incorporating 4I) shall be maintained at the Entrance Court.

Private vehicular access to any below ground car park within the Building Envelope shall be from Russell Street or Grey Street.

Public pedestrian access shall be maintained at ground level adjacent to the Building Envelope to Development Area 4I to the Corporation's satisfaction.

The need to integrate with adjoining uses must be reflected in any building design.

6.9.2.5 Building Envelope Landscaping

The landscape treatment shall be to the Corporation's satisfaction.

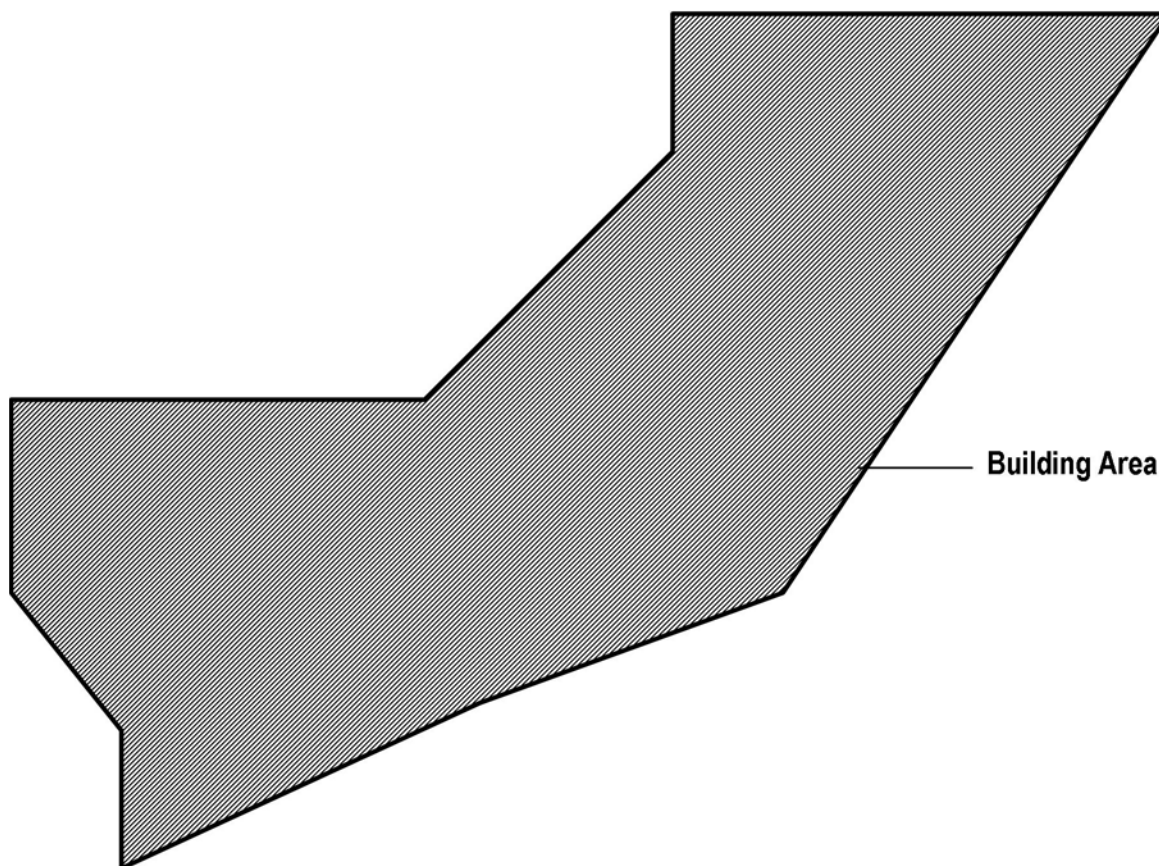
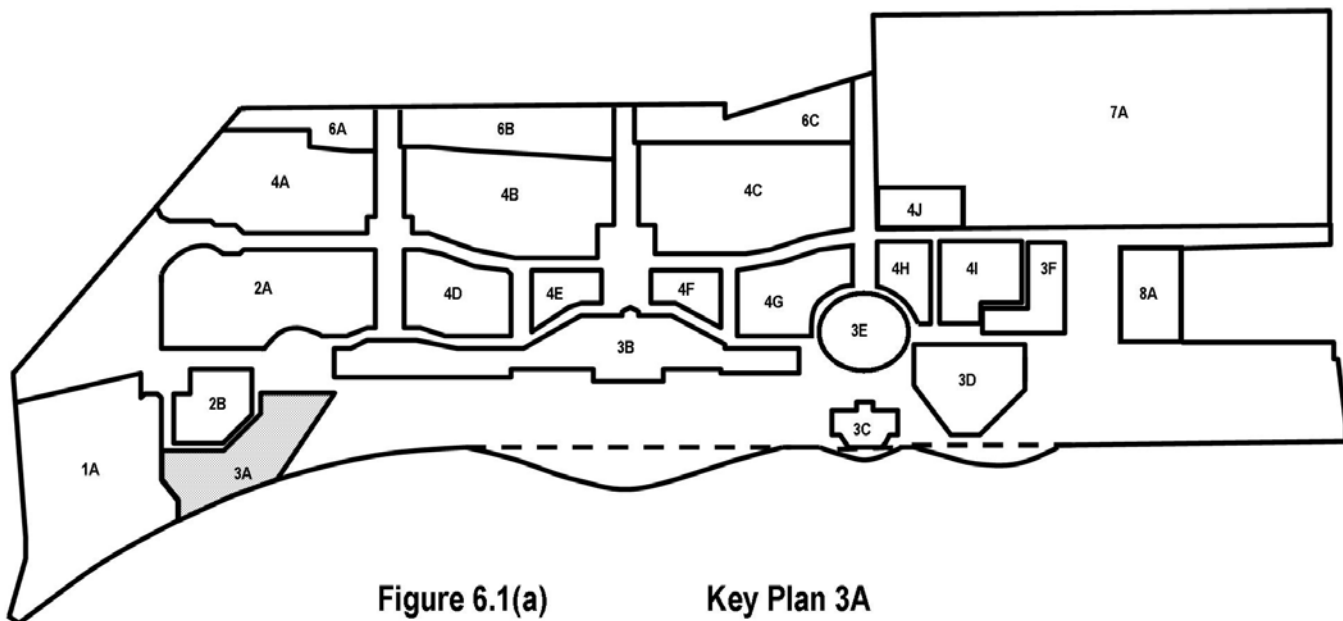


Figure 6.1(b) Building Area

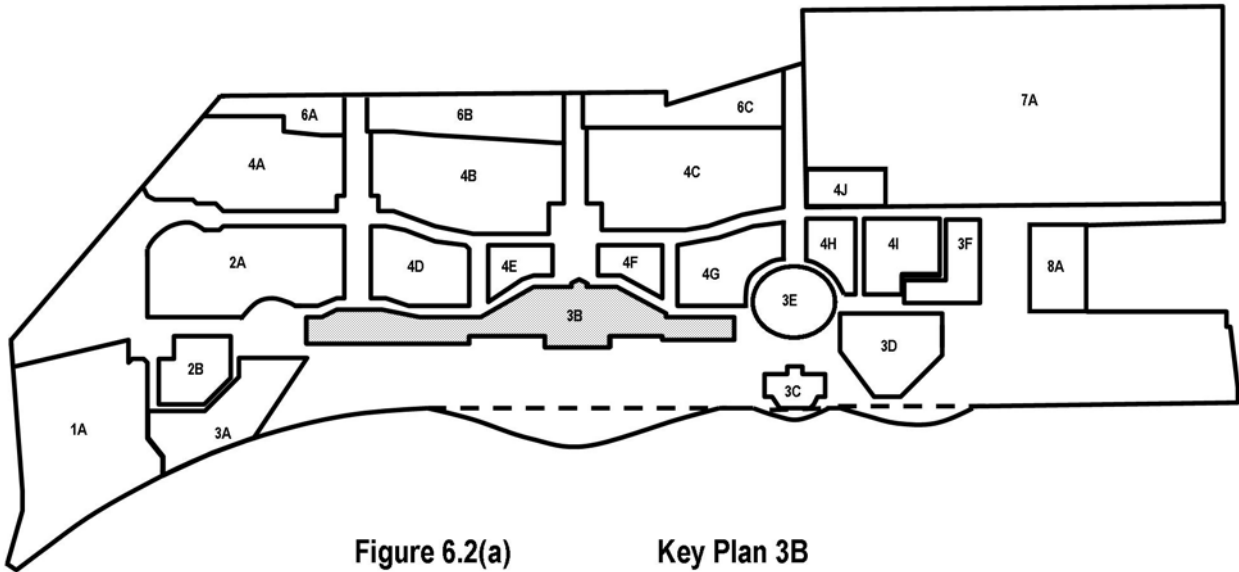


Figure 6.2(a) Key Plan 3B

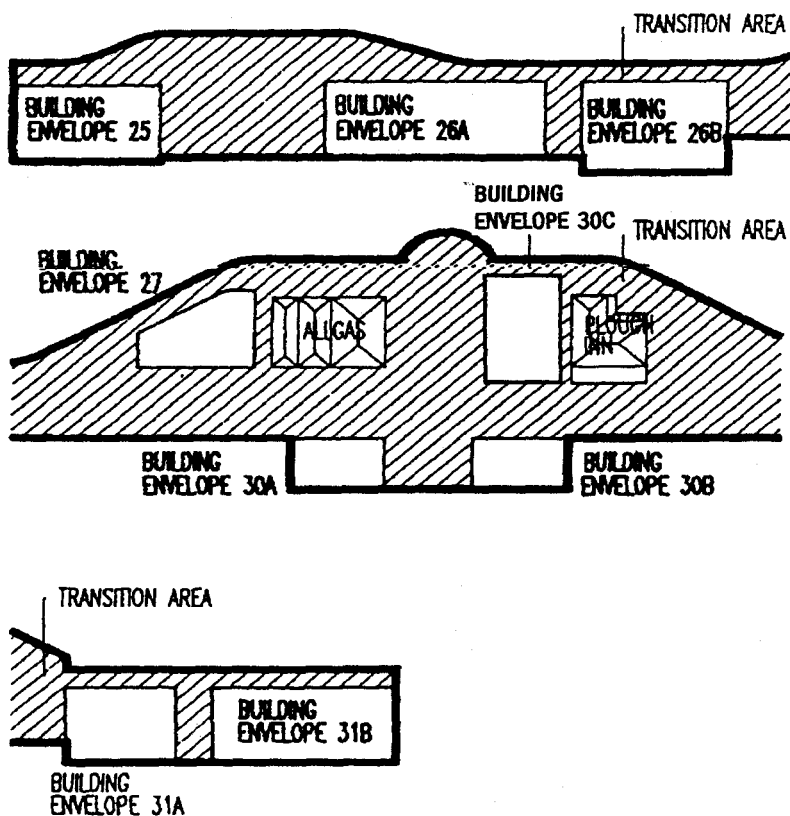


Figure 6.2(b) Development Area 3B Plan

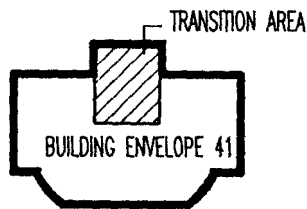
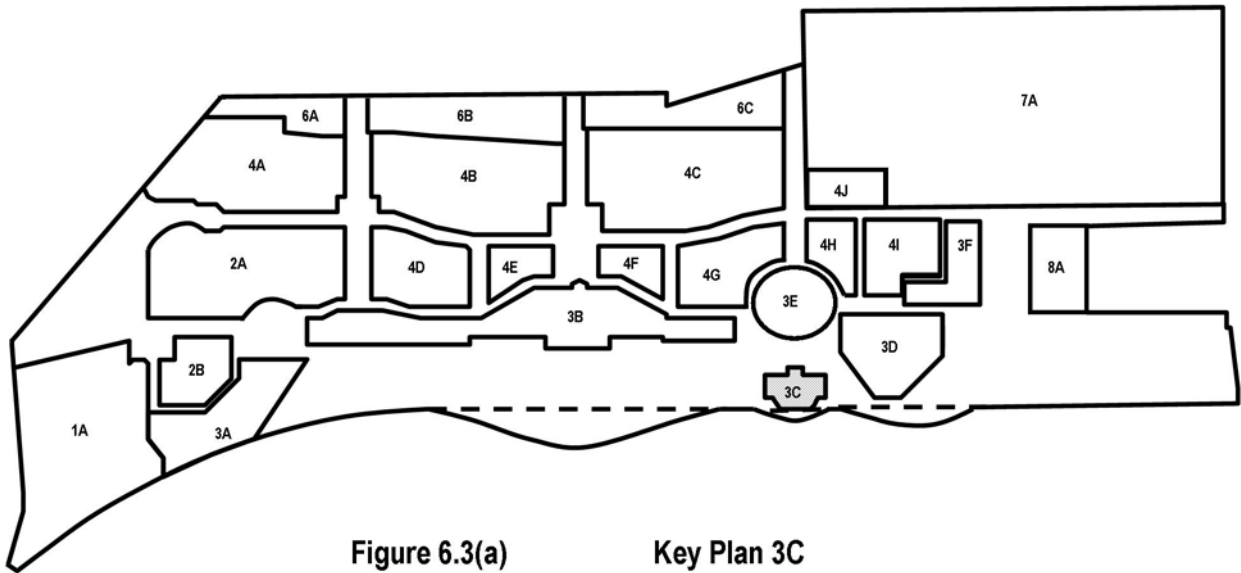


Figure 6.3(b) Development Area 3C Plan

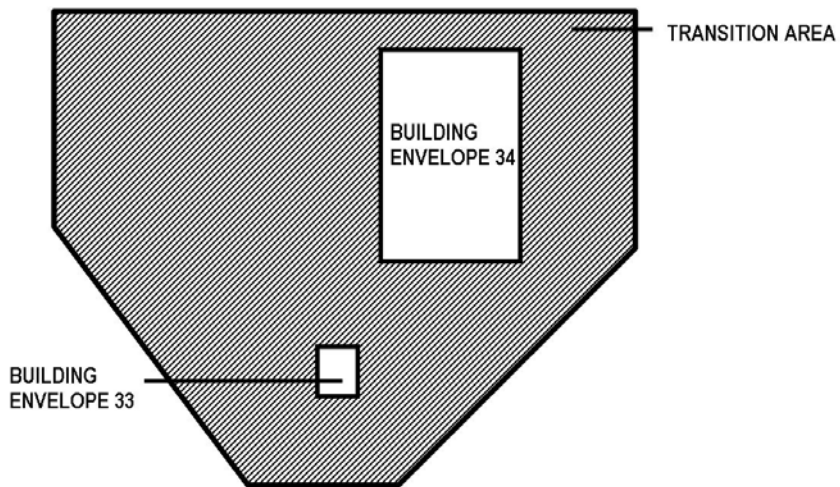
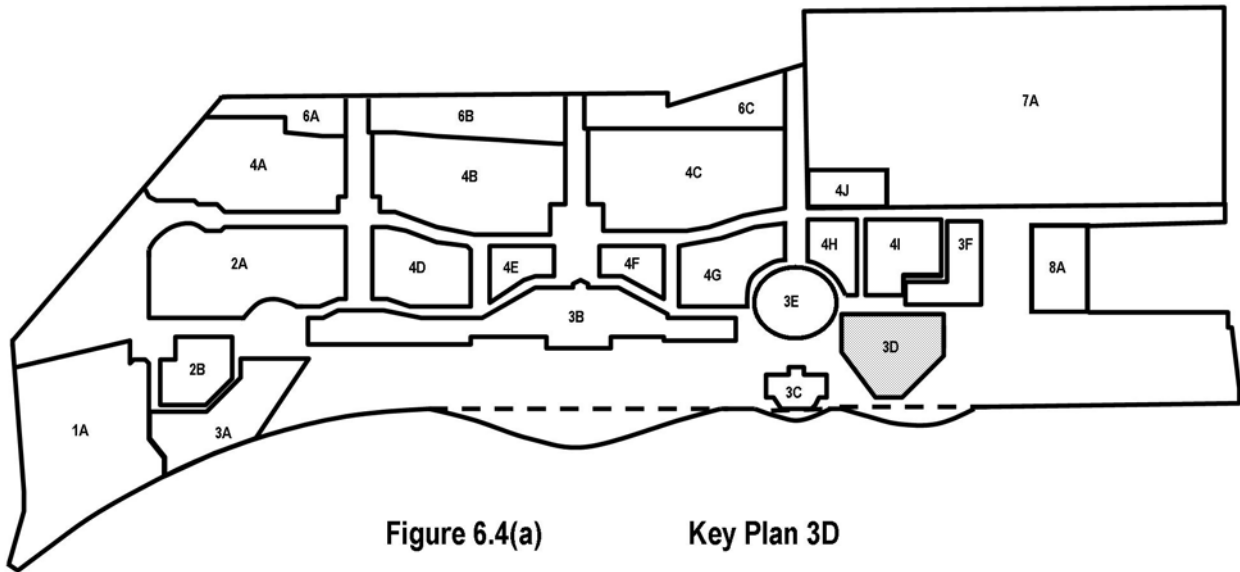
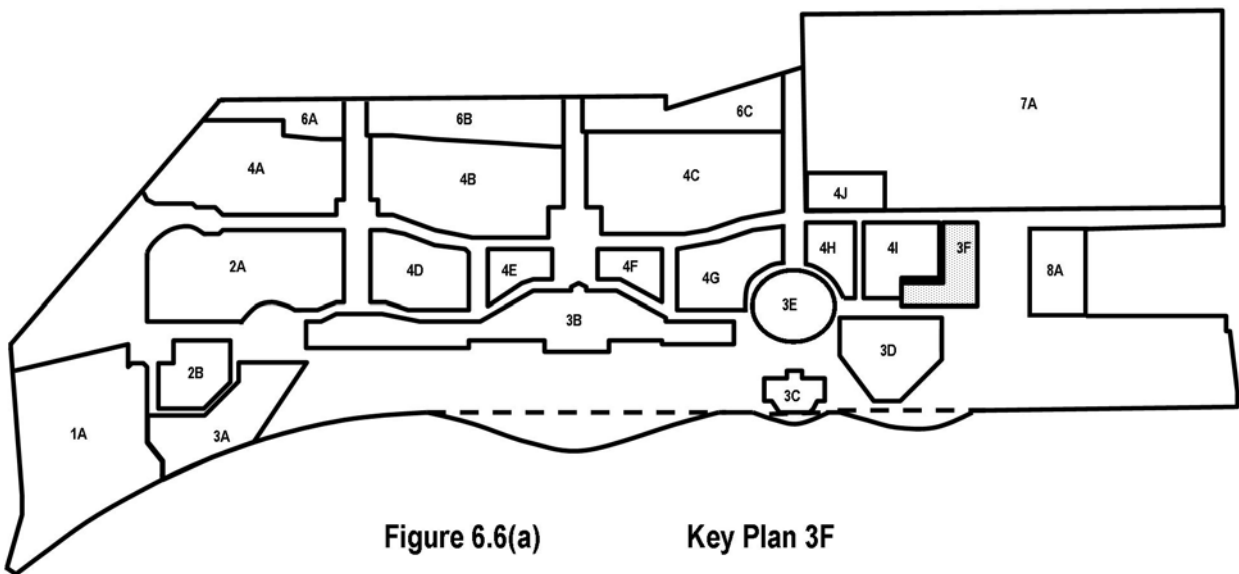
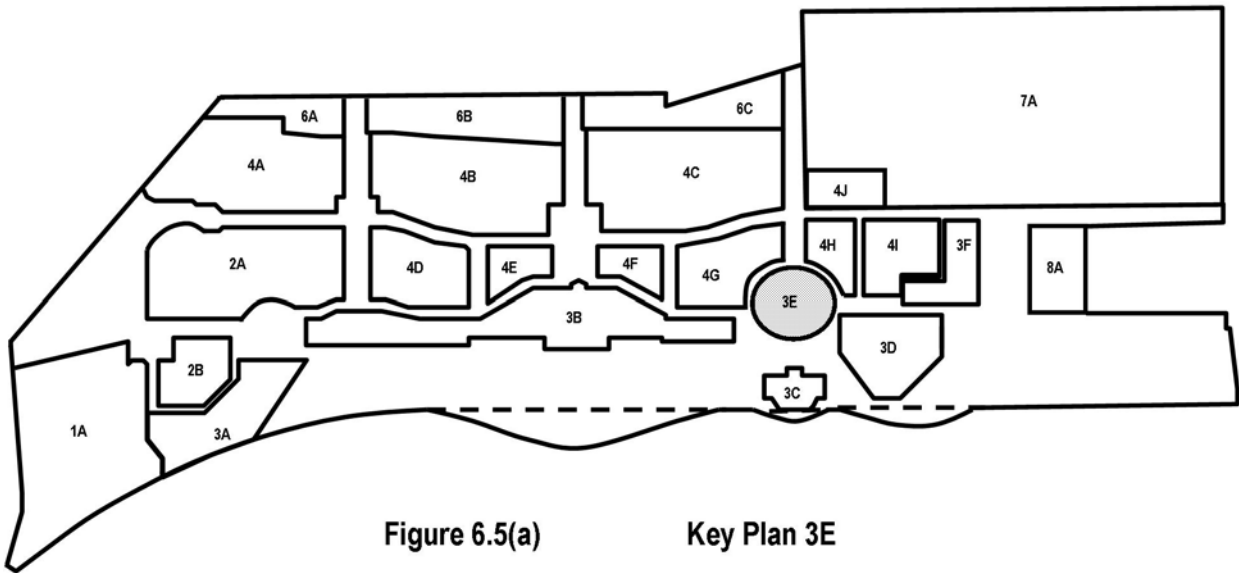


Figure 6.4(b) Development Area 3D Plan



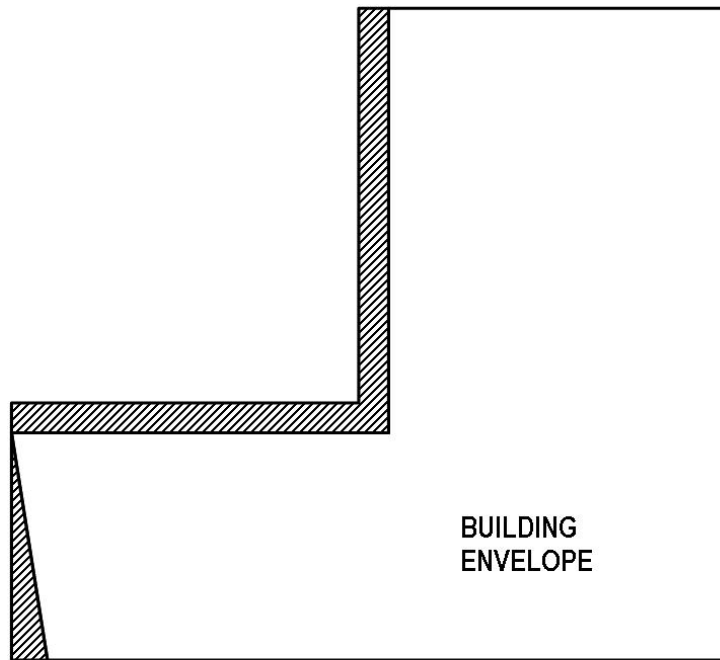


Figure 6.6(b) Development Area 3F Plan