

1.0 DEVELOPMENT PRINCIPLES

1.1 Introduction to the Plan

The Corporation has been established by the South Bank Corporation Act 1989 to develop the Corporation Area as part of the overall redevelopment of South Brisbane (refer Figure 1.1). The major function of the Corporation, as stated in the Act, is to promote, facilitate, and control the development of land within the Corporation Area, and to ensure that such development accords with the highest possible standards and is in the interest of the people of the City of Brisbane and of Queensland.

In order to fulfil its functions, the Corporation is required under the Act, to prepare a Development Plan for the Corporation Area. Once approved, this Development Plan will enable development of land in the Corporation Area to be guided in accordance with acceptable development controls.

Provisions relating to part of this Development Plan have been superseded to the extent that a new precinct has been created (Precinct Nine). Provisions relating to this precinct are contained within Section 14.0. Other relevant provisions throughout the text of this Development Plan have been revised accordingly. Where there is any conflict between the provisions of Section 14.0 and other provisions of this Development Plan, the provisions of Section 14.0 prevail.

Throughout the text particular references to:

- the Grey Street Boulevard / the Grey Street Alignment;
- the Waterway/South Bank Waterway;

are superseded respectively by

- The Avenue;
- The Arbour.

1.2 Development Aims

The Development Plan recognises the importance of the Corporation area within the Brisbane Metropolitan area, due to its proximity to the Brisbane Central Business District, its scale as a development site, and its considerable strategic significance in the overall structure and functioning of the metropolitan region. The Plan aims at encouraging growth and progress while safeguarding and protecting the local environment. It will guide the development of the future while providing for proper management of the present.

The overall aim of the Plan is to ensure the Corporation Area is an attractive place for people to live, work and enjoy themselves. The Development Plan seeks to provide guidance for the future development of the Corporation Area, so that community benefits are maximised, and will be upon promotion and persuasion rather than regulation. The major aims of the Development Plan and the objectives related to those aims are listed below and are complemented by the Vision and Planning Strategies contained within Section 14.0 of this Development Plan.

1.2.1 Development Aim 1

To create a landmark development providing a sense of identity which will be derived from the unique nature of the Corporation Area development and the creation of a place which is successful in a popular sense.

The objectives of this aim are to ensure a high standard of visual amenity within the commercial, residential and open space areas; to provide a high standard and capacity of amenities associated with the Corporation Area; and to facilitate and encourage development and uses that enhance the Brisbane River.

1.2.2 Development Aim 2

To facilitate and encourage the orderly development of the site to cater for the diversity of demands, interests and life-styles, by providing a wide range of choice in commercial, residential, retail and recreational uses.

The objectives of this aim are the provision of a visually and functionally integrated development that provides for a diverse mixture of land uses; the availability of an adequate range and diversity of opportunities for recreational, residential and cultural interests; and to provide for the needs of a wide variety of commercial, professional, retailing and personal service activities and the convenient availability of services and facilities to the general public.

1.2.3 Development Aim 3

To promote an urban structure for the Corporation Area that characterises high levels of mobility, convenience and accessibility to shopping and commercial facilities, employment areas, community facilities and services, open space and recreational opportunities.

The objectives of this aim are to ensure that there is adequate open space and parkland conveniently located in relation to residential areas; the provision of a high level of accessibility and convenience to the various land uses; and the improvement of accessibility between place of residence and place of employment.

1.2.4 Development Aim 4

To clearly define and emphasise areas of particular land use intensity and urban design character through the creation of planning precincts.

The objectives of this aim are to provide urban design guidelines for the Corporation Area development that enable the commercial, retail and residential development to be implemented in such a way as to cause minimal adverse impact to the existing adjoining urban areas; and to provide a framework for future development that is not overly prescriptive.

1.2.5 Development Aim 5

To develop an integrated open space system within the Corporation Area which provides for the creation of pedestrian links to the surrounding suburbs and integrates with the planned pedestrian and cycle structure for the city.

The objectives of this aim are to provide for links between the open space within the site and other major open spaces within the South Brisbane area; to facilitate the provision of a continuous riverside pedestrian and cycle link through the Corporation Area; and maximise opportunities for unobstructed pedestrian movement through the Corporation Area.

1.2.6 Development Aim 6

To facilitate the establishment of accommodation, convention and other tourism and hospitality facilities of an international standard, particularly along the river and from the local thoroughfares accessing the Corporation Area from South Brisbane.

The objectives of this aim are to ensure that the Corporation Area is recognised as a major tourist destination; to provide the necessary infrastructure and exhibition facilities for large scale conventions; improve opportunities for leisure activities especially adjacent to the river; and provide a diversity of tourist and entertainment activities that enhance existing uses in the surrounding area.

1.2.7 Development Aim 7

To ensure the development of a satisfactory circulation network to serve the Corporation Area that will minimise adverse traffic effects external to the site and will facilitate public transport movement to the site through the provision of a wide range of public transport modes.

The objectives of this aim are to restrict vehicular traffic access to the site and to the major transverse streets; provide adequate on-site parking for all land uses in order to avoid any parking overflow from the Corporation Area Development onto the local street network; ensure that the potential traffic generation of any new development is compatible with the capacity of the local traffic network; restrict vehicular access within the Corporation Area to allow for the creation of primarily pedestrian and cycle environments; and provide for pedestrian pathways within the Corporation Area to interconnect the various public transport modes servicing the site.

The effect of this Aim has been superseded by provisions in Section 14.0.

1.2.8 Development Aim 8

To ensure that future development of the Corporation Area is consistent with a basic structure of the Brisbane City in which the distribution of land uses is adaptable to changing circumstances in the long term. The objectives of this aim are to ensure that land uses and transport systems are adaptable and capable of maintaining efficiency and convenience; and to provide for the trends towards redistribution of population in the Brisbane Metropolitan area and consequential changes in lifestyle.

1.2.9 Development Aim 9

To create a unifying theme within the Corporation Area landscaping which will complement the project architecture and provide identifiable precincts of particular landscape treatment.

The objectives of this aim are to provide a harmonized structure for the landscape as it relates to the proposed land uses in the Corporation Area; create a uniquely Queensland character, with the majority of activities focused on the element of water and recreational amenities; develop transitional spaces between building and landscape components such that the landscape flows into the architecture creating the "Park within the Building within the Park" theme; and define the hierarchy of spaces, intensely active to passive, through the use of design and detailing of landscape and hardscape.

1.3 Development Intentions

The Development Plan identifies the various land uses proposed for the Corporation Area. This diversity of land uses provides for the needs of the future residents of the site and for the Brisbane community as a whole. The intended location of these land uses is important for the future development of the Corporation Area. The development intentions in relation to the proposed land uses within the Corporation Area are outlined in the sections below and in the provisions of Section 14.0. Where conflict occurs within the development intentions, those detailed for Precinct Nine prevail.

1.3.1 Commercial and Retail Uses

The proposed commercial and retail development occurs primarily along the Grey Street Boulevard running the length of the site. In addition, retail activities will occur at the intersections of the projections of Tribune, Ernest and Glenelg Streets and the Grey Street Boulevard.

1.3.2 Residential Uses

Residential uses are to be predominantly medium density dwelling units throughout the length of the site occurring either solely in residential blocks or above the ground floor retail uses, situated between the Waterway and the Grey Street Boulevard.

Approximately half of the 600 residential dwellings are to be larger units, (average 170 m²) while the other half are to be allocated to smaller affordable housing (maximum 100 m²) including student housing, tenement housing, hostels and community dwellings. This type of residential use will be defined as 'Other Residential'

1.3.3 Tourist and Entertainment Uses

The tourist and entertainment uses, incorporating the predominant uses of Convention, Food and Beverage and Public Purpose, are to be located both within the landscaped areas to the north of the Waterway and on the site to the south of the railway line. These tourist and entertainment facilities offer a diverse range of on-site activities, thus allowing visitors to experience a multitude of attractions.

1.3.4 Open Space

The reshaping of the riverbank and the variation in the land form along the riverfront creates a series of urban and landscaped spaces, both within the parkland and penetrating through to the Grey Street Boulevard.

1.4 Development Intensity

The broad mixture of predominant land uses proposed for the Corporation Area includes commercial, residential, retail, tourist, entertainment and open space uses. As discussed earlier, the development objectives for the Corporation Area encourage this land use diversity.

The predominant land uses proposed for the Corporation Area are shown in Table 1.1, which also identifies the gross floor area optima for each of the individual predominant land uses. The sum of the gross floor area optima for all predominant land uses within the Corporation Area gives a maximum of 442,000 m² gross floor area for the site as a whole.

The Development Plan as a policy document for the Corporation Area seeks to facilitate and guide the future development and is not intended to unnecessarily compromise or constrain the development of the site. If the Corporation should wish, in response to public demand, to allocate additional gross floor area, amounts to a particular predominant land use, over and above the optimum figure identified in Table 1.1, then this could be achieved by subtracting the proposed additional excess figure from the optima allocated to the other predominant land uses. The overall gross floor area maximum for the site would still remain at 442,000 m².

The future development intensity for predominant land uses within the Corporation Area will be supplemented by planning and design controls for specific Development Areas within the Precincts. These controls will encourage the physical separation of incompatible uses and the prevention of undesirable intensities by nominating development intensities for the preferred uses within the Precincts. The development intensity guidelines are discussed in Section 3.0 and Section 14.0 of this document.

Table 1.1

Optimum Gross Floor Areas for Predominant Land Uses

Predominant Land Uses	Gross Floor Area Optima (m²)
Commercial	180,800
Convention	45,000
Food and Beverage	10,385
International Hotel (736 rooms)	68,250
Public Purpose	38,855
Residential (304 units)	51,680
Other Residential (341 units)	32,640
Retail	14,390
Total	4,429,000

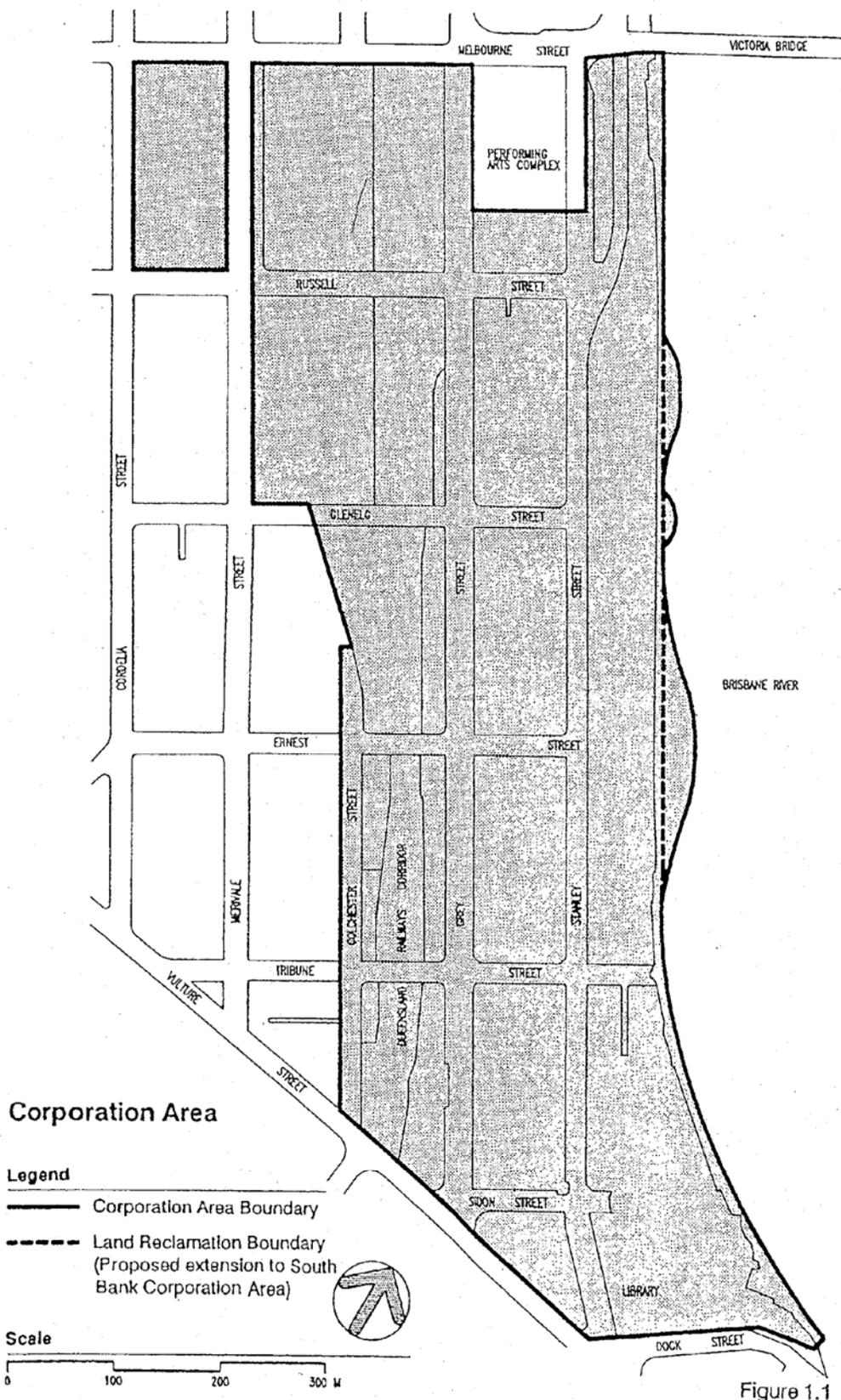


Figure 1.1