

8.0 PRECINCT FIVE - CONVENTION CENTRE PRECINCT

8.1 Intent

This Precinct is intended to function as an extension to the public purposes uses associated with the existing Performing Arts Complex. The primary uses in this Precinct are an Exhibition and Convention Centre complex with an associated International Hotel to accommodate convention delegates.

The Convention Centre complex is proposed to be one of the major components of the South Bank site and will act as a landmark feature and a major activity node for the site. Convention delegates would have convenient access to the parkland and open space of the Corporation Area as well as the retail and commercial uses located along the Grey Street Boulevard. Public transport access to the complex would be adequately provided for with both bus and train stops located within 100 metres of the buildings and a taxi rank located off Merivale Street. Car parking for delegates using the Convention Centre complex will be maintained within the Precinct to ensure adequate provision of car parking spaces at all times.

An International Hotel is also located within this precinct providing accommodation for convention delegates as well as for visitors to the Science and Technology Museum, Performing Arts Complex, and the area in general. The International Hotel would include associated retail activities such as restaurants and specialist shops.

The Corporation, in conjunction with the Department of Transport, also proposes to locate a bus and coach interchange within the exhibition area of the Convention Centre complex. This interchange would provide parking and set-down facilities for buses, tour coaches and mini buses, allowing passengers direct access to the Convention Centre and the surrounding facilities of the Corporation Area. Pedestrian access would be facilitated from the interchange to the South Brisbane Station, the Melbourne Street bus stop and the South Bank ferry terminal.

8.1A 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Provisions relating to part of this precinct have been superseded to the extent that part of this precinct is contained in Precinct Nine.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 there 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.

8.2 Development Principles

8.2.1 Development Intensity

The optimum gross floor areas for the predominant land uses within Precinct Five are outlined below in Table 8.1.

Table 8.1

Gross Floor Areas of Predominant Land Uses - Precinct Five

Predominant Land Uses	Optimum Gross Floor Area
Convention	45,000
International Hotel	28,250

8.2.2 Car Parking

Based on the Corporation's Car Parking Standards, a maximum of 1,236 car parking spaces shall be allowable within Precinct Seven to service the requirements of the land uses located in the Precinct.

8.2.3 Preferred Development

The preferred development within this precinct and other suitable development that may also be considered as appropriate are outlined in Table 8.2 below.

Table 8.2

Table of Development - Precinct Five

Preferred Development	Other Suitable Development
Convention Centre	Business Premises
Hotel	Car Park
International Hotel	Child Care Centre
Licensed Club	Educational Establishment
Place of Assembly	International Hotel
Public Premises	Restaurant
Specialist Shop	Take-Away Food Store
Utility Installation	Other uses compatible with the intent of the precinct

8.2.4 Urban Design Principles

The Convention Centre Hotel, Convention and Exhibition Centre complex should conform with the overriding 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; and
- (b) The recession of entries beyond the building face, allowing the external space to penetrate the building volume.

8.3 Special Access Areas

There are no Special Access Areas within this Precinct. Pedestrian and vehicular access within the Precinct will be provided in accordance with Section 8.4.1.5.

8.4 Development Area 5A

8.4.1 Optimum Gross Floor Areas

The optimum gross floor areas for predominant land uses within Development Area 5A are outlined below in Table 8.3

Table 8.3

Gross Floor Areas of Predominant Land Uses - Development Area 5A

Predominant Land Uses Optimum	Gross Floor Area (m ²)
Convention	30,000
Exhibition	15,000
Hotel	28,250

8.4.2 Urban Design Requirements for Building Envelopes

8.4.2.1 Site Arrangement and Massing

The area available for building shall be restricted to the Building Envelope indicated in Figure 8.1(b). The massing of the Building Envelopes shall be as indicated in Figures 8.1(c) to 8.1(h). The maximum length and treatment of facades shall comply with Section 2.2.1.

8.4.2.2 Building Heights

The maximum parapet level of Building Envelopes 46, 47 and 48 within Development Area 5A are outlined in Table 8.4 below.

Table 8.4

Maximum Building Heights - Development Area 5A

Building Envelope	Maximum Parapet Level
Building Envelope 46	AHD 30.0 metres
Building Envelope 47	AHD 44.0 metres
Building Envelope 48	AHD 25.0 metres

The maximum level shall not be continuous over the whole Building Envelope and shall comply with Figures 8, 1 (c) to 8.1 (h).

8.4.2.3 Building Setbacks

The Building Envelopes shall comply with the setbacks indicated in Figures 8.1(c) to 8.1(h)

8.4.2.4 Circulation and Access

The following pedestrian access shall be provided within the Development Area 5A:

- (a) Public access from Special Access Areas to all Building Envelopes suitable for disabled use;
- (b) Public access from Merivale Street to all Building Envelopes to a standard suitable for disabled use;
- (c) Public access from Melbourne Street to Building Envelope 48; and
- (d) Public access in the Transition Areas.

Private and service vehicular access shall be provided to all Budding Envelopes from Merivale Street.

8.4.2.5 Building Envelope Landscaping

Landscape treatment within Building Envelopes 46, 47 and 48 shall be in accordance with Section 2.0 Urban Design Principles.

8.4.3 Transition Areas Requirements

The treatment of all spaces within the Transition Area of Precinct Five is to be in accordance with Section 3.3.2 and to the approval of the Corporation. A Specific requirement related to the Transition Area in this Precinct is the provision of a 14 metre wide access way at ground level, within the Russell Street alignment which shall be maintained as a 24 hour public access through to the bus station, Grey Street Boulevard and the Park. The area shall be fully paved as a continuation of the adjoining paving treatment.

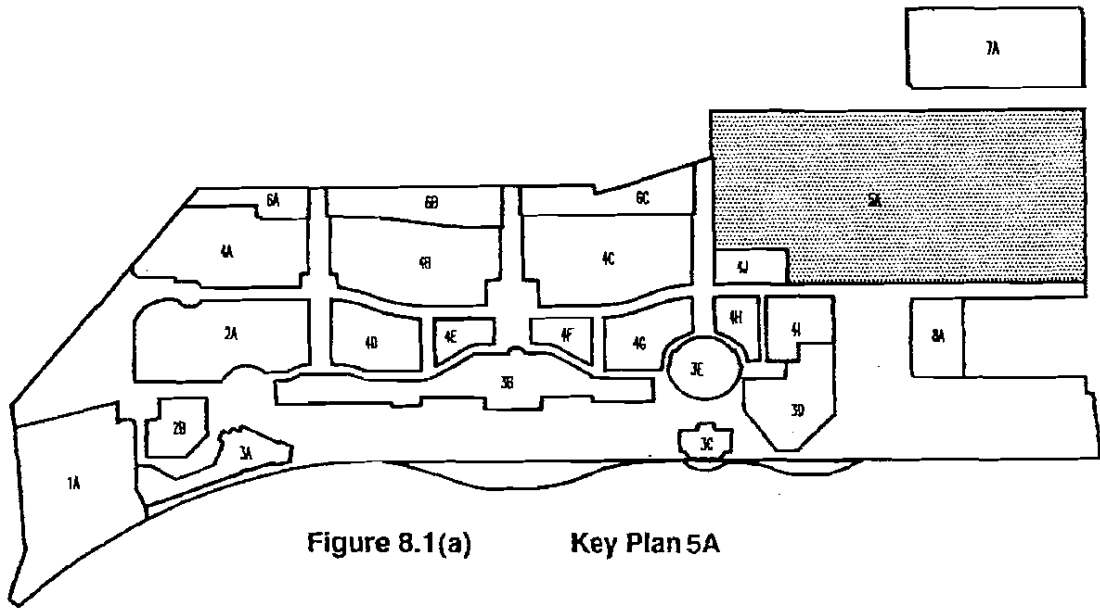


Figure 8.1(a) Key Plan 5A

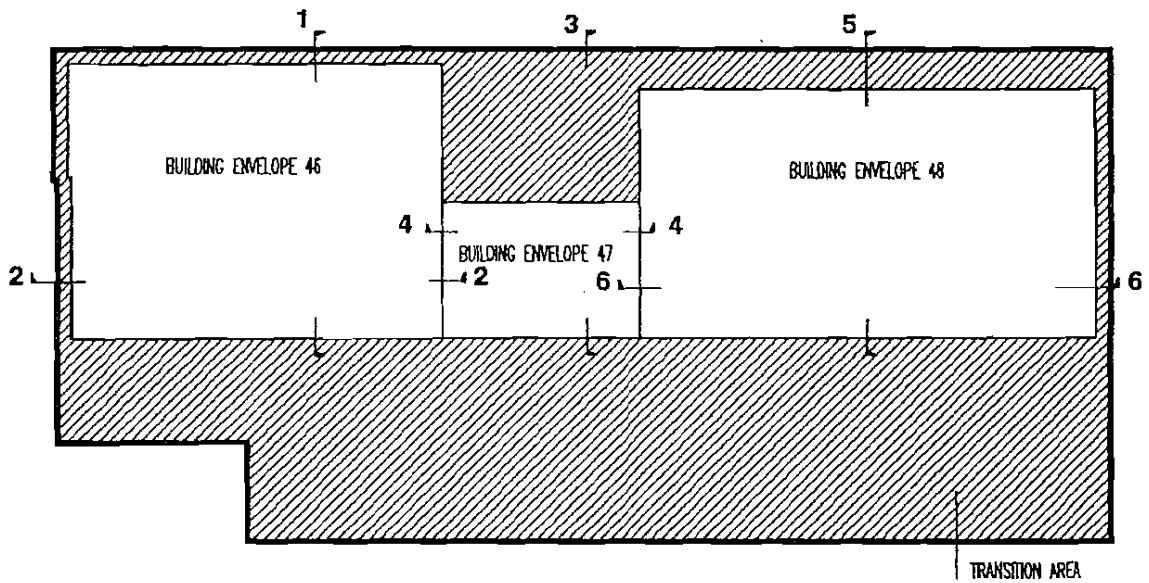


Figure 8.1(b) Development Area 5A Plan

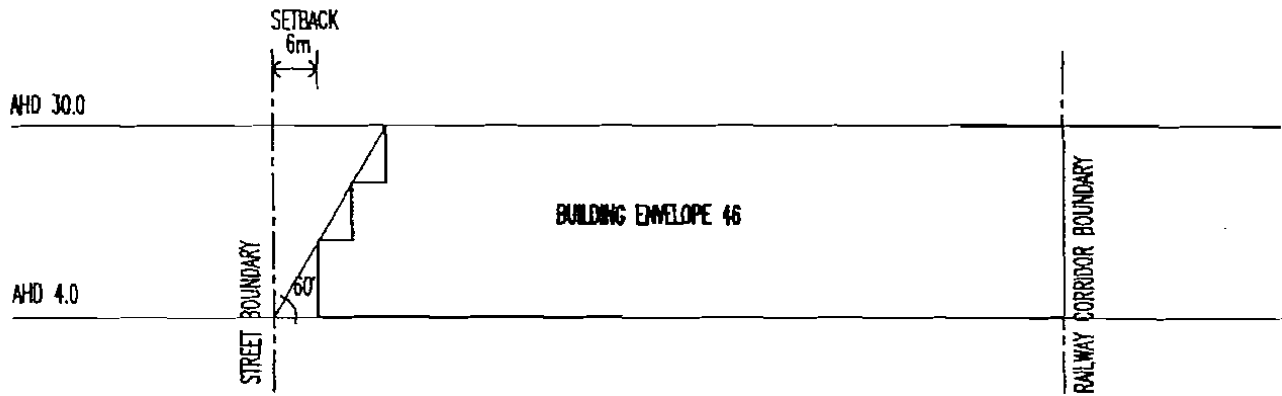


Figure 8.1 (c) Section 1 Building Envelope 46

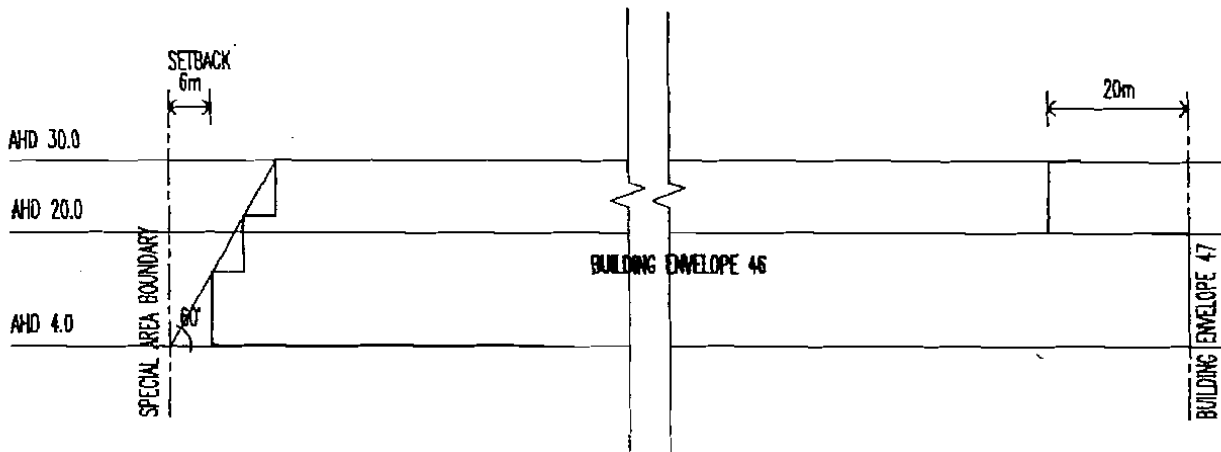


Figure 8.1 (d) Section 2 Building Envelope 46

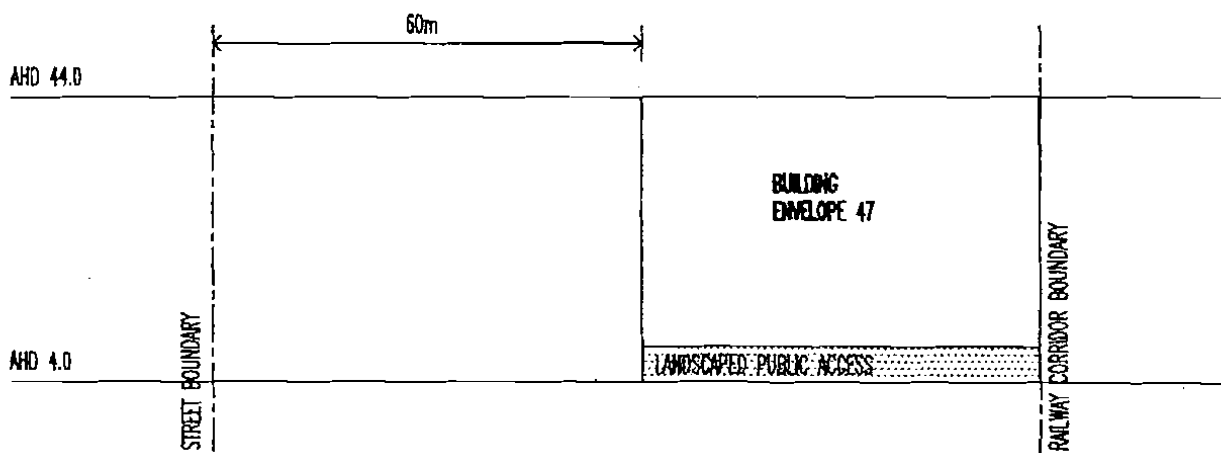


Figure 8.1 (e) Section 3 Building Envelope 47

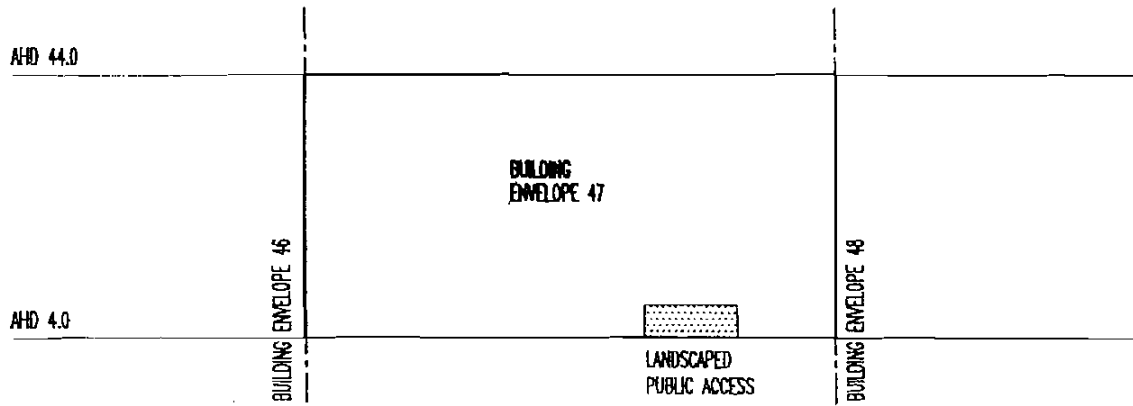


Figure 8.1 (f) Section 4 Building Envelope 47

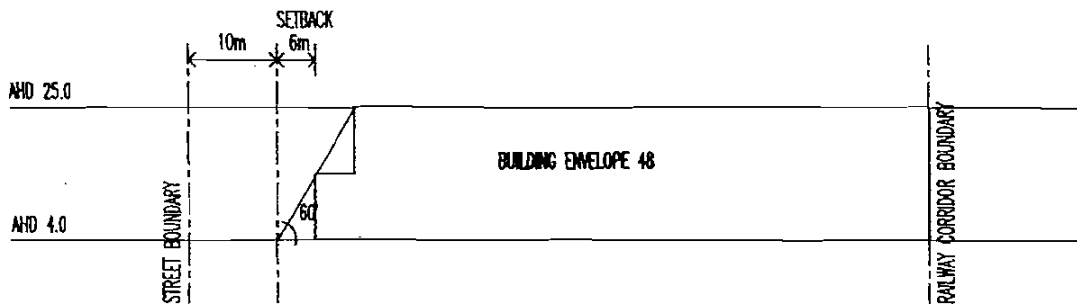


Figure 8.1 (g) Section 5 Building Envelope 48

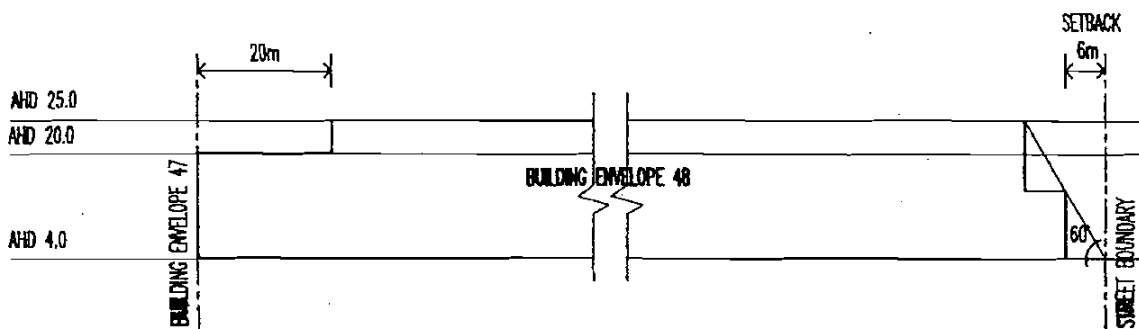


Figure 8.1 (h) Section 6 Building Envelope 48