

## 4.0 PRECINCT ONE – MARITIME PRECINCT

### 4.1 Intent

The intent of this precinct is to upgrade the Maritime Museum and to refurbish the historical elements in sympathy with this function, while still respecting the historical ambience of the 1880's maritime facilities. Ancillary tourist and visitor facilities will be incorporated with the museum function.

It is intended to establish uses in the South Brisbane Library which are generally compatible with the Maritime Museum and tourist visitor facilities.

### 4.2 Development Principles

#### 4.2.1 Development Intensity

The optimum gross floor areas for the predominant land uses in Precinct One are outlined below in Table 4.1.

**Table 4.1**

**Gross Floor Area of Predominant Land Uses - Precinct One**

Predominant Land Use Optimum	Gross Floor Area (m <sup>2</sup> )
Public Purpose	3,125

#### 4.2.2 Car Parking

Based on the Corporation's Car Parking Standards, a maximum of 63 car parking spaces shall be allowable within Precinct One to service the requirements of the land uses located in the Precinct.

#### 4.2.3 Preferred Development

The preferred development within this precinct and other suitable development that may also be considered as appropriate are outlined in Table 4.2 below.

**Table 4.2**

**Table of Development - Precinct One**

Preferred Development	Other Suitable Development
Kiosk	Landing
Museum	Occasional Market
Park	Place of Assembly
Public Premises	Other uses compatible with the intent
Utility Installation	of the precinct.

## 4.3 Urban Design Requirements

### 4.3.1 Conservation Plan

Prior to any building work or demolition occurring in this precinct a detailed professional conservation plan should be carried out which would establish the cultural significance of the buildings and their setting. The conservation plan would establish guidelines under which future development in this precinct could take place, at the discretion of the Corporation.

An exemption from the conservation study guidelines would be temporary work carried out on the Pavilion of promise. Such work would be carried out at the discretion of the Corporation.

### 4.3.2 Graphics and Advertising

All external graphics and advertising should be coordinated with the themes of the Maritime Precinct, and should be designed in conjunction with the Corporation or its appointed representative.

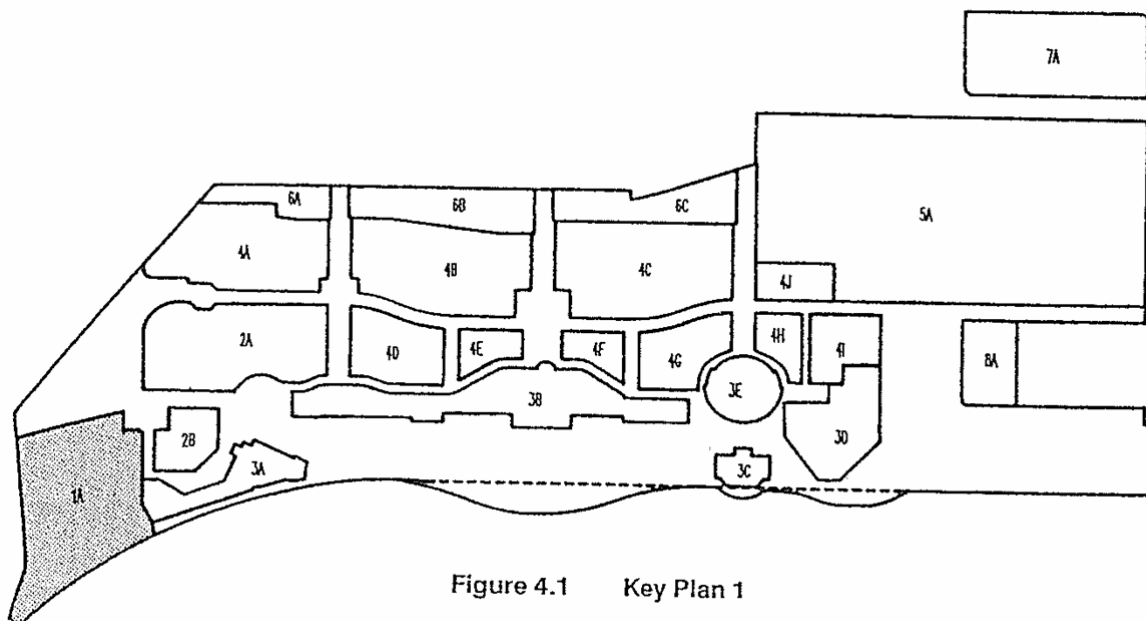


Figure 4.1 Key Plan 1