

9.0 PRECINCT SIX - COLCHESTER STREET PRECINCT

9.1 Intent

This Precinct contains the existing uses and the vacant allotments fronting onto Colchester Street, including warehousing and service industries. The intent of this Precinct is to encourage redevelopment of the existing use sites and the vacant allotments so as to include commercial uses of varied scale and character.

Due to the proximity of the South Brisbane College of TAFE, it is intended that the Precinct will accommodate any future extensions to the TAFE College. In addition, other residential uses such as student housing or hostels will be considered as suitable uses within this Precinct.

9.2 Development Principles

9.2.1 Development Intensity

The optimum gross floor areas for the predominant land uses within Precinct Six are outlined below in Table 9.1.

Table 9.1

Gross Floor Areas of Predominant Land Uses - Precinct Six

Predominant Land Uses	Optimum Gross Floor Area (m ²)
Commercial	10,185
Public Purpose	6,315

9.2.2 Car Parking

Based on the Corporation's Car Parking Standards, a maximum of 229 car parking spaces shall be allowable within Precinct Six to service the requirements of the land uses located in the Precinct.

9.2.3 Preferred Development

The preferred development within this precinct and other suitable development that may also be considered as appropriate are outlined in Table 9.2 below:

Table 9.2

Table of Development - Precinct Six

Preferred Uses	Other Suitable Uses
Business Premises	Service Industry
Educational Establishment	Shop
Existing Use	Take-Away Food Store
Public Purpose	Tenement Building
Utility Installation	Other uses compatible with the intent of the precinct.

9.3 Special Access Areas

The Special Access Areas will provide vehicular and pedestrian access to Precinct Six from other Precincts within the Corporation Area.

9.3.1 Pedestrian Access Requirements

The Special Access Areas will accommodate pedestrian access from the existing local streets to Development Areas 6A 6B and 6C and provide access through to the Corporation Area.

9.3.2 Vehicular Access Requirements

The Special Access Areas shall be maintained as 24 hour vehicular access to the Development Areas 6A, 6B and 6C and through to the Corporation Area.

9.3.3 Landscape Design

Landscape design within the Special Access Areas shall be in accordance with Section 2.0 Urban Design Principles and to the approval of the Corporation. Specific landscape requirements are as follows:

- (a) Provision of advanced street trees at approximately 15 metre centres; and
- (b) paving to intersections with Ernest and Tribune Streets to provide an entry statement to the development.

9.4 Development Areas 6A, 6B and 6C

9.4.1 Optimum Gross Floor Areas

The optimum gross floor areas for predominant land uses within Development Areas 6A, 6B and 6C are outlined below in Table 9.3:

Table 9.3

Gross Floor Areas of Predominant Land Uses - Development Areas 6A, 6B and 6C

Predominant Land Uses	Optimum Gross Floor Area (m²)
Commercial (6A)	1,470
Public Purposes (6B)	6,315
Commercial (6C)	8,715

9.4.2 Urban Design Requirements for Development Areas

9.4.2.1 Building Height

The planning unit of any development within the Development Areas shall not contain more than three storeys.

9.4.2.2 Podium Height

The maximum podium height with respect to any building shall be 15 metres where the ground level from which such height is measured is at the middle of the face of the front wall of the building at the principal frontage of the site, provided that any balustrade, parapet or similar feature may extend above that maximum podium height by not more than 1.5 metres.

The Corporation may in a particular case require a podium to be at a particular height being other than maximum podium height where:

- (a) In its opinion the height so determined would assist in maintaining or enhancing the particular townscape or heritage characteristics of that development or other development in the vicinity;
- (b) The site has a sloping frontage or has frontages at different levels; or
- (c) In its opinion it is desirable to match the heights of adjoining buildings.

For the purposes of this sub-paragraph the term "principle frontage" means that frontage determined by the Corporation to be the principle frontage.

9.4.2.3 Building Line

No part of any building above the level of adjoining ground shall be within six metres of any road alignment.

9.4.2.4 Gross Floor Area and Plot Ratio

The Gross Floor Area of the planning unit of any development for non-residential building purpose shall not exceed 1.5 multiplied by the area of the site, provided that so much of the gross floor area as is related only to use for residential purposes shall not exceed 0.6 multiplied by the area of the site.

9.4.2.5 Circulation and Access

Pedestrian access suitable for disabled use shall be provided from Special Access Areas to the Building Envelopes. Vehicular access for visitors, car parking and service vehicles shall be provided from Colchester Street.

9.4.2.6 Building Envelope Landscaping

Landscape development to Building Envelopes shall be in accordance with Section 2.0 Urban Design Principles.

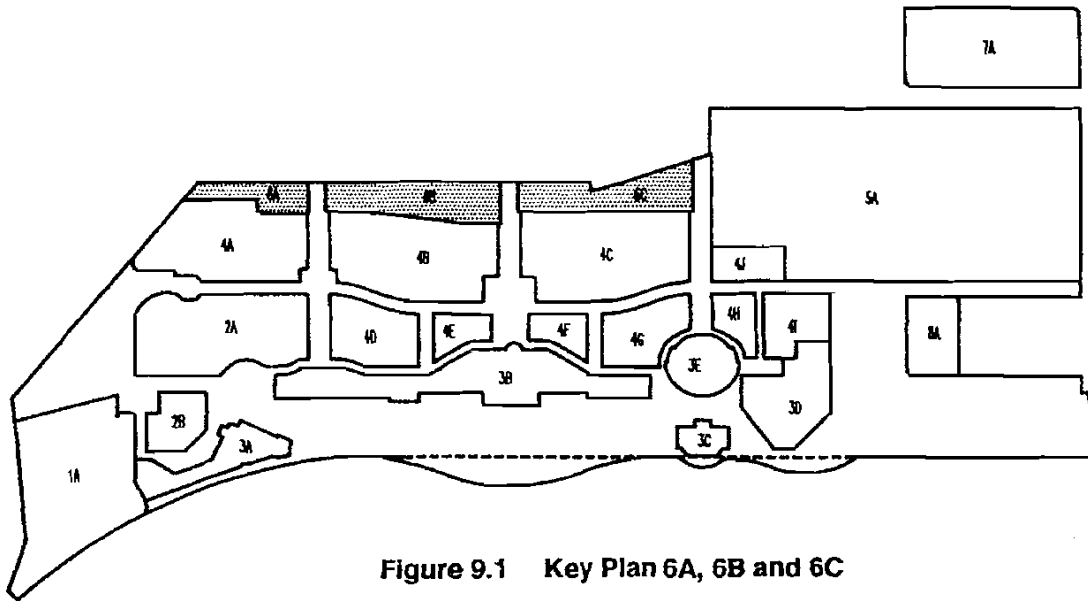


Figure 9.1 Key Plan 6A, 6B and 6C
Development Areas 6A, 6B and 6C. Plan