

3.0 Open space and public realm

3.1 Principles

The aim of the SPP is to create a high quality, sustainable environment that provides the community with a strong sense of place and a rich variety of public open space experiences.

The public spaces defined in the SPP will become the heart of the new precinct, with designs that are both active and vibrant. These spaces will provide opportunities for social development and interaction between both local and surrounding communities. This will be achieved through innovative design and a strong promotion of a pedestrian scale throughout the precinct.

The overall design intent within the SPP places an emphasis on pedestrian movement and connection. This makes the provision of sufficient and attractive pedestrian and cyclist connections across the SPP and beyond a key consideration. As these movement corridors traverse the site, they will link into the major public open spaces and movement paths beyond the precinct. The spaces within the SPP provide pockets of activity that create focal points for the community. The SPP creates a variety of spaces. The role and function of these spaces is explained below and shown in Figure 19.

- 1 The River Park** is the primary civic open space for the precinct on the river's edge. The River Park provides a composition of spaces focused on the river edge and proposed community pool. The management plan of the pool including the operating hours will take due consideration of the potential noise impacts on nearby residents and will be agreed by the adjoining owners. It provides generous access to the river edge as a public amenity and provides a stage for life and activity in the sub precinct. Key idea of this public space is to establish the main river front public 'heart' of Northshore. The place people meet at and gather, a place of events and urban character. Its two main public river front places – a hard surfaced central plaza (between portside east and pavillion building) and an active recreation park that activates to the river edge via pool or quay.

The following amenities and areas may be developed within the landscape design:

- **Pool Pavilion** – a proposed pavilion encloses the wharf plaza to the east and services the community pool. This facility will contain in the order of 300m² of gross floor area (GFA). This GFA allocation is in addition to the GFA allocation noted in Figure 3. This facility provides change room and pool operations on the lower level. The upper level above will be accessed from an at grade connection from the wharf plaza. Construction of the Pavilion will allow views into the pool area from the adjoining wharf plaza. Illustrative concepts for the pool and the pavilion are shown in Figures 19 & 20. This two storey (above the pool deck) pavilion structure will retain the plaza fronting the retail use (on the Brookfield site) and will appear as a glazed pavilion at the eastern plaza level. Detailed construction and use of this structure will be subject to further consideration and agreement between the adjoining owners. The pavilion is not to extend beyond the property line into the River.

- **Pool Area** – lower pool terrace including swimming pool and exercise pool. An alternative arrangement is for the pool length to be parallel to the riverbank (refer Figure 11a)
- **Pool Park** – a series of terraced lawns with large tree canopies surrounding the community pool;
- **Ferry Terminal** – located at the junction point of the River Park Plaza and River Walk.

A second alternative, a Tidal Plaza, provides another option to the Community Pool concept. The Tidal Plaza concept focuses on creating a playful and tangible connection with the River.

The concept envisages a series of terraced steps with a lower submerged platform which can be traversed at low tide (refer Figure 11b).

Primary active frontages frame the park. Adjoining buildings overlook the park and provide casual surveillance of the space. Entries to buildings face the park, creating fine-grained activated frontages, enhancing the vitality and social function of the plaza.

- 2 The Riverwalk** allows continuous public space at the River's edge, providing both a linking function as well as being a key linear open space for the PDA.

The Riverwalk is a continuous pedestrian and cyclist path along the entire length of the River and will connect this SPP area to Portside Wharf.

Shade is provided at appropriate locations along the Riverwalk's path. Respite areas away from movement paths and nodal places are located at the end of street alignments with adequate seating and lighting.

As noted in Section 2.6, through the western portion of the site, buildings maintain a 10 m setback for the first two storeys to facilitate movement along the river edge. From levels 3 and above the building setback is only 5 m as shown in Figure 8.

- 3 The Central Plaza** is the urban heart of the sub-precinct and will become, over time, the retail and commercial focal place for the sub-precinct. It connects to MacArthur Avenue along the post-terminal diagonal visual corridor. It extends and seamlessly integrates with the River Park and has a direct view corridor to the river.

This plaza also connects with a post-terminal diagonal arcade to the existing Portside Wharf precinct.

- 4 The Island Park** is a significant piece of open spaces that provides a respite in the urban heart of the sub-precinct. This space provides a transitional element along MacArthur Avenue and providing an important entry element for the portside precinct. This park area will provide opportunities for passive recreation and for the retention of significant fig trees which are characteristic of this location.

Feature tree planting will enhance this space and create a significant public realm statement reinforcing the sub tropical nature of the locality.

Public realm treatment

Landscape works including the provision of streetlights, signage, street furniture etc are to be provided in accordance with the requirements of Planning Scheme for Brisbane City Council.

LEGEND

- | | |
|---|----------------|
| 1 | The River Park |
| 2 | Riverwalk |
| 3 | Central Plaza |
| 4 | Island Park |



Figure 19 - Open space & public realm plan

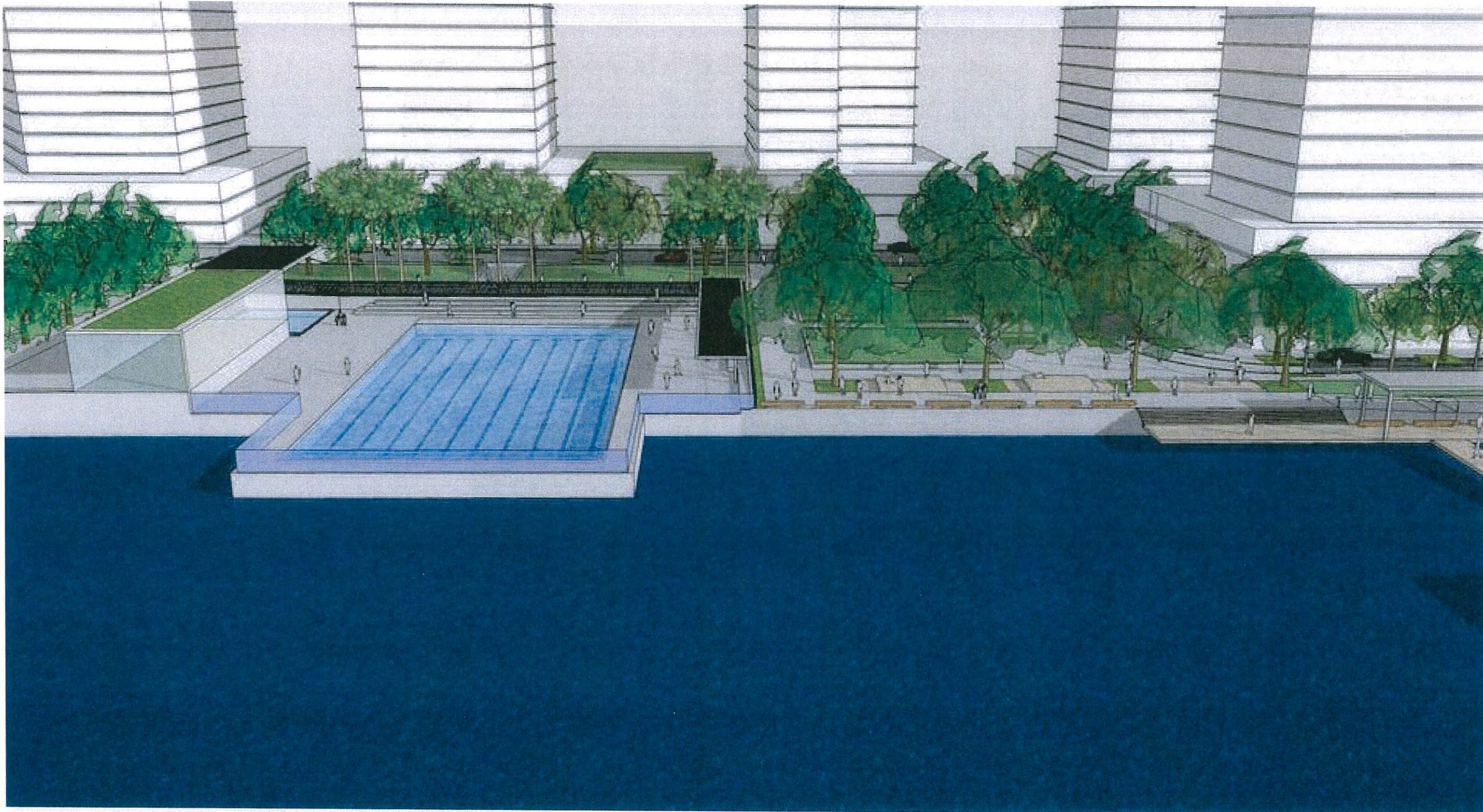


Figure 20 - Indicative view of River Park and Pool Pavilion



Figure 21 - Indicative view of River Park and Pool Pavilion



4.0 Urban form

4.1 Principles

This section creates a framework that will enable a variety of innovative building responses that exemplify subtropical principles in an intense urban environment.

The urban form principles for the development are:

- the scale and height of buildings in a podium and tower form contributes to a high quality public realm. This promotes legibility within the sub-precinct. Built form reinforces the structure of the street system through aligning building fronts parallel to streets
- higher intensity development is located around the existing Portside Wharf precinct at the western edge of the sub-precinct
- the tallest buildings are located on MacArthur Avenue
- landmark buildings are located in strategic locations to reinforce the urban identity and legibility
- buildings have a distinct base, middle and roof.

4.2 Frontages

Frontage types

The sub-precinct includes the frontage types illustrated in Figure 22 and defined below.

Primary active frontage

Within the SPP primary active frontages are generally concentrated around the plazas and parks. Buildings on primary active frontages:

- activate the street for extended hours of the day and night by building up to or near the street edge, generally parallel to the street alignment and supporting a mix of uses
- have continuous awnings for shelter and shade which contribute to the comfort of pedestrians
- are visually and physically permeable containing many windows and entrances, displaying activities and/or facilitating surveillance and interaction
- reinforce the priority of the pedestrian by addressing the street and including strongly expressed pedestrian entrances
- incorporate car parking that is located below ground or where at grade or podium car parking is proposed it must be sleeved with active uses to ensure overlooking of the street increasing surveillance and reinforcing the active frontage, particularly from upper floors
- no vehicle access points to development for car parking or servicing.

Secondary active frontages

Buildings with secondary active frontages need not be activated by continuous retail and commercial uses but must be respectful of the pedestrian public realm and:

- address the street and public realm providing casual surveillance
- provide facades that contain well-detailed and articulated access points at frequent intervals along pedestrian networks, and do not include blank walls
- provide awnings located at key entry points
- allow vehicle access points but locate and design them to minimise impacts on the public realm.

Other frontages

Building edges on other frontages:

- address the street and public realm but may have a wider variety of setbacks to allow for privacy to be maintained between street and dwelling and cater for courtyards, balconies and deep planting areas
- locate basements, where provided, within building footprints and set back from street alignments to allow areas for deep planting
- emphasise entries through architectural and landscape treatment, pedestrian movement paths, awnings and height
- contain vehicle entry points for car parking and servicing
- are not required to contain any sleeving and may be built to the street alignment.

Frontage types for the sub-precinct are shown in Figure 22.

LEGEND

	Streets + lanes
	Pedestrian link
	Development sites
	Primary active frontage
	Secondary active frontage
	Plaza
	Park
	Air Bridge Link (Pedestrian Only)
	Swimming Pool



Figure 22 - Frontages



4.3 Built form and development intensity

Development form and intensity

The built form of the sub-precinct comprises towers and podiums. Maximum building heights and indicative floor space distribution for each development site within the sub-precinct are set out in Figure 23.

In general, more intense forms of development are expected towards the western edge of the sub-precinct to support the expanding Portside Wharf in that location. Taller buildings are located along MacArthur Avenue to define this corridor, while smaller residential mixed-use buildings take advantage of their riverfront location.

Indicative cross sections through the sub-precinct are shown in Figures 23 and 24.

Podiums

Podiums are the primary elements that define streets and public spaces, providing ground floor activity and allow other use above the ground level to expose to the street providing street surveillance and overlooking. Podium facades are generally built to street boundaries and public spaces. Podiums may be setback to create plaza spaces on strategic corners and more generous entry plazas to towers above.

Above ground podium car parking is required in particular the western portion of the precinct and is sleeved by street facing uses. Commercial or residential uses may occupy these spaces and should be flexible in design allowing for either commercial or residential uses.

Where residential uses are located above podiums, it is expected tower footprints will be smaller, with opportunities for roof terraces, pergolas and green roofs. These elements can be visible on the edges of the building creating softer, more feathered edges to podiums.

Podiums are three storeys in scale with ground floor heights of 4.5 m to accommodate a variety of retail, commercial or residential uses.

Towers

Tower envelope locations, heights and required setbacks are shown indicatively on Figure 21. Towers have various footprint sizes and are generally located towards specific podium edges on street corners and major corners. Setbacks are specified in locations to reduce the impact of the towers on adjacent public spaces, particularly the River Park, to avoid overlooking of service areas, creating a variety of street setbacks and enhancing views from adjacent towers.

An 18 m wide separation is required between residential towers where buildings and balconies directly overlook each other. Where two towers occur in the same envelope the setback may be reduced to 6 m where the towers are built side by side and do not directly overlook each other. Suitable orientation of windows and screening must also be provided.

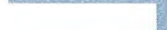
The tower on Development Site 2 (refer figure 6) is the only tower for the full height of the structure with no podium level extending through to the eastern face of the building. This will create a landmark building overlooking plaza, park and the river (refer Figure 23). The tower on the south west corner of Lot 62 overhangs the podium by 5 m to create the River Walk below.

Generally apartments in towers face north or south, minimising east and west orientations. Consideration should also be given to the placement of primary living areas and balconies to not look directly onto living spaces in adjacent towers.

Landmark corners

The location of the buildings and spaces on the site combined with the characteristics of access to the site creates some buildings and corners that are more visually prominent. Landmark corners extend to podium edges, with taller, more vertical facade treatments. Away from these locations, setbacks can be increased, walls angled and a greater variety of plan forms introduced. Key landmark corners are located around major entry points and public spaces shown in Figure 23.

LEGEND

	Landmark
	Tower height (in storeys)
	Tower setback
	Tower vista
	Tower
	Podium envelope
	Plaza
	Pedestrian link
	Park
	Air Bridge Link (Pedestrian Only)
	Swimming Pool

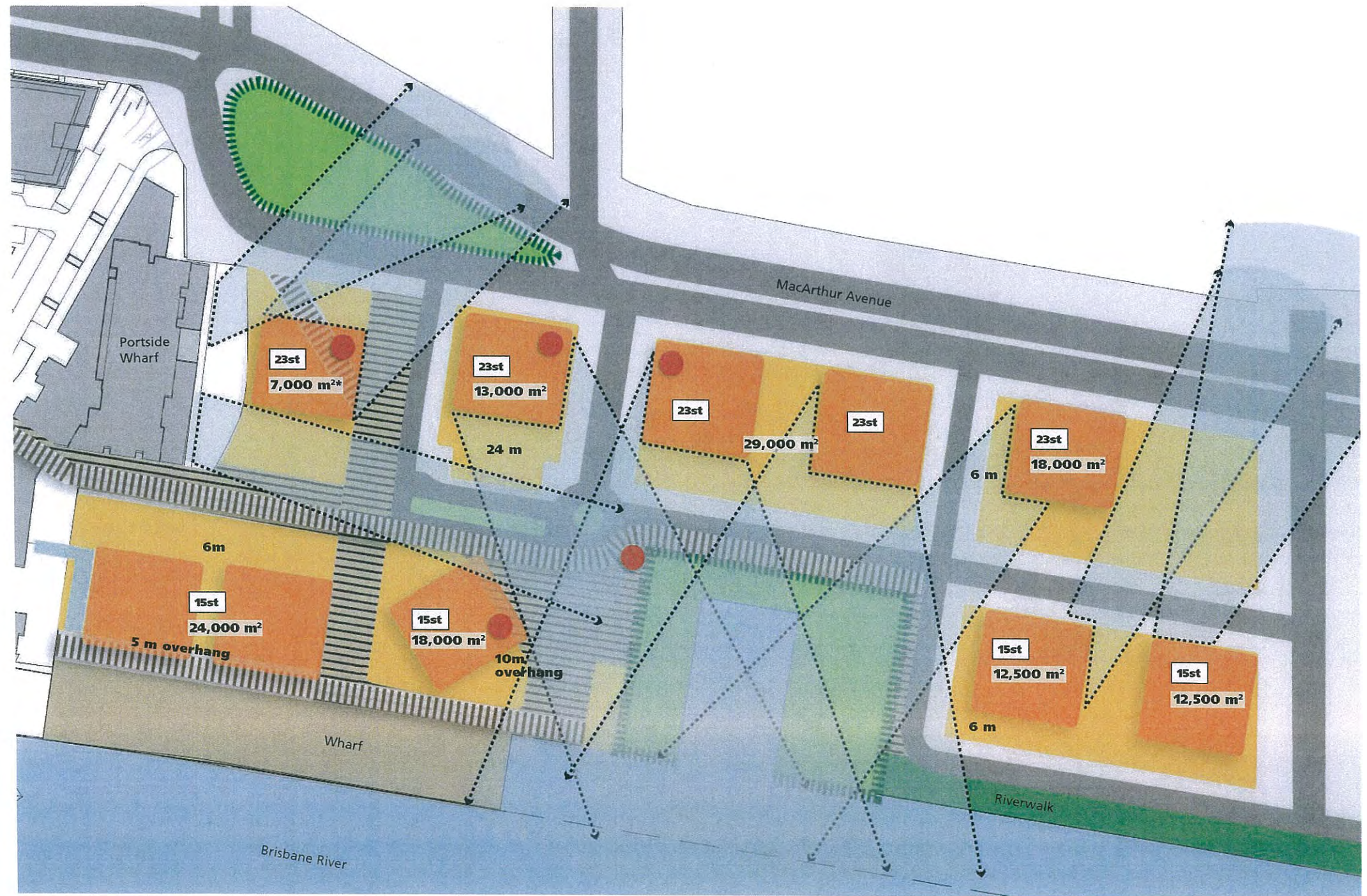


Figure 23 - Podium, tower and landmark corner location plan (NOTE: Maximum Tower heights and GFA allocations are indicative only)

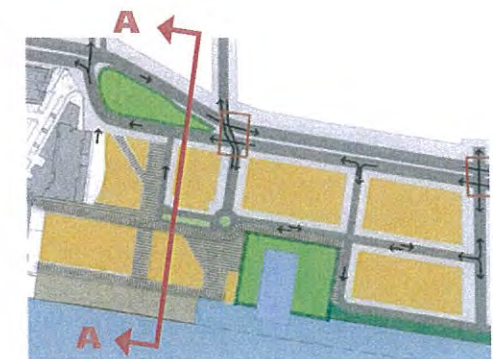


Views and vistas

The configuration of development parcels and accesses (pedestrian and vehicular) through the sub-precinct establish a range of views and vistas to be capitalised on as part of the development of the site.

Both long views from adjoining precincts and in particular from MacArthur Avenue are maintained through the site to enhance the sites visual connectivity with the riverfront (see Figure 24). Development parcels which front onto MacArthur Ave maintain view corridors to the river. This visual connection is assisted by the River Park running parallel rather than perpendicular to the river.

Towers are arranged to take advantage of view corridors and will orientate for views and aspect. The tower arrangement makes provisions for shared views throughout the site.



Section key

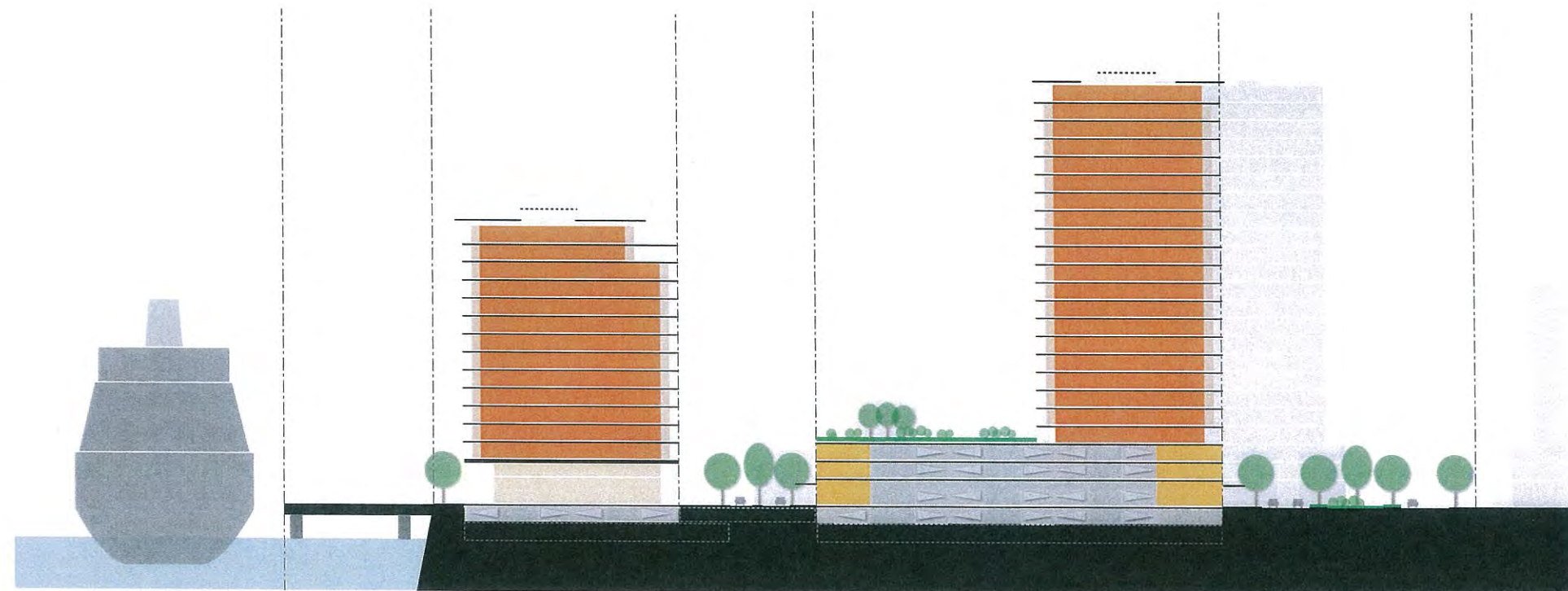


Figure 24 – Section A-A

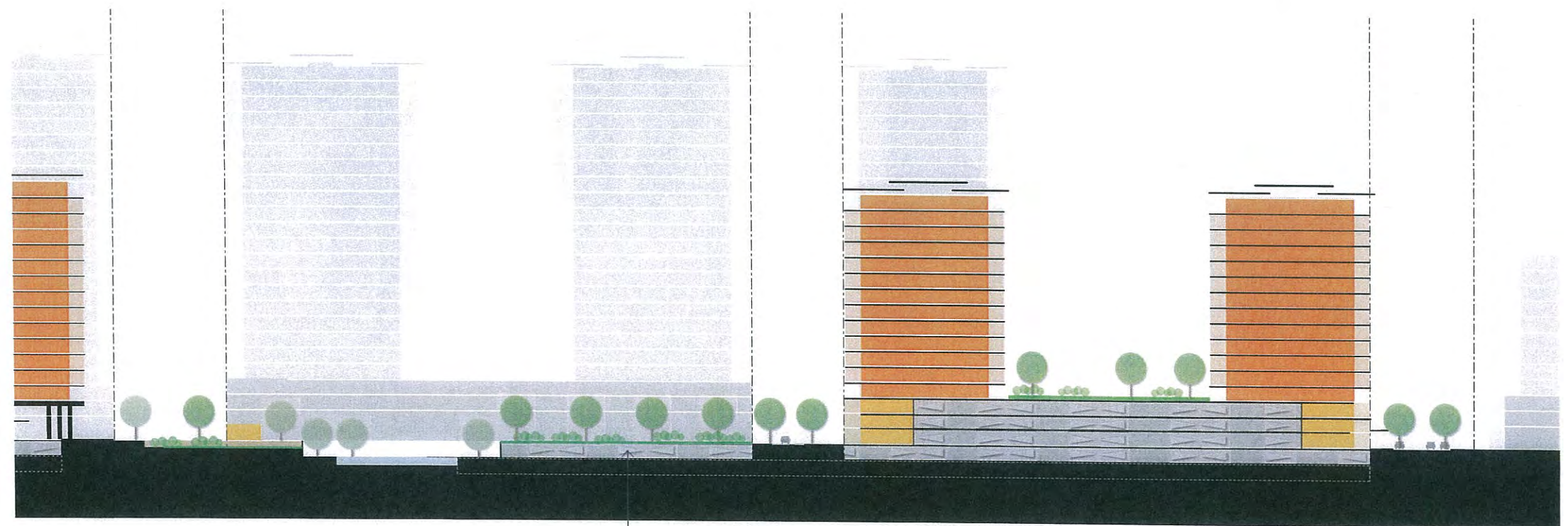
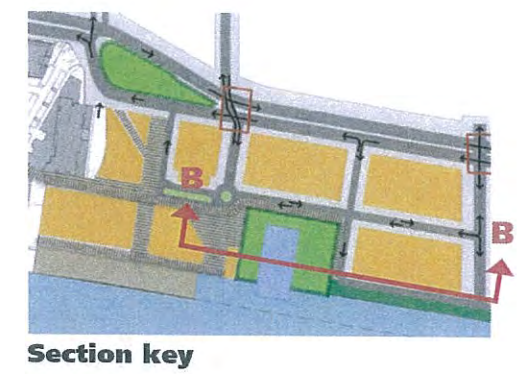


Figure 25 – Section B-B

Pool Parking Only

4.4 Building character

Buildings within the sub-precinct will express an appropriate architecture that supports a subtropical urban place in accordance with the Development Scheme.

Buildings express the following design principles:

- buildings have varied roof forms and expressed roof lines with generous overhangs providing shade to buildings
- skyline articulation is achieved with stepping in roof line of at least two floors
- floor plan stepping creates building articulation and a vertical expression
- visual interest is enhanced with a variety of balustrading expressions with solid, glazed, angled, curved treatments. Balconies are discontinuous
- podiums with active frontages define streets and public spaces
- contrasting materials and colours on facades create visual interest, a vertical emphasis visually reduce the bulk of taller buildings.

The built form principles are demonstrated in Figures 25 – 27. Indicative building character and expression are shown in Figures 28 – 30.



Figure 26 – Indicative view to site from Brisbane River looking north-west

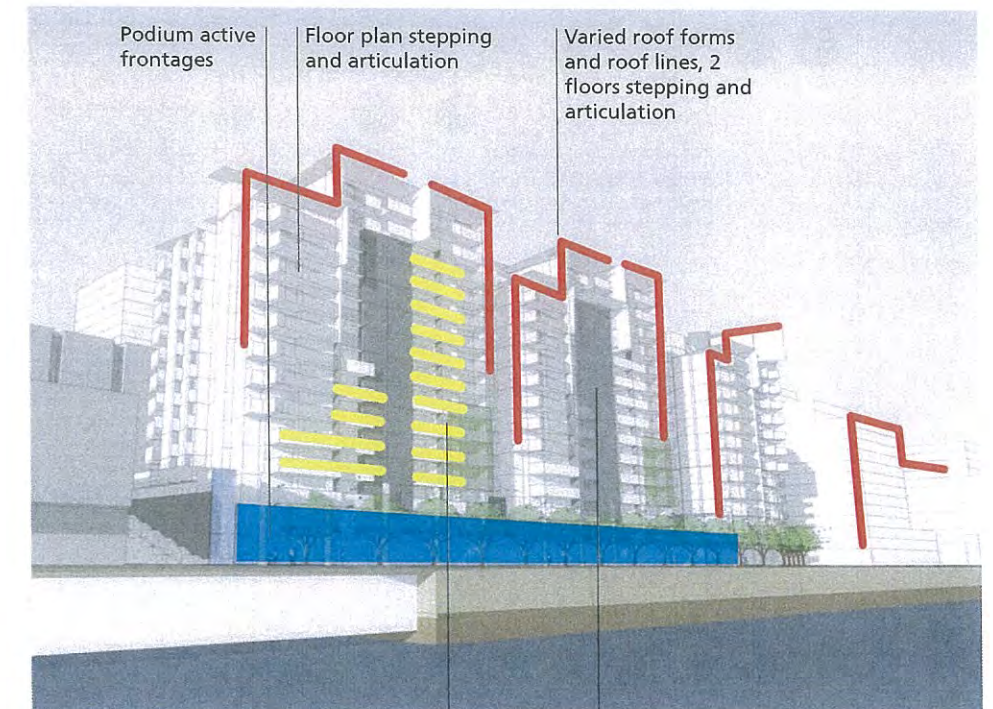
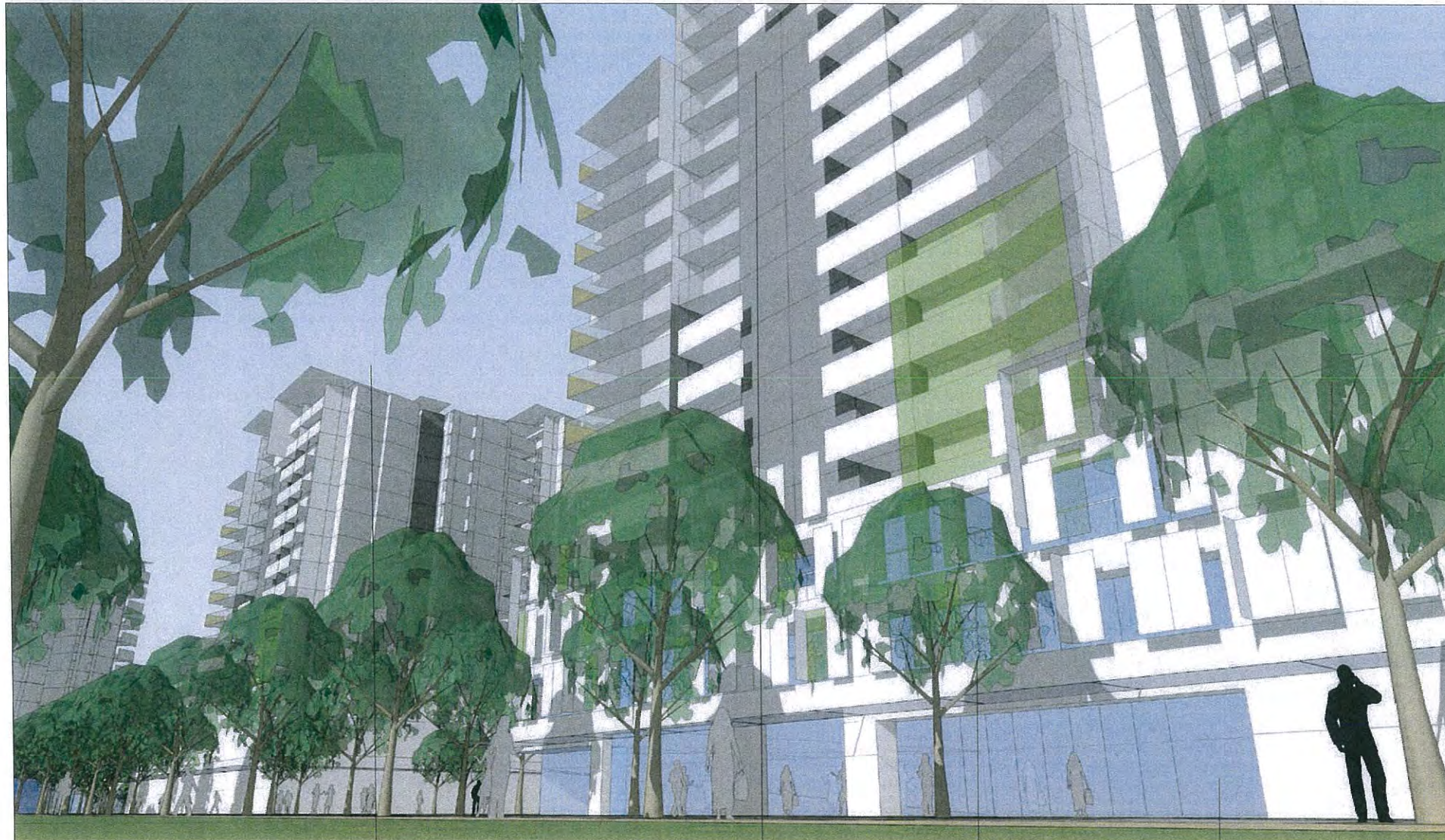


Figure 27 – Built form principles

Variety of balustrading
Solid, glazed, angled and
discontinuous balconies
provide articulation

Contrasting materials
vertical emphasis



Varied roof forms provides variety to the skyline

Stepping in floor plan provides articulation and vertical expression to the tower

Podium are expressed differently to the tower with solid and glazed treatments. The contain a mix of uses which overlook the street and activate the facade

Active frontages at ground level define the streets and public space

Figure 28 – Indicative eye level view activated podium and tower built form



Figure 29 – Indicative aerial view towards site



Figure 30 – Indicative view across site towards Brisbane River



Figure 31 – Indicative eye level view towards plaza & river