

## **Policies and proposals**

This section presents land use policies and proposals for *Transport and Connectivity, Open and Natural Space, Housing, Education and Community Services and Spaces, Creative Industries, Arts and Tourism, Aboriginal Culture and Art, Recreation, Dining and Entertainment, Retail, Specialist and Convenience Shopping and Water Sensitive and Energy Conserving Design*. *Governance and Funding* policies will be found in Section 6.2 and those for *Implementation* in Section 6.3.

### a) Transport and connectivity

The overall character of the future neighbourhood will emphasise connectivity and interaction among its wide range of activities and land uses. Locations and paths should be arranged to achieve the most convenient possible access by foot, cycle, road, ferry and public transport both within the neighbourhood and linking to adjacent areas, including the river frontage, West End, South Brisbane and the city centre.

Vehicular penetration will be restricted to reduce congestion and pollution. Use of cars will be discouraged by consistent priority for active and public transport and limited provision of private parking. An Integrated Local Area Plan (ILTP) will be prepared to achieve these priorities and ensure continuity of street patterns with neighbouring areas.

### b) Open and natural space

Half the site will be reserved for open and natural space, providing storage basins and clearance swales to help manage increasingly frequent flood events and responding to the open space needs of the new occupants as well as helping to redress existing deficiencies. A new Kurilpa Nature Park will be linked by corridors of green space to all parts of the neighbourhood. Informal relaxation and play spaces will be designed to meet the recreational needs of local and adjacent residents and visitors. These will include riverside gardens, paths and open spaces extending not less than 40 metres from the waterfront, and areas with spaces for informal play, vista viewing and contemplative enjoyment for both residents and visitors.

### c) Housing

Opportunities for medium density housing will be provided over approximately five hectares or a fifth of the new neighbourhood. These will include market, affordable and community dwellings, and involve collaboration among business, government and voluntary sectors. A general height limit of eight storeys and a spacing requirement between

buildings equal to their height will ensure solar access to the lower levels of all buildings and limitation of shadowing of adjacent activities. This will result in medium density development of not more 200 dwellings per hectare.

Provisions should meet a requirement of 30% for affordable housing, either by incorporating National Rent Affordability Scheme style provisions or through partnership with such social housing providers as the Brisbane Housing Company (BHC), Aboriginal Housing Companies and Building Responsive and Integrated Communities (BRIC)

d) Education and community services and spaces

Space amounting to not less than 1.4 hectares will be needed for new primary and pre-school sites close to apartment block locations, other community spaces and active and public transport. A further one hectare of spaces convenient to clusters of housing should be provided for community activities, structures and meeting places, including health clinics and fitness centres, day care facilities, and Internet and library facilities, and incorporated in a Social Infrastructure Plan, in line with the standards prescribed in Guideline 5 of the SEQ Regional Plan 2005- 2026.

A joint State Government and City Council *Kurilpa Collaborative Working Party* will be established, composed of representatives of departments for Aboriginal affairs, education, environment, health, housing, state development, tourism and transport, and will meet regularly to achieve coordination and co-location of facilities in convenient and attractive public spaces. An advisory *Community Planning and Development Panel* (CPDP) should be established, with representation on the *Collaborative Working Party*.

e) Creative industries, arts, and tourism

Between one and two hectares should be allocated for the practice and presentation of existing and new creative industries linked to the existing communication, performance and decorative industries of South Brisbane and West End. These should include such activities as spatial and graphic design, information technology, indigenous art, and research and development. Within these spaces, opportunities should be provided for festival markets and public and environmental art. Art trails should also be designated to link the new indigenous facilities to the well-established Aboriginal Cultural Centre of Musgrave Park.

Further spaces of one to two hectares should be allocated specifically for the provision of inexpensive start-up and pop-up structures supported by government for creative activities, close to the existing galleries,

museums and media and performance activities, including use of recycled industrial buildings.

Representation of the Department of State Development on the *Kurilpa Collaborative Working Party* should ensure that Government policies to foster creative enterprises and tourism throughout the state are reflected in the land use plan approved for this new neighbourhood.

f) Aboriginal culture and arts

Spaces and facilities for Aboriginal art and culture will be incorporated in the approved plan and supported by a percentage for public art scheme. Representatives of Aboriginal communities on the CPDP will be responsible for ensuring that current and future development celebrates traditional culture and values.

g) Recreation, dining and entertainment

Spaces of up to one and a half hectares will be allocated for restaurants, commercial art galleries, and related display and entertainment. Sites should enjoy good views of the riverfront, the city centre and the environmental art of the new community spaces, with convenient access to river and other public transport and to the existing dining and entertainment hubs of West End and South Bank.

h) Retail, specialist and convenience shopping

Development guides will aim to ensure active street life, by requiring that the ground level frontages of all residential buildings include at least two different forms of retail, specialist or convenience shopping and professional offices with frontages of no more than 10 metres.

i) Water sensitive design and energy conserving design

To gain approval, all development should incorporate water sensitive design, including recycling of used water for the surrounding gardens, green spaces and fountains. All buildings should be required to meet five star green sustainability ratings including maximum solar generation of power, natural ventilation and direct access to jogging and fitness trails. Encouragement should be given to the construction of "green buildings" with vertical, rooftop and integrated ledge gardens and vegetation.