SC6.23 Park management plan planning scheme policy

Contents

1 Introduction
  1.1 Relationship to planning scheme
  1.2 Purpose

2 Howard Smith Wharves park management plan
  2.1 Introduction
  2.2 Location
  2.3 History
  2.4 Vision and intent
  2.5 Howard Smith Wharves park management plan precincts
     2.5.1 Precincts
     2.5.2 Access
     2.5.3 Facilities or elements

1 Introduction

1.1 Relationship to planning scheme

This planning scheme policy:
(a) provides guidance or advice about satisfying an assessment criteria which identifies this planning scheme policy as providing that guidance or advice;
(b) states a standard for the assessment criteria identified in the following table

<table>
<thead>
<tr>
<th>Column 1—Section or table in the code</th>
<th>Column 2—Assessment criteria reference</th>
<th>Column 3—Standard in the planning scheme policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community facilities code</td>
<td>AO2</td>
<td>All</td>
</tr>
<tr>
<td>Table 9.3.6.3.A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor sport and recreation code</td>
<td>AO2</td>
<td>All</td>
</tr>
<tr>
<td>Table 9.3.18.3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Park code</td>
<td>AO1</td>
<td>All</td>
</tr>
<tr>
<td>Table 9.3.19.3.A</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>AO9</td>
<td>All</td>
</tr>
<tr>
<td>Table 9.3.19.3.A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1.2 Purpose

(1) The purpose of the Park management planning scheme policy is to provide:
   (a) guidance on the nature and level of desired uses, activities, facilities and park infrastructure, for specific Brisbane City Council parks and reserves in accordance with the approved park or natural area master or management plan relevant to that park or natural area;
   (b) management plan standards as Park code acceptable outcomes.

(2) The Council develops individual park or natural area master or management plans with input from a broad range of internal and community stakeholders, ahead of including selected plans into this planning scheme policy.

(3) The following individual park or natural area master or management plans are covered in this planning scheme policy:
2 Howard Smith Wharves park management plan

2.1 Introduction
The Howard Smith Wharves park is included in the Open space zone and the metropolitan zone precinct.

2.2 Location
(1) The area covered by the Howard Smith Wharves park management plan is identified at Figure a.
(2) The Howard Smith Wharves park management plan area is located at a junction between the City Centre and the adjacent suburbs of Fortitude Valley and New Farm. This riverfront land is located on the northern shore of the Brisbane River beneath the Story Bridge and opposite Kangaroo Point.
(3) The Howard Smith Wharves park management plan area includes land bounded by Bowen Terrace, Moray Street, Boundary Street and the Brisbane River. The management plan includes leased areas and berthing facilities within the Brisbane River to the extent that these areas are within the local government boundaries of the Brisbane City Council. The management plan also includes the cliffs located adjacent to Bowen Terrace, as well as the Wilson Outlook Reserve at the corner of Moray Street and Bowen Terrace.

2.3 History
(1) The Howard Smith Wharves site is a culturally and historically significant site for Brisbane. An understanding of the history of the site is an important context for the Howard Smith Wharves park management plan.
(2) The Howard Smith Company was established in Brisbane in the 1870s and occupied wharves at the site from the 1890s. While it was originally built as the Brisbane Central Wharves, the existing structures were constructed in the 1930s, when the Queensland Government resumed the site as part of a program to widen the river, to build the Story Bridge and to rebuild the original wharves and sheds as one of the Forgan-Smith government’s principal employment-generating projects. The site was then leased by the company (then known as Howard Smith and Co) from the mid 1930s until the early 1960s, and become known as the Howard Smith Wharfs.
(3) Construction of the existing structures on the site began in 1934 and continued through until the early 1940s. During World War Two, in 1941 and 1942, five air raid shelters were constructed below the cliff face.
(4) The wharves were a hive of activity throughout their use by Howard Smith and Co – one of Australia’s principal nineteenth and early twentieth century coastal shipping companies.
(5) After Howard Smith and Co moved downstream in the early 1960s, the site was occupied partly by the Water Police, and partly by the Queensland Works Department for storage.
(6) The site is an important physical, economic and cultural example of the development of Queensland. The remaining wharf buildings form rare physical evidence of the pre-1940 Port of Brisbane, and the air raid shelters are the most intact group of shelters surviving in Brisbane. The site further exemplifies the history of Brisbane as
Queensland’s premier port, and the expansion of Brisbane City that has seen port activities shift further downstream.

(7) The historical structures comprise:
(a) three single storey storage sheds of timber and sheet metal construction;
(b) timber decking wharves;
(c) a two storey rendered masonry building originally built as shipping company offices;
(d) five World War II air-raid shelters of reinforced concrete construction;
(e) masonry Lavatory Building;
(f) the Story Bridge – in particular, two reinforced concrete pylons of the Story Bridge are dominant features of the site located between the storage sheds at the western end of the site.

2.4 Vision and intent

(1) The vision of the Howard Smith Wharves park management plan is to create a new inner city metropolitan park that is one of a linear network of riverside parkland destinations, and that features its unique history, access to the Brisbane River and city centre, and revitalised heritage buildings set amongst the new parkland.

(2) The intent for the Howard Smith Wharves park management plan is to:
(a) create a vibrant, accessible urban parkland;
(b) retain the heritage values and feature historic aspects of Howard Smith Wharves in the design of the parkland;
(c) allow for a range of passive and active recreation opportunities that activate the park;
(d) provide public access and circulation to and through the site for cyclists and pedestrians, connecting the New Farm Riverwalk (to be replaced following extensive damage to the structure caused by the January 2011 floods) with the City Centre as well as providing new connections from the lower riverside areas to top of cliff locations to connect with Fortitude Valley and New Farm;
(e) complement and integrate with any future revitalisation of the Howard Smith Wharves site and any reuse of existing heritage buildings.

2.5 Howard Smith Wharves park management plan content

2.5.1 Precincts

The Howard Smith Wharves park management plan area includes the following (refer Figure a) that have different functions as follows.
(a) Boundary Street entrance area (Precinct 1)—This area contains entrance features and signage, including provision for vehicle entry, car parking, servicing and manoeuvring into the site. This location links with the city centre Riverwalk, and berthing facilities adjacent to the heritage buildings.
(b) Heritage buildings A, B C, E and surrounds (Precinct 2)—Pedestrian access to the river may be provided along wharf or boardwalk structures in front of the existing heritage buildings in this area and berthing facilities can also locate adjacent to the heritage buildings.
(c) Between heritage building C and heritage building E (Precinct 3)—This area is suited to a lookout, interpretive elements for the bomb shelters, and park facilities, including amenities.
(d) Eastern end (Precinct 4)—Active and passive recreation areas are contained at the eastern end of the park. This could include rock climbing facilities, stairs and lifts, park facilities and viewing areas.
(e) Wilson Outlook Reserve (Precinct 5)—Wilson Outlook Reserve could contain viewing platforms, green space, seating and park facilities and the upper cliff area access to the stairs and lift.
(f) Top of cliff area (Precinct 6)—This area provides viewing platforms and outlooks, park facilities and access to lifts and stairs.
2.5.2 Access

(1) The Howard Smith Wharves park management plan provides for access for pedestrians and commuter and recreational cyclists to ensure connectivity through the area and to surrounding suburbs. The site performs an important role as part of an integrated movement corridor for pedestrians and commuter and recreational cyclists. Access arrangements for pedestrians and cyclists include (but are not limited to):
(a) Connecting Boundary Street and adjacent city centre areas with the Riverwalk at the eastern end of the park.
(b) Connecting the lower riverside area with upper cliff areas of Bowen Terrace and Moray Street by maintaining the existing pedestrian footpaths (adjacent to the Story Bridge) and providing new lifts and stairs between the upper and lower levels to ensure site access is disability compliant.

Note – A visual analysis is to be provided as part of any proposal for lifts adjoining the cliffs.

(2) Vehicle access to the lower riverside areas occurs from Boundary Street. Vehicle access and parking is limited to the western end of the park, except for maintenance and emergency vehicles through the whole park.

2.5.3 Facilities or structures

A range of parkland facilities (including buildings and structures) may be provided in the Howard Smith Wharves park including:
(a) access paths (including walking tracks, footpaths, boardwalks and recreation and commuter bicycle paths) and facilities to and from the parkland;
(b) ancillary buildings (including storage or maintenance sheds);
(c) BBQs/picnic facilities (including tables, seating and bins) and areas;
(d) car parking areas and facilities;
(e) entry feature(s) and plazas;
(f) fencing;
(g) fishing platforms and boating facilities (including ramps, jetties, wharves);
(h) interpretative walls;
(i) items of cultural heritage;
(j) landscape and horticultural structures
(k) lawns, gardens, planting and landscaped areas;
(l) lift structures and stairs;
(m) lighting, including lighting to highlight the landscape values of the cliffs;
(n) lookout(s) or viewing platforms;
(o) nest boxes, bird hides, glider poles, bird aviaries;
(p) parkland shelters and seating;
(q) play equipment, fitness equipment;
(r) public artwork/sculptures;
(s) public toilets and other amenities (including drinking fountains);
(t) rock climbing area;
(u) shade/shelter and furniture (including tables and seating);
(v) signage, noticeboards and display panels containing park related or cultural heritage information;
(w) small scale performance spaces/structures;
(x) water features, including waterfalls;
(y) wharves and river access.
Figure a—Howard Smith Wharves park management plan precincts