

TOWNSVILLE CONCERT HALL

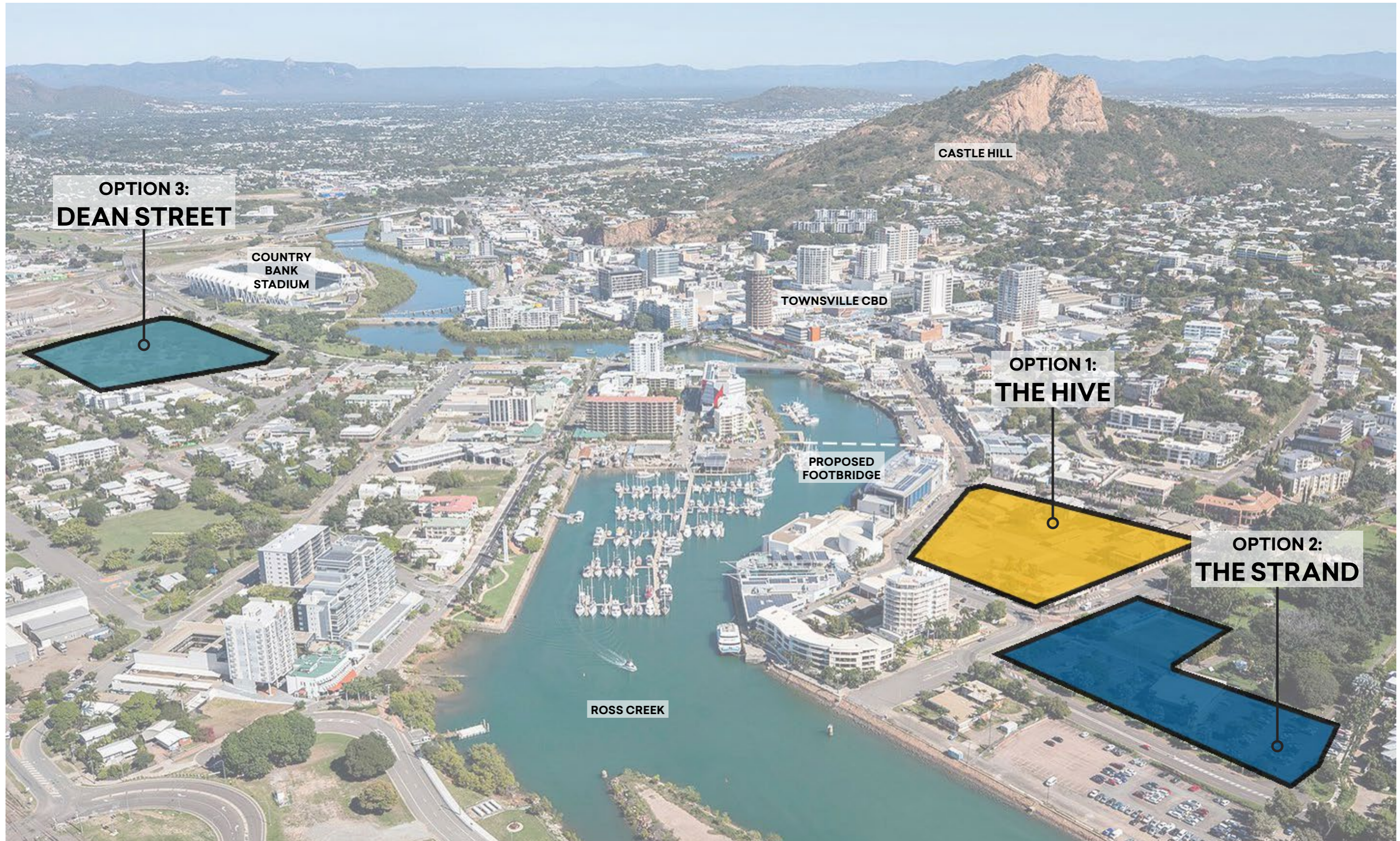
SITING AND PLANNING OPTIONS



AEC AECOM BlightRayner

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TOWNSVILLE CONCERT HALL SITE OPTIONS





OPTION 1:
THE HIVE

OPTION 1: THE HIVE MACRO CONTEXT



- The Hive site has the closest proximity to the Townsville CBD, particularly to the restaurants and bars in Flinders Street.
- The proposed Wickham Street Footbridge will bring Palmer Street's hotels and restaurants within 350 metres of the site.
- The site can be seen as a termination of the Flinders Street 'spine', the main street of the Townsville CBD.
- It is readily accessible by foot from the many businesses on the Townsville CBD for people attending the Concert Hall after work during weekdays.

OPTION 1: THE HIVE IMMEDIATE CONTEXT



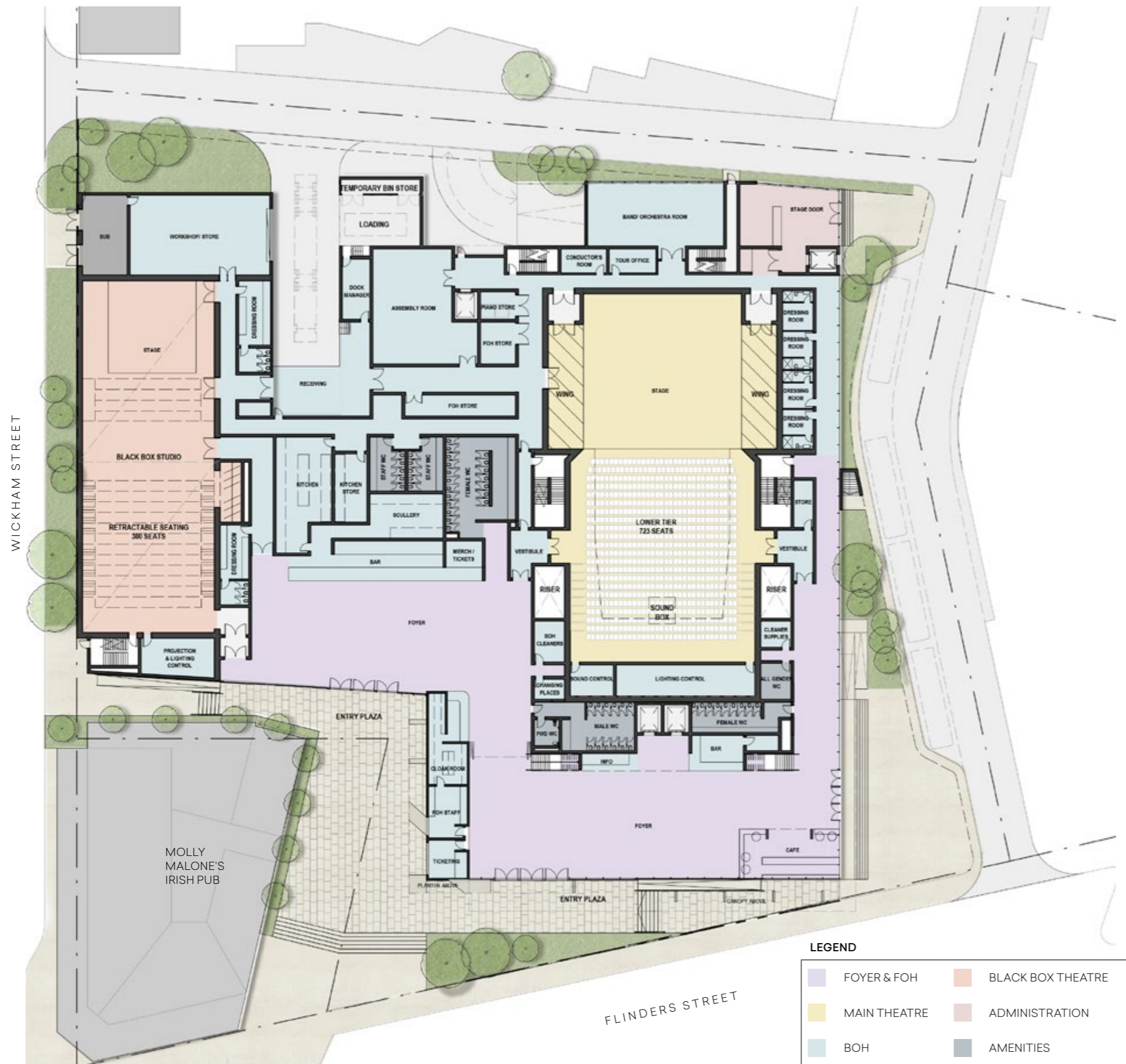
- The Hive Site addresses The Strand and its parkland where it may be possible to create an outdoor amphitheatre to complement the Townsville Concert Hall.
- Adjoining the site across Flinders Street is the Museum of Tropical Queensland, and the site of the former Great Barrier Reef Aquarium (ReefHQ) which could be a further cultural or tourism destination forming a precinct of cultural facilities/destinations.
- The Flinders Street restaurants and bars are immediately adjacent to The Hive site.
- The Criterion Hotel and Molly Malone's Irish Pub are within immediate accessibility from the Concert Hall.
- On the site is the Queensland heritage-listed Queen's Hotel which demonstrates Art Nouveau and Indian/Colonial influences, and was built between 1902 and the 1920s. It was once considered the finest hotel in North Queensland. Its future is unknown, under a new owner of The Hive Site, but lends itself to incorporating restaurants, cafes and bars as has been previously proposed.
- The site is served by Flinders Street, Wickham Street, King Street, and The Strand. Although Wickham Street is a divided road and The Strand one-way, the site has excellent vehicular access through its four street frontages.

OPTION 1: THE HIVE SITE RATIONALE



- Concert Hall positioned in centre of site where length is available to meet Brief and frontage gained to Flinders Street.
- Black Box theatre positioned to western side where frontage and distinct address is available to Wickham Street, and on journey between the proposed Wickham Street footbridge and The Strand.
- Site requires new (potentially paved) road in from Wickham Street to service Concert Hall and Black Box theatre, with connection to The Strand.
- It is logical to also provide a vehicular link between Flinders Street and The Strand to service an adjoining future development site and for coach set down for the Concert Hall - this link is not however essential for the Concert Hall to function.
- The proposed new east-west road provides large vehicle access for the Concert Hall and basement parking access should this be incorporated into the project.
- The remainder of the site beyond the Concert Hall is in the order of 2,700 m² with a further 2,426 m² potentially available for a future development such as an art gallery or other complementary facility (as well as for a separate development).

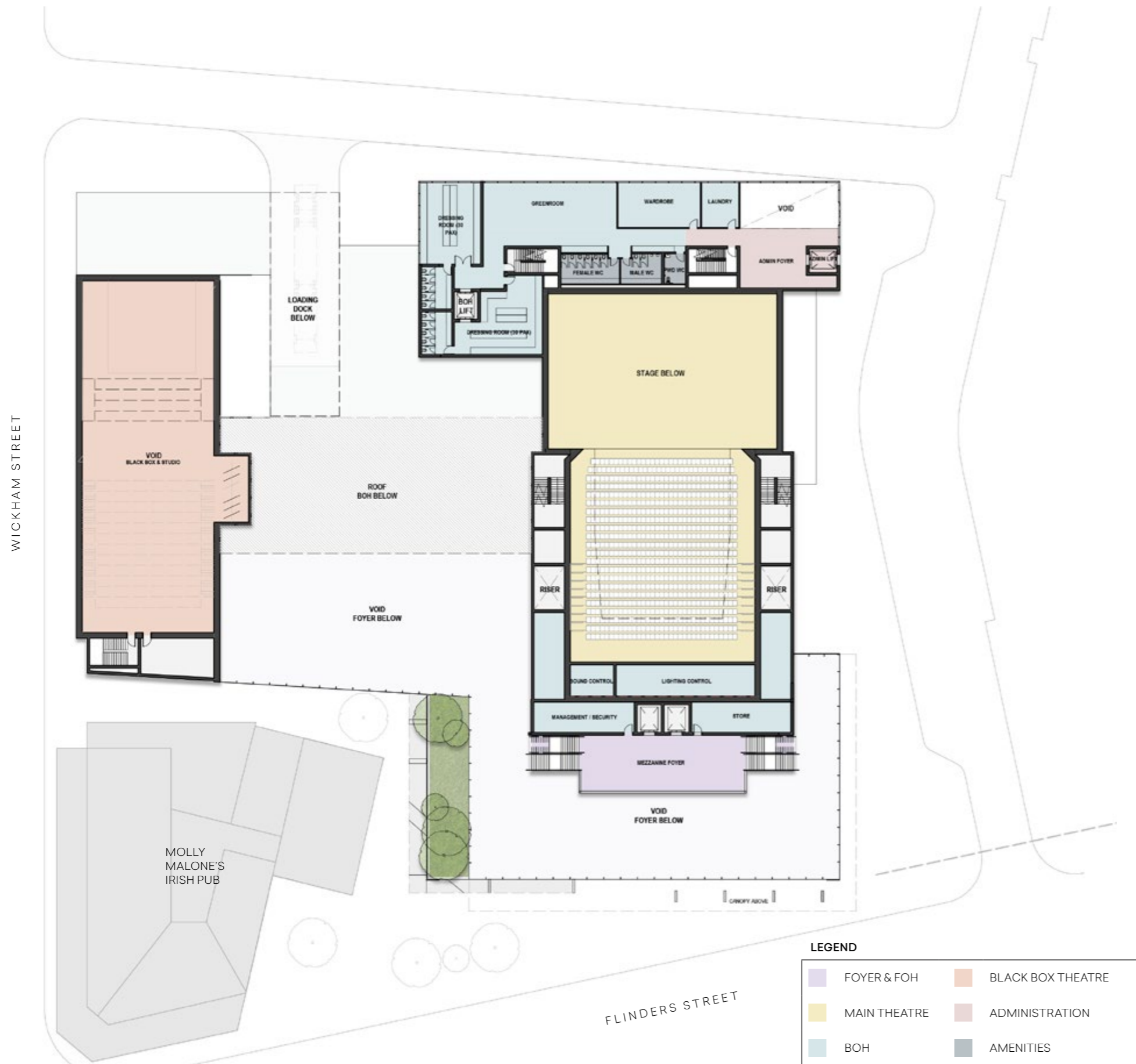
OPTION 1: THE HIVE GROUND LEVEL PLAN



- The plan fulfils the requirements of the Brief for functional areas and relationships.
- A continuous foyer between the Concert Hall and Black Box theatre can be divided to enable the Black Box theatre to be operated independently.
- The Concert Hall foyer directly addresses Flinders Street to obtain maximum presence and exposure.
- While refinements can be made, the layout has been reviewed by theatre specialist Schuler Shook, including the configurations of the Concert Hall for optimum acoustic performance and the Black Box theatre.
- Small stage wings are provided for possible theatre, dance and musical theatre performances. The stage accommodates up to 80 musicians.
- The ground level is raised approximately 1 metre above ground to provide for dock delivery and to facilitate a more economical solution to basement carpark cost (than a full level below ground) should this be accommodated. This optional basement is currently planned for 80 car spaces plus service vehicles and laundry.
- Guest performer and administration access is proposed at the north eastern corner to a Reception/Stage Door space with access to assembly/orchestra areas at grade and to other facilities at Levels 1 and 2.

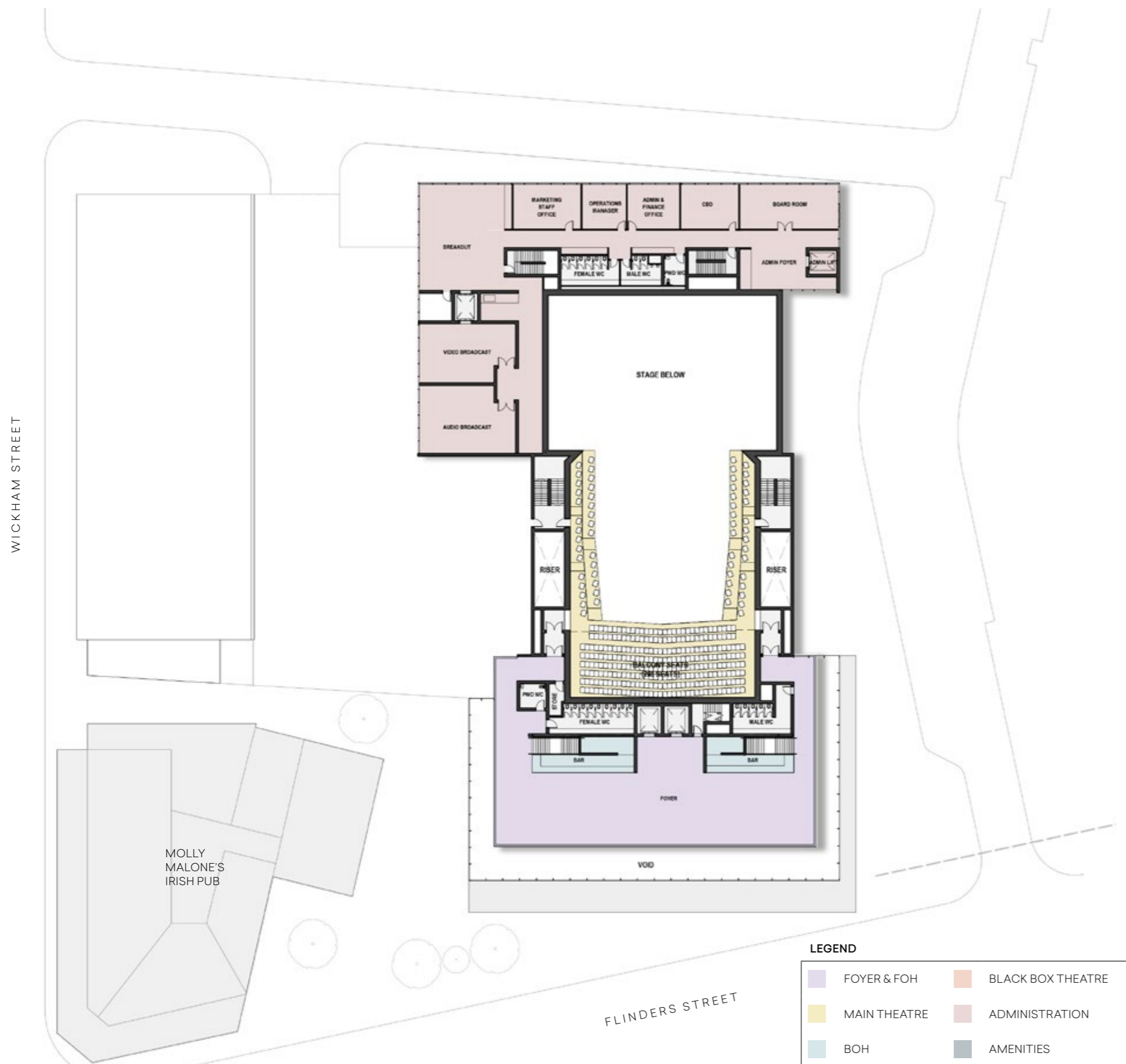
OPTION 1: THE HIVE LEVEL 1 PLAN

- This level contains the main dressing room spaces and Green Room with views to northern parkland and the Queen's Hotel.
- 715 seats are provided in the stalls level which rise from ground level to approximately this level.



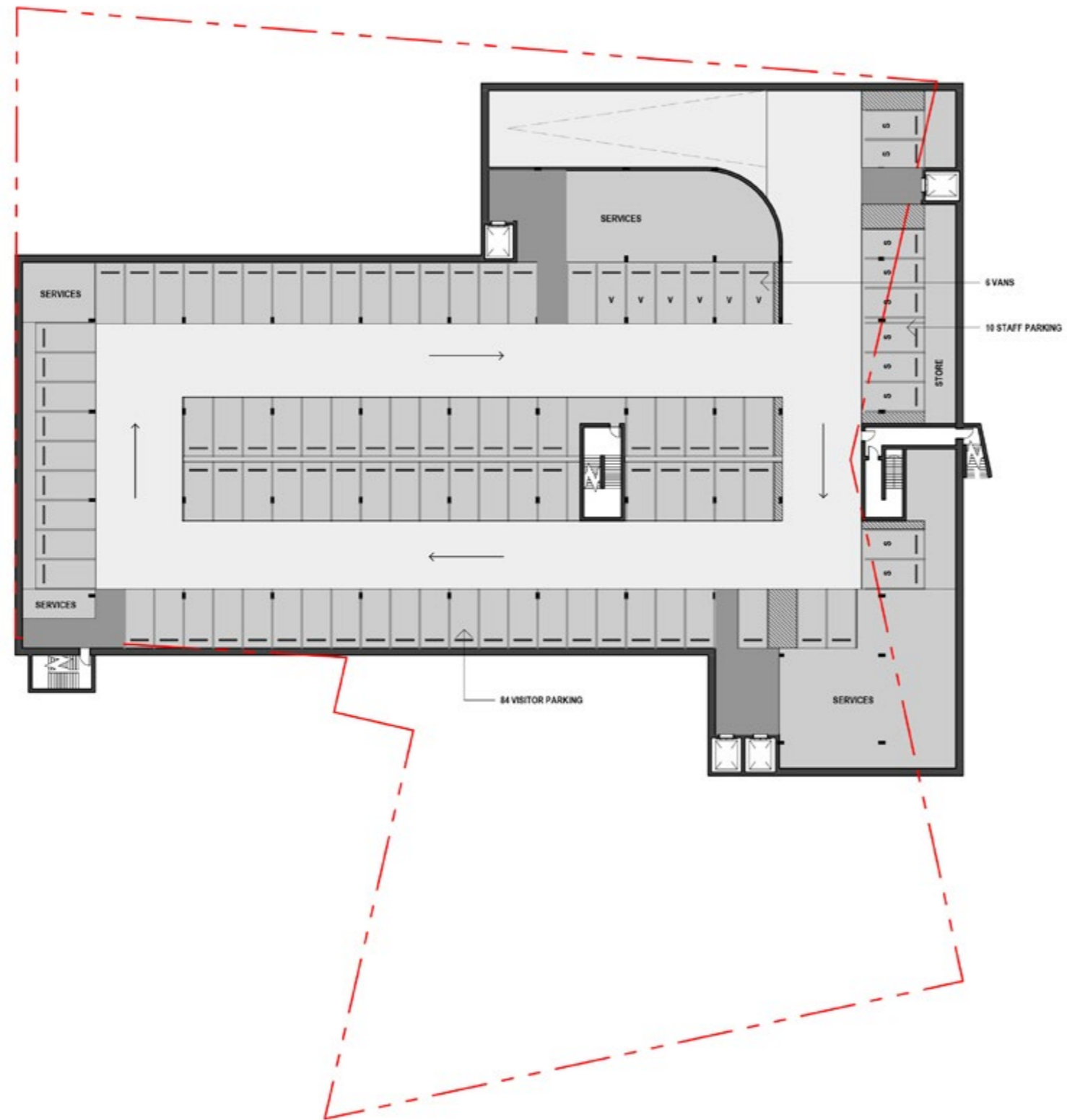
OPTION 1: THE HIVE LEVEL 2 PLAN

- This level provides access to the Balcony seats comprising 285 seats. The concept is to wrap the balcony around the sides of the Concert Hall to create an intimate audience experience.
- At northern end are the administrative offices overlooking the Queen's Hotel and parkland.
- The Upper Foyer could potentially gain views over Ross Creek.



OPTION 1: THE HIVE NOTIONAL BASEMENT PLAN

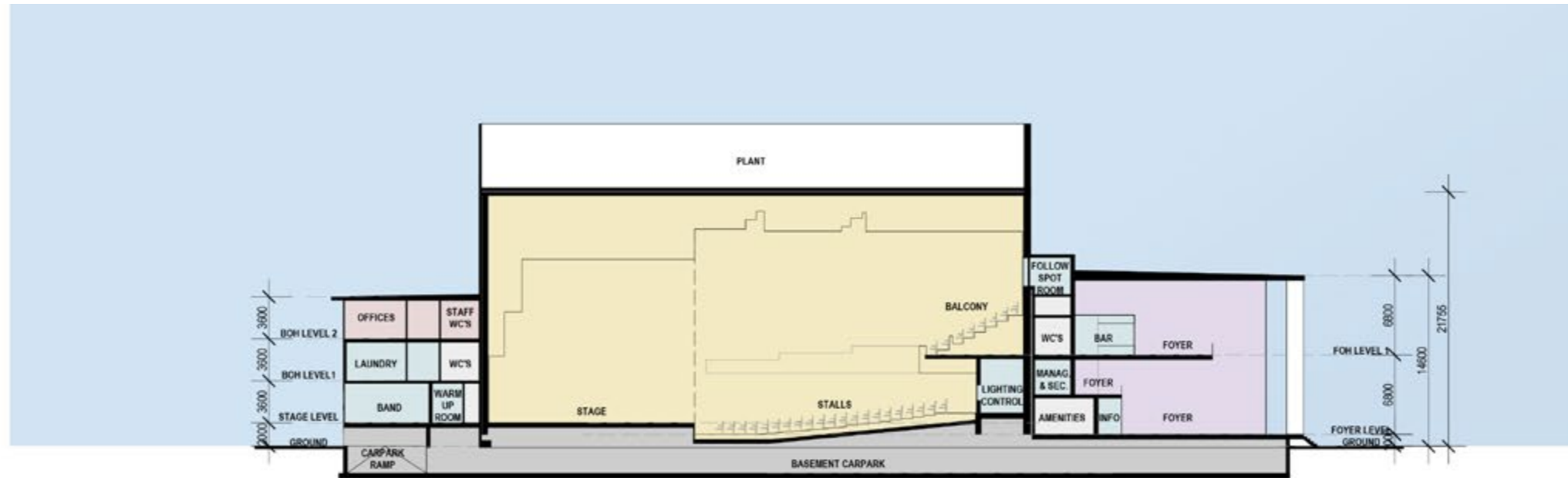
- The basement provides for 80 car spaces plus 6 van spaces and 8 staff spaces as a notional provision.
- The basement is approximately 1 metre above the ground plane to minimise excavation cost.
- PWD spaces are accommodated.
- Access is proposed from the new internal service road with ingress from Wickham Street and egress onto The Strand.



DIAGRAMMATIC SECTIONS

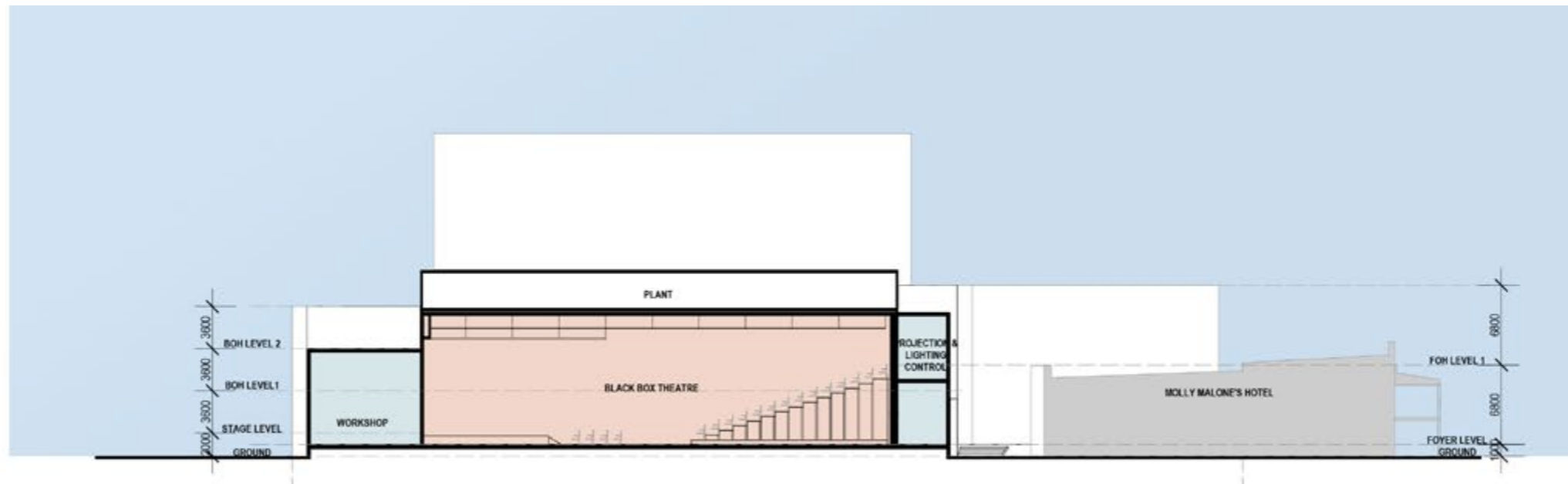
LEGEND

 FOYER & FOH	 BLACK BOX THEATRE
 MAIN THEATRE	 ADMINISTRATION
 BOH	 AMENITIES



MAIN THEATRE SECTION

1:500@A3



BLACK BOX THEATRE SECTION

1:500@A3

CONCEPTUAL VIEW FROM FLINDERS STREET



BlightRayner

CONCEPTUAL VIEW FROM WICKHAM STREET



An aerial photograph of a concert hall, overlaid with a semi-transparent blue filter and topographic contour lines. The text 'OPTION 2: THE STRAND' is positioned in the upper right quadrant of the image.

OPTION 2:
THE STRAND

OPTION 2: THE STRAND MACRO CONTEXT



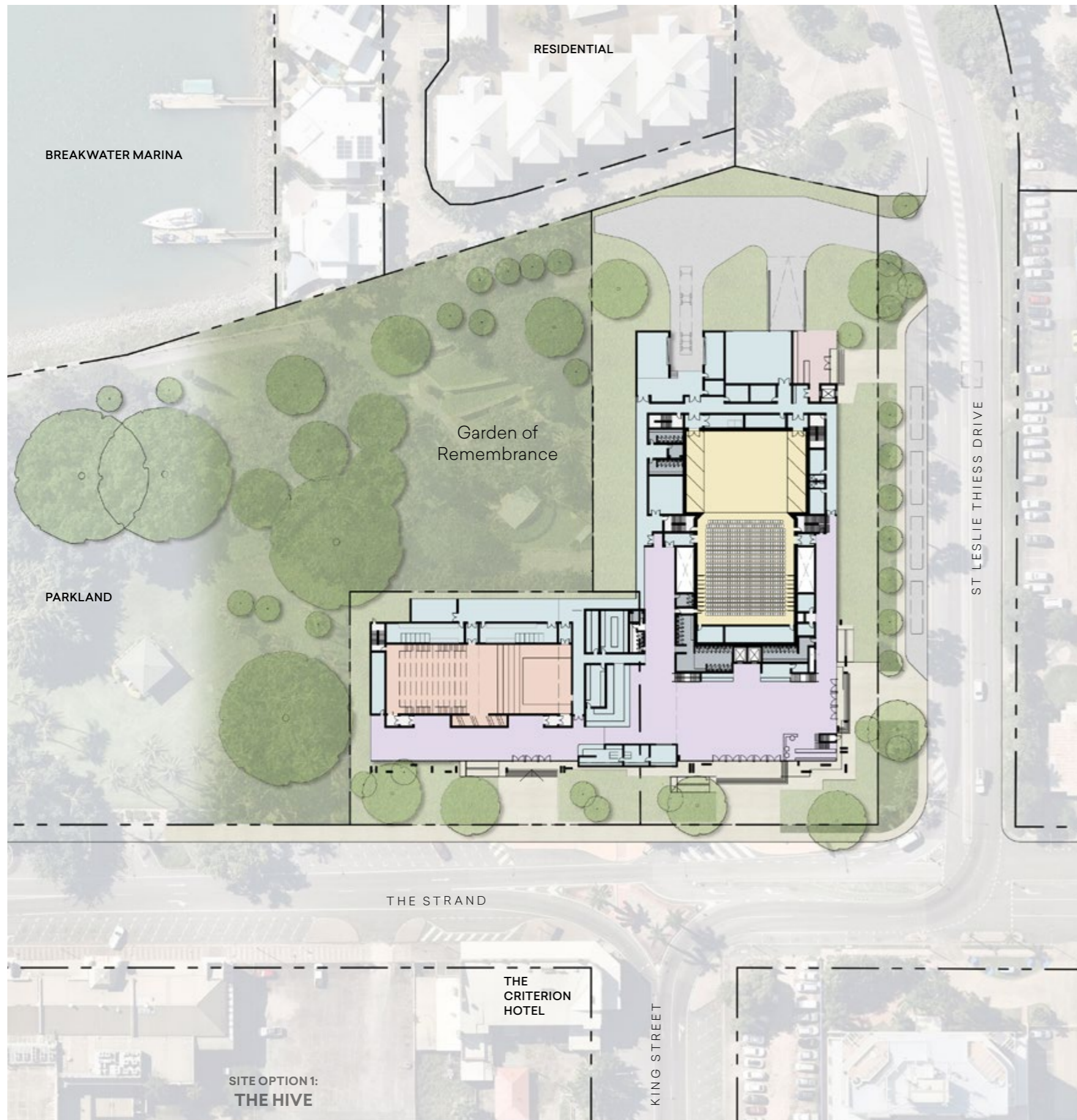
- The Strand site is an L-shaped site that includes an existing bowling club that may need to be relocated.
- The site is one block away from the Flinders Street restaurants and bars but still within easy walking distance, and 620 metres from Palmer Street via the proposed new footbridge.
- The Concert Hall will have impressive presence seen along The Strand parkland as well as across Ross Creek.
- The site is the closest to The Ville Resort-Casino and the Townsville Entertainment and Convention Centre.

OPTION 2: THE STRAND IMMEDIATE CONTEXT



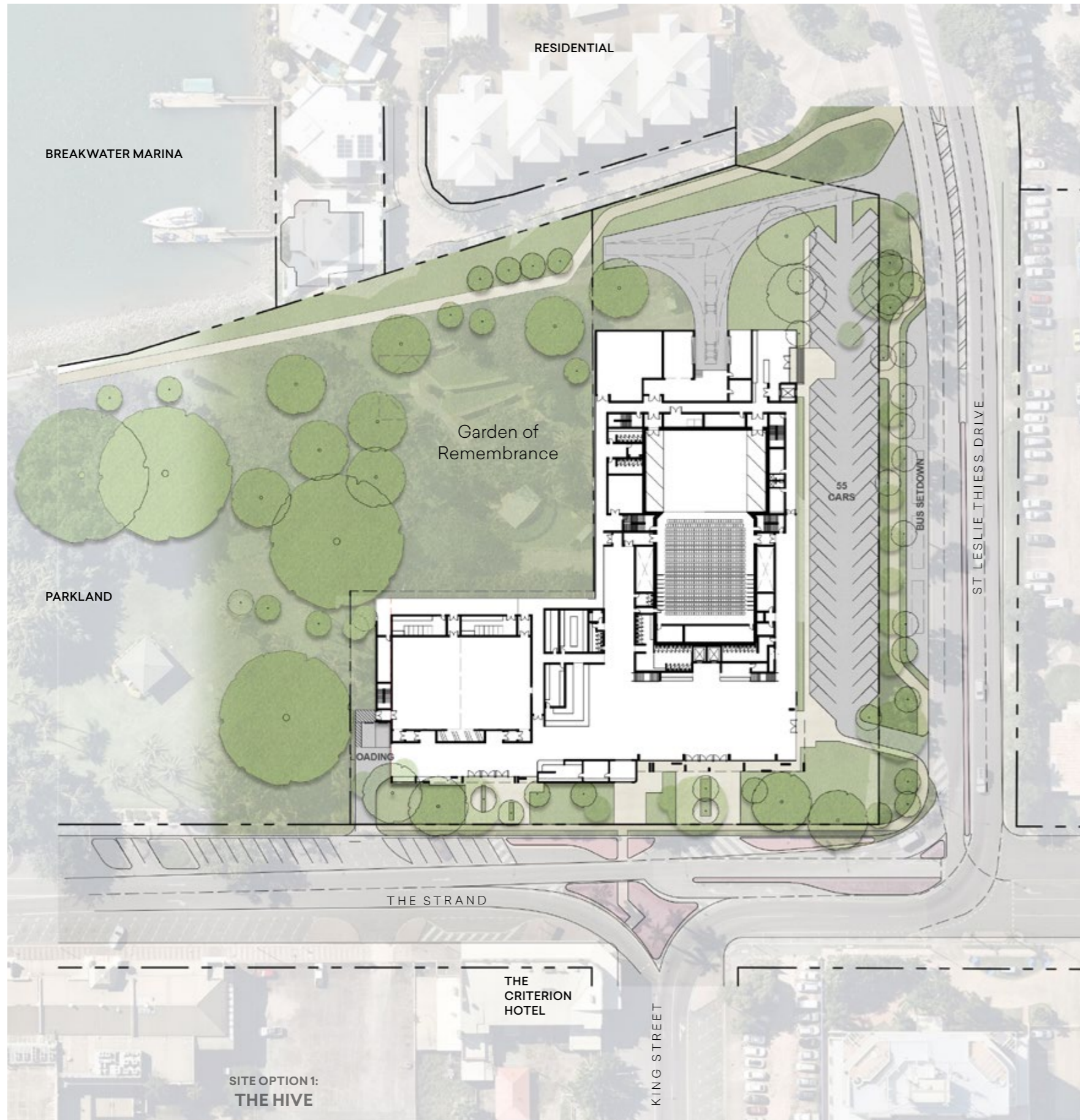
- The Strand site adjoins waterfront parkland forming an L-shape around the North Queensland Garden of Remembrance.
- Across The Strand is the Hive site which has been recently placed in new ownership, with potentials for development and revitalisation of the Queen's Hotel.
- The Criterion Hotel and Molly Malone's Irish Pub are within easy walking distance.
- Flinders Street restaurants and bars are also within easy walking distance.
- It is anticipated that service vehicular access to the site will be primarily from Sir Leslie ThieSS Drive with service access to the north and coach set down along Sir Leslie ThieSS Drive. Minor service access can be provided from The Strand at the site's western end.
- There is sufficient site space to provide main patron arrival along The Strand indented into the site.

OPTION 2: THE STRAND SITE RATIONALE



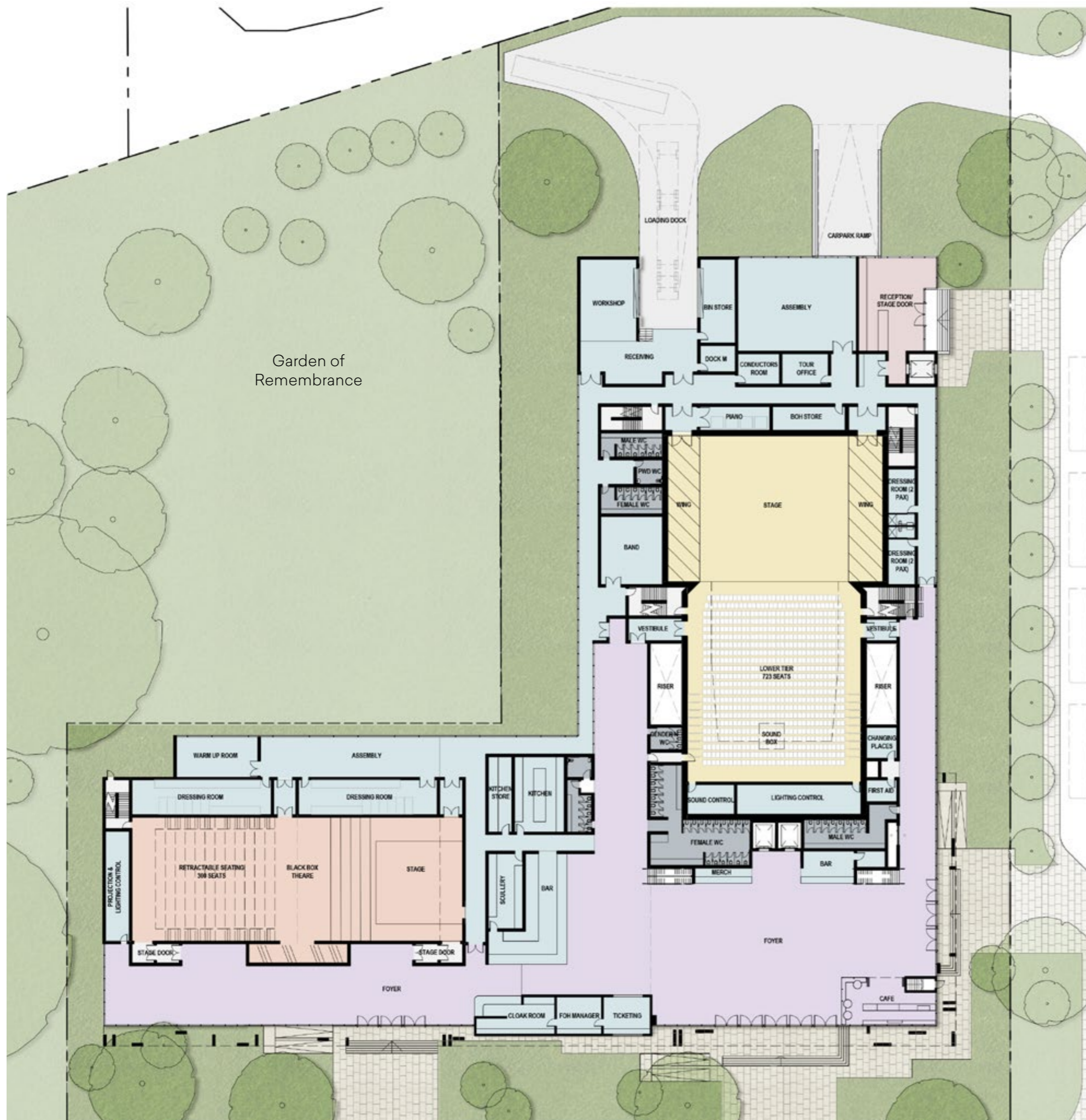
- Site without bowling club appears too tight to accommodate both the Concert Hall and Black Box theatre, however it would easily accommodate the Concert Hall and rehearsal spaces.
- The configuration is an L-shape that frames the Garden of Remembrance.
- The Concert Hall and Black Box theatre have distinct individual addresses to The Strand,
- Unlike the other two sites, there is no requirement for a new internal road.
- The site widths allow for internal vehicular and coach set down positions, and for deep tree landscaping.
- Should basement carparking be required, it would be from Sir Leslie Thiess Drive at the northern end to avoid queuing along The Strand.
- Repositioning of the building could provide at-grade carparking if desired for approximately 55 car spaces. This alternative is shown on the next page.

OPTION 2: THE STRAND ALTERNATIVE CONCEPT









- This alternative concept simply repositions the building on the site to provide approximately 55 car spaces at-grade.
- This provision could be in lieu of the 80 space carpark notionally nominated as desirable that would require a basement level under the building (provided as an option for each site under consideration).

OPTION 2: THE STRAND GROUND LEVEL PLAN



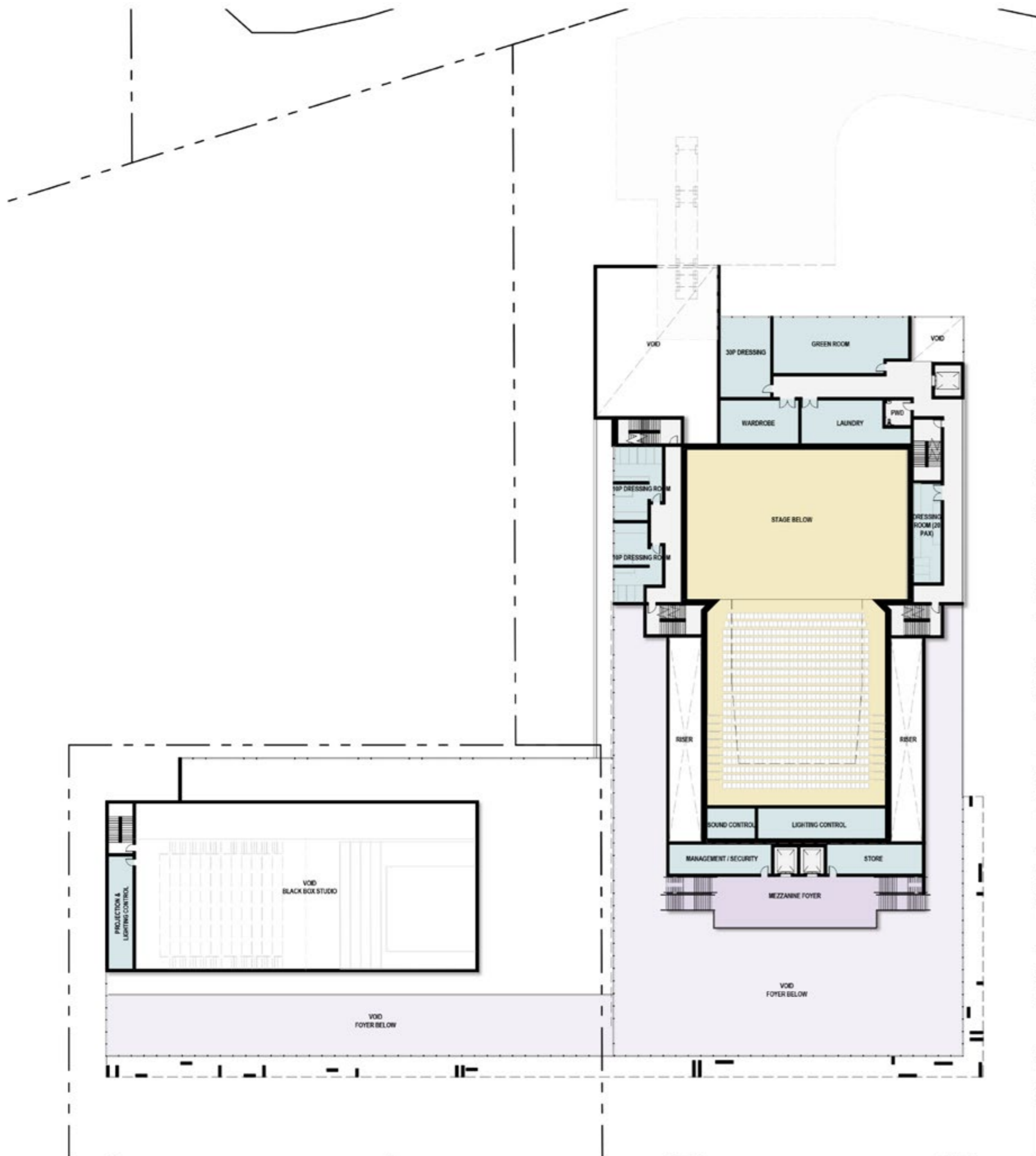
- The plan fulfils the requirements of the Brief for functional areas and relationships
- Frontages are to The Strand to gain maximum identity and exposure for the Concert Hall and Black Box theatre.
- As per the other plans, the scheme has been reviewed by theatre specialist Schuler Shook for functionality and acoustic performance.
- Small stage wings are provided for possible theatre, dance and musical theatre performances - these could be widened if required. The stage accommodates 80 musicians.
- The L-shape plan differs from those for The Hive and Dean Street but has similar functionality (to which refinements can be made). The corridors on the Remembrance Garden edge are glazed to present a transparency to the garden.
- Guest, performer, and administration access is proposed to the north to a Reception/ Stage Door space with direct access to assembly/orchestra areas at grade and to other facilities at Levels 1 and 2.

LEGEND

	FOYER & FOH		BLACK BOX THEATRE
	MAIN THEATRE		ADMINISTRATION
	BOH		AMENITIES

OPTION 2: THE STRAND LEVEL 1 PLAN

- This level contains the main dressing room spaces and Green Room with direct views from the Green Room over the adjoining parkland.
- 715 seats are provided in the stalls level which rises from ground level to approximately this level.

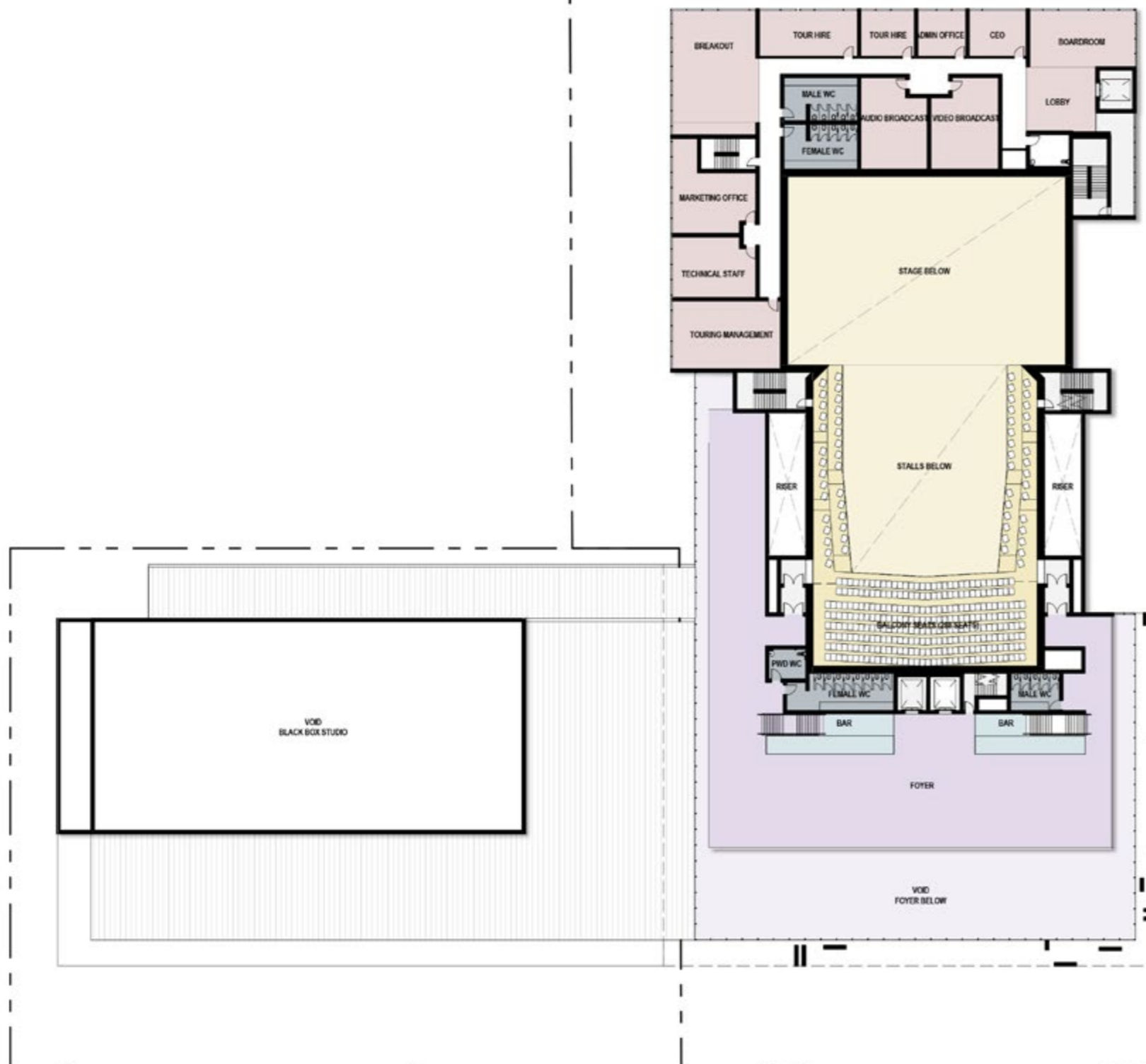


LEGEND

	FOYER & FOH		BLACK BOX THEATRE
	MAIN THEATRE		ADMINISTRATION
	BOH		AMENITIES

OPTION 2: THE STRAND LEVEL 2 PLAN

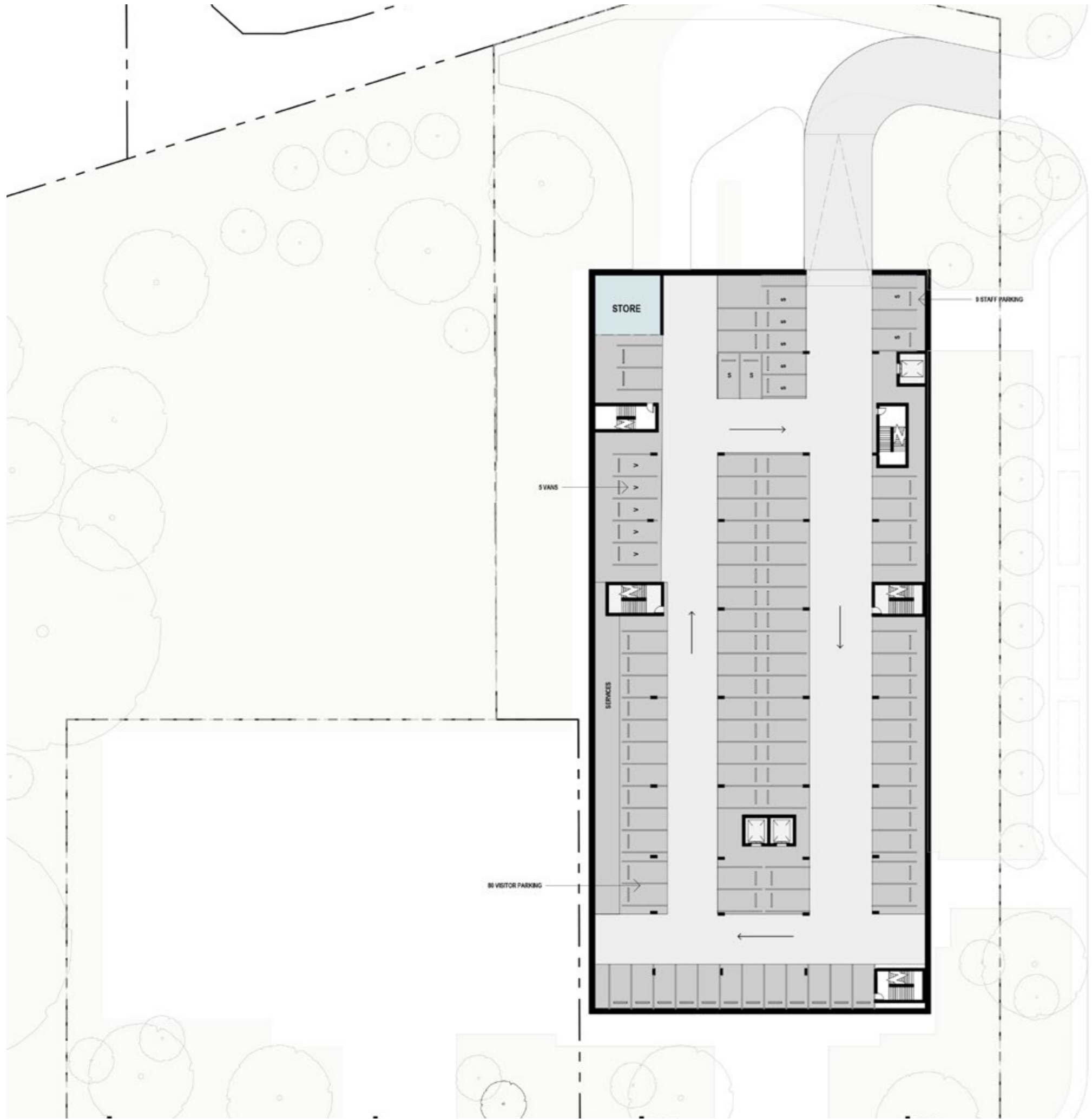
- This level provides access to the balcony seats comprising 285 seats. As per the other schemes, the concept is to wrap the balcony around the sides of the Concert Hall to create an intimate audience experience.
- At the northern end are the administrative offices with views out over the Breakwater Marina above existing neighbouring development.
- The upper foyers gain views to the east toward Ross Creek.



LEGEND

 FOYER & FOH	 BLACK BOX THEATRE
 MAIN THEATRE	 ADMINISTRATION
 BOH	 AMENITIES

OPTION 2: THE STRAND NOTIONAL BASEMENT PLAN

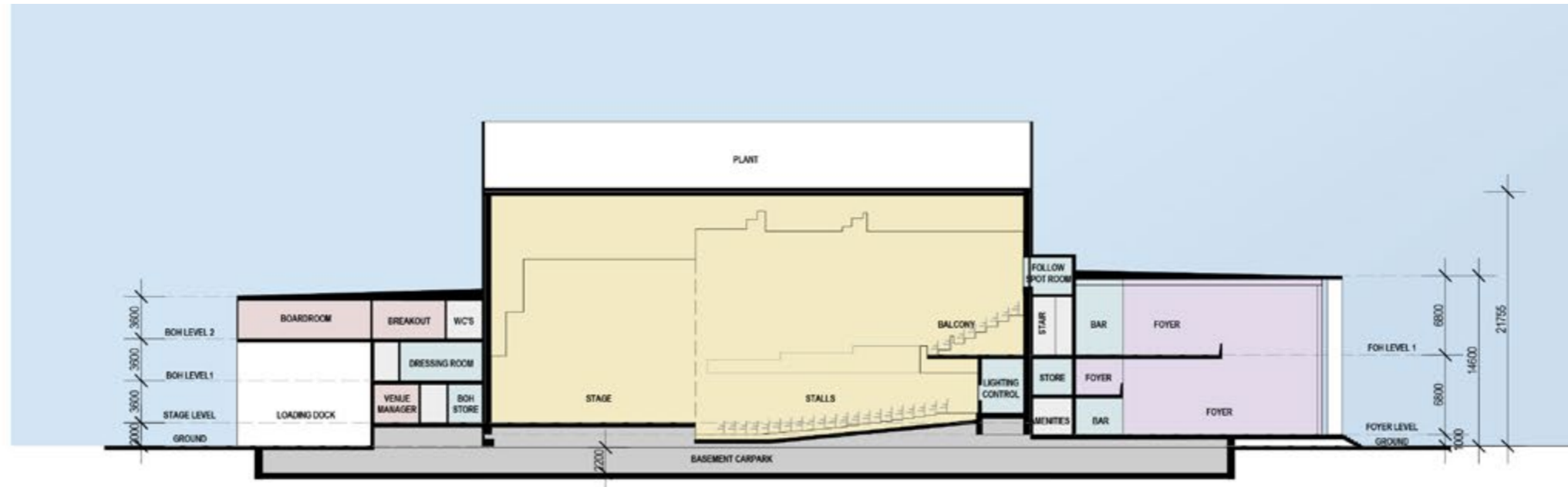


- The basement plan provides 80 car spaces, 9 staff spaces and 5 delivery van spaces.
- The basement plan rises approximately 1 metre above the ground plane to minimise excavation cost.
- PWD spaces are accommodated.
- Access and egress are proposed from the northern end to avoid queuing close to The Strand.

DIAGRAMMATIC SECTIONS

LEGEND

 FOYER & FOH	 BLACK BOX THEATRE
 MAIN THEATRE	 ADMINISTRATION
 BOH	 AMENITIES



MAIN THEATRE SECTION

1:500@A3



BLACK BOX THEATRE SECTION

1:500@A3

OPTION 2: THE STRAND
CONCEPTUAL VIEW FROM THE STRAND



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OPTION 2: THE STRAND
CONCEPTUAL VIEW FROM PARKLAND



BlightRayner

OPTION 3:

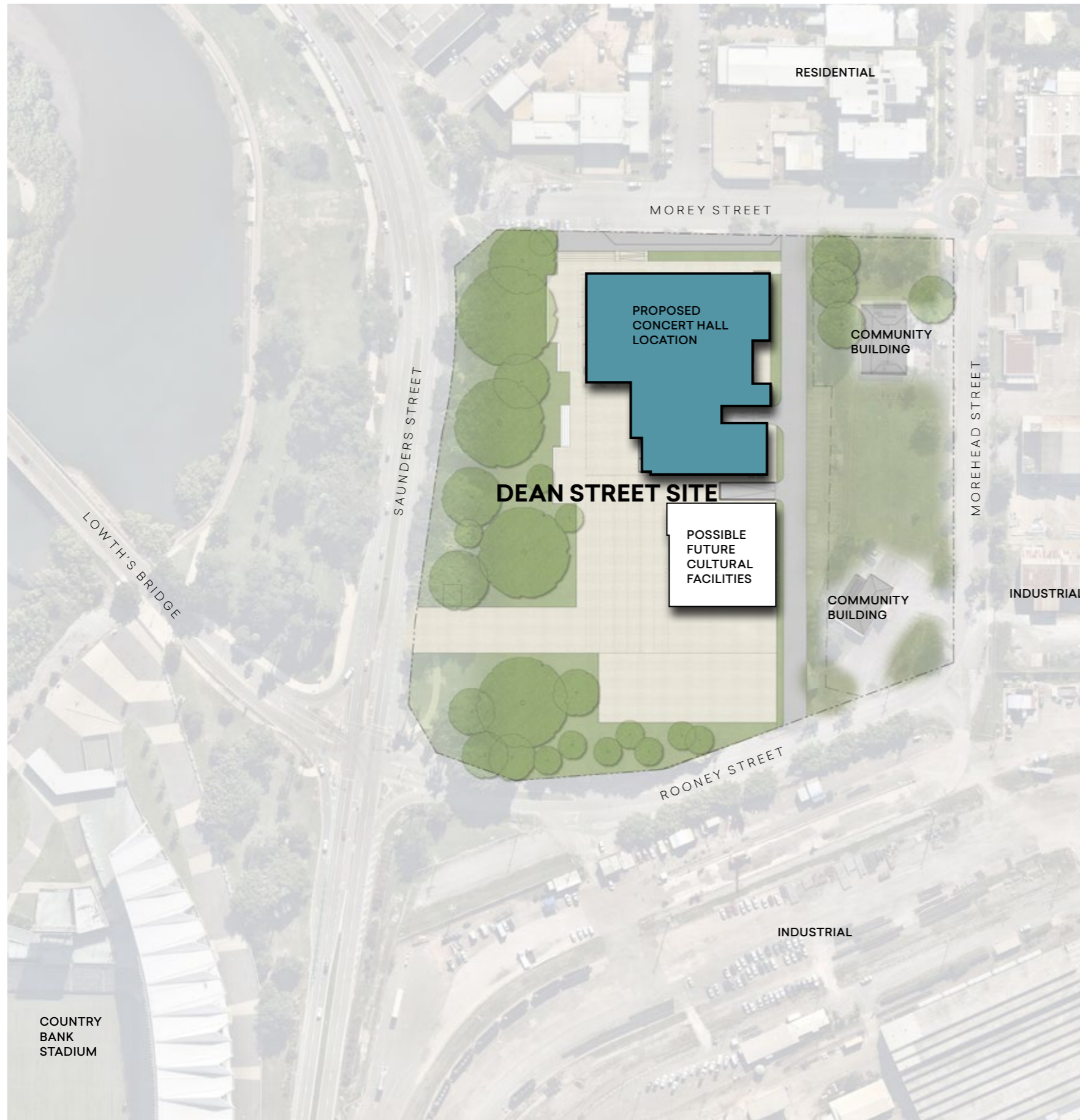
DEAN STREET

OPTION 3: DEAN STREET MACRO CONTEXT



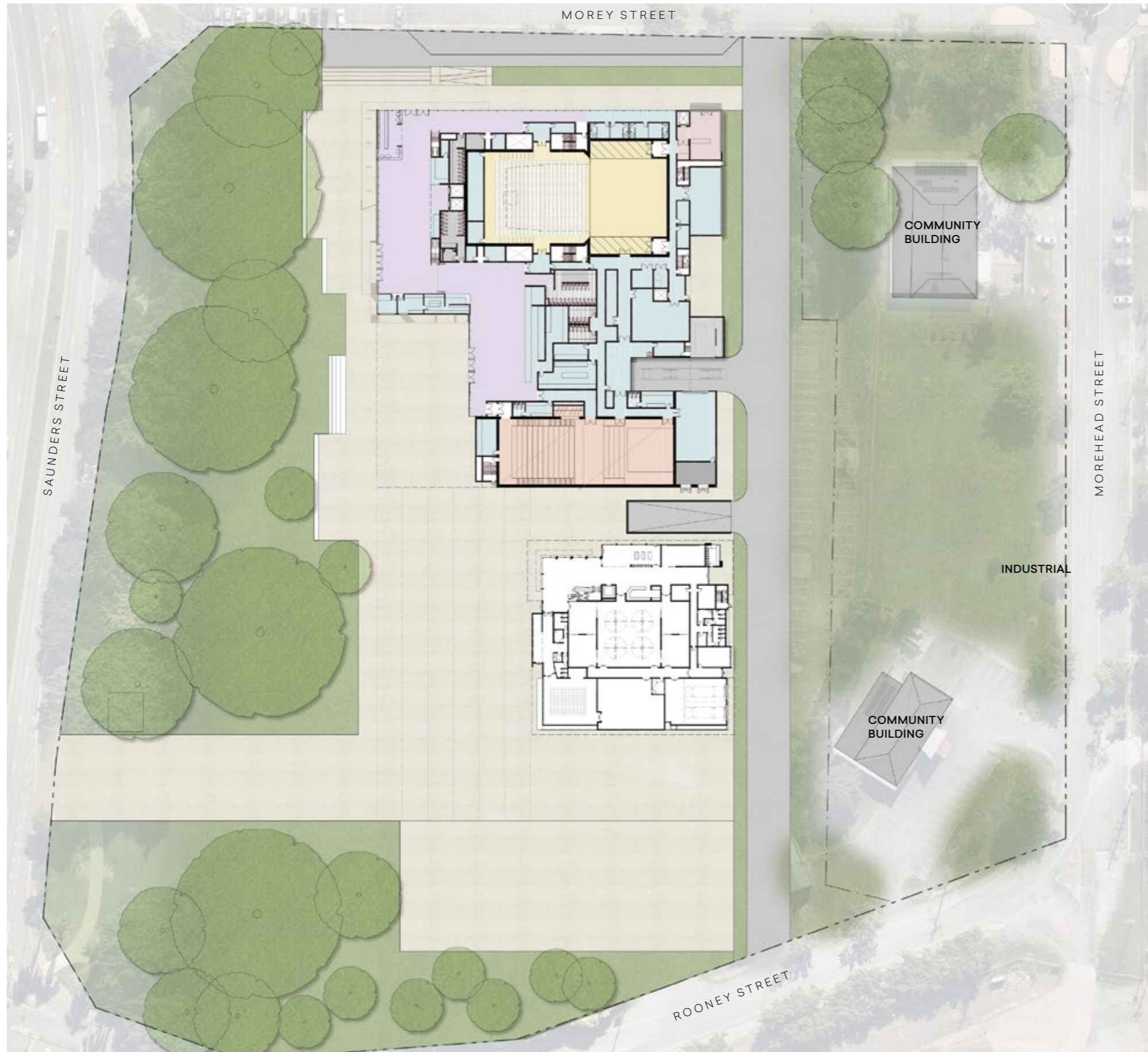
- The Dean Street site is located further away from the Townsville CBD than The Hive and The Strand sites.
- It is by far the largest site of the options but currently occupied by at-grade carparking for commuters and for the nearby Country Bank Stadium for events.
- While Palmer Street is only 3 blocks away, pedestrian distance is some 1,000 metres due to crossing of Saunders Street only available at Rooney Street (with no crossings at turning lanes) for people wishing to walk along the waterfront. Alternative shorter routes are not pleasant, especially at night.
- The site is approximately 860 metres to the Townsville Bus Hub in Ogden Street on the opposite side of Ross Creek.
- There are potential conflicts with Country Bank Stadium (parking and acoustic) if the Concert Hall and Stadium are in use concurrently.

OPTION 3: DEAN STREET IMMEDIATE CONTEXT



- The Dean Street site is currently occupied by at-grade commuter and Stadium carparking (loss of car spaces issue needs to be reconciled).
- Community buildings adjoin their site to the east but do not form part of the site at this time.
- The site adjoins the high traffic Saunders Street to the west, and the three other streets - Morey, Morehead, Rooney - have poor pedestrian amenity and lack activity.
- Across Saunders Street is a good quality waterfront park (Central Park) and on the site are fine stands of mature trees fronting Saunders Street.
- The building is positioned as far as possible away from the stadium to reduce noise issues and additional acoustic treatment that will be required.
- There is considerable site area beyond the building footprint to co-locate future cultural facilities in a linear format between Morey Street and Rooney Street behind existing dense treescape.

OPTION 3: DEAN STREET SITE RATIONALE



- The Concert Hall is positioned as far away as possible from Country Bank Stadium to reduce noise issues but the impact will still need to be tested.
- The configuration shown is very similar to and mirrors that shown for The Hive site, with the potential for an adjoining outdoor concert amphitheatre indicated, along with a notional footprint for a future Regional Art Gallery.
- The existing mature treescape fronting Saunders Street is retained as a feature of the site, with a terrace fronting the Concert Hall and Black Box theatre able to be extended to form frontages to future facilities.
- The Concert Hall building has only one public street frontage (Morey Street) which the building does not directly address - rotating the building for the purpose would place the service rear of the building in the middle of the site.
- The lack of frontage requires a new internal road to service the building and for access to possible basement carparking. This road would eventually extend to Rooney Street to service other future facilities.
- In isolation (i.e. without other building activity) could encounter personal safety issues at times.

OPTION 3: DEAN STREET GROUND LEVEL PLAN

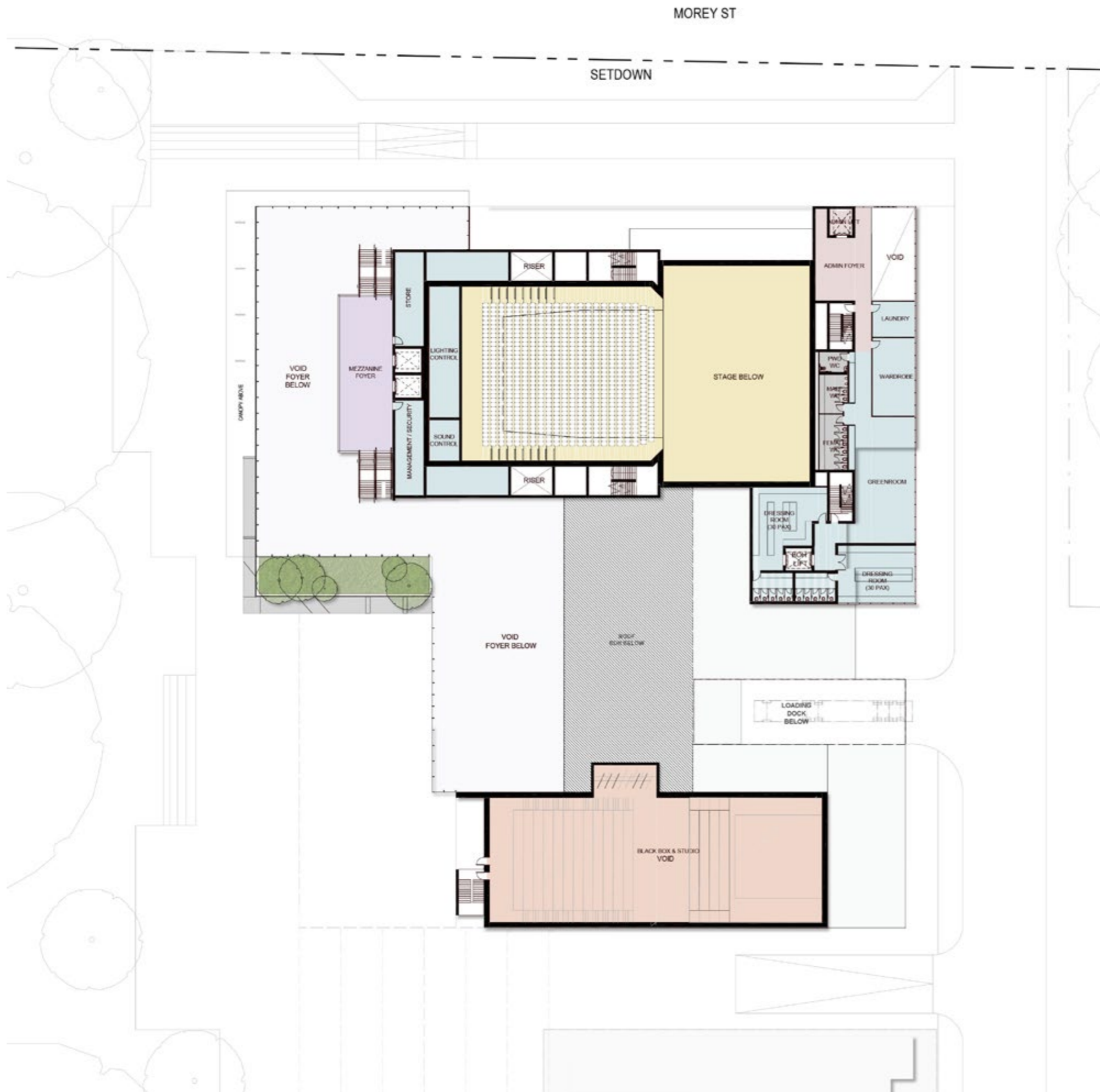


- The plan fulfils the requirements of the Brief for functional areas and relationships
- The building is directly accessed only from the Morey Street address - access may also be gained from existing at-grade parking remaining on site.
- The Black Box theatre does not, unlike the other sites, have a direct street address.
- The plan has been reviewed by theatre specialist Schuler Shook, including the configurations of the Concert Hall and Black Box theatre for acoustic performance.
- Small stage wings are provided for possible theatre, dance and musical theatre performances - these could be widened if required. The stage accommodates 30 musicians.
- Access from Morey Street to the Black Box theatre is via a terrace along from the Concert Hall.
- A new rear internal road is provided for service and possible basement carparking access.
- Guest, performer and administration access is proposed to a Reception/Stage Door space in the north-east corner off Morey Street.

LEGEND

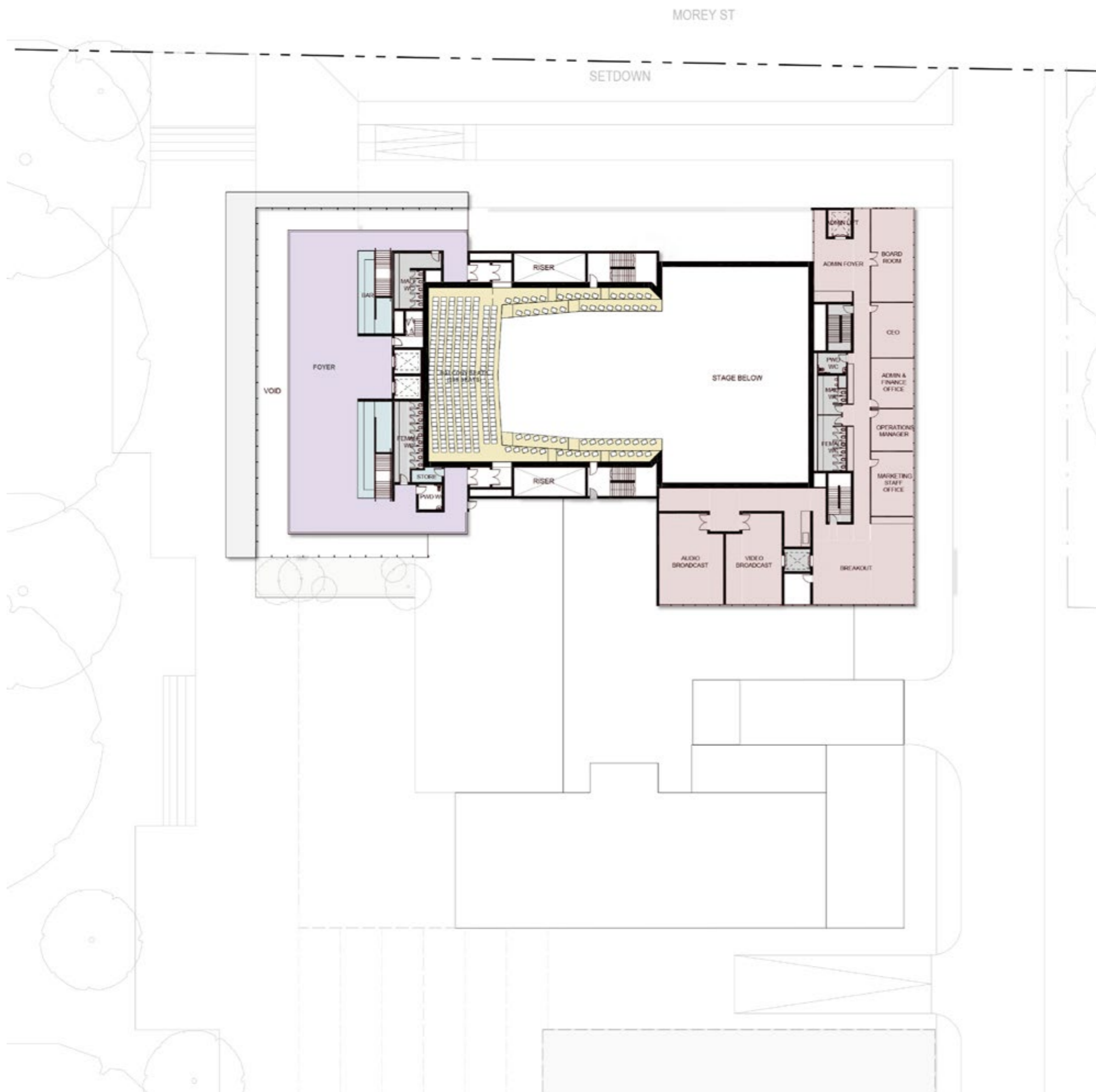
 Foyer & FOH	 BLACK BOX THEATRE
 MAIN THEATRE	 ADMINISTRATION
 BOH	 AMENITIES

OPTION 3: DEAN STREET LEVEL 1 PLAN



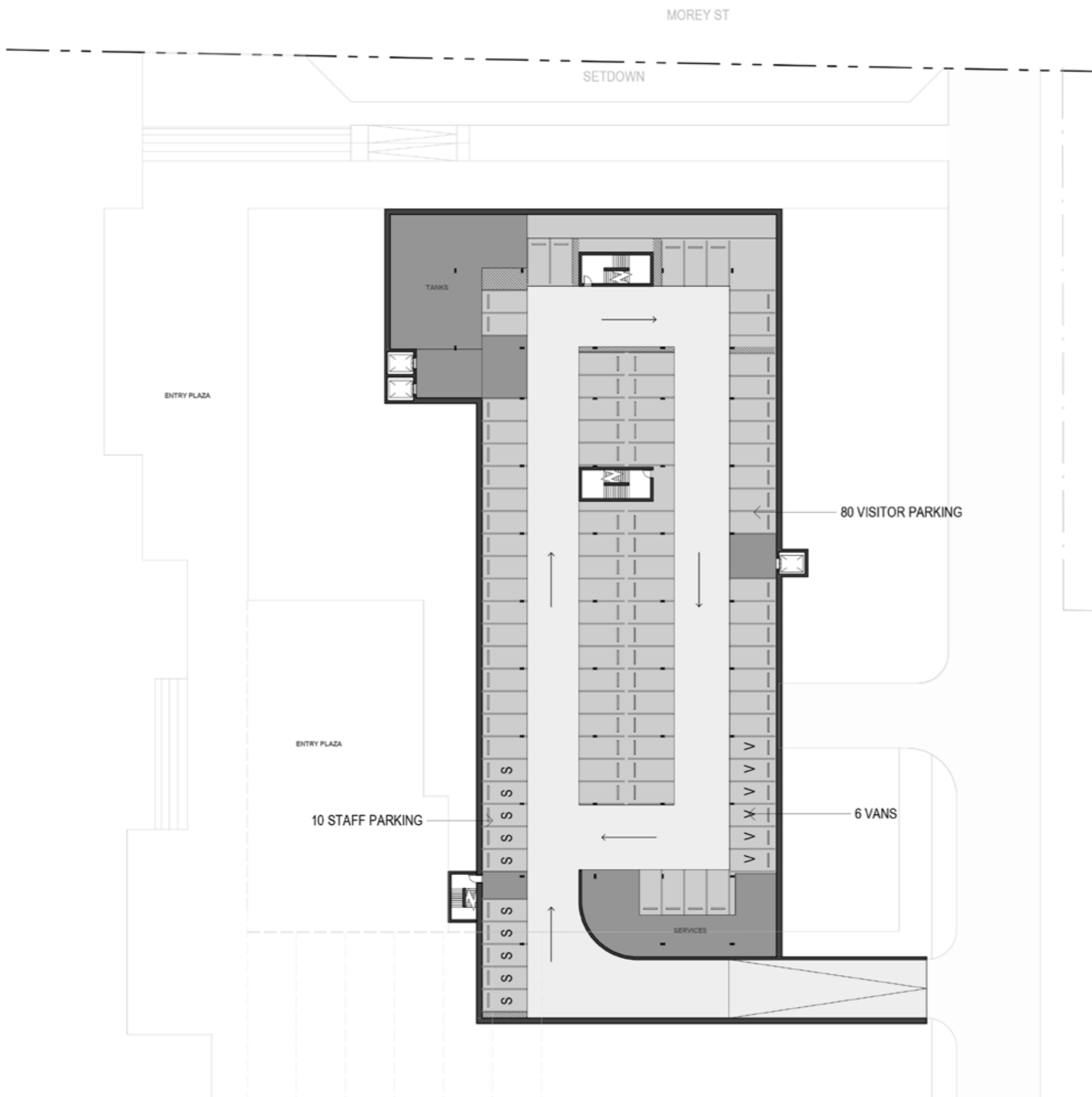
- This level contains the main dressing rooms and Green Room that lack the aspect of the alternative sites.
- 715 seats are provided in the stalls level which rises from ground level to approximately this level.

OPTION 3: DEAN STREET LEVEL 2 PLAN



- This level provides access to balcony seats comprising 285 seats. As per other schemes, the concept is to wrap the balcony around the sides of the Concert Hall to create an intimate audience experience.
- At the eastern end are the administrative offices without particular outlook.
- The upper foyers gain good views to the west into existing mature trees.

NOTIONAL BASEMENT PLAN

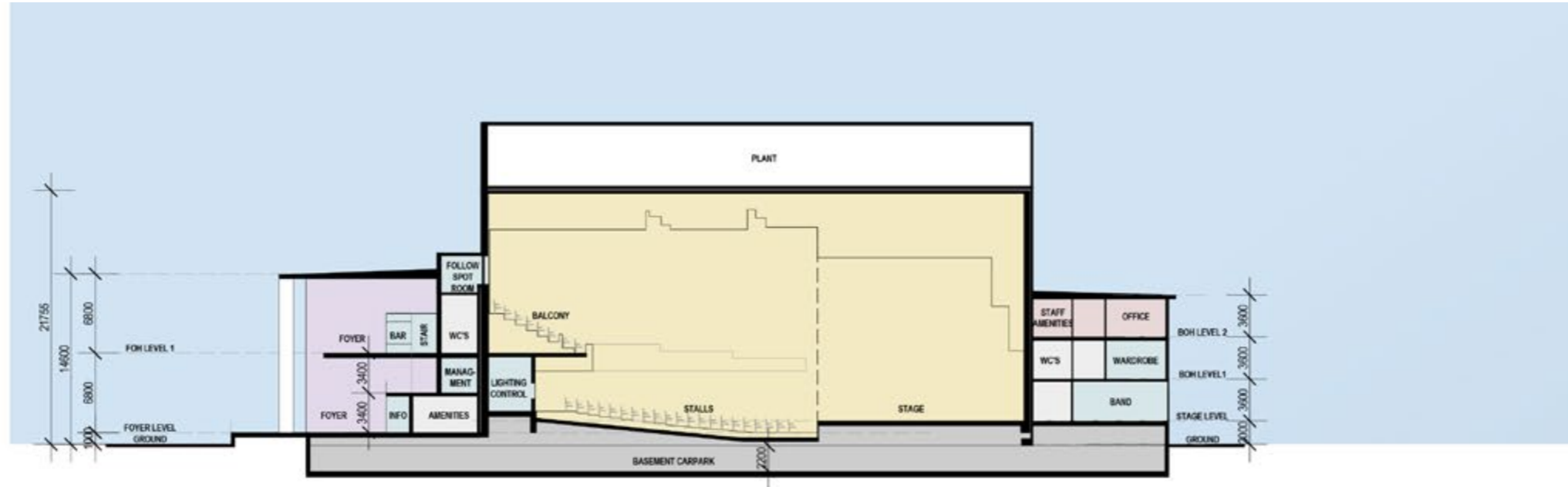


- The basement plan rises approximately 1 metre above the ground plane to minimise excavation cost.
- The basement plan provides approximately 80 car spaces, 9 staff spaces and 5 delivery van spaces.
- PWD spaces are accommodated.
- Access and egress are proposed from a new internal road that also provides service dock access as ground level.

DIAGRAMMATIC SECTIONS

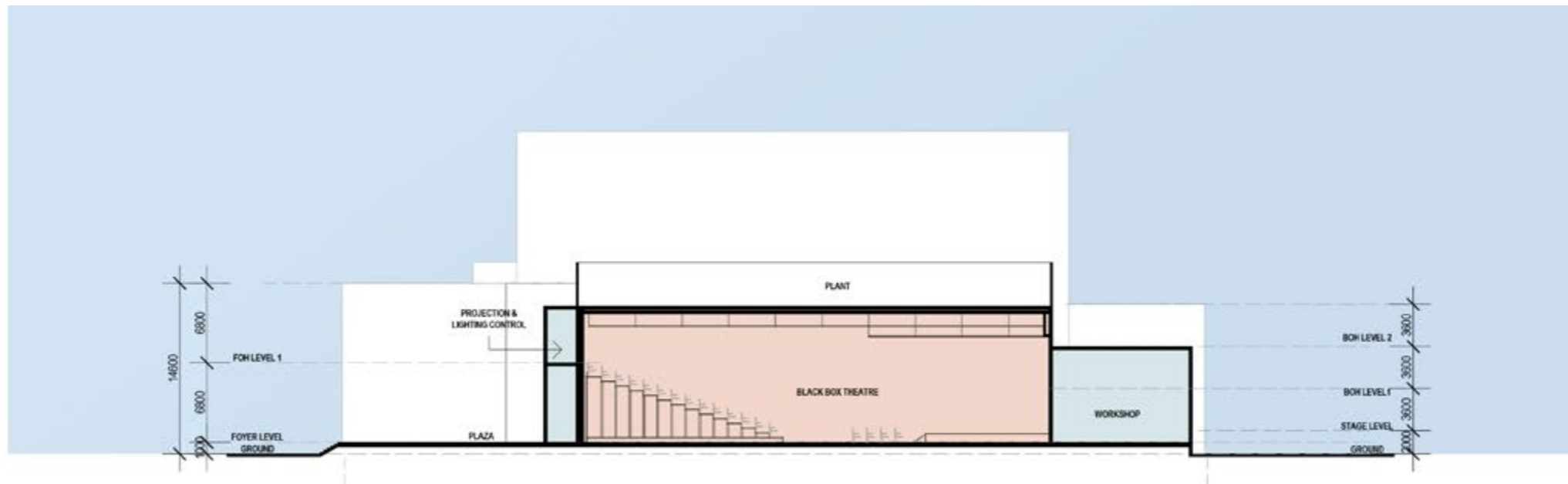
LEGEND

 FOYER & FOH	 BLACK BOX THEATRE
 MAIN THEATRE	 ADMINISTRATION
 BOH	 AMENITIES



MAIN THEATRE SECTION

1:500@A3



BLACK BOX THEATRE SECTION

1:500@A3

OPTION 3: DEAN STREET
CONCEPTUAL VIEW FROM MOREY STREET



OPTION 3: DEAN STREET
ARCHITECTURAL CONCEPT



BlightRayner



SUMMARY

ALL OPTIONS AREA SCHEDULE

FLOOR	NAME	DEPARTMENT	AREA (m ²)
LEVEL 03	PLANT	PLANT	
LEVEL 02	BALCONY SEATS (288 SEATS)	AUDITORIUM	300
TOTAL STAGE 01			300
LEVEL 02	FOYER	FOYER	620
TOTAL FOYER			620
LEVEL 02	BAR	BOH	30
LEVEL 02	BAR	BOH	30
TOTAL BOH			60
LEVEL 02	ADMIN OFFICE	ADMIN	50
LEVEL 02	BOARDROOM	ADMIN	80
LEVEL 02	BREAKOUT	ADMIN	220
LEVEL 02	BROADCAST	ADMIN	30
LEVEL 02	CEO	ADMIN	40
LEVEL 02	MARKETING OFFICE	ADMIN	60
LEVEL 02	MEETING ROOM	ADMIN	10
LEVEL 02	RECEPTION	ADMIN	55
LEVEL 02	STAFF KITCHEN	ADMIN	40
LEVEL 02	TECHNICAL STAFF OFFICE	ADMIN	65
LEVEL 02	TOURING MANAGEMENT OFFICE	ADMIN	60
LEVEL 02	VENUE HIRE OFFICE	ADMIN	45
TOTAL ADMIN			755
LEVEL 02	FEMALE WC	WC	50
LEVEL 02	MALE WC	WC	35
LEVEL 02	PWD WC	WC	15
TOTAL WC			100
TOTAL CIRCULATION			230
LEVEL 01	FOYER	FOYER	120
TOTAL FOYER			120
LEVEL 01	DRESSING ROOM (20 PAX)	BOH	40
LEVEL 01	DRESSING ROOM (40 PAX)	BOH	90
LEVEL 01	DRESSING ROOM (40 PAX)	BOH	90
LEVEL 01	GREEN ROOM	BOH	190
LEVEL 01	LAUNDRY	BOH	50
LEVEL 01	LIGHTING CONTROL	BOH	60
LEVEL 01	MANAGEMENT/ SECURITY	BOH	40
LEVEL 01	PROJECTION &	BOH	40
LEVEL 01	SOUND CONTROL	BOH	15
LEVEL 01	STORE	BOH	80
LEVEL 01	TBC	BOH	20
LEVEL 01	WIG	BOH	35
TOTAL BOH			750
TOTAL CIRCULATION			290

TOTAL **8600**

FLOOR	NAME	DEPARTMENT	AREA (m ²)
GROUND FLOOR	SEATING	AUDITORIUM	500
GROUND FLOOR	STAGE	AUDITORIUM	320
GROUND FLOOR	WING	AUDITORIUM	140
TOTAL AUDITORIUM			960
GROUND FLOOR	STAGE	BLACK BOX STUDIO	650
TOTAL STUDIO			650
GROUND FLOOR	FOYER	FOYER	1550
TOTAL FOYER			1550
GROUND FLOOR	ASSEMBLY	BOH	190
GROUND FLOOR	BAND	BOH	60
GROUND FLOOR	BAR 1	BOH	85
GROUND FLOOR	BAR 2	BOH	30
GROUND FLOOR	BOH STORE	BOH	25
GROUND FLOOR	CHANGING PLACES	BOH	15
GROUND FLOOR	CLOAK ROOM	BOH	55
GROUND FLOOR	CONDUCTORS ROOM	BOH	20
GROUND FLOOR	DOCK MANAGER	BOH	15
GROUND FLOOR	DRESSING ROOM	BOH	75
GROUND FLOOR	DRESSING ROOM	BOH	75
GROUND FLOOR	DRESSING ROOM (2 PAX)	BOH	20
GROUND FLOOR	DRESSING ROOM (2 PAX)	BOH	25
GROUND FLOOR	FIRST AID	BOH	10
GROUND FLOOR	INSTRUMENT STORE	BOH	20
GROUND FLOOR	KITCHEN	BOH	55
GROUND FLOOR	KITCHEN STORE	BOH	30
GROUND FLOOR	LIGHTING CONTROL	BOH	60
GROUND FLOOR	MERCH	BOH	15
GROUND FLOOR	MUSICIANS	BOH	55
GROUND FLOOR	PIANO	BOH	25
GROUND FLOOR	PROJECTION & LIGHTING CONTROL	BOH	40
GROUND FLOOR	SCULLERY	BOH	40
GROUND FLOOR	SOUND CONTROL	BOH	20
GROUND FLOOR	TICKETING	BOH	40
GROUND FLOOR	WARM UP ROOM	BOH	50
GROUND FLOOR	WORKSHOP	BOH	110
TOTAL BOH			1260
GROUND FLOOR	RECEPTION / STAGE DOOR	ADMIN	135
GROUND FLOOR	VENUE MANAGER	ADMIN	20
TOTAL ADMIN			155
GROUND FLOOR	FEMALE WC	WC	100
GROUND FLOOR	CHANGING PLACES	WC	20
GROUND FLOOR	GENDER N WC	WC	10
GROUND FLOOR	MALE WC	WC	70
GROUND FLOOR	PWD WC	WC	20
TOTAL WC			220
TOTAL CIRCULATION			580

BASEMENT 01 VISITOR PARKING 80 BAYS **3480**

Note: Nominal area schedule is a preliminary estimate, subject to further verification in the design phase.

SUMMARY OF KEY ATTRIBUTES & DEFICIENCIES

OPTION 1: THE HIVE

ATTRIBUTES

- Urban location appropriate to Concert Hall use (nearly all Concert Halls are within CBD fabric and help enliven their CBDs).
- Direct proximity to restaurants, bars and hotels.
- Potential for iconic statement that aligns with axis of Flinders Street.
- Good planning solution and relationship between Concert Hall and Black Box theatre.
- Potential for cultural precinct at eastern end of CBD with Concert Hall and Museum of Tropical Queensland as catalysts.
- Potential for associated outdoor amphitheatre on bowling club site opposite if club relocated - fine location on park.

DEFICIENCIES / CHALLENGES

- No potential for on-site amphitheatre (possible opposite site in The Strand parkland).
- Rear and side of Molly Malone's Irish Pub requires concurrent upgrading.
- Nearby Port of Townsville carparking requires consultation/agreement for use by concert patrons.

OPTION 2: THE STRAND

ATTRIBUTES

- Iconic location at eastern end of The Strand carparking - potential for as strong or iconic a statement as The Hive.
- Short distance on CBD streets to restaurants, bars and hotels in Flinders Street.
- Good and interesting L-shaped planning solution.
- Potential for cultural precinct if facility built on The Hive site through to Museum of Tropical Queensland.
- Potential for amphitheatre on nearby parkland.
- Excellent parkland setting - capacity for picnics, etc.
- Good outlook to foyers and to north for Green Room and dressing rooms.
- Good parkland outlook.
- Option for 60 car spaces on site at-grade.

DEFICIENCIES / CHALLENGES

- Nearby Port of Townsville carparking requires consultation/agreement for use by concert patrons.

OPTION 3: DEAN STREET

ATTRIBUTES

- Ample site area for building and future cultural facilities.
- Outdoor amphitheatre able to be accommodated on site.
- Reasonable access to Townsville Bus Hub - 860 metres.
- Reasonable access to Palmer Street restaurants, bars, and hotels - 1,000 metres.
- Site has adjacent on-site carparking subject to consultation regarding commuter and stadium use.
- Frontage of trees provides pleasant outlook from building foyers.

DEFICIENCIES / CHALLENGES

- Isolated site distant from complementary uses (restaurants, bars, hotels) - Palmer Street some 1,000 metres walk away.
- Until other cultural facilities added, site will lack vitality.
- Surrounding streets not urban and of poor amenity.
- Potential conflicts (acoustic, parking) with Country Bank Stadium.
- Building largely hidden from view from main street by trees, with limited ability for iconic statement.

SUMMARY OF KEY SITING & DESIGN CRITERIA

	OPTION 1: THE HIVE	OPTION 2: THE STRAND	OPTION 3: DEAN STREET
Contribution to the urban fabric of the city	3 The Concert Hall plays an integral role in the urban fabric of the city, effectively 'completing' Flinders Street	2 The Concert Hall plays a role in the urban fabric of the city and will work well with The Strand parkland if used for outdoor events.	0 The Concert Hall is remote from the CBD and from other complementary uses, and is relatively isolated.
Capacity for iconic statement	3 The building will form a very strong visual marker along the axis of Flinders Street, as well as from across Ross Creek albeit past existing waterfront buildings.	3 The building will have powerful identity at the eastern termination of The Strand parkland, and will be highly visible from Ross Creek (unless hidden by future development).	1 The building will be largely hidden behind existing trees along Saunders Street and will lack iconic presence. Adjoining treescape is pleasant.
Building planning and address	3 The plan fits well to the west of the site with the Concert Hall and Black Box theatre each having distinct street addresses. The site has capacity for an additional cultural facility or other development such as a hotel.	3 The plan is easily accommodated within the site and has space around it. It offers distinct addresses on The Strand to the Concert Hall and Black Box theatre. Its L-shape plan is unique to this site and forms a frame to the Garden of Remembrance.	3 The plan is logically the same as for The Hive as the site is linear, and thus works comparably as well as The Hive plan. Direct street access can only be made to one of the theatre facilities (n.b. the plan could be mirror-reversed) but not both.
Access to restaurants and bars	3 The site has immediate access to restaurants and bars in Flinders Street, and to the three hotels on the site (assuming Queen's Hotel is revitalised). With the proposed new footbridge walking distance to Palmer Street is approximately 350 metres.	2 The site is 300 metres to the restaurants and bars in Flinders Street and is 620 metres to those in Palmer Street when the proposed footbridge is installed. The footbridge will provide a pleasant walking experience across the creek.	1 The site is distant from Flinders Street and is 1,000 metres from Palmer Street via the waterfront pathway. Other streets provide closer distance but are of poor pedestrian amenity.
Capacity for co-located tourism or cultural facilities	2 The site has adjoining on-site area for a future facility such as a Regional Art Gallery. It is close to the Museum of Tropical Queensland and to its adjacent site which could also accommodate a cultural or other tourism facility.	1 The site does not have on-site capacity for additional facilities. However, The Hive site could accommodate another cultural facility. Its location on The Strand is a benefit as its parkland is a major tourism and city attraction.	3 The site has capacity for one or two additional cultural facilities such as a Regional Art Gallery and outdoor amphitheatre. This will, however, require a solution to the removal of existing carparking serving the stadium and CBD commuters.

SUMMARY OF KEY SITING & DESIGN CRITERIA (CONT.)

	OPTION 1: THE HIVE	OPTION 2: THE STRAND	OPTION 3: DEAN STREET
Outdoor amphitheatre (n.b. not a briefed requirement)	1 An amphitheatre cannot be located on site (unlikely the owner would see this as an appropriate land use). An amphitheatre could be created nearby on the bowling club site as an ideal setting in established parkland. The relationship would be similar to that at Cairns Performing Arts Centre with the Munro Martin parkland amphitheatre across Florence Street. Noise transmission is unlikely to significantly impact upon surrounding uses.	2 The site itself does not have capacity for an amphitheatre. However, there could be potential to co-locate an amphitheatre in the Strand's parkland.	3 An amphitheatre can be easily created on site (subject to existing carparking removal). It could be directly adjacent to the Concert Hall with frontage to the mature trees and park space along Saunders Street. Noise transmission is unlikely to significantly impact upon surrounding uses. Noise from the Country Bank Stadium could limit times of use.
Vehicular access and set down	3 Coach set down bays can be provided on site on new internal road. Capacity for front door drop-off on Flinders Street. Service access in continuous forward direction via new internal east-west road for long vehicles.	3 Coach set down can be provided onsite. Capacity for front door drop-off along The Strand via indented driveway. Service access provided off Sir Leslie Thiess Drive for long vehicles with ample turning space to egress onto Sir Leslie Thiess Drive.	2 Coach set down can be provided on site. No capacity for direct front door drop-off in proposed configuration. Service access provided from new internal road with egress into Morey Street.
Carparking	2 Option for 80 space semi-basement carpark, accessed off new internal road. No at-grade on site parking.	3 Option for 80 space semi-basement carpark, accessed off Sir Leslie Thiess Drive. Capacity for at-grade car spaces if desired (alternative scheme) for 55 spaces.	2 Option for 80 space semi-basement carpark, accessed off new internal road. Site has adjoining at-grade parking but will compete with stadium parking on nights of concurrent performance.
Site area required	3 8,530 m ²	3 10,924 m ²	3 18,550 m ²
Nearby carparking	2 Nearby carparking in Port of Townsville carpark - requires consultation with Port and Sealink for mostly night-time use.	2 Nearby carparking in Port of Townsville carpark - requires consultation with Port and Sealink for mostly night-time use.	2 On-site carparking in remaining Dean Street site but requires consultation regarding use by day against commuter parking and night with regards to stadium use.
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