

# Queensland Performing Arts Centre Extension

New Performing Arts Venue

January 2020

The Department of State Development, Manufacturing, Infrastructure and Planning improves productivity and quality of life in Queensland by leading economic strategy, industry development, infrastructure and planning, for the benefit of all.

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# Purpose of this report

This report supports amendments to the State Development and Public Works Organisation Regulation 2010 to facilitate the New Performing Arts Venue. The amending regulation is provided for under ss.108 and 109 and s.173 of the *State Development and Public Works Organisation Act 1971*.



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Toni Power

Coordinator General

17 January 2020

# 1.0 Background

In May 2018, the Queensland Government announced a commitment of \$125 million over four years to deliver a new 1500 capacity theatre to be located on the Playhouse Green, co-located with and operated by the Queensland Performing Arts Centre (QPAC). QPAC has also committed to contributing \$25 million towards the \$150 million project.

The New Performing Arts Venue (NPAV) will meet a growing audience and tourism demand, create new employment opportunities, strengthen Brisbane's cultural tourism offering and will support the continued growth of performing arts in Queensland. It is anticipated that the NPAV has the potential to host an additional 300,000 visitors each year when fully operational.

## 2.0 The project

### 2.1 Responsible entity

The State of Queensland (represented by Department of Environment and Science) is the responsible entity for the delivery of the NPAV project.

### 2.2 Project description

The NPAV will deliver a minimum 1500 capacity theatre to meet audience and producer demand and support continued growth of performing arts in Queensland.

The concept design for the NPAV was part of an international design competition and a rigorous evaluation process with the winning design announced by the Palaszczuk Government on 15 May 2019. With inspiration drawn from the Brisbane River, the design includes a cantilevered glass façade, two new studio spaces and transparent foyer spaces.

The cantilevered design of the glass façade extends outside of the Reserve for Cultural Purposes where the existing QPAC building is located. To accommodate this essential design element for the new facility, a permanent volumetric road closure is required.

#### 2.2.1 Location

The NPAV is proposed to be located within the existing Playhouse green, which is an area of open space adjacent to the Playhouse Theatre located at South Bank and is situated on Lot 700 on Survey Plan 273957 and Lot 822 on Survey Plan 257533. Lot 700 on Survey Plan 273957 is Reserve for Cultural Purposes (the Reserve) for which the State of Queensland (represented by Department of Environment and Science) is the registered trustee. The relevant part of Lot 822 on Survey Plan 257533, known as Russell Street, is land held in Freehold by South Bank Corporation.

The proposed construction site is surrounded by the Brisbane Convention and Exhibition Centre; Australian Broadcasting Corporation Headquarters; the Queensland Cultural Centre Precinct (encompassing QPAC, the Queensland Art Gallery, Gallery of Modern Art, State Library of Queensland and Queensland Museum); South Bank Parklands, restaurants and transport infrastructure (Victoria Bridge, Cultural Centre Busway, South Brisbane Railway State).

#### 2.2.2 Land Requirements

Due to the cantilever design of the NPAV which extends outside of the Reserve area and will encroach over the road reserve on Grey Street, a permanent volumetric road closure is required. The underlying surface road area may be closed temporarily during construction for safety purposes, however there will be no permanent impact to pedestrian and vehicular traffic or the local authority as the owner of the road.

The delivery of the NPAV may also require easements, pedestrian and vehicular traffic diversions, the opening, closing or rearranging of roads as well as access to private and state land for investigative purposes and temporary works.

### 2.2.3 Coordinator-General

The Coordinator-General has functions and powers to facilitate large-scale and complex projects, while ensuring their environmental and social impacts are properly managed.

The Coordinator-General may provide assistance to deliver the project through the use of the powers under the *State Development and Public Works Organisation Act 1971*.

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