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Left Bank, Lyon, France

## Comparisons between Lyon and Brisbane

### Jeff Humphreys' reflections on long service leave in Lyon, France.

It was on a study trip to Europe in 2006 that a much-cherished idea of taking long service leave began to take shape. We were visiting Lyon, one of six European cities, to see La Cité Internationale designed by Renzo Piano, the Lyon Opera House by Jean Nouvel and Calatrava's TGV railway station. However I was just as interested in the charming but bustling central Presqu'île area of the City (UNESCO world heritage listed), the adjoining, ambitious Lyon Confluence redevelopment project, and to see what a European city of about the same size as Brisbane felt like, including how its transport system and urban structure worked.

Lyon is an interesting and delightful city, and some will recall it was one of the exemplar cities that Trevor Reddcliff's team used in preparing the City Centre Master Plan.

Based in central Lyon for twelve weeks this year (in between food, wine and just generally kicking back), I reflected on the differences between Lyon and Australian cities of similar size.

Most obviously, redevelopment of the city centre is highly constrained by the need to conserve its built heritage. Many city centre functions are still maintained in the central Presqu'île. However, the Part Dieu centre about a kilometre

east of the Presqu'île, accommodates complementary modern office development and a major shopping centre, all heavily transport-connected of course. Other new inner city mixed use business districts are also being developed: these include La Confluence and Gerland.

- Observation 1:** The action, in city development, is in the well-connected inner city area, not in outer suburban areas.
- Observation 2:** Lyon Confluence is a relevant example of inner city redevelopment for Brisbane.
- Observation 3:** Lyon clearly is founding its future economic prosperity in part upon its liveability and high quality urban design.
- Observation 4:** The Left Bank of the Rhone is a fantastic example of urban intervention along a river bank, but funded and planned by the government, without significant private sector funding, and the compromises that may thereby be entailed.

As they say in the Michelin Green Guide: "worth a visit".

#### Extract from the World Heritage Listing Citation

*"Lyon bears exceptional testimony to the continuity of urban settlement over more than two millennia on a site of great commercial and strategic significance, where cultural traditions from many parts of Europe have come together to create a coherent and vigorous continuing community...."*

*By virtue of the special way in which it has developed spatially, Lyon illustrates in an exceptional way the progress and evolution of architectural design and town planning over many centuries."*

## New Neighbourhood Plan for Brisbane City Centre

Brisbane City Council (BCC) has resolved to adopt the new City Centre Neighbourhood Plan to take effect from 1 January 2009. One of its authors, Jeff Humphreys, talks about his role and highlights its key provisions.

### Local Plan – Master Plan – Neighbourhood Plan – what's the story?

In early 2004 BCC publicly released draft proposals to replace the existing City Centre Local Plan. This draft attracted widespread criticism, particularly its proposals to limit the height of city centre towers and to discourage city centre residential development. BCC therefore commissioned the late Trevor Reddcliff to oversee preparation of a City Centre Master Plan – more of a vision document – which was eventually released in October 2005. HRP was one of the many contributors to the City Centre Master Plan studies and we won a competitive tender to prepare the Neighbourhood Plan for the Council. This Plan is intended to replace the Local Plan and assist with the implementation of the Master Plan.

### What are the key challenges facing the City Centre over the next 20 years?

A key challenge was to protect its role and potential for growth as the primary commercial and administrative centre of the city, the region and the State, while providing for a range of other functions – retail, entertainment, cultural and residential – all in an attractive, amenable, and legible city centre environment. It is intrinsically desirable to allow as much as possible to be accommodated in the city centre, to add to its interest and to take advantage of its special level of existing investment and infrastructure and its position as the hub of the region's transport network.

### How does the new Neighbourhood Plan respond to these challenges?

The Plan promotes further residential development, but not at the expense of conserving opportunities to expand commercial and administrative functions. The key to the future expansion of the city's capital city functions is the identification of 31 Strategic Development Areas: sites suitable for major buildings where a certain minimum quantum of office floorspace must be yielded in any development, along with other land uses.

As for environmental quality, the Plan's urban design provisions identify factors relevant to the pedestrian experience of the city centre, and those relevant in a broader context including the size, spacing and design of towers.

### What are the most exciting or pleasing aspects of the Neighbourhood Plan?

Most development remains code assessable which enhances investment confidence. Importantly, the Plan has become a performance-based Development Code that clearly articulates what is sought about each of a range of urban design factors. To promote good design, the Plan requires all development proposals to be accompanied by a "Public Domain Engagement Report", which gives each proponent the opportunity to explain how their proposal optimises the delivery of good outcomes for the public domain, in terms of the design factors identified in the Plan.

## Get to know... Kelli Adair



It's the age-old question...can women mix motherhood and a career?

Definitely...according to Kelli Adair, a senior planner with HRP Gold Coast. "Of course it can be challenging at times, but if you have

supportive colleagues who are willing to think outside the square in terms of the average working week, then not only is it possible, it is also immensely rewarding" explained Kelli.

### So how do you do it?

Perhaps the most important element is to have supportive bosses. HRP's management team are committed to attracting and retaining the best talent possible and to fostering an environment where people enjoy working. Together, Andrew, David and I came up with some innovative solutions which have enabled me to successfully combine a new family with my career. Essentially it comes down to flexibility...flexibility in hours, days and project work as well as access to technology.

### What have you become better at, since beginning a family?

Most certainly time management, and multi-tasking!

### Is the planning profession a good career choice for women?

Yes, I believe the planning sector appeals to women – it's creative, and requires logical thinking and great organisational skills. This is clearly evident given the strong presence of female planning professionals currently working in both the private and public sectors. However, to encourage and maintain the profession's appeal, it is important that all employers understand and are responsive to the diverse and changing needs of female professionals who also have family commitments.

### Can women achieve a balance with family and work?

Yes, but it is hard work! There is no one simple formula for success. Every mother must figure out her own way to make her work more productive, herself and her family happier, and her life easier.

## A sustainable HRP

HRP recognises the increasing importance and necessity of achieving sustainability in our in-house practices and more significantly, in the projects we undertake. We are committed to understanding and addressing the role our company plays in promoting sustainable development and to this end recently formed an in-house Sustainability Committee.

The committee will promote sustainable development principles in client projects, as well as ensure our in-house operations – from projects, transport and recycling to energy and water use – are undertaken in a sustainable manner.

One of the committee's first tasks is to produce HRP's Sustainability Policy, which will articulate the firm's vision, aims and objectives in relation to sustainability.

The Sustainability Committee will work to improve the sustainability performance of individual projects by providing staff and ultimately clients with the necessary tools, information and contacts to incorporate sustainable outcomes.

HRP director Steve Reynolds said "We've noted that opportunities are increasingly becoming available to include sustainable initiatives in a wide range of projects and this has started to filter through to State and Local planning legislation.

"On a Federal level, the Commonwealth government's national emissions trading scheme will eventually result in changes to businesses, which in turn may impact land use allocation and policy decisions by Local and State governments, as well as the design and operation of individual facilities," Steve explained.

The committee is also reviewing the firm's everyday working practices and investigating a range of opportunities from encouraging staff to use public transport to improving energy efficiency within each office.

For more information contact Catherine Fleming at [catherine.fleming@hrppc.com.au](mailto:catherine.fleming@hrppc.com.au)

## Sharing the Space



Brisbane skyline - image courtesy of FKP Property Group.

Brisbane's City Centre is rapidly developing in response to current local and state planning objectives for a tall and compact city centre. At the same time, the Brisbane Airport also has particular objectives and requirements regarding airspace over the city centre.

Understanding these often competing objectives is fundamental to maintaining the development of Brisbane as Queensland's capital, and ultimately sharing the (air)space.

John Morwood and Jenevere Lake of the Brisbane office presented at the 2008 Planning Institute of Australia (PIA) State Conference in Longreach in September. Their paper, "Sharing the Space Part 2: Aircraft and Tall Buildings in the Brisbane CBD" followed a joint presentation with Brisbane City Council at the 2007 PIA National Congress in Perth last year.

John and Jenevere have been researching this topic over the past few years in conjunction with their work on several major projects in Brisbane's City Centre. In particular, the paper focuses on the disconnect between airspace provisions governing the operation of airports, and urban planning issues relevant to the development of major city centres.

If you would like to discuss tall buildings in Brisbane's city centre, or would like a copy of the presentation, please contact John or Jenevere at HRP Brisbane on 07 3221 8833.

## HRP projects in brief



### Terminus Business Park

HRP North Qld assisted the Winston Group with obtaining planning and engineering approvals for *Terminus Business Park*.

A new benchmark for premium-grade office, showroom and warehouse business parks, *Terminus* comprises 18 units, with in-built flexibility in ultimate tenancy sizes and areas.

HRP secured an approval for the Winston Group in a short timeframe. We also facilitated the Operational Works application ensuring compliance with the planning conditions and coordinated sub consultants' documentation. *Terminus Business Park* will be ready for fit-out and occupation early in 2009.

For more information contact Michael Jewell [michael.jewell@hrppc.com.au](mailto:michael.jewell@hrppc.com.au)



### Gainsborough Greens Master Planned Community

*Gainsborough Greens* Master Planned Community, at the northern boundary of the Coomera urban area, comprises five island residential precincts, surrounded by a connected open space network on approximately 354 hectares. Mirvac Pacific's vision for *Gainsborough Greens* is to create a flagship development encompassing excellence in urban design, quality architecture and sustainability.

HRP Gold Coast assisted Mirvac Pacific to understand and address the mechanics of the transitional provisions under the Integrated Planning Act 1997, the implications of the Special Facilities approval, which survived the introduction of the 2003 Gold Coast Planning Scheme, the Section 3.2.9 Change to Application provisions under the Act, and helped

to overcome GQAL, flooding, cultural heritage and significant vegetation and fauna issues to establish the urban footprint within the Master Planned area.

HRP also managed a number of different approvals over separate parcels of land to deliver a legible and cohesive Master Plan.

For more information contact Kelli Adair [kelli.adair@hrppc.com.au](mailto:kelli.adair@hrppc.com.au)