

CARSELDINE VILLAGE - VILLAGE HEART DESIGN INTENT

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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Economic Development Queensland

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Image Sources:

1 - Buchan Group.

2 - Scott Burrows Photography.

3 - David St George Photography.

4 - Southern Gold Coast.

5 - Peter Sexty Photography.

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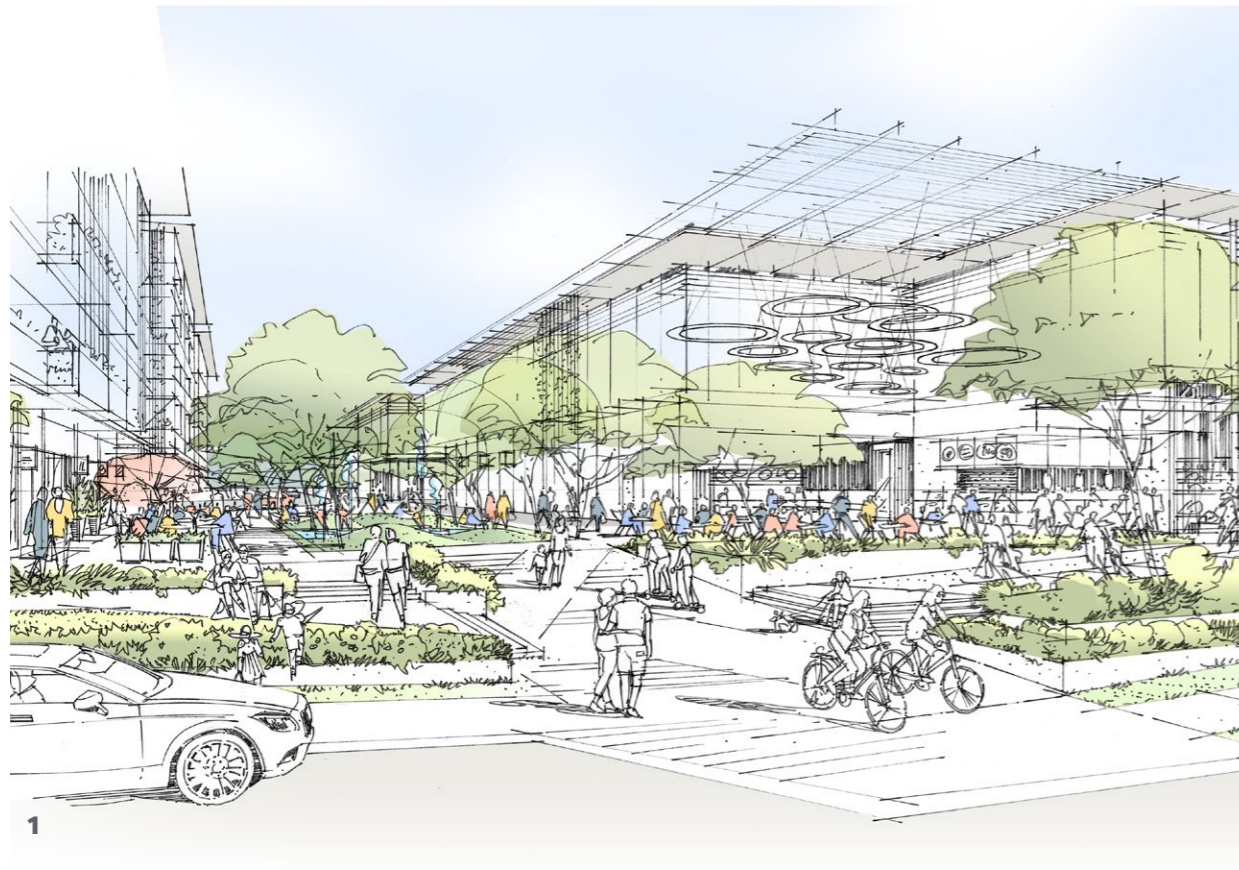
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1.0 DOCUMENT INTENT

The Village Heart is the vibrant mixed-use hub of Carseldine Village. Providing a mixture of retail, commercial, community and residential uses, the Village Heart is the focal point for residents and visitors to work, live, invest and participate at Carseldine Village.

This design intent document has been prepared to convey the vision for the Village Heart, as well as outlining a range of design principles that are to be followed in order to achieve the proposed vision. These design principles do not replace or override the current requirements under the Fitzgibbon PDA Development Scheme and current Development Approvals, but more so provide additional guidance in regards to the precinct intent. Consideration should be given to the controls outlined within the Fitzgibbon PDA Development Scheme, as well as the approved land uses and GFA caps outlined within the Overall Masterplan Approval (DEV2018/932/3).

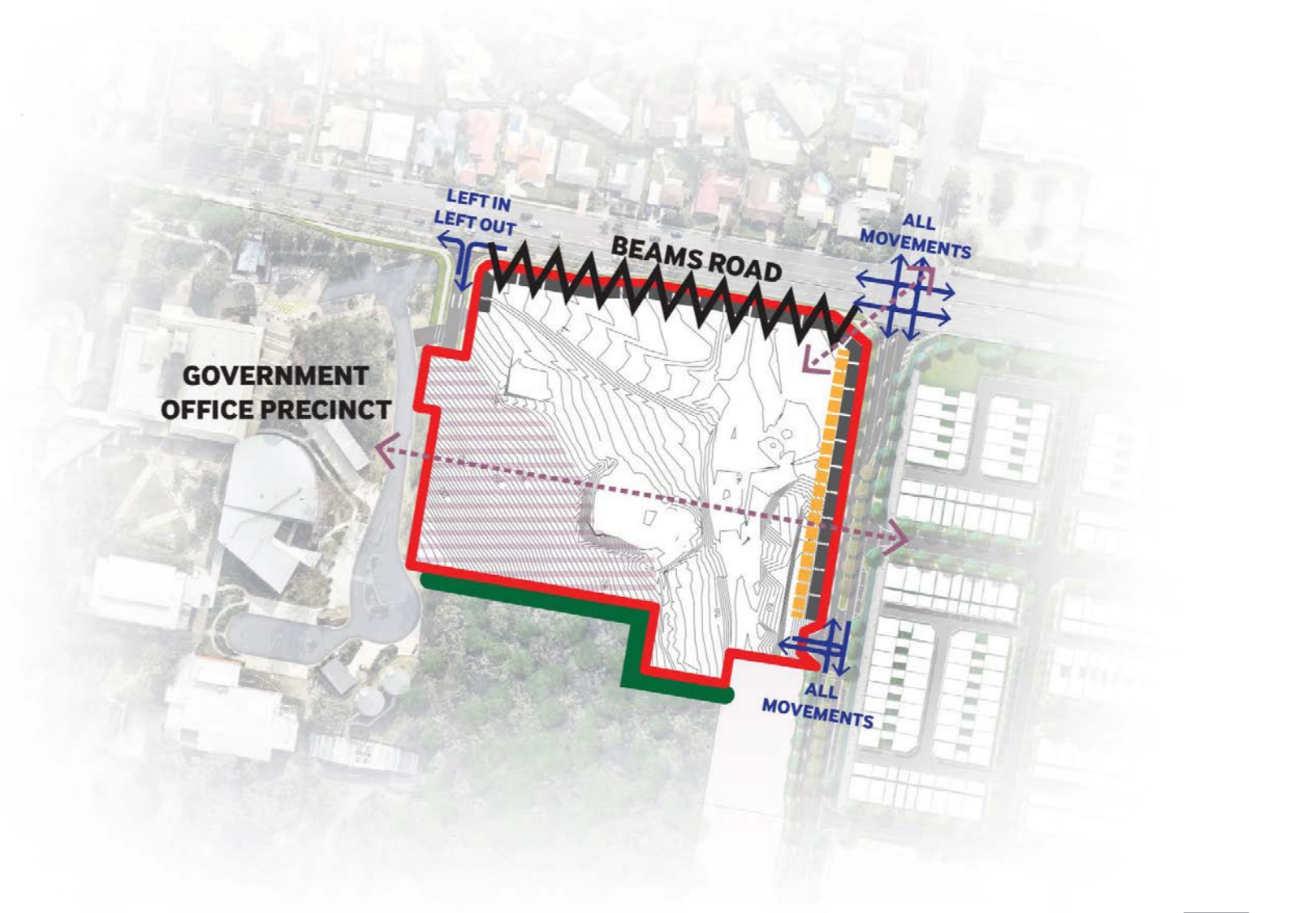


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CONCEPTUAL SKETCH OF THE VILLAGE HEART, LOOKING AT THE VILLAGE PLAZA AND HIGH STREET FROM THE ENTRY BOULEVARD.

2.0 SITE CONSTRAINTS

The Village Heart also has a unique set of constraints that must be considered in any detailed design solution. This includes considering and responding to the following:

- NO VEHICULAR ACCESS**
- ACTIVATION REQUIRED TO ENTRY BOULEVARD**
- STEEP TOPOGRAPHY**
- BEAMS ROAD INTERFACE (HEAVY TRAFFIC + NOISE)**
- PEDESTRIAN CONNECTIVITY (GOP - RESIDENTIAL - TRAIN STATION)**
- VEGETATION (BUSHFIRE SETBACK REQUIRED)**
- VEHICULAR ACCESS POINTS**



3.0 THE VILLAGE HEART VISION

The Village Heart will deliver a distinct sense of place and identity; incorporating contemporary Queensland-style architecture and reflecting Brisbane’s sub-tropical character in building and landscape design. The Village Heart will provide a diverse urban environment that is sensitive to local climatic conditions, history and culture. Lush vegetation will, in time, create a shaded, climatically responsive environment which provides comfort to the public realm and built form. The Village Heart will attract and support a broad diversity of users and activities, ensuring Carseldine Village is a place where people visit and stay to enjoy.

The Village Heart is centred around three distinct nodes:

- The **High Street**, which runs east-west through the centre of the Village Heart, connecting the Government Precinct in the west with the residential community and train station to the east;
- The **Village Plaza**, which “book ends” the High Street in the east with a key piece of public amenity and provides a direct pedestrian link to the residential community to the east; and
- The **Entry Boulevard**, which abuts the eastern boundary of the Village Heart, and is the main north-south vehicular connection to the Carseldine Village community.

Together, the High Street, Village Plaza and Entry Boulevard will reinforce important vistas and connections (physical and symbolically) within Carseldine Village, ensuring the community is connected and integrated with nature, transport and each other.



THE HIGH STREET

The High Street will be an intimate street framed with fine-grain retail / commercial tenancies and the child care, integrating shopping, dining and other outdoor activities within the precinct. This diversity in built form and uses will enable activation along the street, contributing positively to the public realm experience.



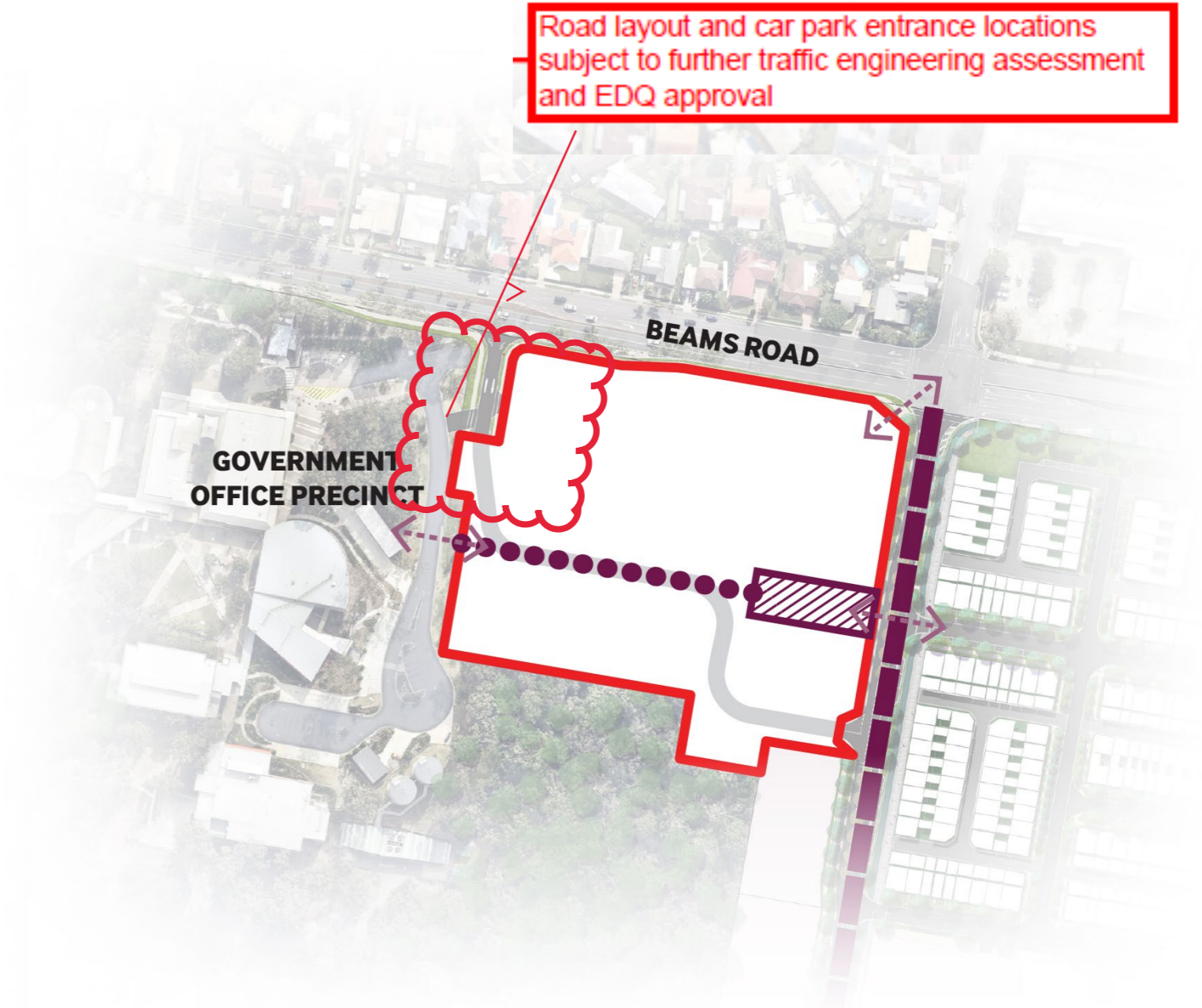
THE VILLAGE PLAZA

The Village Plaza plays an important role as a meeting place with diverse retail and dining opportunities. The plaza will foster community gathering, being a central civic and economic location with room to support both formal and informal events. The Village Plaza provides a strong pedestrian link (east-west).



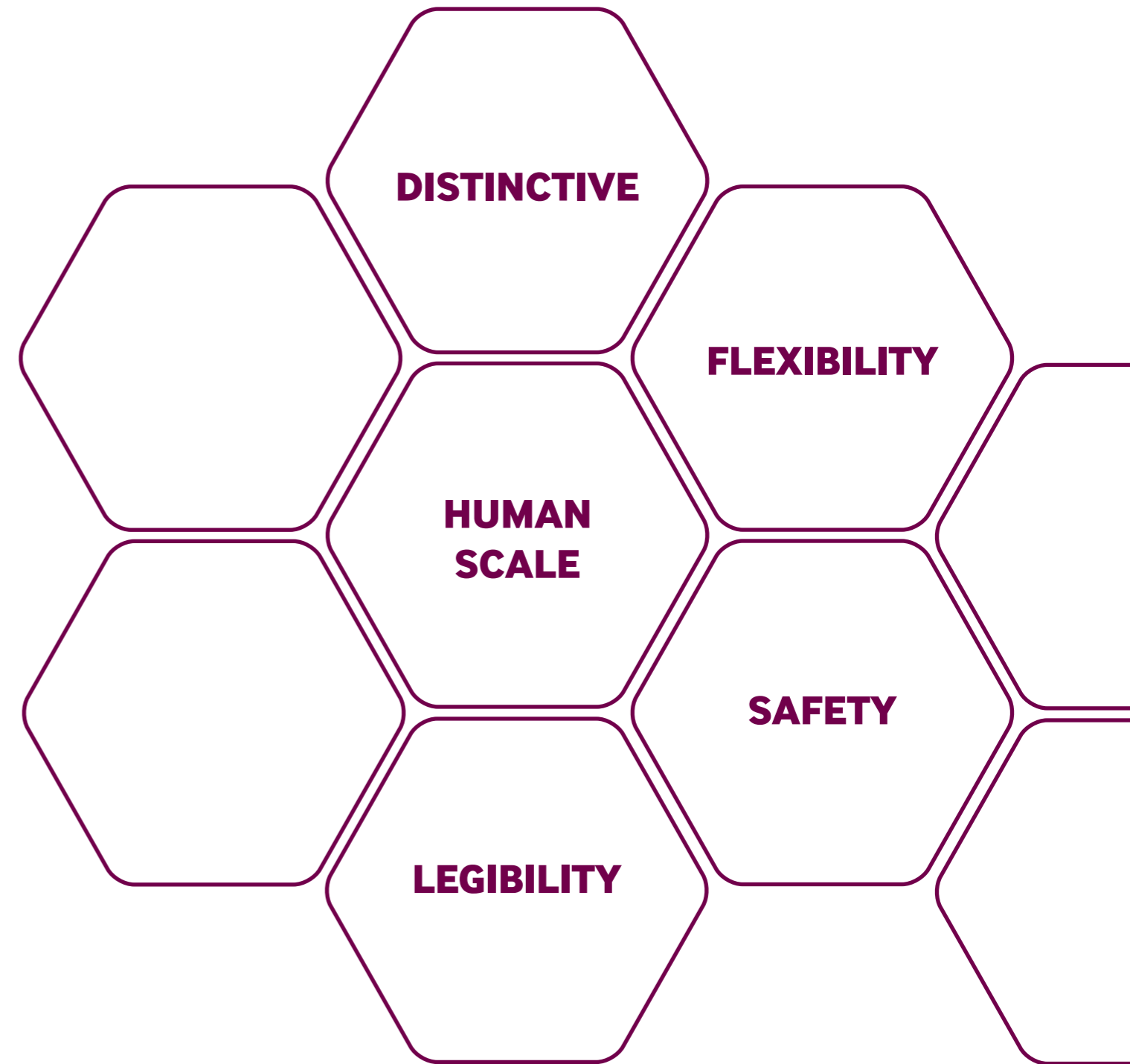
THE ENTRY BOULEVARD

The Entry Boulevard is the ‘front door’ to Carseldine Village and will set the tone for the community as a whole. Fine-grain retail, commercial and residential uses will create activation to the street, whilst also balancing the requirements for changes in grade, which are to be managed through landscaping and streetscape treatments.



4.0 DESIGN PRINCIPLES

In order to ensure the vision of the Village Heart is delivered and achieved, the following design principles have been developed to act as a high level framework for development within the precinct. The design principles will assist in creating a distinct sense of place that builds character as new development occurs throughout the precinct. The design principles do not override the UDA-wide criteria or Precinct Intents outlined in the Fitzgibbon PDA Development Scheme. The design principles are to be adopted in addition to the outcomes sought by the Fitzgibbon PDA Development Scheme.



DISTINCTIVE

- The Village Heart is to achieve a contemporary aesthetic and create a distinctive sense of place unique to the Carseldine community; the aesthetic is to reinforce the Village Heart's role as the "hub" of the Carseldine Village development and its surrounds.
- The design of the Village Heart is to support the sense of cultural identity and community ownership that results in a safe and well used space; consideration of how particular aspects of the Village Heart, such as the Village Plaza, are to operate and facilitate multiple users are paramount in ensuring a successful, well used space.
- Street furniture and embellishments are to provide a consistent palette for the public realm, reflecting the character of the site and the overarching vision.
- Design of unique building elements, street furniture, signage and embellishments are to consider bespoke approaches that support the creation of a local place identity.
- The Village Heart is to provide a landscape palette that features locally significant species, and assists in creating and reinforcing the hierarchy of spaces within the Village Heart.
- Landscaping and public realm treatments are to assist in creating a memorable experience for both first time and repeat visitors to the Village Heart; treatments are to be relevant to the site and reflect its unique local character.
- The Village Heart will promote and consider longevity, robustness and whole of life, symbolically and physically through careful design of built form, public realm and selection of materials.

ADOPT A CONSISTENT PALETTE FOR THE PUBLIC REALM.



PUBLIC REALM CREATES INTEREST AND DELIGHT.

CREATE A CULTURAL IDENTITY AND PROVIDE A MEMORABLE STREETScape EXPERIENCE.



LANDSCAPE AND DESIGN PALETTE TO BE DISTINCTIVE AND CONTEMPORARY.

HUMAN SCALE

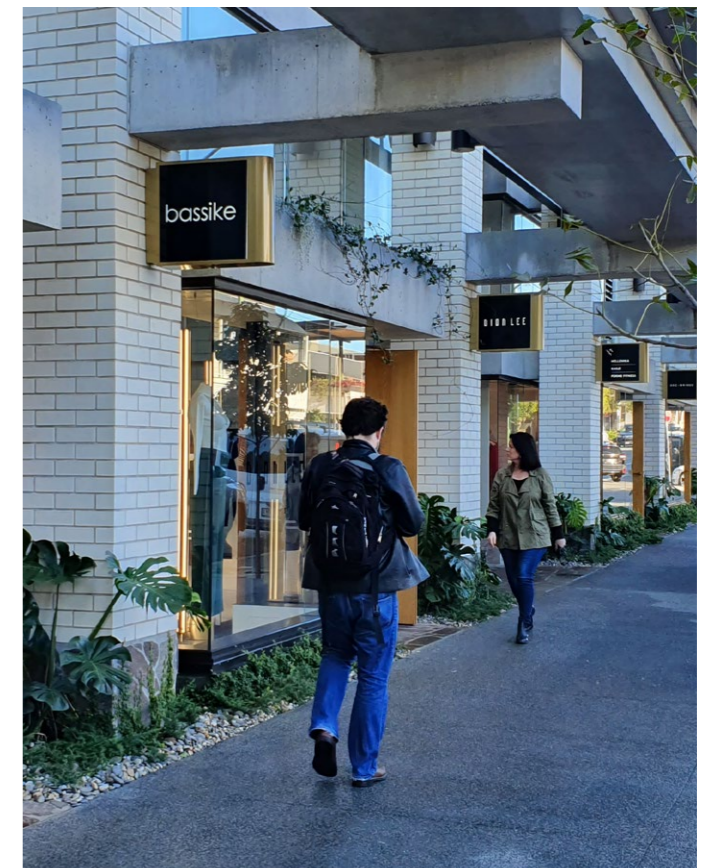
- The Village Heart is to provide a comfortable and pedestrian friendly environment through 'human scale' design responses that support active visual engagement with ground floor uses and interest from multiple view points. The design of buildings will reinforce the scale and volumetric proportions of proposed streets and public realm, in order to achieve a comfortable space for pedestrians.
- Building interfaces on ground floor where adjoining the High Street, Entry Boulevard and/or Village Plaza are to provide:
 - Interesting façade treatments and active edges to attract attention and provide activation - this requires careful consideration of tenants and end users to ensure uses align with this intent;
 - Articulation to building frontages to create visual interest in the façade – this could be achieved through variation in materials and utilisation of both vertical and horizontal design elements;
 - Fine grain architectural solutions that consider scale and texture, providing interest in the streetscape;
 - Level changes to be integrated in to the streetscape and/or built form to create a cohesive urban environment. Planting, WSUD, stairs, ramps and/or low feature walls are to read as cohesive elements of the ultimate design solution; and
 - Appropriate weather protection through awning devices and/or trellises. Design of awnings and/or trellises are to be integrated into the building design and complement the building's height, depth, materiality, and form. Awning designs should also ensure the form does not prohibit growth to maturity of adjoining trees / landscaping.
- The Village Heart design is to consider relationships between built form and the adjoining public realm; opportunities for alfresco dining, community gatherings and embellishments should be supported through building design and placement to ensure a diverse and dynamic character throughout the precinct.
- For buildings over three storeys, building design is to reduce the visual impact by providing a consistent building edge at ground floor, with upper floors articulated and/or recessed.
- Building design is to limit large expanses of blank walls, or reduce their impact by incorporating architectural treatments.
- If consolidated at grade parking is adopted, parking will be predominantly concealed from the High Street, Entry Boulevard and Village Plaza. The interface with parking along other frontages (e.g. Beams Road) will provide a combination of landscaping, batters, signage, walls and/or screening to limit visual dominance whilst also considering the importance of visual identification of parking areas for visitors to the precinct.

PROVIDE AREAS FOR ON STREET DINING - INCREASES STREET ACTIVATION.



UPPER FLOORS ARTICULATED TO REDUCE VISUAL IMPACT TO THE STREET.

ARTICULATION PROVIDED ALONG STREETScape THROUGH DIVERSE TENANCIES.

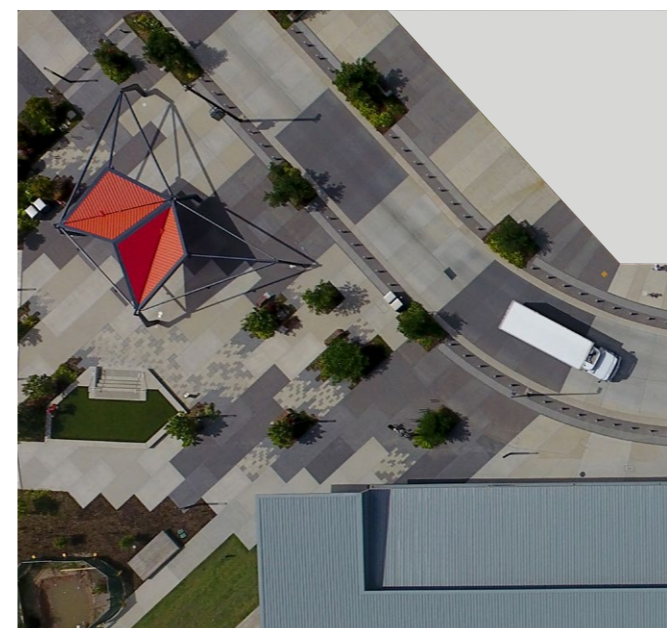


ARTICULATION AND COHESIVE PALETTE CREATES A COMFORTABLE PEDESTRIAN ENVIRONMENT.

LEGIBILITY

- East-west connectivity through the Village Heart will be emphasised through a combination of the following:
 - Alignment of the High Street to visually align with the proposed residential street network to the east of the Entry Boulevard;
 - Location of the Village Plaza at the eastern end of the High Street, abutting the Entry Boulevard with a pedestrian crossing connecting to the residential community in the east;
 - Careful consideration of the connectivity and accessibility to the Government Office Precinct in the west;
 - Utilisation of consistent building setbacks along the High Street, Entry Boulevard and Village Plaza to reinforce the public realm and create a distinct building edge.
- Careful consideration is to be given to land uses and proposed tenancies within built form to ensure key movement networks and linkages are activated at ground level. This includes the High Street, Village Plaza and Entry Boulevard interfaces.
- The Village Heart design will promote easy pedestrian and vehicular navigation through the precinct; vehicular and pedestrian zones should be clearly defined and utilise streetscape and landscaping treatments to highlight shared zones and/or areas of conflict. Pedestrians should be given priority.
- Signature tree and landscaping species are to be used to assist in distinguishing the hierarchy of spaces within the Village Heart, and will contribute towards promoting a distinct sense of place within the precinct.
- Private, communal and public realm are to be clearly defined through change in materials, architectural elements and landscaping approaches to avoid pedestrian confusion.
- The Village Heart is to provide adequate connectivity to surrounding pedestrian, cycle and public transport networks.
- Lighting and wayfinding signage is to be used to assist with legibility throughout the Village Heart; design to be considered and respond to streetscape embellishments, such as furniture, public art and street trees. Prominent sites within the Village Heart, such as buildings adjoining the Entry Boulevard and the Village Plaza are to be highlighted through strategic and dramatic lighting to highlight the focal points within the precinct. Embellishments, lighting and signage is to adopt a cohesive design palette throughout the precinct.
- Buildings within the Village Heart are to positively contribute to the street character, through appropriate size, shape, placement and orientation. More prominent massing and architectural treatments are to be adopted on the Beams Road / Entry Boulevard corner, as well as adjoining the Village Plaza.
- The child care centre must be designed and located in a way that is cohesive with the streetscape and surrounding built form, and responds to the 'urban' nature of the Village Heart. If located along the High Street or Entry Boulevard, the child care is to include a continuous built form edge that is activated (or gives the impression of activation given the proposed building use and safety / privacy concerns for children). An entry to the facility is to be provided off the High Street or Entry Boulevard, providing for additional activation and articulation to the streetscape.

CONTINUOUS BUILDING EDGE AND WAYFINDING SIGNAGE REINFORCES LEGIBILITY.



PAVEMENT TREATMENTS UTILISED TO CONVEY PEDESTRIAN SHARED ZONES.

CONSIDER CHANGE IN GRADE AND UTILISE RESPONSE TO ENHANCE STREETScape.



CHILD CARE IS TO BE 'URBAN' IN ITS DESIGN AND PROVIDE ACTIVATION TO THE STREETScape.



LANDSCAPE AND EMBELLISHMENTS UTILISED TO GUIDE THE PEDESTRIAN.

FLEXIBILITY

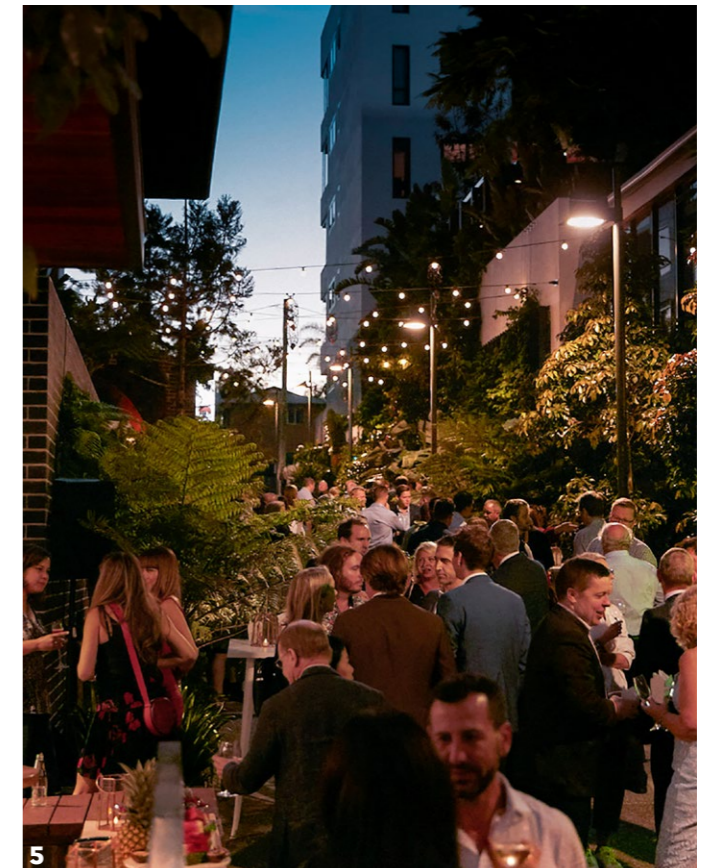
- Uses proposed within the Village Heart are to provide a compatible mix of activities that attract people during and after business hours.
- The Village Heart design is to acknowledge and plan for the flexibility, adaptability, and staging of the Village Heart development. Built form, public realm, streetscape and landscaping designs should ensure the outcomes are appealing and functional in the short and long term. Design should not prohibit landscape from reaching maturity. If possible, development is to roll out from east to west to support activation of the Village Plaza and Entry Boulevard as soon as possible.
- Design to ensure sufficient space is provided for outdoor furniture, moveable retail displays, outdoor dining, signage, on street carparking and/or landscaping if supported by the adjoining uses.
- Design of the public realm is to support active uses, such as community and cultural programming.
- Spaces and buildings are to be flexible enough to bring diverse users and uses together – this enables the Village Heart to become richer and multi-layered over time.
- Built form outcomes to support a mixed use outcome within the Village Heart. Consideration to be given to a variety of residential product offerings, including but not limited to, medium / high density residential apartments, shop top housing, aged care and/or social housing.

MIX OF ACTIVITIES ACTIVATES SPACES DURING THE DAY AND NIGHT.



PROVIDE MULTIPLE ZONES FOR ACTIVITY AND REST.

SPACES TO BE DESIGNED TO BRING DIVERSE USERS AND USES TOGETHER.



CONSIDER FLEXIBILITY OF SPACE TO SUPPORT COMMUNITY EVENTS.

SAFETY

- The Village Heart is to be designed to allow for comfort and safety of occupants. Consideration must be given to access to sunlight and shade, weather protection, privacy, security and vehicular conflicts.
- Design outcomes are to promote passive surveillance opportunities. Passive surveillance and activation of the public realm is to be maximised through tenancies and dwellings that address the public realm and streetscape. Building entries, common areas and public interfaces are to be well lit and maximise passive surveillance towards the public realm.
- Design of the child care centre is to consider the location of the outdoor play area, and is to ensure residential apartments are not overlooking the outdoor play area.
- High quality streetscapes are to be prioritised, with parking and access designed and considered to minimise visual and physical impacts on the pedestrian environment. Pedestrian priority to be considered by ensuring footpath treatments dominate driveway treatments.
- The design of the Village Heart is to facilitate safe parking and access for residents and visitors; the number and width of driveways / vehicular crossings are to be minimised and treated appropriately through necessary signage and landscape design.

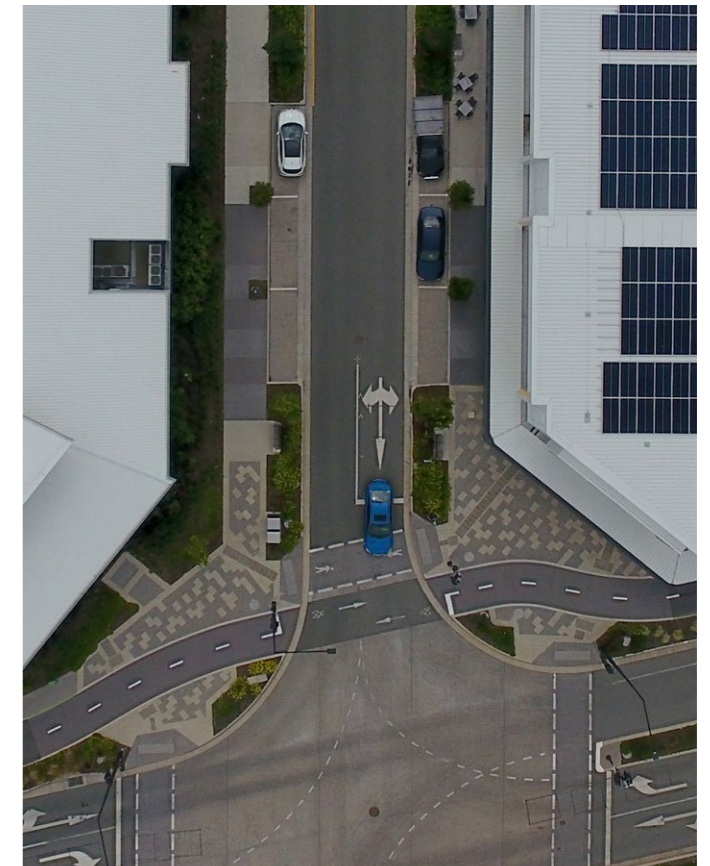
ACTIVATION ON STREET AND BALCONIES PROVIDE PASSIVE SURVEILLANCE.



BUILDING DESIGN PRIORITISES PEDESTRIAN AT VEHICULAR CROSSOVER POINTS.



PAVEMENT TREATMENT PROMOTES SLOW AND SHARED PEDESTRIAN ZONE.














CONFLICTING MOVEMENT ZONES ARE CLEARLY DEFINED THROUGH STREETSCAPE TREATMENTS AND LANDSCAPING.

6.0 INDICATIVE DESIGN RESPONSE

The following diagram illustrates a potential high level, indicative design response for the Village Heart. The diagram is indicative only, and illustrates how built form and land use elements could be located to align with the aforementioned design principles.

Innovative solutions that differ from the below, but comply with the Village Heart vision and design principles of distinctive, human scale, legibility, flexibility and safety, would also be supported as an alternate solution.



-  **VILLAGE PLAZA**
-  **HIGH STREET**
-  **ENTRY BOULEVARD**
-  **INDICATIVE PEDESTRIAN / VISUAL CONNECTIVITY**
-  **BUILT FORM STATEMENT AT SITE ENTRY AND ADJOINING THE VILLAGE PLAZA**
-  **INDICATIVE BUILT FORM EDGE - ACTIVATED AND ARTICULATED FRONTAGES**
-  **INDICATIVE PUBLIC ROAD ALIGNMENT**
-  **INDICATIVE LANDSCAPED / SCREENED INTERFACE TO BEAMS ROAD**
-  **SITE SIGNAGE / WALL TO FRAME CORNER**
-  **INDICATIVE AT GRADE CARPARK LOCATION (HIDDEN BY BUILT FORM ALONG HIGH STREET AND ENTRY BOULEVARD INTERFACE)**
-  **INDICATIVE CUT / COVER CARPARK LOCATION (SLEEVED BY TENANCIES / RESIDENTIAL ALONG HIGH STREET INTERFACE)**

