

PLANS AND DOCUMENTS  
referred to in the UDA  
APPROVAL dated 6/11/2012



# Bells Reach

## NEIGHBOURHOOD CENTRE DESIGN GUIDELINES

(including Plan of Development)

Revision 2 - 2 October 2012







DESIGN INTENT

The Neighbourhood Centre at Bells Reach, together with the adjacent Village Park will form a social hub and centre of activity for the Bells Reach community. It will provide local cafe and dining opportunities, convenience shopping and local services. It may also provide shop top apartments, live/work premises and small offices for local and start-up business.

In its location at the entrance to Bells Reach the centre will be designed as a gateway to the community and the Village Park. As such its design will be highly integrated with surrounding streetscapes and the park itself (established by Stockland). The centre built form will help frame the entrance into Bells Reach Drive. It will provide a strong pedestrian spine through the site, linking the entry plaza on the corner of Bells Reach Drive and Bellvista Boulevard into the heart of the Village Park. Stockland will construct the entry plaza and parkland, and the future design of the centre will maintain this direct link and sightline.

A critical element of the centre's role as a hub is how it relates to the Village Park. The centre will provide a cafe/restaurant fronting onto the park and adventure playground, with outdoor dining areas up to the park boundary. This allows parents passive surveillance of children in the park and reinforces the centre's social role. The park interface should feel as though the centre blends directly into the park. The design of the centre will be highly integrated with surrounding development, the entry plaza and the Village Park. Landscape and architectural design will need to be sympathetic in form, materials and landscape finishes to these adjoining spaces.

The architectural design of the centre will be an open, breezy form appropriate to the climate and character of the Coast, comprised of a series of pavilion like buildings linked by broad roof planes around a central carpark. It will provide numerous pedestrian oriented spaces covered by awnings and pergola structures to provide weather protection and passive cooling. The design will blur the boundaries between inside and outside, the integration of landscape and buildings, and the removal of the barriers between public and private spaces. The result will be an accessible and transparent series of buildings, an iconic form at the entrance to Bells Reach that presents strongly to Bells Reach Drive, the entry plaza and adjoining parkland.

The internal carpark will have a high standard of landscape treatment with planting and shade trees breaking up areas of hardstand and engendering a lush coastal landscape character. The central pedestrian spine will be reinforced within the site by landscaping and pavement thresholds.

The centre will have 2 operational stages:

Stage 1: Initial operation as a sales office and cafe/food premises during the sales period of residential land at Bells Reach.

Stage 2: Full removal of temporary sales office and cafe/food premises buildings and development of the site as a neighbourhood commercial and convenience centre.

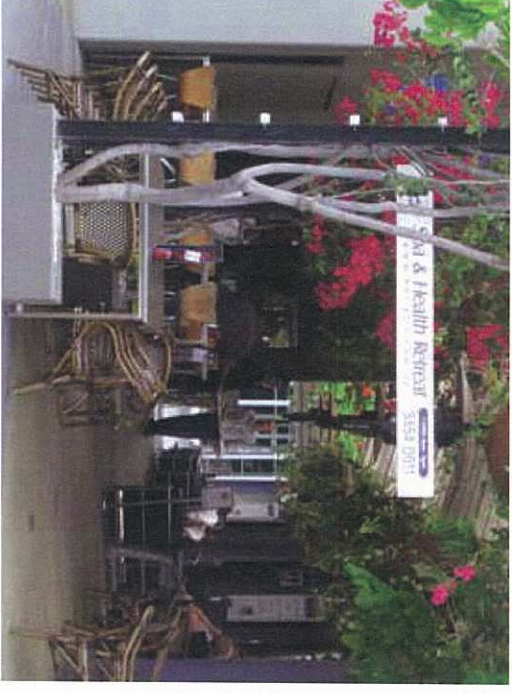
Accordingly, these guidelines define controls and desired outcomes for both these stages of operation in separate Plans of Development (PoD).

Stage 1, to be completed by Stockland, will provide a sales suite and cafe as part of an elevated deck structure that fronts onto the park. This will help provide activity onto the park and the beginnings of a social hub. Parking for these uses will be provided on-site with the remainder of the site landscaped as a part of the entrance to Bells Reach.

Stage 2, to be constructed by a third party developer, will be the full build-out of the centre to deliver the intent described in this document. This may take place in sub-stages as demand grows in the locality. Stage 2 will preserve the landscape treatments installed by Stockland to Bells Reach Drive, the entry plaza and signage area opposite Bells Reach Drive.

Plan of Development

The Plan of Development includes the Stage 1 Interim Use Plan and Design Controls, as well as the Stage 2 Centre Build Out Plan and Design Controls, as set out in this document.





DESIGN CONTROLS – STAGE ONE INTERIM USE – PLAN OF DEVELOPMENT

Design Controls Key

- Site boundary
- Easement for service connections
- Preserved landscape civic area within site
- Existing landscape treatments in this area of road reserve are to be preserved by any development on-site
- Drainage easement
- Drainage reserve
- Lease area for estate signage
- Estate signage elements
- Required vehicle access location
- Required pedestrian entry location
- Stage 1 carpark
- Pedestrian thoroughfare through site to be maintained
- Cafe use up to 150m² GFA
- Sales suite (office) up to 250m² GFA
- Raised deck structure (pedestrian circulation & outdoor dining)
- Landscape area
- No vehicle access permitted on this frontage
- Ramp access for pedestrians to Living Display Centre (Display Village)

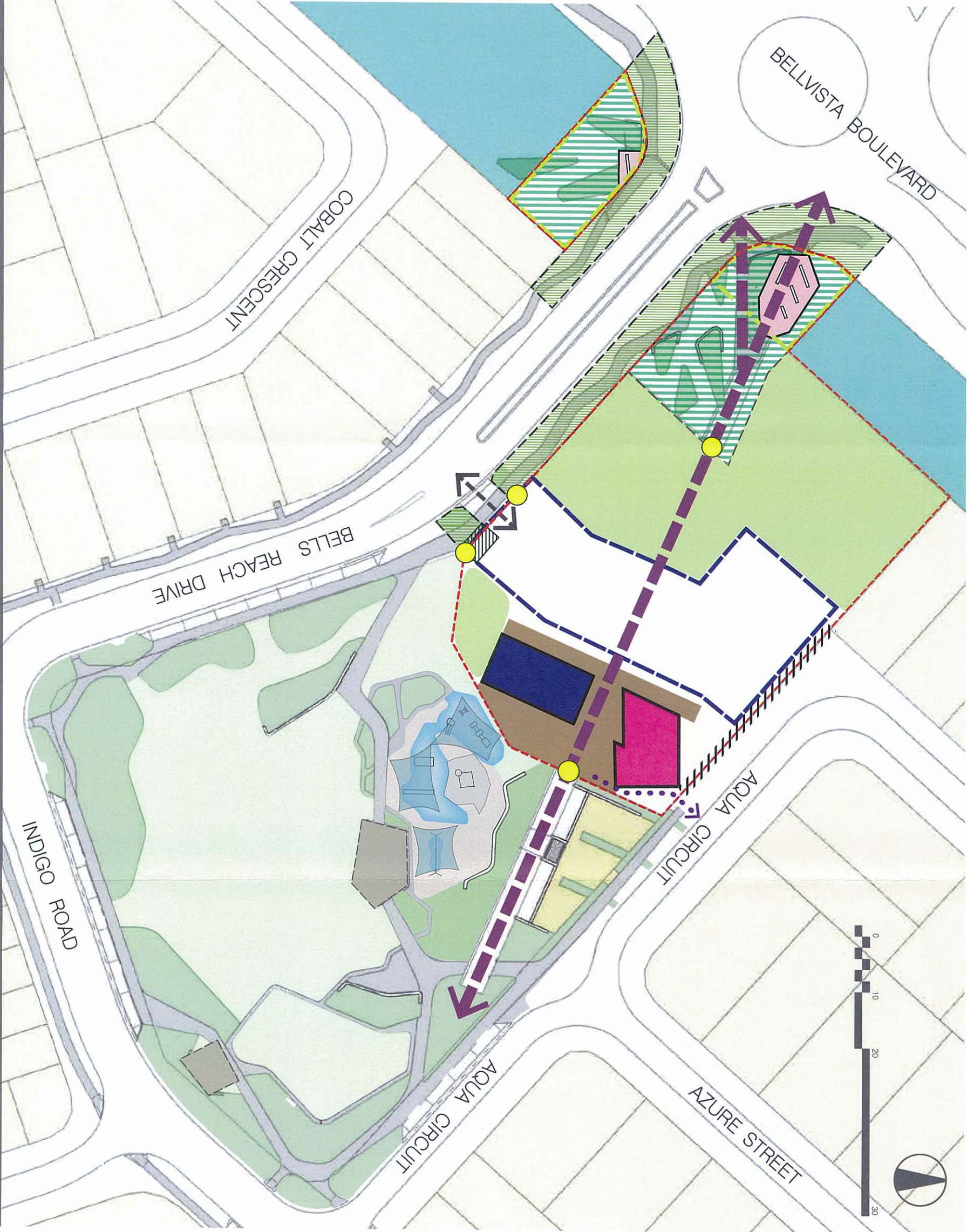
Adjoining Land Use

- Residential allotment

Open Space Elements

- Market plaza
- Deck/shelter
- Path
- Lawn
- Planting beds
- Adventure playground

Specific Design Controls are detailed on Page 5 of this Design Guideline and form part of this Plan of Development





DESIGN CONTROLS – STAGE ONE INTERIM USE – PLAN OF DEVELOPMENT

Land Use

- The following uses are approved as part of the Stage 1 Plan of Development (POD):
  - food premises (licensed or otherwise)
  - sales office
- Gross Floor Area (GFA) – GFA is limited to the following and is subject to provision of required carparking:
  - sales office – 250m²;
  - food premises (cafe) – 150m².

Cafe Adjacent Playground/Park

- A cafe or restaurant use is required within the development fronting the shared park boundary with outdoor dining areas (or deck) up to the park edge. The outdoor dining area should be elevated slightly to promote the feeling of overlooking of the park. This will also allow passive supervision for parents of children using the playground and park.

Pedestrian Access and Pedestrian Spine

- Pedestrian access must be maintained along the central spine and must preserve a direct sightline and connection between the entry plaza and the pathway into the park. Other pedestrian access points are permitted.

Site Access

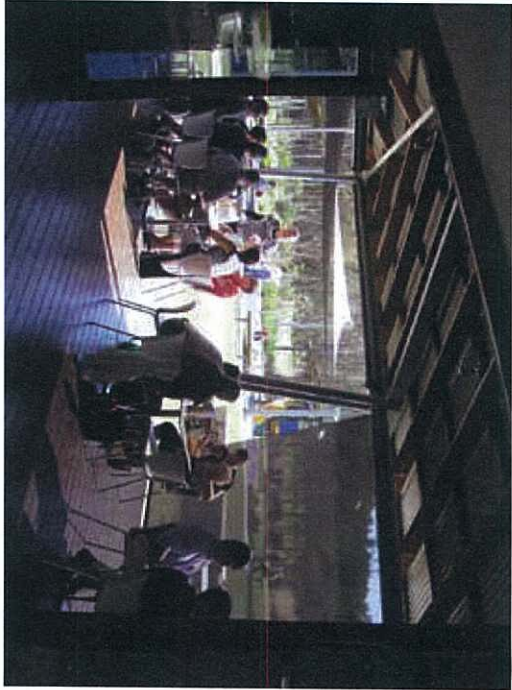
- Vehicle access is only available from the point shown on plan. No access is permitted from the local access streets east of the site. Maintaining this access point will allow for all ways turning for vehicles entering and leaving the site and to allow sufficient vehicle queuing on Bells Reach Drive.

Building Height

- Development on-site is limited to 3 storeys under the Development Scheme.

Building Setbacks

- Setbacks defined here are minimal to allow the built form to frame Bells Reach Drive and assist with creating a pedestrian scale environment and a high degree of engagement between uses on-site and the park. Shop fronts and roofs may be built to boundary but must provide an awning extending over the street verge. All other parts of the building



Cafe/restaurant overlooks park



Large deck structure onto parkland



Sales office overlooks parkland

must be set back a minimum of 1.0m from the boundary and provide soft landscaping between.

Park Frontage Controls

- Specific outcomes are required for development along the shared boundary with the park. These include:
  - a cafe/restaurant use addressing the park and with outdoor dining area onto the park edge.
  - maintaining the pedestrian spine into the park as a key entrance into the centre. A focus of building design and architectural detailing along this frontage.

Carparking Provision

- Parking on-site shall be provided in accordance with the UDA Development Scheme as required for the uses proposed.

Public Amenities

- Development on site must provide toilets and baby change facilities that are equitably accessible and open to the public. These facilities should be conveniently accessed and easily found by park users.

Signage

- Signage is to be designed in accordance with the Planning Scheme requirements as set out in the Development Scheme.

Preserved Areas for Stage 1 Uses

- Stockland requires the continued use of the sales office and cafe and surrounding deck structure for the duration of the sales period, as negotiated with the centre developer. This includes shared use of internal carpark for customers of the sales office and cafe. This use must not be disrupted within reason by construction works for the centre. The area required is highlighted on the POD subject to negotiation with the centre developer.

Acoustic Attenuation

- Acoustic attenuation is to be addressed to ensure no unacceptable noise impact from any proposed use on nearby existing and future residential uses.



Awnings over pedestrian spaces



Sales suite overlooks parkland



Proposed 'Blue' Playground as viewed from the Neighbourhood Centre



DESIGN CONTROLS – STAGE TWO CENTRE BUILD-OUT – PLAN OF DEVELOPMENT

Design Controls Key

- Site boundary
- Easement for service connections
- Preserved landscape civic area within site
- Existing landscape treatments in this area of road reserve are to be preserved by any development on-site
- Drainage easement
- Drainage reserve
- Lease area for estate signage
- Estate signage elements
- Preferred location of retail pillar signage up to 8.5m high
- Required vehicle access location
- Required pedestrian entry location
- Carparking in centre of site
- Pedestrian thoroughfare through site to be maintained
- Deck or terrace for outdoor dining on park frontage
- Landscape area
- Required built form edge
- Desired built form edge
- No vehicle access permitted on this frontage
- Ramp access for pedestrians to Living Display Centre (Display Village)
- Possible acoustic & visual screening required
- Wheel chair accessible toilets & baby change room open to public & proximate to park
- Cafe use overlooking & fronting park
- Loading zones internal to site & not visible from surrounding streets or park.

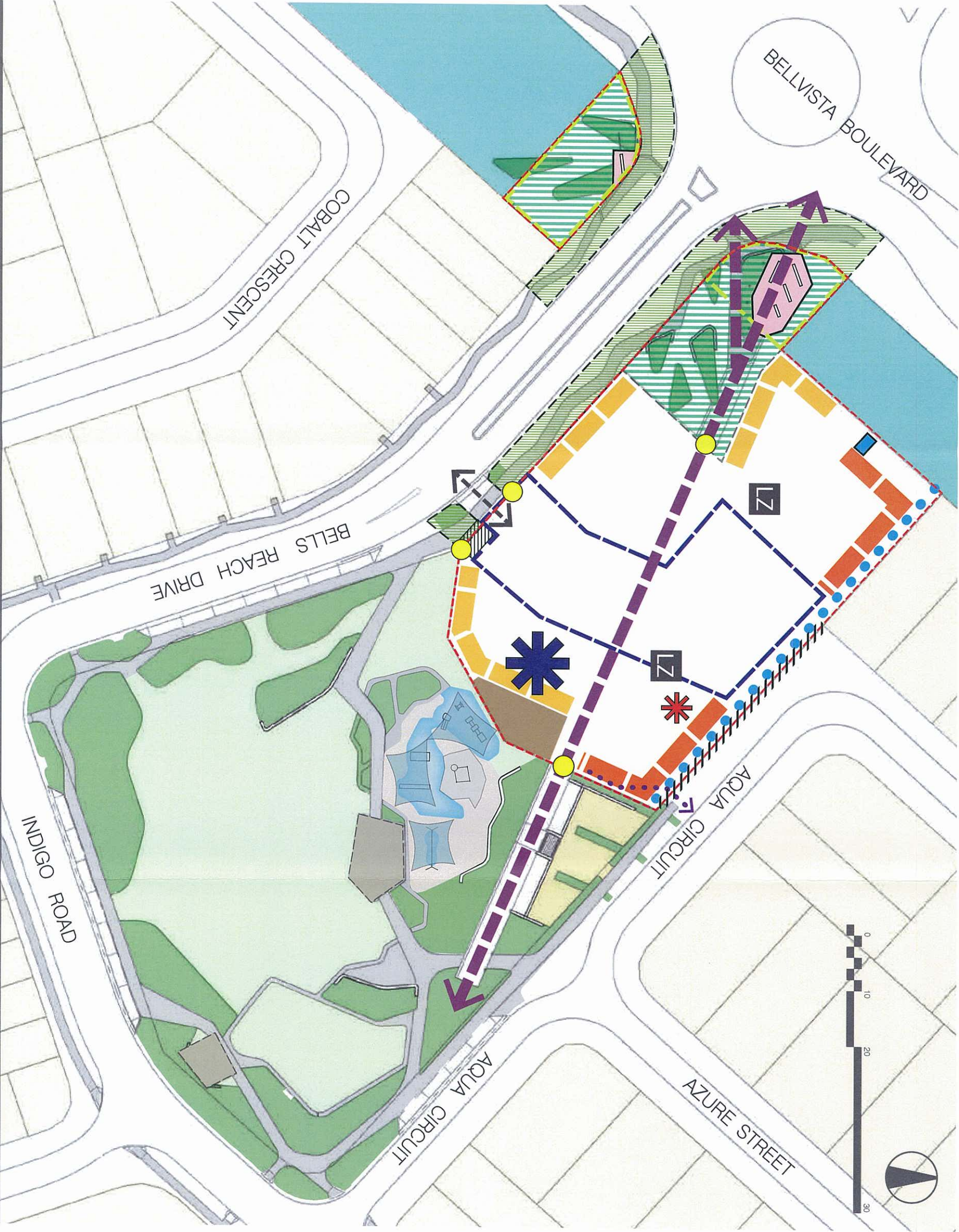
Adjoining Land Use

Residential allotment

Open Space Elements

- Market plaza
- Deck/shelter
- Path
- Lawn
- Planting beds
- Adventure playground

Specific Design Controls are detailed on Pages 7-9 of this Design Guideline and form part of this Plan of Development.



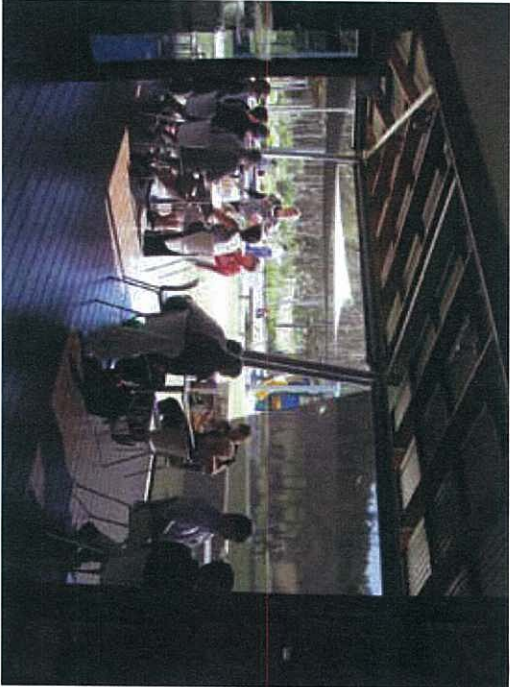
STAGE TWO - CENTRE BUILD-OUT - PLAN OF DEVELOPMENT



# DESIGN CONTROLS – STAGE TWO CENTRE BUILD-OUT – PLAN OF DEVELOPMENT

## Land Use

- The following uses are approved as part of this Plan of Development:
  - business
  - community facility
  - educational establishment
  - fast food premises (excluding drive through) and where not adjoining the residential lot on Aqua Circuit
  - food premises (licensed or otherwise)
  - health care services
  - indoor sport and recreation
  - market
  - multiple residential (where complying with ULDA Guideline 7: Low Rise Buildings, or ULDA Guideline 8: Medium & High Rise Residential Building, as relevant)
  - sales office
  - service industry (maximum 250m² GFA) and where not adjoining the residential lot on Aqua Circuit
  - shop



Cafe/restaurant overlooks parkland



Centre uses integrate with pedestrian spine



Threshold treatment distinguishes pedestrian spine

## Pedestrian Access and Pedestrian Spine

- Pedestrian access must be maintained along the central spine and must preserve a direct sightline and connection between the entry plaza and the pathway into the park. Other pedestrian access points are permitted particularly from adjoining streets.

## Entry Plaza

- Landscape treatments: planting, turf and hardscape elements such the atbour and estate signage must be preserved and maintained by the proposed development and by the centre operators.

## Streetscape treatments along site frontages

- These elements installed by Stockland must be preserved as part of any development on-site.

## Retail signage

- Signage is to be designed in accordance with the Planning Scheme requirements as set out in the Development Scheme.
- Signage for the centre itself and for individual premises/ businesses on-site is subject to the following limitations:
  - pylon signage may extend to 8.5m in height and should be located as shown on plan. The sign should share the design form and materials of the architecture of the centre. Its form and materials should dominate the appearance of the signage group with individual business signs being less visually dominant;
  - signage on individual tenancies – should complement the architectural appearance of the building and be located near shop entrances or below pedestrian awnings in the development. Glazing to street frontages should not be used nor broad scale signage elements that block views through the glazing from the street; and
  - minor way finding signage to highlight the entry to aide location of businesses in the centre in permitted but should be small in scale.



Pylon signage with key centre logo and subordinate tenancy logos



Controlled signage on awning



Signage below awning integrated with architecture



Small scale wayfinding signage

## Site Access

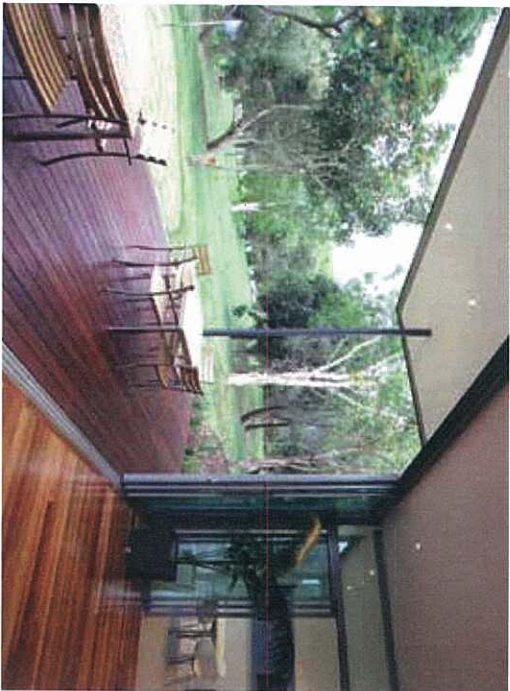
- Vehicle access is only available from the point shown on plan. No access is permitted to the local access streets east of the site. Maintaining this access point is needed for all ways turning and to allow sufficient vehicle queuing on Bells Reach Drive.

## Acoustic Attenuation

- An Acoustic Covenant applies to the site, as approved by the ULDA under DEV 2010/100. Any development involving a residential use on the site must comply with Condition 12 of that approval.
- For any non-residential uses proposed, acoustic attenuation is to be addressed to ensure no unacceptable noise impact from the proposed use on nearby existing and future residential uses.



DESIGN CONTROLS – STAGE TWO CENTRE BUILD-OUT – PLAN OF DEVELOPMENT



Sales suite overlooks parkland

**Building Height**

- Development on-site is limited to 3 storeys under the Development Scheme.

**Building Setbacks**

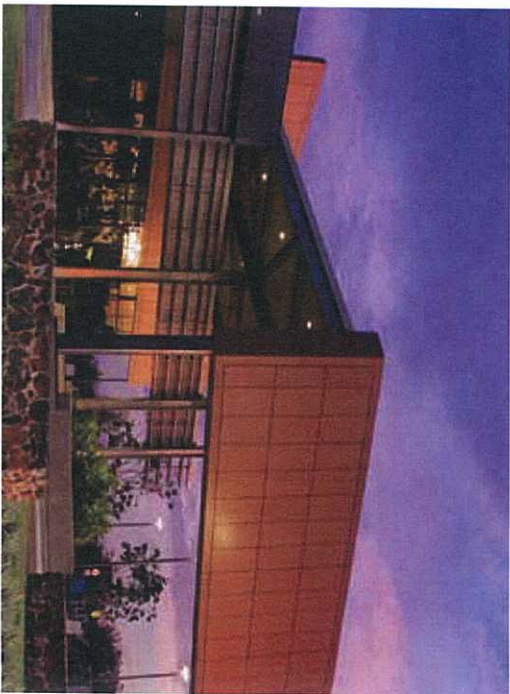
- Setbacks as defined below are minimal to allow the built form to frame the street and assist with creating a pedestrian scale environment and a high degree of engagement with the park.
  - required building frontages: shop fronts and roofs may be built to boundary but must provide an awning extending over the street verge. Awnings may extend up to 3.0m over the street verge or include cut-outs to allow for street trees. All other parts of the building must be set back a minimum of 1.0m from the boundary and provide soft landscaping between.
  - desired building frontages: buildings must be setback a minimum of 1.0m from street boundaries and 2.0m from any adjoining residential lot boundary. Roof lines however may extend up to 1.0m from the boundary.

**Gross Floor Area (GFA)**

- GFA is limited by the Development Scheme to the following, subject to provision of required carparking:
  - retail and indoor entertainment use category – 1,500m<sup>2</sup>;
  - commercial use category – 1,000m<sup>2</sup>;
  - community services – 1,800m<sup>2</sup>.

**Required Building Frontages**

- These frontages must be defined by built form, specifically in the form of shop fronts. Businesses need to address these frontages with glazing (openable), entrances, or open dining areas to assist with street activation. Blank facades and back of house elements are not permitted along these frontages. Elements that increase legibility and pedestrian amenity such as entrances and awnings are encouraged.



Architecture integrates with parkland



Shopfronts onto street verge below awning

**Desired Building Frontages**

- These frontages are of secondary importance and play a lesser role in activation of surrounding public space. Whilst they do not require building entrances the building must have articulation and architectural detailing to maintain visual interest and add to the overall visual appeal of the centre. They should not be dominated by signage. Plant and service areas must be screened from view of the street and park.

**Park Frontage Controls**

- Specific outcomes are required for development along the shared boundary with the park. These include:
  - a cafe/restaurant use addressing the park and with outdoor dining area onto the park edge.
  - maintaining the pedestrian spine into the park as a key entrance into the centre; and
  - a focus of building design and architectural detailing along this frontage.

**Second Storey Uses**

- Second storey uses such as shop top housing and live/work premises and offices are encouraged in providing round the clock occupation of the centre, increased passive surveillance, and to broaden living options for residents and start-up options for businesses in the locality. These uses should ideally address the street/park where possible and respect privacy needs of adjoining housing. Garaging for on-site dwellings should not occupy highly visible frontages within the development. Housing should have a clear entry from the ground floor. Balconies should be provided that address the surrounding streets and parkland and provide access to sun and shade as required.



Transparent glazing to street frontages



Roof form highlights pedestrian entrances

**Carparking Provision**

- Parking on-site shall be provided in accordance with the UDA development scheme as required for the uses proposed.
- Ground level car parking areas are to be screened from the public realm by buildings or landscaping. Ground level car parking areas are to be provided with night lighting and have at least 1 shade tree per 6 parking spaces.



DESIGN CONTROLS – STAGE TWO CENTRE BUILD-OUT – PLAN OF DEVELOPMENT



Highly articulated frontage to park



Mix of second and third storey office and residential uses overlooking street



Second storey office use

**Carparking**

- Carparking must be contained within the centre of the site and visible from the street from the vehicle entry only. The internal carpark should be landscaped with shade trees and planting beds. Threshold treatments such as raised platforms and/or change in pavement colour and materials should be used within the site to reinforce points where the pedestrian thoroughfares (particularly the pedestrian spine) cross the vehicle pavement. Ideally these would be associated with major pedestrian entrances into the buildings.

**Service and Loading Areas**

- Refuse storage and collection, loading and unloading of service vehicles and any plant associated with the running of retail and commercial uses on site must be visually screened from surrounding streets and the park and acoustically mitigated to avoid nuisance to surrounding residents.
- Loading zones must be contained within the site, accessible via the internal carpark. They should not be visible from surrounding streets and parkland.

**Building Character and Design**

- Centre architecture shall reflect the particular building style of the Sunshine Coast, suited to local climate and coastal architecture: having wide roof overhangs, glazing, lightweight screening for glare and shade, shaded walkways, pavilions and lightweight materials. Building form should vary in height and form, using roof pitches to accentuate entries and thresholds and break up building mass.



Carpark softened by shade trees and landscaping



Service and loading areas are discrete but must not address external site frontages.



Lightweight screening, planting and awning adds amenity to internal walkways.

**Lease Area for Estate Signage**

- Part of the centre allotment lies on the opposite side of Bells Reach Drive. This area has been landscaped by Stockland, contains a signage wall and sign for the Bells Reach estate, and is also covered by a drainage easement. Landscaping in this area is to be maintained by the neighbourhood centre operator. A lease area around the sign has been defined and the signage wall will be maintained by Stockland.

**Landscaping**

- Landscaping on site shall be to a high standard sufficient to soften built edges and break up the visual mass of internal parking and circulation areas, reduce heat gain on hard surfaces, and enhance microclimate within the centre. Landscaping should integrate in design and plant section with that provided within the streetscape of Bells Reach Drive and the adjoining parkland. It should contribute to the identity of the Centre. Public spaces and footpaths are to be provided with shade trees and furniture.

**Public Amenities**

- Development on site must provide toilets and baby change facilities that are equitably accessible and open to the public. These facilities should be conveniently accessed and easily found by park users.

**Lighting**

- Public realm should be provided with adequate lighting for safety. Care should be taken with lighting design to ensure that nearby residences are not affected by 'overspill'.



