Parklands Plan of Development

Southport,
Gold Coast

HRP13273

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
27 JUN 2014
MEDQ

Prepared for
Grocon (Parklands) Pty Ltd

June 2014

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Prepared by:
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This report is based on our opinion of the town planning issues that arise from the statutory provisions relating to this site. Comments and conclusions in or construed from this report relating to matters of law are not to be relied upon. You should only rely upon the advice of your professional legal advisors with respect to matters of law.

Our report is based on information made available by the client. The validity and comprehensiveness of supplied information has not been independently verified and, for the purposes of this report, it is assumed that the information provided to Cardno HRP is both complete and accurate. Whilst, to the best of our knowledge, the information contained in this report is accurate at the date of issue, changes may occur to the site conditions, the site context or the applicable planning framework. This report should not be used after any such changes without consulting the provider of the report or a suitably qualified person.

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1 Introduction

1.1 Purpose of the Parklands Plan of Development

Development approval is sought for the redevelopment of the Parklands Priority Development Area (**PDA**) to facilitate the delivery of the Commonwealth Games Village (**CGV**) for the Gold Coast 2018 Commonwealth Games™ (**GC2018**) and the site's longer term redevelopment, in accordance with the Parklands Plan of Development (**PoD**).

The development of the site constitutes a material change of use, operational works, reconfiguring a lot and building work (other than under the *Building Act 1975*).

The Parklands Priority Development Area Development Scheme (**Development Scheme**) identifies the development as PDA assessable development (permissible development) for which a PDA development approval is required.

A PDA development approval cannot be granted if the development would be inconsistent with the Development Scheme.

Permissible development is consistent with the **Development Scheme** where:

(a) the development complies with all relevant PDA-wide criteria and the precinct provisions of the **Development Scheme**; or

(b) the development does not comply with one or more of the relevant PDA-wide criteria and the precinct provisions of the **Development Scheme**, but there are sufficient grounds to justify the approval of the development despite the non-compliance with the PDA-wide criteria and the precinct provisions.

A Plan of Development is one mechanism to demonstrate development is consistent with the **Development Scheme**.

The purpose of the **PoD** is to demonstrate how the proposed redevelopment of parts of the **PDA** is consistent with the PDA vision, PDA-wide criteria and precinct provisions and that development will not compromise or unreasonably prejudice the opportunities for the development of the remaining area in the precinct. In doing so the **PoD** seeks to:-

(a) establish the town planning and design framework for the ongoing development of the Parklands site in accordance with the **PoD**; and

(b) approve future assessable development the subject of the **PoD**, where that development is consistent with the **PoD**[1].

1.2 Effect under the Economic Development Act 2012

The *Economic Development Act 2012* (**EDA**) establishes the Minister for Economic Development Queensland (**MEDQ**), the primary function of which is to facilitate economic development and development for community purposes in Queensland by providing for a streamlined planning and development framework for declared Priority Development Areas.

Permissible development requires a PDA development application to be lodged with the **MEDQ** for assessment and decision. Applications for development are assessed under the **EDA** and against the **Development Scheme**. Approval is required for permissible development to be undertaken.

The process for assessing development applications for assessable development in a **PDA** is set out in Chapter 3, Part 4, Division 3 of the **EDA**.

[1] Refer to Section 1.3 below for further details

1.3 Relationship to the Parklands Priority Development Area Development Scheme

The **Development Scheme** was approved by the State Government on 6 December 2013 and applies to all development on land within the boundaries of the Parklands PDA.

The level of assessment table in the **Development Scheme** provides that all development in the PDA is permissible development, other than development mentioned as exempt, self assessable or prohibited[2].

The level of assessment table in the **Development Scheme** also provides that a material change of use, operational work or building work carried out in accordance with an approved Plan of Development is exempt development in Precinct 1, 2 and 3 of the **PDA**. Exempt development requires no further development approval under the **Development Scheme**.

The **PoD** approves certain future assessable development, where carried out in accordance with the **PoD**, by specifying the development as exempt. In doing so the **PoD** seeks to negate the need for any further development applications or approvals for that development, provided the future development is consistent with the **PoD**. Future development may however be subject to compliance assessment and endorsement by **MEDQ**.

The **PoD** has been prepared recognising that **MEDQ** and key stakeholders have undertaken extensive site specific technical assessments, reporting and planning which underpins the **Development Scheme**.

1.4 Interpretation

Unless otherwise defined by this **PoD**, the definitions in the **Development Scheme** apply.

In addition to those terms defined in the **Development Scheme**, the following definitions apply to the **PoD**.

Where there is a conflict between these definitions and the **Development Scheme**, the definitions in the **PoD** shall prevail.

Advertising Device – Any building or other structure erected as an advertising device, where such a device is visible from a road, railway line, waterway or other public place, including any framework, noticeboard, signboard and any wall, fence or other structure used for the display of advertising matter. The term does not include directional signs, or signs erected by Gold Coast City Council or the state government to convey information to the public.

Civic Park - a small urban park located on the northern corner of Main Street and Parklands Drive, as identified in **Figure 4 – Land Use Plan** to this Plan of Development.

CGA – Commonwealth Games Association.

CGF - Commonwealth Games Federation.

Commonwealth Games Village (CGV) – the village containing residential accommodation for athletes and team officials, commercial, leisure and ceremonial services and facilities, and back of house services supporting the operation of the village for the duration of **GC2018**.

CGV Works – any temporary development, land uses or structures delivered as part of the **Commonwealth Games Village** in accordance with **CGF** and **GOLDOC** guidelines and which are intended to be removed after the completion of the Gold Coast 2018 Commonwealth Games™.

EDA - *Economic Development Act 2012.*

Indicative Legacy Master Plan – a conceptual illustration of the vision for the **PDA** the subject of this **PoD** following completion of **GC2018**, as shown in **Figure 1 - Indicative Legacy Master Plan**.

[2] Refer to the level of assessment table in Table 1 of the land use plan of the Development Scheme.

Interim Use – any temporary development or structure delivered as part of the **CGV**, but which may be used after **GC2018** for a period of ten (10) years.

GCLR – Gold Coast Light Rail.

Gold Coast 2018 Commonwealth Games™ (**GC2018**) – an international, integrated, multi-sports event involving athletes from the Commonwealth of Nations to be held on the Gold Coast, Queensland, Australia from 4 April to 15 April 2018.

GOLDOC - Gold Coast 2018 Commonwealth Games Corporation

Legacy Development – the long term redevelopment of the **Parklands PDA** as a mixed use, transit facilitated community as described in section 4.2 of this **PoD** and as conceptually illustrated in **Figure 1 - Indicative Legacy Master Plan**.

Main Park – a district recreation park serving varied active and passive recreational needs, open space and community activities, as identified in **Figure 4 – Land Use Plan** to this **PoD**.

MEDQ - Minister for Economic Development Queensland.

Open Space - land which is open and accessible to the public, whether publicly or privately owned, as identified on **Figure 4 – Land Use Plan**. **Open Space** includes **Main Park**, **Village Heart** and **Civic Park**.

PoD – (Parklands) Plan of Development.

Parklands Priority Development Area (**PDA**) – land located at 1 Parklands Drive, Southport, more properly described as Lot 4 on SP267761, County of Ward, Parish of Nerang and declared as a Priority Development Area pursuant to the **EDA** on 1 February 2013[3].

Primary active frontage – the frontage of a lot identified as a **primary active frontage** on **Figure 5 - Built Form Plans**.

Parklands Priority Development Area Development Scheme (Development Scheme) – the approved development scheme for the Parklands PDA dated December 2013, and any subsequent amendments.

Residential development density – is the residential density of a lot, calculated by dividing the total number of dwellings on a lot by the site area of that lot.

Secondary active frontage – the frontage of a lot identified as a **secondary active frontage** on **Figure 5 - Built Form Plans**.

Site – that part of the **Parklands PDA** and Parklands Drive road reserve the subject of this **PoD**, as described in Section 2 and as illustrated in **Figure 2 – Site Plan**.

Site Cover – the proportion of a lot covered by buildings, structures attached to buildings and carports, calculated to the outmost projections of the buildings and expressed as a percentage. Site cover does not include expressed basement car parking structures i.e. car parking structures which are contained within a building, but which are partially above ground level.

Storey - a space within a building which is situated between one floor level and the floor level above it, or if there is no floor above, the ceiling or roof above, but not a space that contains only:

- a lift shaft, stairway or meter room;
- a bathroom, shower room, laundry, water closet, or other sanitary compartment;
- accommodation intended for not more than three vehicles;
- a combination of the above;
- a mezzanine;

[3] The real property description of the site comprising the Parklands PDA will change following the registration of new titles resulting from the approval of a Reconfiguring a Lot application.

- mechanical plant where not exceeding 4m in height or 75% of the tower footprint.

Tertiary Frontage – the frontage of a lot identified as a **tertiary frontage** on **Figure 5 - Built Form Plans**.

Village Heart – land located within the deflection of Hospital Boulevard at the intersection with Main Street, as identified on **Figure 4 – Land Use Plan**.

2 Land to which the PoD applies

2.1 Parklands PDA

The Parklands PDA is located at 1 Parklands Drive, Southport, approximately 3.3 kilometres west of the Southport Central Business District and approximately 3.6 kilometres east of the Pacific Highway. It comprises a single allotment, properly described as Lot 4 on SP267761, County of Ward, Parish of Nerang, with an irregular shape and total site area of 29.34ha.

The **PoD** contains specific development controls for particular parts of the **PDA** and part of the Parklands Drive road reserve. Accordingly, for the purposes of the **PoD**, the **PDA** and part of the Parklands Drive road reserve is divided into two areas:

- Precinct 1; and
- Precinct 2

Refer to **Figure 1 - Site Plan**.

The **Site** is reconfigured to comprise 12 lots and road reserves, as shown on **Figure 3 - Lot Layout Plan** for the following purposes: as amended in red by the MEDQ, 26 June 2014

(a) One lot comprising land which will remain under the control of **MEDQ** for future health care, research and technology, and related office uses as part of the broader Gold Coast Health and Knowledge Precinct;

(b) One lot comprising **Main Park** and **Village Heart**;

(c) One lot comprising **Civic Park**;

(d) Three (3) lots comprising lineal open space along the southern side of Main Street;

(e) Six (6) lots upon which **CGV Works** and **Legacy Development** are proposed as outlined in this **PoD**.

2.2 Precinct 1

Precinct 1 will be redeveloped in accordance with this **PoD** to deliver a **CGV** to the requirements of **GOLDOC**. It will also support longer term redevelopment as a mixed use, transit facilitated community following the completion of **GC2018**, as described in and in accordance with the **PoD**.

Precinct 1 comprises Lots A, B, C, D, E1, E2, F, J, H[4], **Main Park**, the lineal open space lots along the southern side of Main Street adjoining Lots C and J, and the road reserves adjacent to these lots. The road reserves include parts of the roads identified as Main Street, Hospital Boulevard, First Street, First Avenue, Second Street, Health Street, Third Avenue, Fourth Avenue and Fifth Avenue. Refer to **Figure 3 - Lot Layout Plan**, as amended in red by the MEDQ, 26 June 2014.

Lot J forms part of a larger lot through the reconfiguration of the **PDA** to create Main Street, Health Street, First Avenue and First Street. Lot J is proposed to be located within Precinct 1. The remainder of the larger lot is located within Precinct 2. Only Lot J is subject to the specific development controls set out in this **PoD**.

2.3 Precinct 2

Precinct 2 comprises the remainder of the **PDA**, and includes those lots which have been set aside for future health care, research and technology, and related office uses as part of the broader Gold Coast Health and Knowledge Precinct. **CGV Works** will be undertaken in Precinct 2 (as well as in parts of Precinct 1), pursuant to the **PoD**. **CGV Works** are intended to be removed after the completion of **GC2018**.

[4] Pending their creation and allocation of a real property description for plan sealing

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The **PoD** applies to **CGV Works** in Precinct 2 during **GC2018** and the delivery of **Civic Park**. Other than **Civic Park**:

(a) development is not proposed under the **PoD** within Precinct 2 following the completion of **GC2018;**

(b) the **PoD** does not apply to development proposed in Precinct 2 after completion of **GC2018**; and

(c) any further development proposed in these areas may require a separate development application for PDA development approval.

3 Development Approved by the PoD

3.1 Approved Development

The **PoD** approves a Material Change of Use of premises for **CGV Works**, residential, commercial, retail, sport, recreation and entertainment, and service and community uses, as described in Section 3.2 and Table 3.2 (below) of the **PoD**.

The **Development Scheme** provides a material change of use, operational work or building work carried out in accordance with an approved PoD is exempt development that requires no further development approval under the **Development Scheme**.

Any further material change of use or operational works associated with **CGV Works** or the long term redevelopment of the site which is consistent with the **PoD**, is PDA exempt development.

Development approved pursuant to the **PoD**, particularly **interim uses** on Lots J and H, may be subject to compliance assessment and endorsement by the **MEDQ**.

The **PoD** therefore makes the following exempt development for which PDA development approval is not required under the **Development Scheme**:

- making a Material Change of Use of premises in accordance with the **PoD**;
- carrying out Operational Work that is landscaping, where in accordance with the landscape concept plan and the **PoD**;
- carrying out Operational Work that is the placing of advertising devices, where complying with the requirements of the Gold Coast Planning Scheme 2003 – Specific Development Code - Advertising Devices Code and Transport and Main Roads' Roadside Advertising Guide dated 2 August 2013;
- carrying out Operational Work that is filling and excavation, where in accordance with the **PoD**;
- carrying out Operational Work that is clearing native vegetation, where in accordance with the **PoD**.

3.2 Approved Uses

Table 3.2 below sets out the uses approved pursuant to the **PoD**.

TABLE 3.2: Approved Uses

LOT (as identified on Figure 4 – Land Use Plan)	APPROVED DEVELOPMENT
Where conducted within Precinct 1 or Precinct 2:	• **CGV Works** • **advertising devices**
Lot A	• home based business • multiple dwelling
Lot B	• food and drink outlet* • home based business • hostel • indoor sport and recreation • multiple dwelling • office • shop* • short term accommodation

* Total gross floor area of uses in the retail use category of the **Development Scheme** shall not exceed 12,000m^2

LOT (as identified on Figure 4 – Land Use Plan)	APPROVED DEVELOPMENT
Lot C	• community use • food and drink outlet* • health care services • home based business • hostel • indoor sport and recreation • market* • multiple dwelling • office • shop* • shopping centre* • short term accommodation
Lot D	• community use • food and drink outlet*, where located on the ground floor and within 60 metres of **Village Heart** • home based business • indoor sport and recreation, where not located within 20 metres of **Village Heart** • multiple dwelling • office, where located within 60 metres of **Village Heart** • sales office • shop*, where located on the ground floor and within 60 metres of **Village Heart** • short term accommodation
Lot E1 and Lot E2	• home based business • multiple dwelling
Lot F	• home based business • multiple dwelling
Lots H and J	• community use • food and drink outlet* • health care services • hotel • office • shop*
Main Park	• food and drink outlet*, where located on the ground floor, in the **Village Heart** and within 60 metres of Lot D • market* • park • shop*, where located on the ground floor, in the **Village Heart** and within 60 metres of Lot D

* Total gross floor area of uses in the retail use category of the **Development Scheme** shall not exceed 12,000m^2

4 Structural Elements

4.1 Introduction

The vision and design principles set out in this Section provide the strategic intent and direction for the redevelopment of the site. These underpin the specific requirements as outlined in Section **5.0: Specific Development Controls** of the **PoD**.

The **PoD** is intended to deliver on the vision for the site expressed in the **Development Scheme**.

4.2 Vision

The site is to be redeveloped to deliver a Commonwealth Games Village to the requirements of **GOLDOC**, and provide an outstanding legacy for Gold Coast City Council as a mixed use, transit-facilitated community that supports the Gold Coast Health and Knowledge Precinct.

The vision for the site the subject of this **PoD** following completion of **GC2018** is indicatively illustrated in **Figure 1 - Indicative Legacy Master Plan**, and reproduced below.

IMAGE 4.2.1: Indicative Legacy Master Plan

***Reference**: Extract from **Figure 1 – Indicative Legacy Master Plan**, AAA*

The **Indicative Legacy Master Plan** indicatively illustrates the vision for the site as described in this **PoD**. It is indicative only. To ensure the requirements for future redevelopment of the PDA remain sufficiently flexible, the **Indicative Legacy Master Plan** is considered one way of achieving the vision and intent for development on the site. Where a different outcome is proposed to that shown on the **Indicative Legacy Master Plan**, the suitability of the proposal will be determined during the compliance assessment and endorsement stages of assessment against the provisions of the **PoD**, and in particular the specific development controls and intent for each lot set out in Section 5 of this **PoD**, to determine its suitability.

4.2.1 CGV – GC2018

During **GC2018**, the **CGV** will function as a compact and accessible athletes' village accommodating more than 6,500 **CGA** athletes and team officials in an urban village. The **CGV** is organised into three distinct zones, namely the International Zone, Residential Zone and Operational Zone, each with a different role and function.

The International Zone is located off Parklands Drive on Main Street, to take advantage of its proximity to the **GCLR** station and regional bus interchange. The International Zone is intended to include main entry, VIP registration and lounges, **CGV** staff and guest pass accreditation point, the village media centre, commercial centre, welcome ceremony plaza and other commercial and leisure services and facilities for athletes, guests and media.

The Operational Zone serves a logistics and support function for the **CGV** and is located in the southern portion of the **PDA**, directly accessed from the Smith Street Motorway. It is intended to accommodate operations centres, motor pool maintenance areas, security escort staging area, support services and logistics compound, and housekeeping and laundry facilities.

The Residential Zone includes residential accommodation, **CGA** services, sports information centre, auditorium, staff and athlete dining facilities, poly clinic and gym, and multi-faith centre. Residential accommodation will be contained within permanent structures and include a range of typologies, including up to nine storey apartment buildings, and townhouses. Residential accommodation is organised on lots fronting the major open space parklands to the north and within close proximity of **Village Heart** and Main Street. Most apartments are oriented north/south with an aspect to parkland and native bushland.

A key feature of development proposed by this **PoD** is that most of the legacy elements will be delivered as part of the **CGV** and reused or adapted for use after **GC2018**.

4.2.2 Legacy Development

Following the completion of **GC2018**, the site will be a sustainable, mixed use community. It will be a key component of the Gold Coast Health and Knowledge Precinct, taking advantage of the site's proximity to **GCLR** station and higher order road network. The **Legacy Development** will comprise a range of land uses including commercial, retail, residential, community facilities and open space and recreation, which will ultimately support the future development of a broader mix of office, health care and research and technology related development in the **PDA**.

IMAGE 4.2.2: Indicative Legacy Development – Village Heart

***Reference**: AAA - CGV*

The street and movement network, which is centred on Hospital Boulevard and Main Street, and supported by a secondary network of collector streets and local access roads, creates "super blocks" which will accommodate the **CGV**, as well as the future residential community and commercial development. A secondary network of streets and roads will provide permeability through the site, service the proposed residential and mixed use allotments, and allow the primary streets to develop their own character.

Many of the buildings and structures proposed in the **CGV** will be permanent and able to be adapted and reused following completion of **GC2018** to form the core of the future Parklands community. The residential component of the **CGV** will be provided in permanent buildings which are intended to deliver affordable housing for the future Parklands community. Many of the non-residential components of **CGV** will also be contained in permanent buildings which will be reused following completion of **GC2018**. For example, the poly clinic and fitness centre on Main Street will be converted and reused as a future commercial building (Lot H) and the dining hall will form the shell of a future supermarket (Lot C).

Most of the open space, landscape and public realm elements being delivered for the **CGV** during **GC2018** will remain in legacy for the site. These elements include:

- **Main Park** serving hydrological, social and recreational functions;
- **Village Heart**, including ornamental lake, plaza, terraces, a vegetated sculptural arbour, and a memorable marker; and
- Street names, subject to Gold Coast City Council agreement.

Civic Park will be provided following completion of **GC2018**.

The built form of **Legacy Development** will comprise a mix of high density residential and mixed use buildings up to nine (9) storeys in height and low density townhouse-style developments.

Ground floor retail and commercial development opportunities are proposed to be focused on the intersection of Hospital Boulevard and Main Street to support the local community. Low-cost, "pop-up" temporary structures may be proposed along parts of Main Street in the short term for possible food and beverage outlets, health and knowledge based enterprises, student organisations or charitable uses, until such time as the site reaches self-sustaining levels of viability. Small scale retail and commercial opportunities may be proposed on the ground level of some of the residential buildings with frontage to **Main Park** and **Village Heart** to activate and engage these spaces and take advantage of the location, outlook, solar orientation and proximity to water.

4.3 Design Principles

The key design principles of the **PoD**, as indicatively illustrated on **Figure 1 – Indicative Legacy Master Plan,** include the following:

The site will be redeveloped to accommodate a mixed use community with a range of uses as set out in Section 3.2: Approved Uses of the **PoD**

A mix of high and low density residential development, in the form of multiple dwellings (apartments up to nine (9) storeys in height and townhouses), at a net residential development density of approximately 176.3 dwellings per hectare[5]

Most residential uses will be located adjoining or with views of **Main Park** and/or adjoining bushland

Retail floor space, up to a maximum of 12,000m^2 of gross floor area across Precinct 1, and commercial floor space, will be located at the intersection of Hospital Boulevard and Main Street, as required by the **Development Scheme**

A significant network of open space and civic public realm totalling 7.0296ha

A connected, legible and permeable grid network of streets for vehicles, pedestrians and cyclists

[5] Net residential dwelling density has been calculated on the area of the lots comprising Precinct 1 of the **PoD**, excluding **Main Park**, **Village Heart** and road reserves. ~~Net residential dwelling density for Precinct 2, as defined by the **Development Scheme**, is calculated as 131.5 dwellings/ha.~~

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A compact urban form, comprising development which is located within 400 metres of a **GCLR** station, local bus stop, shopping centre, **Main Park** or **Village Heart**, with connections to line haul public transport, the higher order road network and the broader local area

Development which is energy efficient, climatically responsive, reduces waste and promotes opportunities for recycling and reuse

A lineal Main Street connecting the **GCLR** station through the core of the site to the open space will form the central organising public space. Buildings addressing Main Street will have activating uses on the ground plane

The creation of **Village Heart**, within the deflection of Hospital Boulevard at the intersection of Main Street, which is intended to be an identifiable, flexible and central community space as well as the primary pedestrian entry to **Main Park**

Physical connections of streets, cycling routes, and pedestrian paths to adjoining precincts are accommodated

5 Specific Development Controls

5.1 General

The following sections provide specific guidance to ensure future development on the site occurs in accordance with the vision and development principles articulated in Section **4.0: Structural Elements**.

The development controls set out in this section should be read in conjunction with the **Development Scheme** and PDA guidelines and practice notes, and in particular the following:

- PDA Guideline No. 6 – Street and movement network dated April 2012;
- PDA Guideline No. 7 – Low rise buildings dated March 2014;
- PDA Guideline No. 8 – Medium and high rise buildings dated January 2012;
- PDA Guideline No. 9 – Centres dated November 2011;
- PDA Guideline No. 12 – Park planning and design dated November 2011;
- PDA Guideline No. 13 – Engineering standards dated November 2011.

To the extent the provisions of the **PoD**, as articulated in this section, conflicts with other requirements of the **Development Scheme**, PDA guidelines or practice notes, the **PoD** is to prevail. Where the **PoD** varies PDA guidelines, the variations are explicitly identified.

5.2 Precinct 1-wide development criteria

5.2.1 Building form

IMAGE 5.2.1.1: Indicative Building Form

***Reference**: AAA - CGV*

Development is to address the street and include fine grain distribution of uses, active frontages, operable elements, such as windows and balconies, awnings, and variations in horizontal and vertical profile.

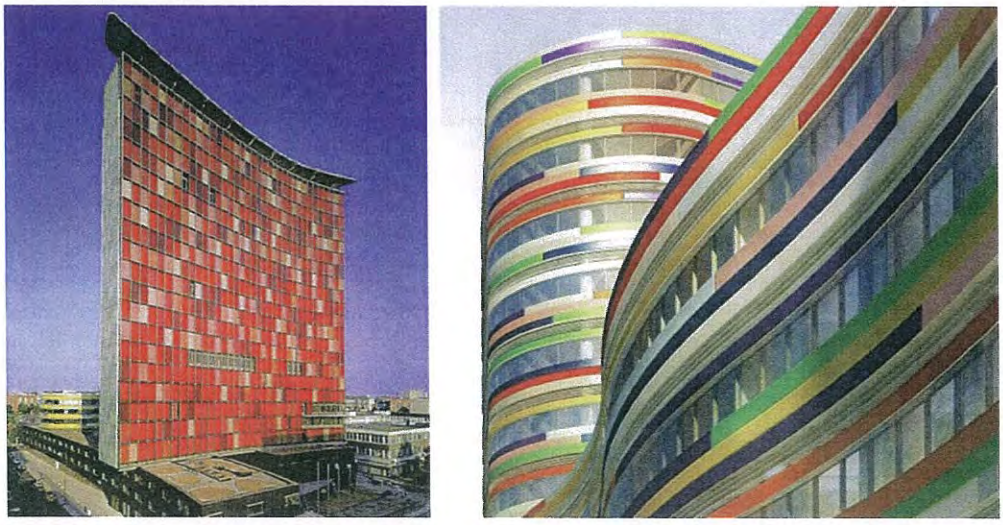
Medium and high rise buildings[6] do not have a podium, but include a distinct and integrated architectural treatment that responds to its context and orientation. Upper levels of buildings

[6] as these terms are defined by PDA Guideline No. 8 – Medium and high rise buildings dated January 2012

are expressed differently, while lower floors respond to street conditions. Building forms at lower levels provide human scale and rich detail through the use of high quality materials and finishes[7].

IMAGE 5.2.1.2: Exemplars of Indicative Building Form

***Reference**: DBI Design - The Wave, Gold Coast (left and right); 24H architecture - Hatert Housing, Nijmegen, The Netherlands (middle)*



***Reference**: Sauerbruch Hutton - GSW Headquarter, Berlin (left); Ministry for Urban Development and the Environment, Hamburg (right)*

[7] This provision specifically varies PDA Guideline No. 8 – Medium and high rise buildings dated January 2012 which requires buildings to have a distinct bottom, middle and top.

***Reference**: Stefan Jannides – James Street Market*

5.2.2 Building edge treatment

Buildings are well articulated with external balconies, doors and doorways, windows, shade and screening devices.

A mix of high quality materials and finishes is necessary to contribute to the establishment of the character and identity of the site.

Variations in shapes, horizontal and vertical profile and the incorporation of elements of a finer scale visually balance the height of buildings.

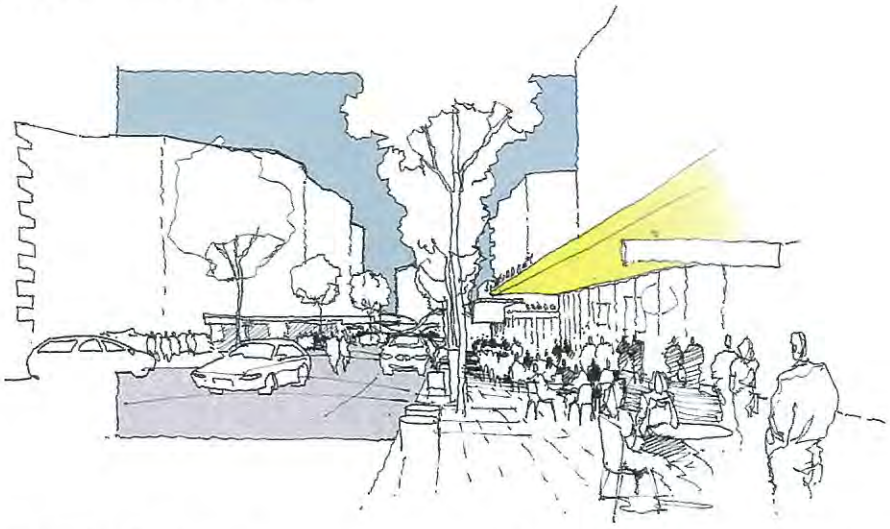
The maximum unarticulated length of medium and high rise buildings is 40 metres.

IMAGE 5.2.2.1: Exemplar of Indicative Building Edge Treatment

***Reference**: SJB - St Margarets, Surry Hills, NSW*

5.2.3 Activation - Primary Active Frontages

IMAGE 5.2.3.1: Indicative Awning Cover



Primary active frontages accommodate high activity uses, such as retail, entertainment or community activities, and present an interesting and permeable façade with extensive use of windows and doors. Outdoor dining which extends into the public realm is encouraged along **primary active frontages** to increase the vitality and activity of these frontages.

Awnings are appropriately located along the **primary active frontage** to provide weather protection for pedestrians, shade and visual amenity.

Where awnings are provided, they:

(a) are continuous for a minimum of 75 per cent of the **primary active frontage** with a minimum width of 3 metres over footpath, where the footpath width allows[8];

(b) are adequately lit to ensure pedestrian safety and amenity while not causing nuisance to surrounding residents;

(c) may be set back from the kerb or include cut-outs to allow for street trees.

Pedestrian entrances are strongly expressed and identifiable. The number and size of vehicle access points and non-active frontage (e.g. control rooms, building services) is minimised where it cannot reasonably be located on another frontage.

Opportunities for overlooking the street and public spaces above ground level are promoted by the use of windows and external balconies to increase surveillance and reinforce the active frontage.

Floor to floor heights up to 4.5 metres are provided on the ground floors of buildings with **primary active frontages** on Lots B, C and D to provide flexibility to accommodate changing uses over time.

[8] This provision specifically varies PDA Guideline No. 8 – Medium and high rise buildings dated January 2012 which requires awnings to be continuous along the entire frontage.

IMAGE 5.2.3.2: Indicative Awning Cover

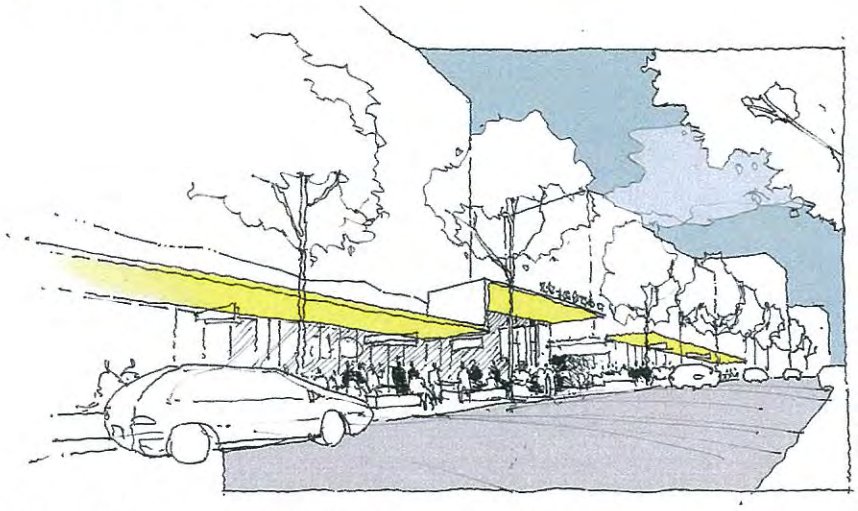


IMAGE 5.2.3.3: Exemplar of Indicative Primary Active Frontage

***Reference**: Unknown – Portside*

IMAGE 5.2.3.4: Exemplar of Indicative Primary Active Frontage

***Reference**: Unknown – Eurovida, Paddington*

5.2.4 Activation - Secondary Active Frontages

Secondary active frontages comprise residential uses with courtyards, terraces and balconies offering passive surveillance opportunities of the street. These frontages must address the

street and include facades which are interesting and articulated, contain pedestrian entrances which are easily identifiable and minimise the expanse of blank walls.

5.2.5 Tertiary Frontages

Tertiary frontages accommodate primarily 'back of house' operations, such as supermarket loading docks and servicing bays, car parking areas and their entrances, mechanical plant, transformers and substations, and other ancillary services and functions. Where possible, **tertiary frontages** are screened with landscaping and the extent of unarticulated or blank walls is minimised.

5.2.6 Medium and High Rise Ground Floor Residential Addresses

Where a ground floor residential apartment in a medium or high rise building[9] has direct frontage to a **secondary active frontage** and does not adjoin the main pedestrian entry to the building, a residential address is provided to that apartment, according to the following edge conditions:

(a) where the variation between the level of the ground floor of the unit and the street is less than 500mm, a gate will be provided at grade; and

(b) where the variation between the level of the ground floor unit and the street varies between 500mm and 1500mm, a stepped residential address with a gate will be provided;

(c) where the variation between the level of the ground floor unit and the street exceeds 1500mm, a residential address will not be provided[10]. This edge condition will be limited to no more than ten percent (10%) of ground floor units.

IMAGE 5.2.6.1: Section and Exemplar of Residential Address – At-grade

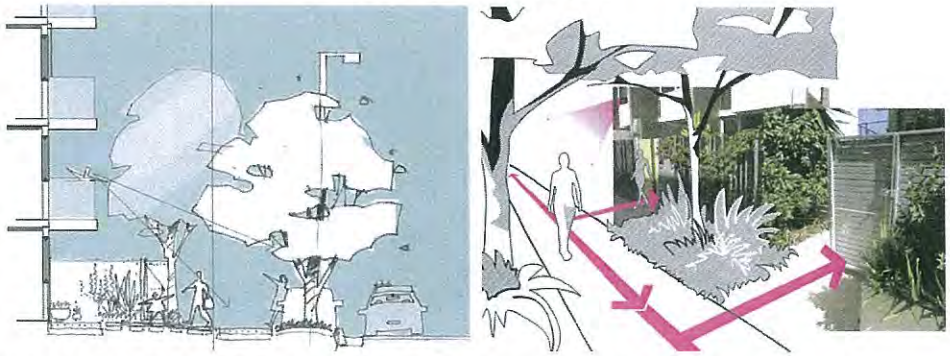
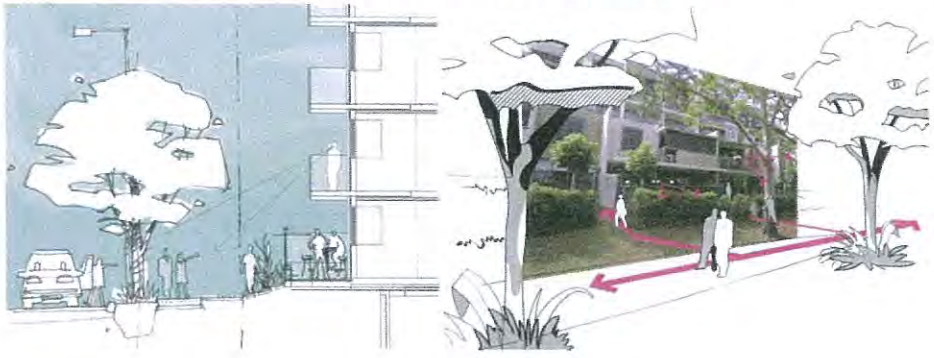


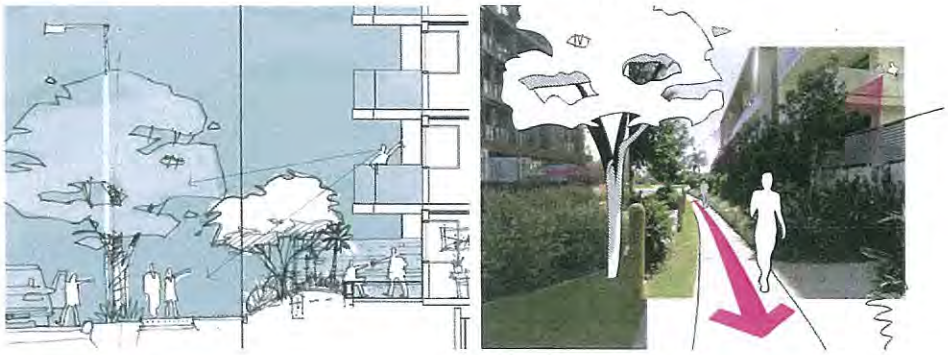
IMAGE 5.2.6.3: Section and Exemplar of Residential Address – Stepped Address



[9] Refer to Section 5.2.7 of the **PoD** for provisions relating to low rise buildings (e.g. townhouses)

[10] This provision specifically varies PDA Guideline No. 8 – Medium and high rise buildings dated January 2012 which requires individual dwelling entries and courtyards to be directly accessible from adjoining streets and public spaces, and for ground floor courtyards to be raised not more than 900mm above adjoining street level.

IMAGE 5.2.6.3: Section and Exemplar of Residential Address – Elevated Prospect



5.2.7 Low Rise Buildings

The townhouses on Lots E1, E2 and F are to be designed in accordance with PDA Guideline No. 7 – Low rise buildings dated March 2014, except where specifically varied by this **PoD**.

The setback to a secondary frontage for townhouses on Lots E1, E2 and F can be reduced to 0.0 metres for the ground and first floor, provided the maximum length of the building or wall does not exceed 15.0 metres and two storeys in height at that location[11].

5.2.8 Roof Forms

Roof forms for medium and high rise buildings support the distinct and integrated architectural treatment of the building.

Service structures, lift motor rooms and mechanical plant located on the roof of buildings are designed as an architectural feature of the building or screened.

5.2.9 Building Orientation

Buildings are orientated towards and overlook streets and public spaces to establish a defined built frontage, support activity at street level and provide opportunities for casual surveillance, human interest and activity and connectivity.

Buildings may be constructed around the perimeter of allotments to create internal communal open spaces and courtyards.

Front entries are expressed, well illuminated and have good passive surveillance.

Where more than one building is proposed on a lot, buildings are to be adequately separated[12] to allow light penetration, air circulation, privacy and ensure windows are not built out by adjoining buildings.

5.2.10 Solar Design and Climatic Response

Wherever possible, buildings are oriented with North/South aspects to minimise exposure to morning and afternoon summer sun.

External windows have sun shading to control direct sun penetration and balconies are shaded to promote use.

Balconies are unenclosed (other than where required by this **PoD** for screening for privacy and overlooking) and directly adjoin living areas so as to encourage ventilation to habitable rooms and dwelling units.

[11] This provision specifically varies PDA Guideline No. 7 – Low rise buildings dated March 2014 which provides that townhouses with a lot width of 20+ metres are to have setbacks to second frontages of 1.5 metres on the ground and first floors.
[12] Refer to Section **5.2.11** of the PoD Privacy for provisions relating to building separation distance

5.2.11 Privacy

Building design must encourage privacy for habitable spaces in dwellings without detracting from opportunities for casual surveillance, overlooking and engagement with streets and public spaces, in accordance with PDA Guideline No. 8 – Medium and high rise buildings dated January 2012, except as specified varied by the following provision of this **PoD**.

Acceptable treatments include:

(a) providing a minimum separation distance of:

(i) 12 metres between balconies that are offset by less than 45 degrees (see amended Figure 6 from PDA Guideline No. 8 below), or 9 metres between balconies that are offset by 45 degrees or more[13];

(ii) 12 metres between windows or between a window and a balcony that are offset by less than 45 degrees, or 9m between windows or between a window and a balcony that are offset by 45 degrees or more, or

(iii) for a wall containing windows or balconies, 6 metres to a side or rear boundary where there is no existing or approved development and the future privacy and development potential of the adjoining site should be protected; or

(b) window sill heights a minimum of 1.5 metres above floor level; or

(c) fixed opaque glazing in any part of a window below 1.5 metres above floor level; or

(d) fixed external screens to balconies or windows (or intermediate fencing at ground level). External screens or fences provided to ensure privacy should be either solid, of translucent material or present an appearance of no more than 25 per cent openings when viewed from the nearby balcony or window.

IMAGE 5.2.11.1: Amended Figure 6 from PDA Guideline No. 8

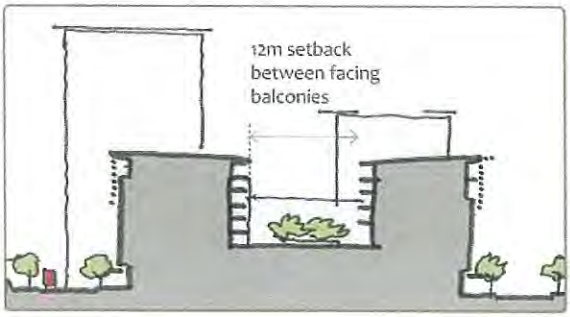


Figure 6: Setback between buildings

Where the window of a habitable room or a balcony is located within 6 metres of the common boundary of a lot not within Precinct 1 of the **PoD**, a fixed screen is provided to the balcony or window for privacy and the limit opportunities for overlooking.

5.2.12 Private and Communal Open Space

Development provides sufficient communal and private open space for residents' needs.

Landscape and recreation areas (communal open space) are to be located at ground level, on rooftops or on top of podiums and comprise 20% of the site area, with a minimum dimension of 3 metres. Landscape and recreation areas are not required to provide a minimum area for deep

[13] This provision specifically varies the effect of PDA Guideline No. 8 – Medium and high rise buildings dated January 2012, which otherwise requires separation distances of 18 metre and 12 metres for balconies with offsets less than and more than 45 degrees, respectively. In all other respects the provision of the PDA Guideline remains unchanged.

planting where inhibited by a basement level[14]. These areas are to be designed in accordance with CPTED principles and include passive or recreation facilities, other outdoor uses or activities.

Communal open space includes a range of hard and soft landscape treatments, including seating, shade and protection from the weather.

Ground floor dwellings must include private open space in the form of courtyards, terraces or balconies extending from habitable rooms with dimensions suitable for accommodating private outdoor activity, outdoor furnishings and landscaping.

~~Private open space for dwellings located above ground level is to be a minimum 15% of the unit's area, with a minimum dimension of 3 metres~~[15].

5.2.13 Public Realm

The network of streets, squares and public places are a landscape rich, high quality, urban pedestrian environment.

Streets emphasize pedestrian amenity providing generously dimensioned shaded footpaths and a pattern of legible walkable routes that connect major urban elements and community uses.

Within the network of streets a hierarchy of public places is provided that reinforces the primacy of the Main Street and **Village Heart** whilst providing a diverse range of scale, activation, visual connectivity, differentiated streetscapes and places to pause and dwell. All public space contributes to the public realm.

Emphasis is given to permeability, legibility and accessibility within the street network and resultant building fabric.

Wherever possible, buildings provide meaningful address to the street with activated uses overlooking. Buildings on Lot D with a direct interface to the cross block link zone, **Main Park** or **Village Heart** must address these important public spaces.

Traffic impacts are controlled and street geometries reinforce pedestrian amenity, building form and streetscape over vehicular turning requirements.

IMAGE 5.2.13.1: Exemplars of Indicative Public Realm

AMENDED IN RED
26 JUN 2014
By: PEITA MCCULLOCH(name)
MEDQ

***Reference**: Trevor Mein – 500 Bourke Street Podium Redevelopment*

[14] This provision varies the effect of PDA Guideline No. 8 – Medium and high rise buildings dated January 2012, which otherwise requires a 5 metre minimum dimension, 5% deep planting and 20% - 30% of site area, depending on whether a high rise or medium rise development.

[15] ~~This provision varies the effect of PDA Guideline No. 8 – Medium and high rise buildings dated January 2012, which otherwise requires balconies in medium and high rise residential developments to comprise a minimum of 9sqm for a 1brm unit and 16sqm for 2+ brm unit with a minimum dimension of 3 metres.~~

***Reference**: Rush/Wright Associates – Hargraves Mall, Bendigo*

***Reference**: Unknown – Roma Street Parklands*

***Reference**: Unknown – Southbank, Melbourne*

5.2.14 Streets and Lots

The provisions of PDA Guideline No. 9 – Centres dated November 2011 relating to preferred and maximum block size and pedestrian links have been specifically varied by the street and lot layout illustrated on **Figure 3 - Lot Layout Plan**, as amended in red by the MEDQ, 26 June 2014.

5.2.15 Road Network and Lot Access

The site is to comprise a grid network of roads and streets, promoting safe movements and direct access to community focal points, as identified in **Access and Parking Plans** prepared by Cardno in support of this **PoD**.

Vehicular access through the site is undertaken via:

- Hospital Boulevard;
- Main Street;
- First Street; and
- Health Street.

Local trips and non-through traffic is undertaken by access along First Avenue, Second Street, Third Avenue, Fourth Avenue and Fifth Avenue.

The road naming convention adopted in the **PoD** is for reference purposes only. Road names referred to in the **PoD** and shown in the figures are not intended to indicate the road names to be adopted once the approved plans are sealed and registered. Roads within the site will be named following consultation with Gold Coast City Council and in accordance with its applicable policies and guidelines. Road names in the **PoD** are place holders only.

Vehicular access to lots is undertaken in accordance with **Figure 5 – Built Form Plans** and **Access and Parking Plans** prepared by Cardno in support of this **PoD**. Vehicular access points to car parking areas are to be minimised and shared, where possible.

Development supports increased accessibility, permeability and movement for pedestrians and cyclists by incorporating pedestrian and cycle way paths throughout the site, as identified in **Access and Parking Plans** prepared by Cardno in support of this **PoD**.Bicycle parking for residents of medium and high rise buildings is provided within basements at a rate of 1 space per 4 dwellings in total across all lots within Precinct 1 of the **PoD**[16].

Bicycle parking for visitors is provided on or adjacent to a lot in close proximity to the main pedestrian entrance.

5.2.16 Car Parking

On-street car parking is provided in accordance with AS2890.3 in locations identified in **Access and Parking Plans** prepared by Cardno in support of this **PoD**.

Off-street car parking is provided for residents and non-residential uses in accordance with rates specified in the **Parklands PDA Development Scheme**, being:

Dwelling	Minimum	Maximum
Studio	0.25 spaces	-
1 or 2 bedroom	0.75 spaces	1 space
3 bedroom	1 space	2 spaces
Non-residential	1 space per 100m^2 GFA	1 space per 50m^2 GFA
Retail	-	1 space per 25m^2 GFA

Visitor parking will be provided at a rate no less than 1 space per 20 dwellings, and may be provided on-street as illustrated in **Access and Parking Plans** prepared by Cardno in support of this **PoD**.

Parking structures may be shared by a number of buildings on the same lot.

[16] ~~The rate of 1 space per 4 dwellings is not applied per lot.~~

AMENDED IN RED
26 JUN 2014
By: PETA MCCULLAH (name)
MEDQ

Parking structures for Lots A, B, D and F are contained underground or within a building.

For townhouses on Lots E1, E2 and F, at least one (1) covered space per dwelling is provided on-site for residents.

Along **primary active frontages**, parking structures are screened from view by sleeved active uses so as not to be visible from that frontage.

Parking structures which are not located completely underground are enclosed, screened or landscaped so not to be visually obtrusive, dominate the streetscape or adversely impact on the amenity of residents.

At grade (ground level) car parking areas may be provided within Lot C, provided the car parking area is not visible from the **primary active frontage** of Lot C, whether by buildings or landscaping, and are provided with night lighting.

Car parking ventilation will be integrated into the building design, located away from the primary street façade, if feasible, and oriented away from windows of habitable rooms and private open space.

5.2.17 Non-discriminatory Access

Development provides non–discriminatory access at the road frontage, within the site and between adjoining sites in accordance with *AS1428—Design for Access and Mobility* and *Disability (Access to Premises – Buildings) Standards 2010.*

5.2.18 Landscaping and Native Vegetation

Landscaping will provide specific identity and character and create a sense of place by responding to the natural site characteristics and sub-tropical climate, reinforcing streetscapes, enhancing visual amenity, and provide a safe and pleasant environment for the community.

Public spaces and footpaths will be provided with significant shade trees and furniture and landscaped with a palette of vegetation species, furniture and signage which contribute to community identity.

Landscape areas address streets and the public realm to maintain privacy and enhance the visual appearance of development without impacting on opportunities to facilitate passive surveillance.

Development seeks to retain existing vegetation, where feasible.

Development is to have regard to and protect regulated vegetation on the site.

***Reference**: Extract from **Figure 8 – Landscape Concept Plans**, Lat27*

5.2.19 Park Planning and Design

Main Park and **Civic Park** are to be designed in accordance with PDA Guideline No. 12 – Park Planning and Design dated November 2011, except where specifically varied by this **PoD**.

Civic Park is a small, urban park located at the intersection of Parklands Drive and Main Street. It is intended to function as an important gathering place between the Parklands community, Griffith University campus, future Gold Coast Private Hospital, **GCLR** station and the future health and knowledge precinct. **Civic Park** will become an easily identifiable public place which will operate as both a destination and as a strong way-finding point of reference for visitors, workers and residents.