Elements included within **Civic Park** include:

- a combination of hard and soft landscaping;
- plaza pavements which extend into the park from adjoining footpath pavements to facilitate compliant accessibility;
- vertical signage prominently located as a precinct marker;
- shade tree planting to provide shade and scale;
- low, understory planting to add visual interest whilst maintaining open sight lines for user safety;
- large areas of lawn to assist event management flexibility; and
- precinct street furniture will be provided including seating, rubbish bins and bicycle racks.

Pedestrian access to **Main Park** is to be located within 450 metres of a bus stop or **GCLR** station.

A minimum of 30 per cent of the perimeter of **Main Park** and **Village Heart** is to have road frontage[17].

A maximum of 30 per cent of any park is located below the 5 year ARI (average recurrence interval) flood level.

Parts of the Hospital Boulevard frontage of **Main Park** may include bollards in order to prevent illegal access by motor vehicles.

An internal access road to **Village Heart** is not required.

On-street car parking for Main Park will be provided along Hospital Boulevard. Car parking within **Main Park** or **Village Heart** is not required.

Half courts and courts are not provided within **Main Park**[18]. Public toilets are proposed to be provided within **Village Heart**. Traditional playground equipment is proposed to be provided within **Main Park**.

***Reference**: AAA - CGV*

***Reference**: Hassell - Macquarie University Central Courtyard*

***Reference**: Extract from **Figure 6 – Landscape Concept Plans**, Lat27*

[17] This provision varies the minimum 50% requirement specified in Table 3 of PDA Guideline No. 12.
[18] The provisions relating to access, car parking and embellishments vary the requirements specified in Table 7 of PDA Guideline No. 12.

5.2.20 Acoustic Quality

Development must take into consideration acoustic impacts from sources including road, light rail and aviation noise, entertainment venues, fixed plant and operational activities, and implement appropriate design treatments to ensure the applicable acoustic levels specified in the following standards are met:

(a) Department of Transport and Main Roads (TMR) Road Traffic Noise Code of Practice 2013;

(b) Queensland Development Code Mandatory Part 4.4;

(c) Australian Standard 2107-2000 "Acoustics - Recommended design sound levels and reverberation times for building interiors";

(d) Australian Standards 2021:2000 "Acoustics—Aircraft noise intrusion—Building siting and construction";

(e) Environmental Protection Act 1994;

(f) Environmental Protection (Noise) Policy 2008;

(g) Gold Coast City Council constraint codes and guidelines.

Development in close proximity to **GCLR** infrastructure, Gold Coast University Hospital, future Gold Coast Private Hospital and any licensed venue must be designed to deliver and maintain an acceptable standard of acoustic amenity.

Certification is obtained from a suitably qualified Registered Professional Engineer of Queensland (RPEQ) that appropriate noise attenuation measures have been incorporated into building construction to minimise noise impacts and achieve an acceptable level of indoor acoustic amenity for future residents.

5.2.21 Acid Sulfate Soils

Potential or actual acid sulfate soils are not disturbed by the proposal. Where soil is disturbed, the disturbance impacts are appropriately managed through the preparation and submission to EDQ of an Acid Sulfate Soil Investigation Report and an Acid Sulfate Soil Preliminary Management Plan in accordance with the State Planning Policy.

5.2.22 Advertising Devices

Advertising devices:

(a) cater for the needs of business;

(b) complement and integrate with the design of the buildings on which they are located;

(c) are consistent with the type of development in the vicinity;

(d) complement the streetscape;

(e) present a visually attractive appearance

(f) do not pose a physical hazard to motorists, pedestrians, cyclists and residents;

(g) do not unreasonably impact on the access to views, sunlight or breezes or create a nuisance; and

(h) do not detract from the operation and safety of the major arterial road routes.

Advertising devices may be erected where complying with the requirements of Gold Coast Planning Scheme 2003 – Specific Development Code - Advertising Devices Code and Transport and Main Roads' Roadside Advertising Guide dated 2 August 2013.

5.2.23 CPTED

Development must be designed to incorporate crime prevention through environmental design (CPTED) principles, including opportunities for casual surveillance and sightlines, adequate lighting, suitably defined spaces and uses, appropriate signage and other way finding mechanisms and minimising entrapment locations.

5.2.24 Ecologically Sustainable Design (ESD)

Development is designed to achieve a minimum four (4) leaf EnviroDevelopment rating for ecosystems, waste, material and community, or equivalent.

5.2.25 Flooding

Development is to be designed and constructed in accordance with the Flood Affected Areas Constraint Code of the *Gold Coast Planning Scheme 2003* (Version 1.2 Amended November 2011) so as not to be flooded during a 1% Annual Exceedence Probability (AEP) flood event.

5.2.26 Stormwater Quantity and Quality

Development is planned, designed, constructed and operated to manage stormwater and wastewater in ways that support the protection of environmental values identified in the *Environmental Protection (Water) Policy 2009* by complying, where applicable, with the *State Planning Policy Code: Water Quality.*

5.2.27 Water, Sewerage and Stormwater Infrastructure and Western Force Rising Main

Development is planned, designed, constructed and operated to protect the integrity and functioning of urban infrastructure to service the community in accordance with the relevant Gold Coast City Council engineering standards.

5.3 Lot A development criteria

5.3.1 Intent

Lot A is intended to comprise high density residential development, in the form of medium rise residential buildings, up to a maximum of nine (9) storeys.

Buildings with frontage to Hospital Boulevard are oriented towards Main Park to take advantage of the amenity the park offers, create a strong built form to Hospital Boulevard and provide opportunities for visual connections and activation.

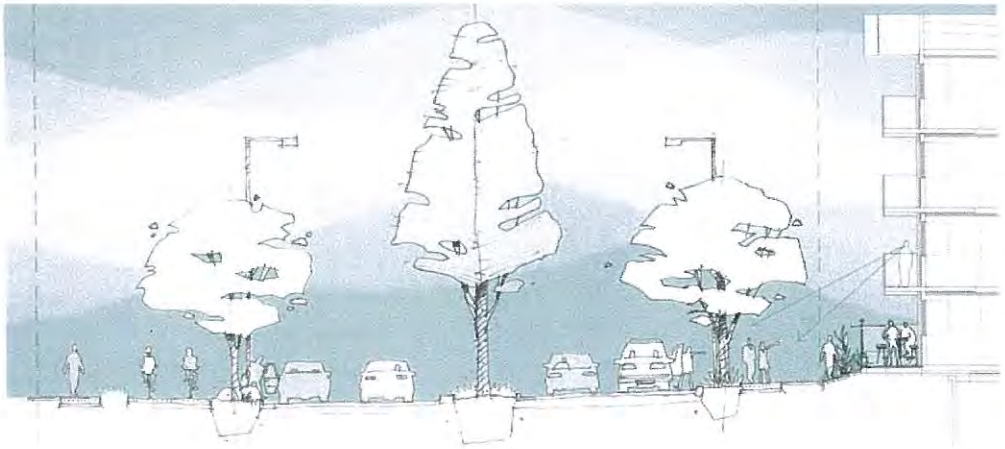
Uses approved within Lot A include the following:

- **CGV Works**;
- home based business;
- multiple dwelling;

Where a number of buildings are proposed on Lot A, car parking is provided in shared basements underneath buildings.

IMAGE 5.3.1.1: *Extract from* ***Figure 1 – Indicative Legacy Master Plan – Lot A****, AAA*

IMAGE 5.3.1.2: **Indicative Section – Lot A / Main Park Interface**



5.3.2 Specific Development Requirements

PoD Site Plan Lot A Dwg No. POD-A-100-01 [P8] in **Figure 5 – Built Form Plans** to this **PoD** illustrates the following specific development controls for Lot A.

Height:

- Up to nine (9) storeys

Setbacks:

- Minimum of 1.5 metres to Hospital Boulevard; 3 metres to all other frontages

Site Cover:

- Maximum site cover is 50%

Access:

- Vehicular access is obtained from Second Street so as not to affect the functioning of Hospital Boulevard or the intersection
- Pedestrian entry is obtained from a prominent location on Hospital Boulevard, Second Street and Third Avenue, which directly connects a foyer or building entrance with a footpath
- Ground floor residential addresses are provided to Hospital Boulevard, Second Street and Third Avenue units in accordance with the precinct-wide development controls

Active frontages:

- Primary active frontage: Not applicable – non-residential uses are not contemplated on Lot A
- Secondary active frontage: Hospital Boulevard, Second Street and Third Avenue, as illustrated on PoD Site Plan Lot A Dwg No. POD-A-100-01 [P8] in **Figure 5 – Built Form Plans** to this **PoD**

Maximum Residential Development Density:

- 250 dwellings per hectare

5.4 Lot B development criteria

5.4.1 Intent

Lot B is to contain high density mixed use development in a medium rise form, up to nine (9) storeys in height.

Active uses, including retail and community uses are located at ground level fronting Main Street and Hospital Boulevard, with residential uses above.

Buildings with frontage only to Hospital Boulevard, Second Street or Third Avenue may be solely residential in nature.

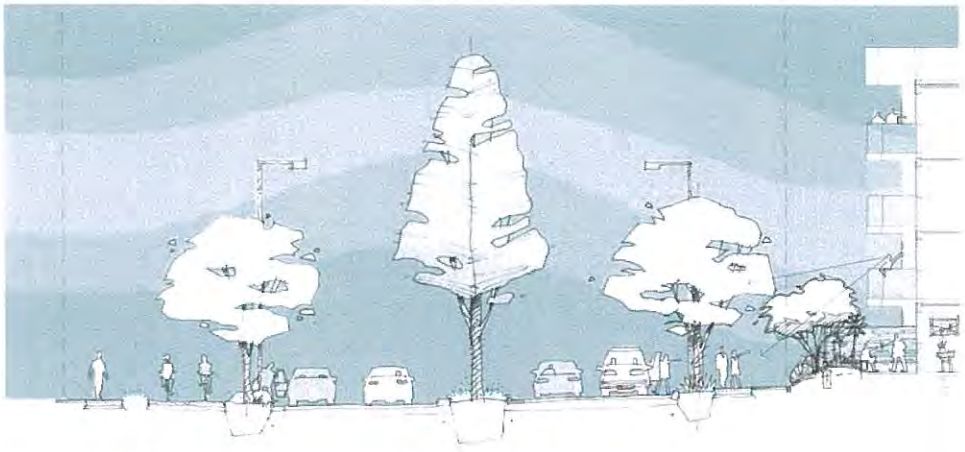
Buildings with frontage to Main Street may also have frontages to parts of Hospital Boulevard and Third Avenue, and may be built to those boundaries to take advantage of the wider footpaths, particularly on the corner of Hospital Boulevard and Main Street.

IMAGE 5.4.1.1: *Extract from **Figure 1 – Indicative Legacy Master Plan – Lot B**, AAA*

Buildings are to be oriented to street frontages, particularly Main Street, and **Main Park** to take advantage of the amenity the park offers, create a strong built form to Hospital Boulevard and Main Street, facilitate overlooking and provide opportunities for visual connections, engagement and activation.

A human scale pedestrian space is created on the corner of Hospital Boulevard and Main Street through the use of wider footpaths to create a node approaching **Village Heart**.

IMAGE 5.4.1.2: Section – Lot B Interface with Hospital Boulevard and Main Park



Uses approved within Lot B include the following:

- **CGV Works**;
- food and drink outlet;
- home based business;
- hostel;
- indoor sport and recreation;
- multiple dwelling;
- office;
- shop;
- short term accommodation.

5.4.2 Specific Development Requirements

PoD Site Plan Lot B Dwg No. POD-B-100-01 [P8] in **Figure 5 – Built Form Plans** to this **PoD** illustrates the following specific development controls for Lot B.

Height:

- Up to nine (9) storeys

Setbacks:

- Development which has frontage to Main Street and Hospital Boulevard or Third Avenue is built to those frontages
- Minimum setback from the balance of Hospital Boulevard is 1.5 metres
- Minimum setback to Second Street and balance of Third Avenue is 3 metres

Site Cover

- Maximum site cover is 50%

Access:

- Vehicular access is obtained from Second Street, with car parking provided in shared basements underneath buildings
- Pedestrian entry is obtained from a prominent location on Hospital Boulevard, Second Street, Third Avenue or Main Street, which directly connects a foyer or building entrance with a footpath

- Ground floor residential addresses are provided to Hospital Boulevard, Second Street and Third Avenue units in accordance with the precinct-wide development controls

Active frontages:

- Primary active frontage: Main Street, and part of Hospital Boulevard and Third Avenue, as illustrated on PoD Site Plan Lot B Dwg No. POD-B-100-01 [P8] in **Figure 5 – Built Form Plans** to this **PoD**
- Secondary active frontage: balance Hospital Boulevard, Second Street and balance of Third Avenue, as illustrated on PoD Site Plan Lot B Dwg No. POD-B-100-01 [P8] in **Figure 5 – Built Form Plans** to this **PoD**

Maximum Residential Development Density:

- 350 dwellings per hectare

Maximum Non-Residential Gross Floor Area:

- 550m^2 GFA

5.5 Lot C development criteria

5.5.1 Intent

Lot C is intended to accommodate a large supermarket, with approximately 4,200m^2 of nominal floor area. The supermarket is to be largely concealed within the allotment, with speciality retail, commercial or community uses sleeved and activating the spaces in front of the supermarket box along Main Street and, to a lesser extent, Hospital Boulevard. Uses within the residential, commercial, community or sport and recreation use categories may be provided above ground floor retail uses.

IMAGE 5.5.1.1: *Extract from **Figure 1 – Indicative Legacy Master Plan – Lot C**, AAA*

Uses approved within Lot C include the following:

- **CGV Works**;
- 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.

Maximum building height is up to nine (9) storeys.

Buildings extend to the Main Street and Hospital Boulevard lot boundaries and address these streets to frame and activate these spaces and create a defined built edge. A human scale pedestrian space is created on the corner of Hospital Boulevard and Main Street through the use of wider footpaths to create a node approaching **Village Heart**. The Main Street facade contains high activity uses, multiple openings and the extensive use of glazing to provide opportunities for casual surveillance and engagement with the street. Awning cover is provided to Main Street and Hospital Boulevard for sun and weather protection for pedestrians.

IMAGE 5.5.1.2: Section – Lot C Interface with Main Street and Lot B

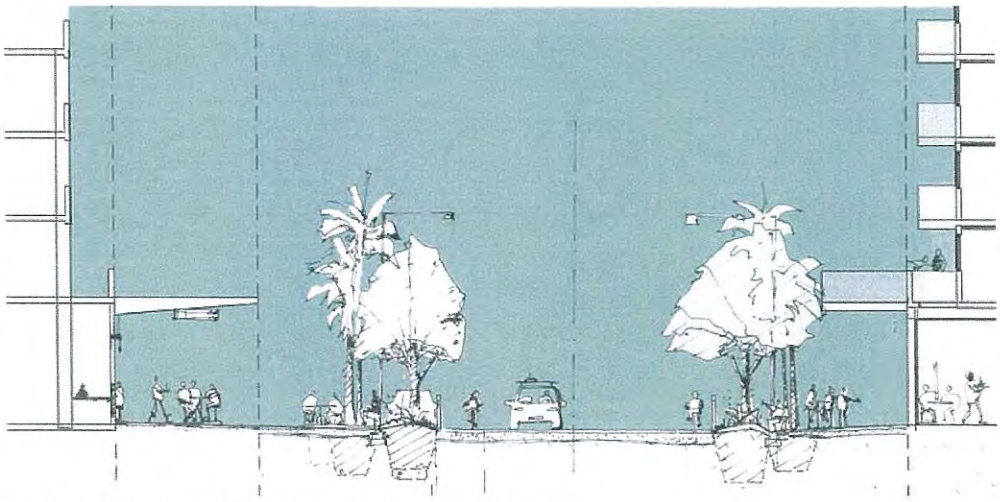
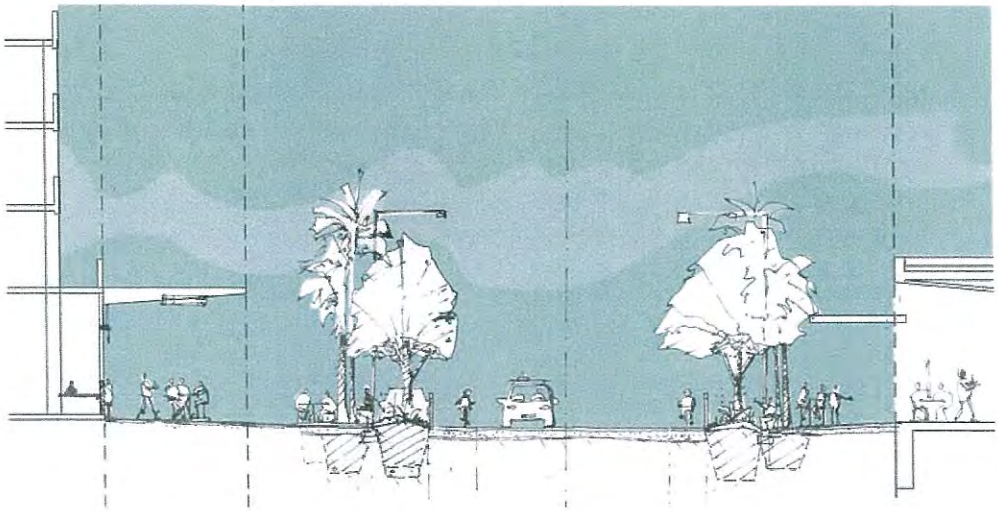


IMAGE 5.5.1.3: Section – Lot C Interface with Main Street and Lot H



5.5.2 Specific Development Requirements

PoD Site Plan Lot C Dwg No. POD-C-100-01 [P8] in **Figure 5 – Built Form Plans** to this PoD illustrates the following specific development requirements for Lot C.

Height:

- Up to nine (9) storeys

Setbacks:

- 0 metres to Main Street, Hospital Boulevard, Health Street and First Street

Site Cover

- Maximum site cover is 100%

Access:

- Off-street car parking is accessed from Health Street
- Loading and servicing access is obtained from First Street
- Pedestrian entry is obtained from Main Street, Hospital Boulevard and Health Street which directly connects a foyer or building entrance with a footpath

Active frontages:

- Primary active frontage: Main Street and Hospital Boulevard and part of First Street and Health Street, as illustrated on PoD Site Plan Lot C Dwg No. POD-C-100-01 [P8] in **Figure 5 – Built Form Plans** to this **PoD**
- Secondary active frontage: Main Street and Hospital Boulevard, where residential uses are proposed in the buildings above ground level
- Tertiary frontage: balance of Health Street and First Street, as illustrated on PoD Site Plan Lot C Dwg No. POD-C-100-01 [P8] in **Figure 5 – Built Form Plans** to this **PoD**

Maximum Residential Development Density:

- 130 dwellings per hectare

Maximum Non-Residential Gross Floor Area:

- 9,000m^2 GFA

5.6 Lot D development criteria

5.6.1 Intent

Lot D is principally a residential development, comprising medium-rise multiple dwellings up to nine (9) storeys in height and low-rise multiple dwellings up to four (4) storeys. The low-rise buildings may take the form of townhouses (attached or semi-attached dwellings) and are to be located on Fourth Avenue.

Commercial and retail uses are located at ground level of buildings with frontage to the **Village Heart**. Buildings with a direct interface to Village Heart create a visual and physical connection between external and internal spaces through people attracting activities and spaces, and include a façade of materials and finishes designed to add visual interest. A gymnasium or other community facility may be provided on Lot D, but are not to be located in buildings fronting **Village Heart**.

IMAGE 5.6.1.1: *Extract from **Figure 1 – Indicative Legacy Master Plan – Lot D**, AAA*

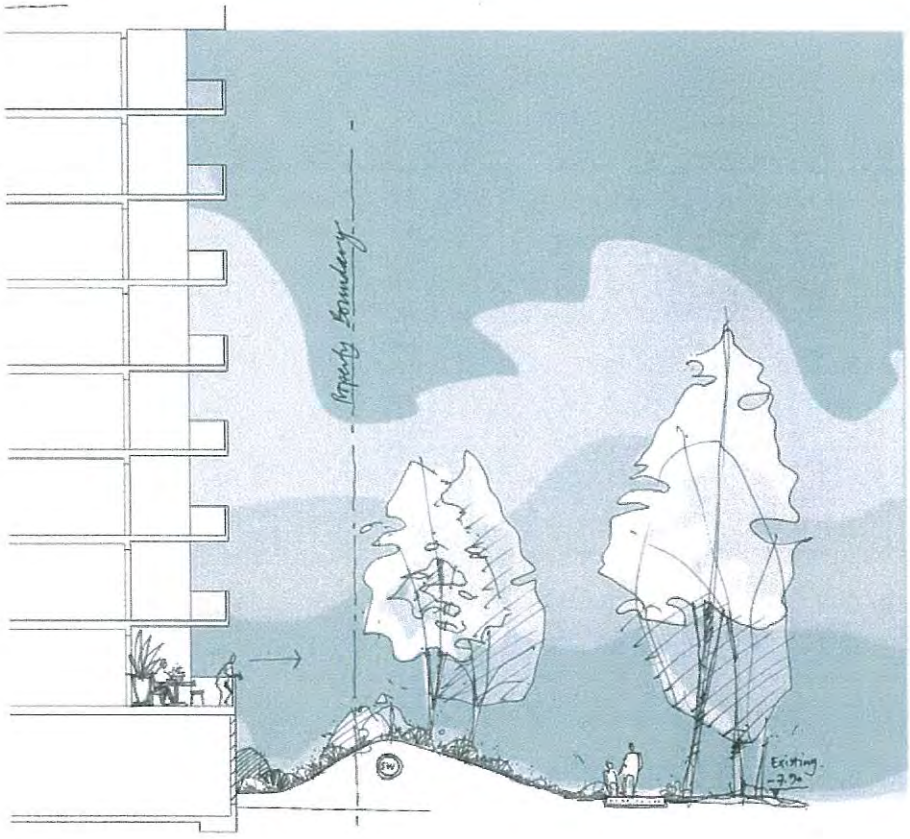
Uses approved within Lot D include the following:

- **CGV Works**;
- 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 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.

Development is oriented to address the site frontages, **Main Park** or **Village Heart**.

Buildings with direct frontage to **Main Park** contain courtyards, terraces and balconies which overlook the park, providing passive surveillance opportunities and creating a defined built edge.

IMAGE 5.6.1.2: Section – Indicative Lot D Interface with Main Park



A cross block link zone is provided through Lot D generally in the location illustrated on PoD Site Plan Lot D Dwg No. POD-D-100-01 [P10] in **Figure 5 – Built Form Plans** to this **PoD** to provide 24 hour pedestrian and cycle connection from Hospital Boulevard through to Fourth Avenue. The cross block link zone is a total of 20 metres wide between buildings and:

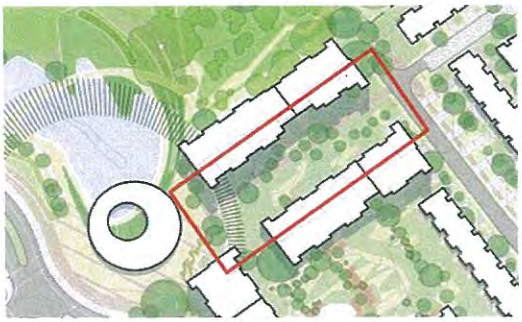


IMAGE 5.6.1.3: *Extract from **Figure 1 – Indicative Legacy Master Plan – Cross Block Link Zone**, AAA*

(a) contains a minimum '4 metre wide clear space' for its entire length;

(b) includes lighting, shelter, landscaping, trees, bollards and informal seating areas;

(c) is designed in accordance with CPTED principles;

(d) is accessible by people with a pram or disability;

(e) includes direct access and allows for visual connection to the other end; and

(f) includes active uses or contributes to visual interaction and surveillance through pedestrian entrances, courtyards, terraces and balconies overlooking this space.

IMAGE 5.6.1.4: **Section – Indicative Lot D Interface with Cross Block Link Zone**

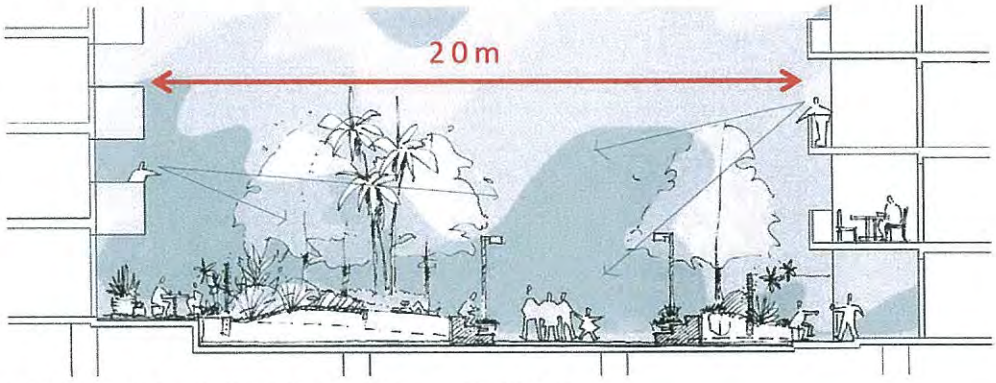
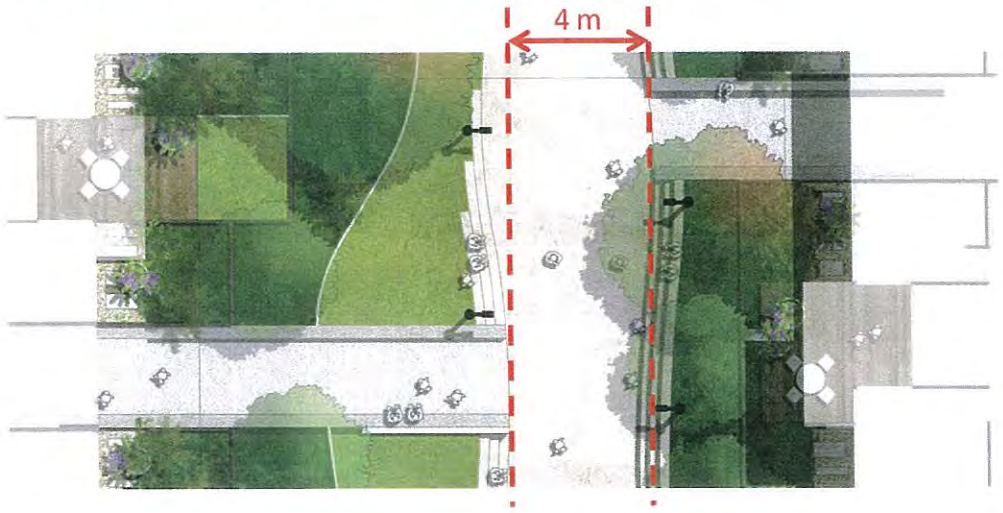


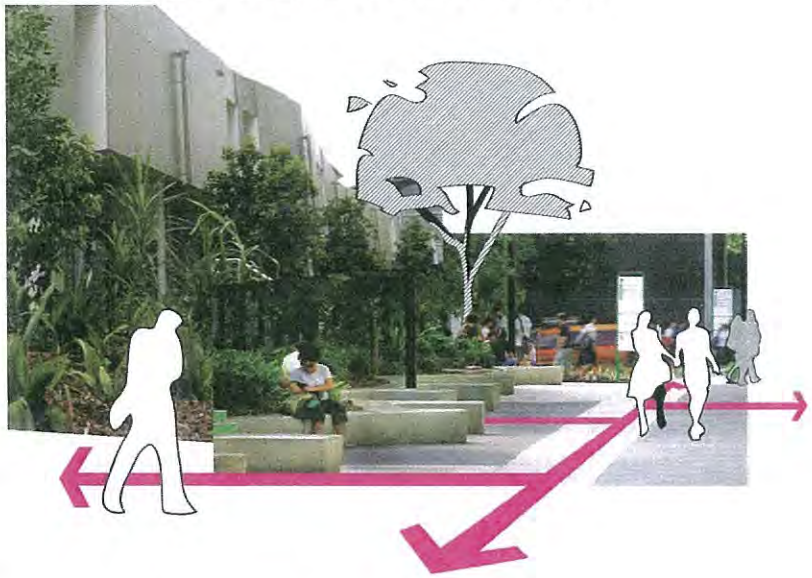
IMAGE 5.6.1.5: **Indicative Lot D Interface with Cross Block Link Zone**



* as amended in red by the MEDQ, 26 June 2014

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

IMAGE 5.6.1.4: Exemplar Indicative Lot D Interface with Cross Block Link Zone



5.6.2 Specific Development Requirements

PoD Site Plan Lot D Dwg No. POD-D-100-01 [P10]* in **Figure 5 – Built Form Plans** to this **PoD** illustrates the following specific development controls for Lot D.

Height:

- Up to nine (9) storeys

Setbacks:

- Minimum 3 metre setback to First Street, Hospital Boulevard and Fourth Avenue
- Minimum 0 metre setback to Village Heart as shown on PoD Site Plan Lot D Dwg No. POD-D-100-01 [P10]* in **Figure 5 – Built Form Plans**; otherwise 3.0 metres
- Minimum 3.0 metre setback to Main Park

Site Cover

- Maximum site cover is 50%

Access:

- Vehicular access for the low-rise multiple dwellings (townhouses) is obtained from Fourth Avenue, via driveway crossovers, with car parking provided in a garage accessed from an internal driveway connected to the site frontage
- Vehicular access for the mid-rise multiple dwellings is obtained from Fourth Avenue, with car parking provided in shared basements underneath the buildings
- Pedestrian entry is obtained from the site frontages, **Village Heart** and the cross block link zone which directly connects a foyer or building entrance with a footpath
- Ground floor residential addresses are provided to Hospital Boulevard, First Street, Fourth Avenue and units with frontage to the cross block link zone in accordance with the precinct-wide development controls

Active frontages:

- Buildings with a direct interface with Village Heart present an activated, pedestrian friendly and human scale façade, with active uses located at ground level

* as amended in red by the MEDO, 26 June 2014

AMENDED IN F
26 JUN 2014
By: PEITA MCCULLAH (name)
MEDO

- Primary active frontage: Village Heart and part of Hospital Boulevard, as illustrated on PoD Site Plan Lot D Dwg No. POD-D-100-01 [P10]* in **Figure 5 – Built Form Plans** to this **PoD**
- Secondary active frontage: remainder of Hospital Boulevard, First Street, Fourth Avenue, Main Park and the cross block link zone, as illustrated on PoD Site Plan Lot D Dwg No. POD-D-100-01 [P10]* in **Figure 5 – Built Form Plans** to this **PoD**

Cross Block Link Zone:

- Cross block link zone is provided through Lot D with a total width of 20 metres between buildings and containing a minimum 4 metre wide clear space generally in the location illustrated on PoD Site Plan Lot D Dwg No. POD-D-100-01 [P10]* in **Figure 5 – Built Form Plans** to this **PoD**
- Cross block link zone contains a minimum 4 metre wide clear space for its entire length and is publicly accessibly 24 hours a day by pedestrians, including people with a pram or disability, and cyclists
- Development adjoining the cross block link includes active uses or contributes to visual interaction and surveillance through pedestrian entrances, courtyards, terraces and balconies overlooking this space

Maximum Residential Development Density:

- 270 dwellings per hectare

Maximum Non-Residential Gross Floor Area:

- 300m^2 GFA

5.7 Lot E1 and E2 development criteria

5.7.1 Intent

Lots E1 and E2 comprise a low rise residential precinct comprising multiple dwellings in the form of townhouses (attached or semi-attached residential buildings) and apartments, up to four (4) storeys in height.

Uses approved on Lot E1 and Lot E2 include the following:

- **CGV Works**;
- home based business;
- multiple dwelling.

IMAGE 5.7.1.1: *Extract from **Figure 1 – Indicative Legacy Master Plan – Lot E1 and E2**, AAA*

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

* as amended in red by the MEDQ, 26 June 2014.

IMAGE 5.7.1.2: Indicative Built Form of Lot E Townhouses

IMAGE 5.7.1.3: Indicative Interface Lot E Townhouses with First Street and Lot F

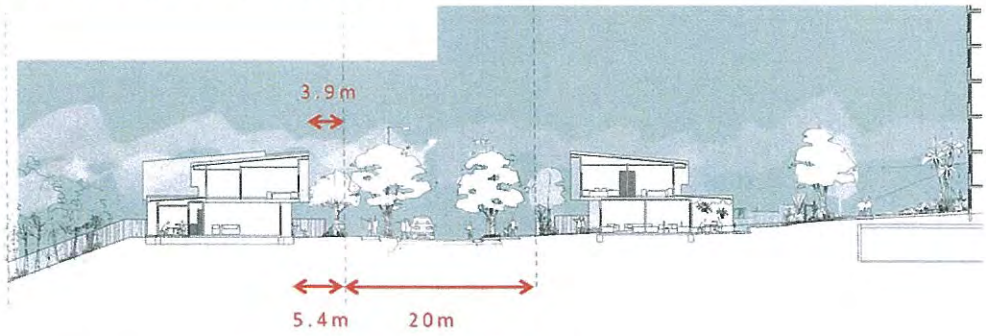


IMAGE 5.7.1.4: Indicative Interface Lot E Townhouses with Fifth Avenue

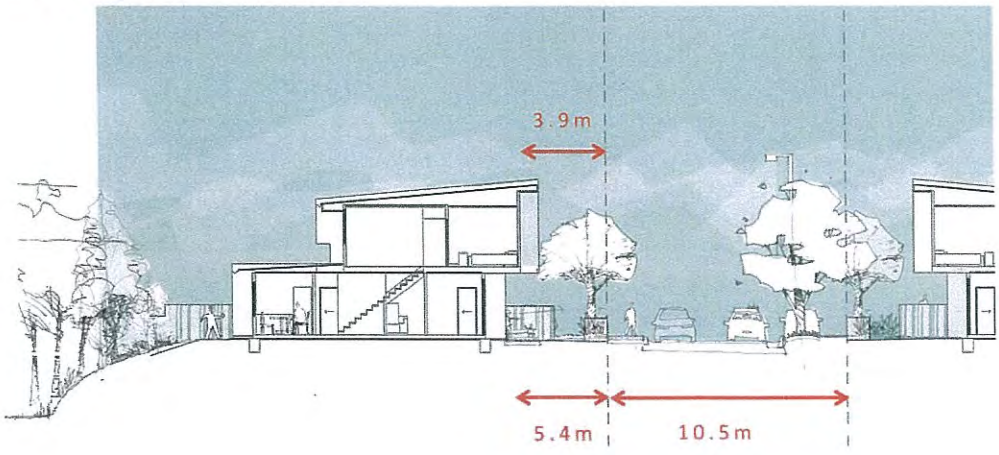


IMAGE 5.7.1.5: Indicative Interface Lot E Townhouses with Fourth Avenue and Lot D Townhouses

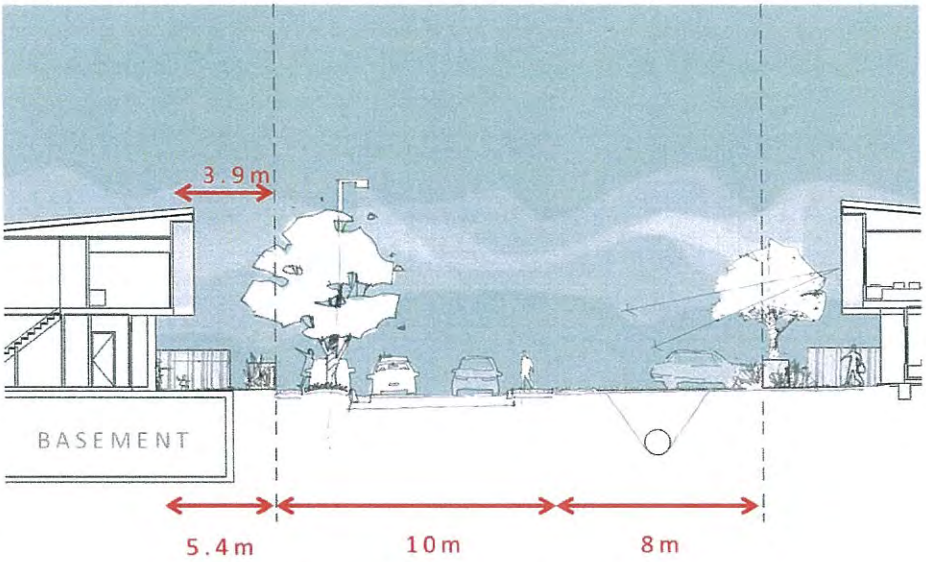


IMAGE 5.7.1.6: Exemplar Indicative Built Form – Lot E and Lot F Townhouses

***Reference**: DIA – Telok Sisik Kuantan*

IMAGE 5.7.1.7: Exemplar Indicative Built Form – Lot E and Lot F Townhouses

***Reference**: Jost Architects - Elwood House, Victoria (left); Agraz Arquitectos - Seth Navarrete House, Mexico (right)*

5.7.2 Specific Development Requirements

PoD Site Plan Lot E Dwg No. POD-E1 & E2-100-01 [P9]* in **Figure 5 – Built Form Plans** to this PoD illustrates the specific development controls that apply to development on Lot E.

Height:

- Up to four (4) storeys

Setbacks:

- To road frontages, a minimum of 3 metres, but for part of the Lot E1 to Fourth Avenue, as shown on PoD Site Plan Lot E Dwg No. POD-E1 & E2-100-01 [P9]* in **Figure 5 – Built Form Plans** to this **PoD**, which may be built to boundary
- To Parkwood Sharks Rugby League Club (Lot 433 on WD5860), a minimum of 3 metres
- To Musgrave Park (Lot 303 on SP120554), a minimum side setback of 10 metres

Site Cover

- Maximum site cover is 50%

Access:

- Vehicular access is via driveway crossovers obtained directly from First Street, Fourth Avenue and Fifth Avenue
- Pedestrian access is obtained directly from the site frontages and internal, communal open space

Active frontages:

- Primary active frontage: Not applicable – non-residential uses are not contemplated on Lots E1 or E2
- Secondary active frontage: First Street, Fourth Avenue and Fifth Avenue, as illustrated on PoD Site Plan Lot E Dwg No. POD-E1 & E2-100-01 [P9]* in **Figure 5 – Built Form Plans** to this PoD

Maximum Residential Development Density:

- 60 dwellings per hectare

* as amended in red by the MEDQ, 26 June 2014

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

5.8 Lot F development criteria

5.8.1 Intent

Lot F is a residential development, comprising medium-rise multiple dwellings up to nine (9) storeys in height and low-rise multiple dwellings up to four (4) storeys. The low-rise buildings take the form of townhouses (attached or semi-attached dwellings).

Uses approved within Lot F include the following:

- **CGV Works**;
- home based business;
- multiple dwelling.

The mid-rise residential buildings are located toward the perimeter of the lot, framing the low-rise townhouses which are located closer to First Street.

IMAGE 5.8.1.1: *Extract from **Figure 1 – Indicative Legacy Master Plan – Lot F**, AAA*

5.8.2 Specific Development Requirements

PoD Site Plan Lot F Dwg No. POD-F-100-01 [P9] in **Figure 5 – Built Form Plans** to this **PoD** illustrates the following specific development controls which apply to Lot F.

Height:

- Medium rise residential: up to nine (9) storeys
- Low rise residential: up to four (4) storeys

Setbacks:

- To road frontages, development is setback a minimum of 3 metres
- the rear boundary setback, and side boundary setback to Musgrave Park (Lot 303 on SP120554) is a minimum of 10 metres to maintain a suitable buffer for bushfire management purposes. Basement car parking may encroach within the 10 metre bushfire buffer provided it does not impact on the ability of the buffer to mitigate the risks associated with bushfire
- Remaining side boundary setbacks are a minimum of 3 metres

Site Cover

- Maximum site cover is 50%

Access:

- For medium rise residential development, vehicular access is obtained from First Street via internal laneways, which also serve as the access points to the eastern site boundary for fire-fighting and bushfire management purposes. Car parking may be shared in basements underneath the buildings
- For low rise residential development, vehicular access may be obtained directly from the site frontage on First Street or internal laneways
- Pedestrian entry is obtained from at least one prominent location on a site frontage or an internal laneway which directly connects a foyer or building entrance with a footpath
- Ground floor residential addresses are provided to First Street in accordance with the precinct-wide development controls

Active frontages:

- Primary active frontage: Not applicable – non-residential uses are not contemplated on Lot F
- Secondary active frontage: First Street as illustrated on PoD Site Plan Lot F Dwg No. POD-F-100-01 [P9] in **Figure 5 – Built Form Plans** to this **PoD**

Maximum Residential Development Density:

- 200 dwellings per hectare

5.9 Lot H development criteria

5.9.1 Intent

Lot H is intended for **interim uses** during **GC2018** in a built form up to three (3) storeys in height, which may be used for other uses following the completion of **GC2018**.

Uses approved within Lot H include the following:

- **CGV Works**;
- community use;
- food and drink outlet;
- health care services;
- hotel;
- office;
- shop.

The building/s will be built to the boundaries of Main Street and part of Health Street. A 3 metre setback is provided to the remaining frontages.

5.9.2 Specific Development Requirements

PoD Site Plan Lot H Dwg No. POD-H-100-01 [P7] in **Figure 5 – Built Form Plans** to this PoD illustrates the following specific development controls applicable to Lot H.

Height:

- Up to a maximum of three (3) storeys

Setbacks:

- Development is built to the frontage of Main Street and part of Health Street
- Development is setback a minimum of 3 metres from Third Avenue, Second Street and the remainder of Health Street

Site Cover

- Maximum site cover is 92%

Access:

- Vehicular access, where parking, loading or servicing is provided on site, is not to be obtained from Main Street to maintain its primacy and ensure active uses remained focussed on this frontage
- Pedestrian access is to be obtained directly from footpaths in the road reserve along street frontages

Active frontages:

- Primary active frontage: Main Street and parts of Health Street and Third Avenue, as shown on PoD Site Plan Lot H Dwg No. POD-H-100-01 [P7] in **Figure 5 – Built Form Plans** to this PoD
- Secondary active frontage: Not applicable – residential uses are not contemplated on Lot H under this **PoD**

Maximum Non-Residential Gross Floor Area:

- 4,480m^2 GFA

5.10 Lot J development criteria

5.10.1 Intent

Lot J is intended for **interim uses** during **GC2018**, in a built form up to three storeys in height, which may be used for other uses following the completion of **GC2018**.

Uses approved within Lot J include the following:

- **CGV Works**;
- community use;
- food and drink outlet;
- health care services;
- hotel;
- office;
- shop.

The building/s will be built to the boundaries of Main Street and part of Health Street and First Avenue and oriented to those frontages. Otherwise, buildings will be setback a minimum of 3 metres from site frontages.

IMAGE 5.10.1: Exemplar Indicative Built Form (Temporary) – Lot J

***Reference**: Riikka Kauvosaari - Boxpark Shoreditch, London*

Pedestrian access is to be available directly from the site frontages. Vehicular access, where parking, loading or servicing is provided on site, is obtained from Health Street or First Avenue to maintain the primacy of Main Street and ensure active uses remained focussed on this frontage.

5.10.2 Specific Development Requirements

PoD Site Plan Lot J Dwg No. POD-J-100-02 [P6] in **Figure 5 – Built Form Plans** to this **PoD** illustrates the following specific development controls that apply to Lot J.

Height:

- Up to a maximum of three (3) storeys

Setbacks:

- Development is built to the site frontage of Main Street, and parts of Health Street and First Avenue, transitioning to a minimum of 3 metres along these streets
- Development is setback a minimum of 3 metres to the rear boundary of Lot J, as shown on PoD Site Plan Lot J Dwg No. POD-J-100-02 [P6] in **Figure 5 – Built Form Plans** to this PoD

Site Cover

- Maximum site cover is 92%

Access:

- Vehicular access is to be obtained from Health Street or First Avenue
- Pedestrian entry is obtained from the site frontages

Active frontages:

- Primary active frontage: Main Street and parts of Health Street and First Avenue
- Secondary active frontage: Not applicable – residential uses are not contemplated on Lot J under this **PoD**

Maximum Non-Residential Gross Floor Area:

- 3,450m^2 GFA

5.11 Main Park and Village Heart

5.11.1 Intent

IMAGE 5.11.1.1: Indicative Form –Village Heart

Reference: AAA – CGV

IMAGE 5.11.1.2: Indicative Form – Main Park

***Reference**: AAA – CGV*

Main Park is a large public open space located along Hospital Boulevard between Innovation Drive and Main Street, extending to the precinct's northern boundary. It sits at the boundary of a number of structured recreation facilities and pockets of remnant site vegetation. It occupies the large tract of mostly cleared land previously used as a trotting track.

Main Park is primarily intended to function as a recreational park, being an open, unstructured parkland environment that draws heavily from the characteristics of surrounding remnant landscape systems. It will operate as a large, flexible gathering place that can accommodate community events as well as providing more intimate, human scale spaces.

A new, ephemeral waterway - Little Biggera Creek - runs through the park from an ornamental lake located within the park near the intersection of Hospital Boulevard and Main Street. Little Biggera Creek will form a meandering, shady edge to **Main Park** intended for smaller gatherings, directly accessible from car parking along Hospital Boulevard.

IMAGE 5.11.1.3: Programs and Attractors – Main Park

***Reference**: Extract from **Figure 6 – Landscape Concept Plans**, Lat27*

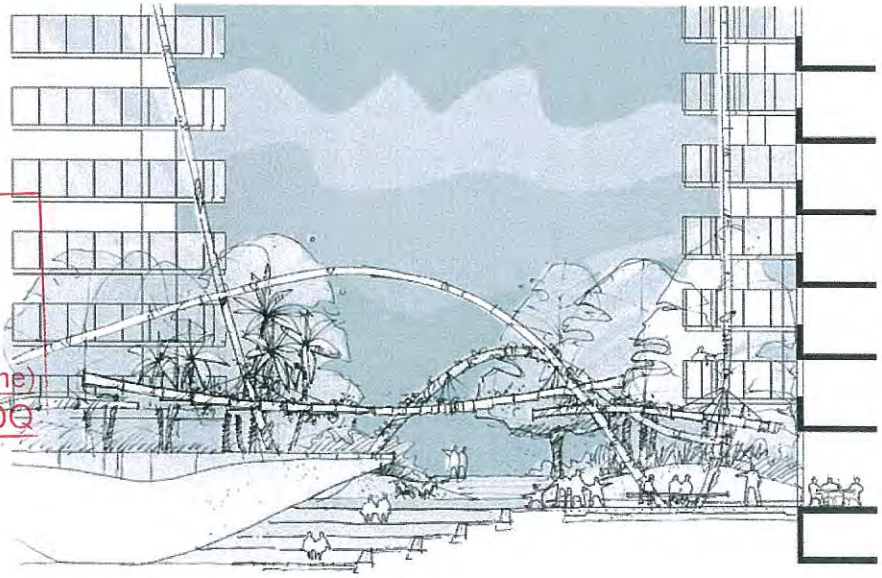
Main Park is also intended to function as a wetland park for stormwater management purposes. Large constructed wetlands will be situated at the northern end of the park, filtering local stormwater via Little Biggera Creek, before being released to the Biggera Creek catchment.

***Reference**: Lat27 - Salt Central Park, Kingscliff*

Two large, open grass terraces will be located between the ornamental lake to the south and wetlands to the north, intended to be used for a number of organised or informal activities.

Shared bicycle/pedestrian pathways are provided through **Main Park** to link Hospital Boulevard to Musgrave Avenue via Shark Lane and Musgrave Park via the Parkwood Sharks Rugby Football Club. A 'mid-park' path is provided which cuts across the central grass terrace and Little Biggera Creek, which links with Second Street. A loop path around the perimeter of **Main Park** is also provided. Internal pathways within Main Park are lit with Category ~~'X'~~ 3 lighting.

IMAGE 5.11.1.2: Indicative Section - Main Park and Village Heart



AMENDED IN RED

26 JUN 2014

By: PEITA MCCULLOCH (name)

MEDQ

Elements included within **Main Park** includes, but is not limited to:

- picnic shelters and barbeques
- rubbish bins and water bubblers
- park seating
- 3 metre shared bike/ pedestrian paths
- precinct signage marker
- traditional playground equipment

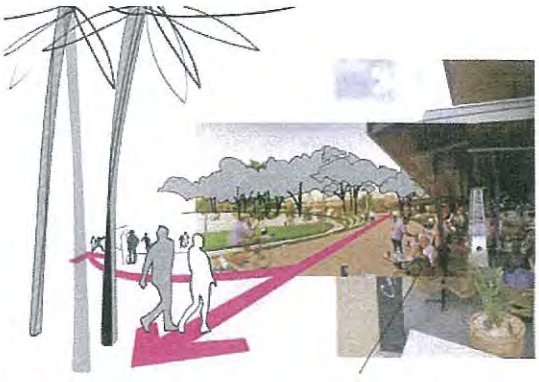


IMAGE 5.11.1.3: Exemplar - Main Park and Village Heart

To the south, the character of **Main Park** changes as it transitions via the ornamental lake into the **Village Heart**. **Village Heart** forms part of **Main Park** and serves as the primary pedestrian entry to **Main Park**. **Village Heart** is intended to operate as an integrated, multi-use, urban plaza. It will be a unique, sculptural destination which will form the core of the **CGV** and heart of the future Parklands community. Features within **Village Heart** include a memorable marker and water source, the ornamental lake which forms to start of Little Biggera Creek, a vegetated, sculptural arbour binding landscape and built form within this area and terraced seating around the lake. Small scale retail uses, such as food and drink outlets or shops where located on the ground floor, and markets may be located within the **Village Heart**. Public toilets are to be located within **Village Heart**.

Buildings or structures within Main Park are not constructed within the western force rising main corridor which traverses Main Park along its eastern boundary from Fourth Avenue, as illustrated in **Infrastructure Plans** prepared by Cardno in support of this **PoD**.

Uses approved within Main Park include the following:

- **CGV Works**;
- food and drink outlet, where located on the ground floor, within the **Village Heart** and within 60 metres of Lot D;
- market;
- park;
- shop, where located on the ground floor, within the **Village Heart** and within 60 metres of Lot D.

IMAGE 5.11.1.3: Indicative Exemplar - Main Park and Village Heart

Reference: *Josh Child – Southbank Parkland, Brisbane*

5.11.2 Specific Development Requirements

Access:

- Vehicular access may be obtained from the northern end of Hospital Boulevard and from Fourth Avenue. Emergency vehicle access may be available through the Village Heart
- Pedestrian access is obtained through Village Heart and Lot D, and from Hospital Boulevard and Fourth Avenue