

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:

- 9,000m² 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**

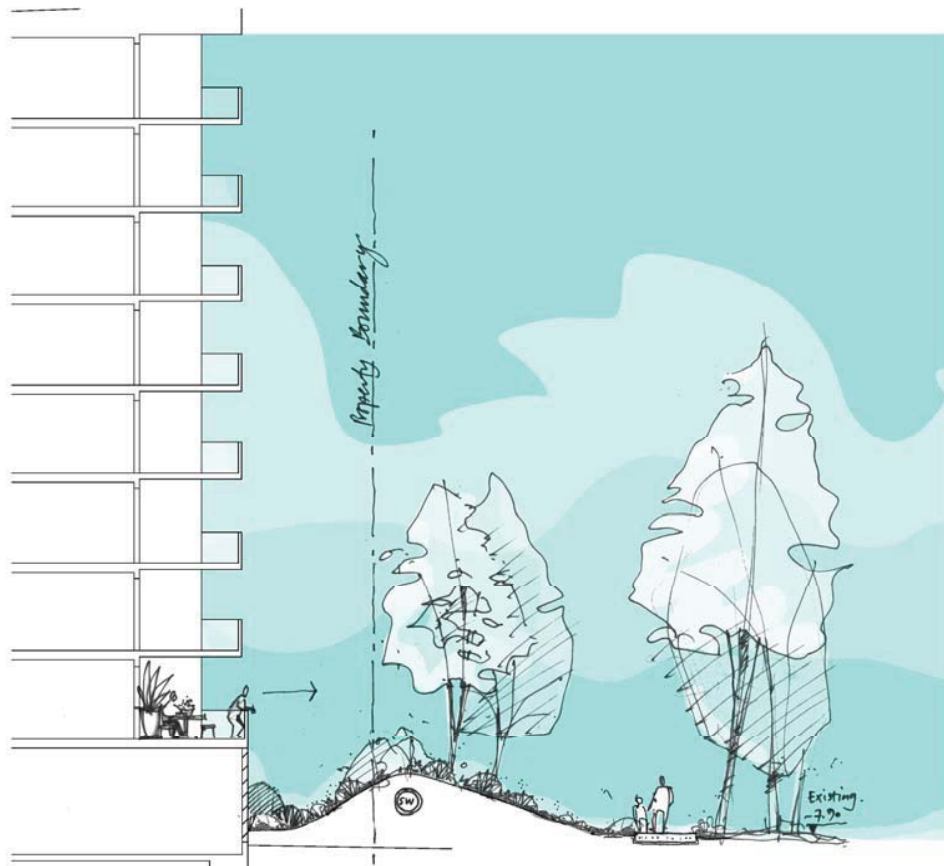
Uses approved within Lot D include the following:

- **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:

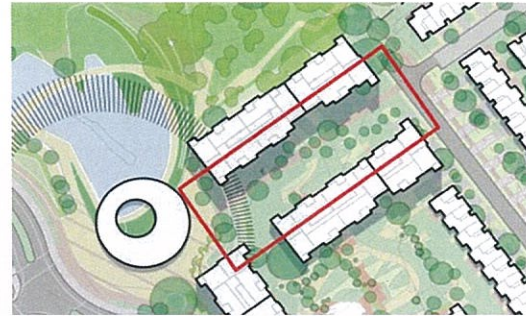


IMAGE 5.6.1.3: Extract from Figure 1 – Indicative Legacy Master Plan – Cross Block Link Zone, AAA

- (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

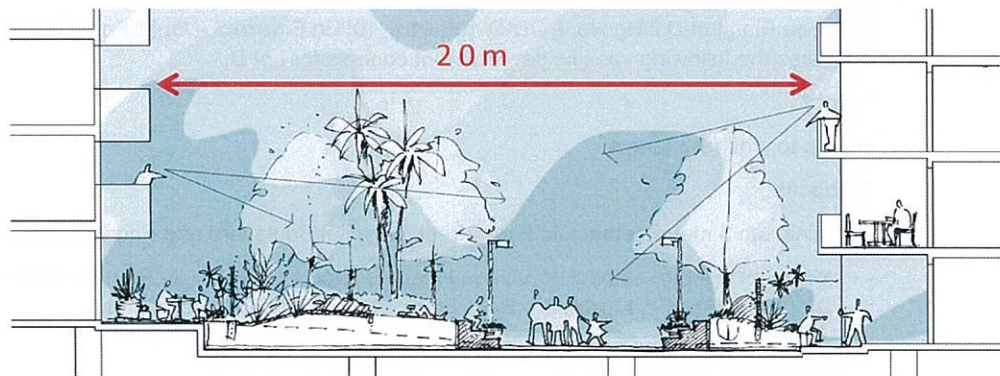
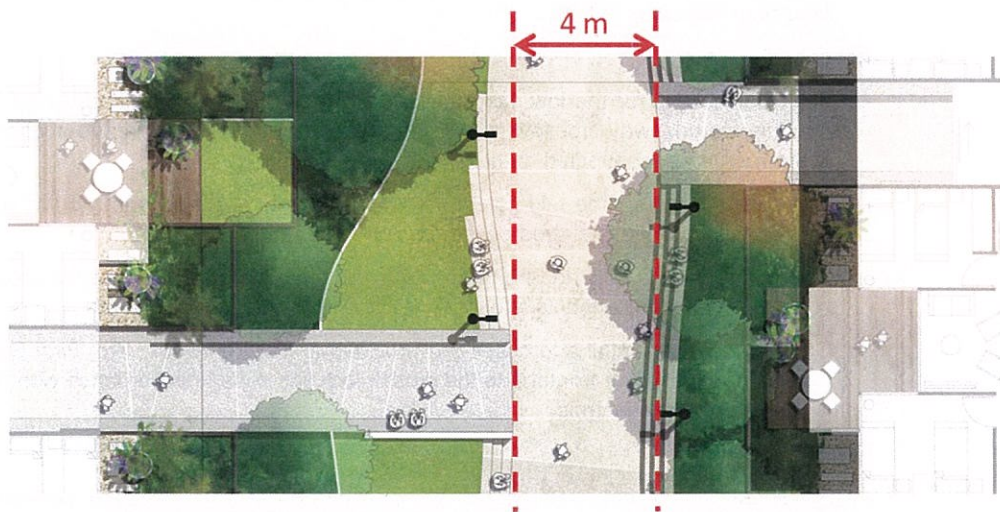


IMAGE 5.6.1.5: Indicative Lot D Interface with Cross Block Link Zone



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

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

- 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:

- 300m² 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*

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

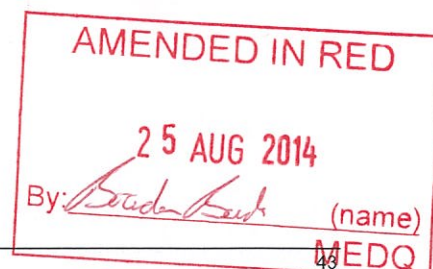


IMAGE 5.7.1.2: Indicative Built Form of Lot E Townhouses



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

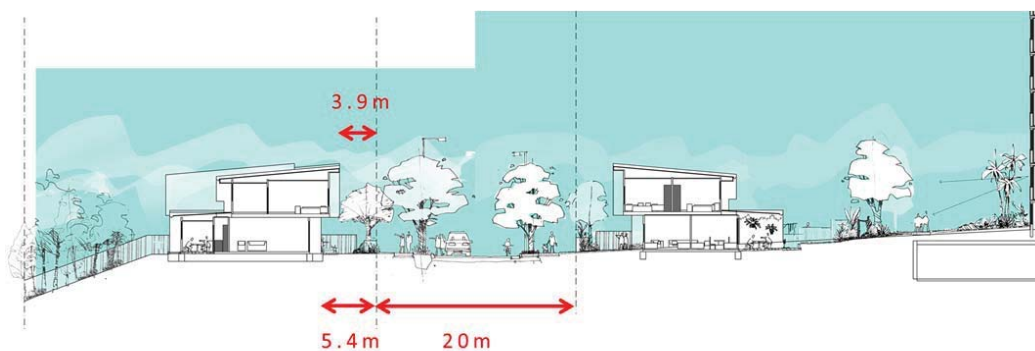


IMAGE 5.7.1.4: Indicative Interface Lot E Townhouses with Fifth Avenue

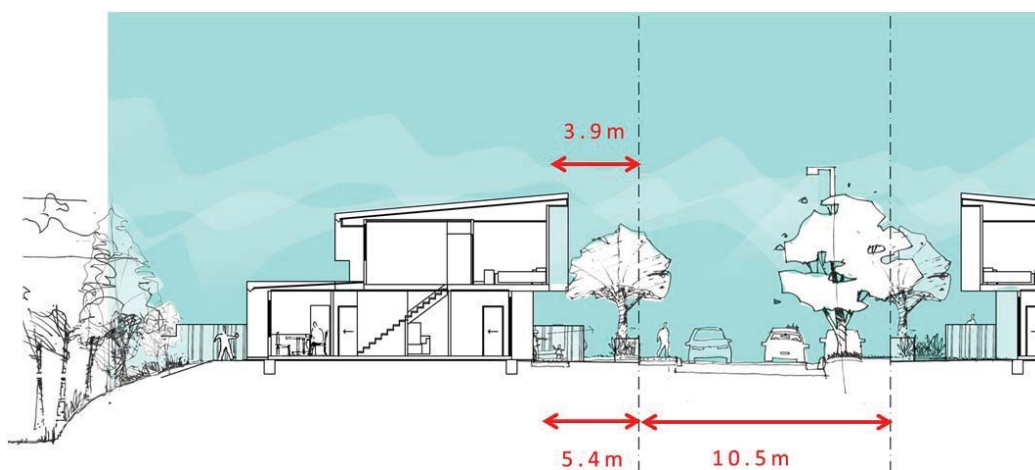


IMAGE 5.7.1.5: Indicative Interface Lot E Townhouses with Fourth Avenue and Lot D Townhouses

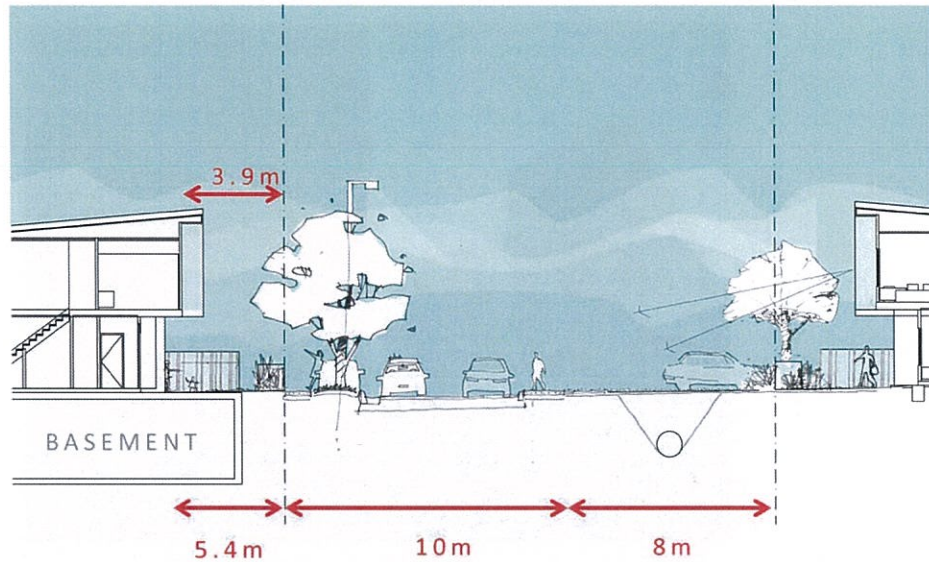


IMAGE 5.7.1.6: Exemplar Indicative Built Form – Lot E and Lot F Townhouses



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

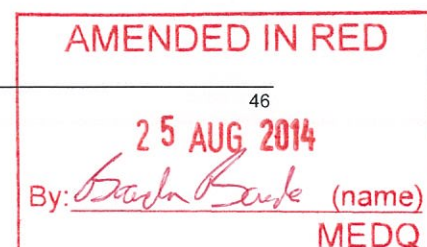
Active frontages:

- 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~~ 25 August 2014



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:

- 4,480m² 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:

- 3,450m² 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



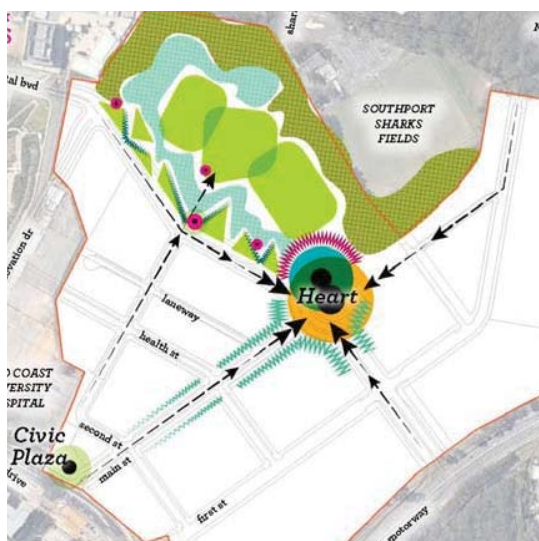
Reference: AAA – CGV

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.

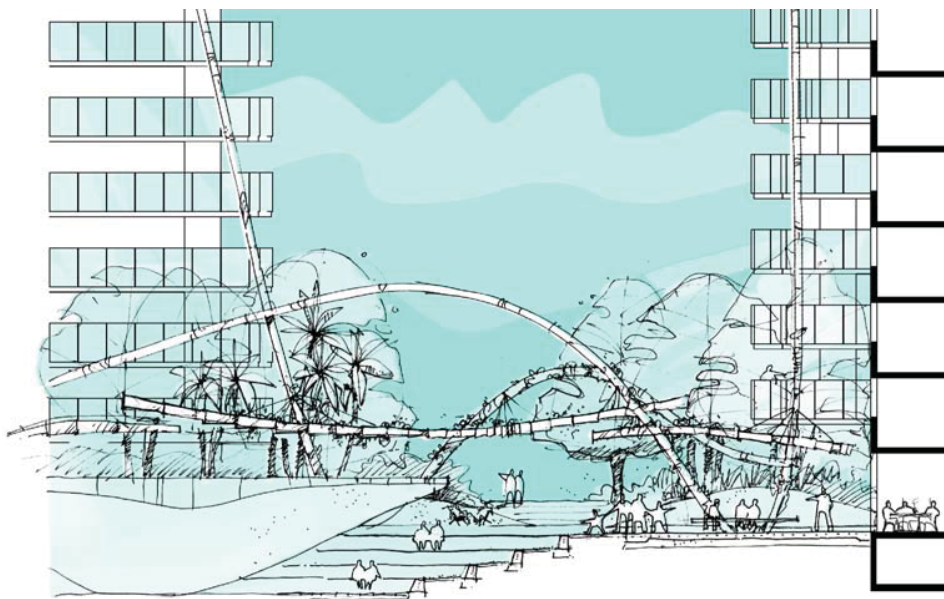
Two large, open grass terraces will be located between the ornamental lake to the south and wetlands to the north, intended to be used for a number of organised or informal activities.

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 '3' lighting.



Reference: Lat27 - Salt Central Park, Kingscliff

IMAGE 5.11.1.2: Indicative Section - Main Park and Village Heart



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

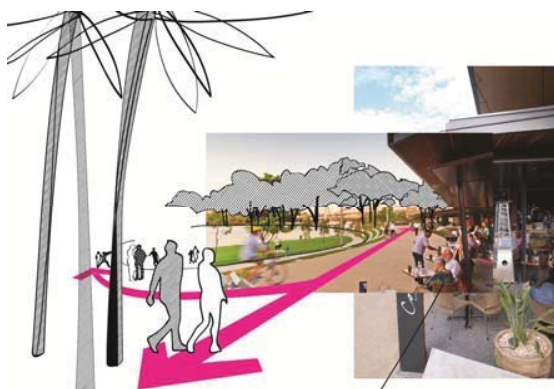


IMAGE 5.11.1.3: Exemplar - Main Park and Village Heart

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

FIGURES

- Figure 1** Indicative Legacy Master Plan
- Figure 2** Site Plan Dwg No. POD-MP-101 [P8]
- Figure 3** Lot Layout Plan Dwg No. POD-MP-102 [P8]
- Figure 4** Land Use Plan Dwg No. POD-MP-103 [P8]
- Figure 5** Built Form Plans
 - 5a PoD Site Plan Lot A Dwg No. POD-A-100-01 [P8]
 - 5b PoD Site Plan Lot B Dwg No. POD-B-100-01 [P8]
 - 5c PoD Site Plan Lot C Dwg No. POD-C-100-01 [P8]
 - 5d PoD Site Plan Lot D Dwg No. POD-D-100-01 [P10]
 - 5e PoD Site Plan Lot E1 & E2 Dwg No. POD-E-100-01 [P9]
 - 5f PoD Site Plan Lot F Dwg No. POD-F-100-01 [P9]
 - 5g PoD Site Plan Lot H Dwg No. POD-H-100-01 [P7]
 - 5h PoD Site Plan Lot J Dwg No. POD-J-100-02 [P6]
 - 5i PoD Site Plan Main Park Village Heart Dwg No. POD-PH-100-01 [P1]
- Figure 6** Landscape Concept Plans
 - 6a The Parklands' Heart in a Borrowed Landscape
 - 6b WSUD and Vegetation Character
 - 6c Circulation & Movement Hierarchy
 - 6d Wayfinding & Views
 - 6e Programs & Attractors

Southport, Gold Coast

FIGURE 1

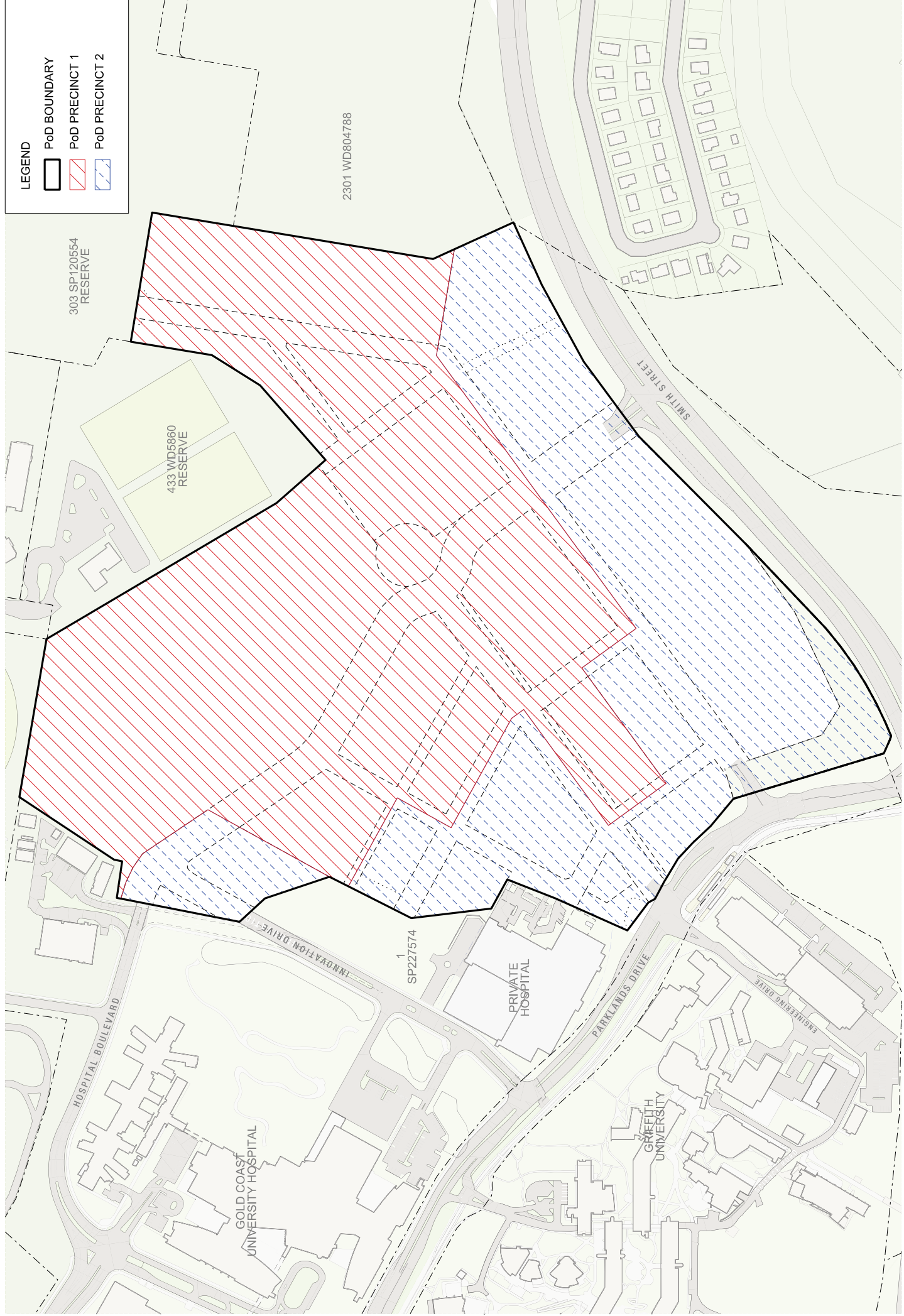
Indicative Legacy Master Plan



Southport, Gold Coast

FIGURE 2

Site Plan



Southport, Gold Coast

FIGURE 3

Lot Layout Plan



LEGEND

- POD PRECINCT 1
- LOT BOUNDARY

Southport, Gold Coast

FIGURE 4

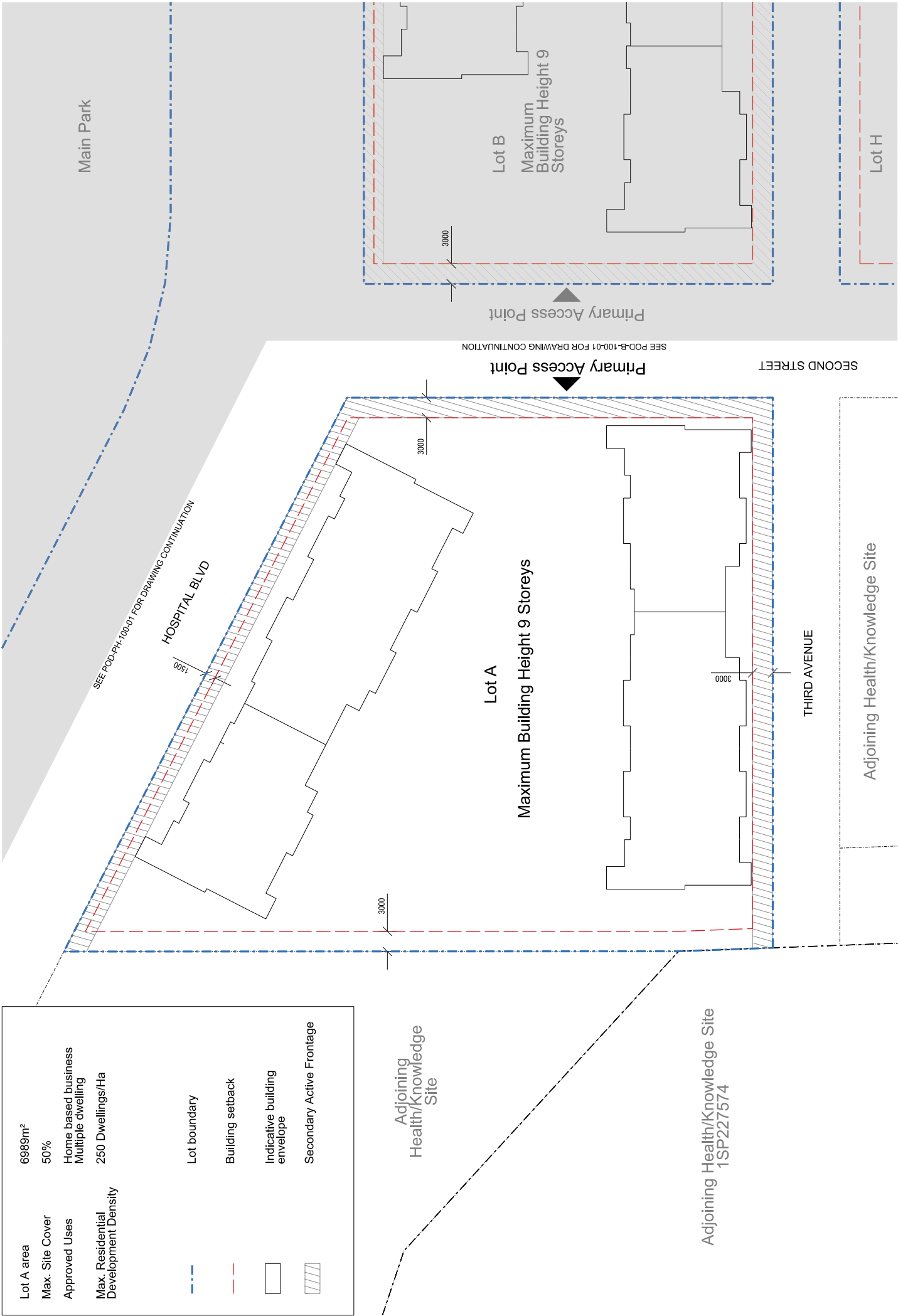
Land Use Plan



Southport, Gold Coast

FIGURE 5

Built Form Plans



Lot A area	6989m ²
Max. Site Cover	50%
Approved Uses	Home based business Multiple dwelling
Max. Residential Development Density	250 Dwellings/Ha

	Lot boundary
	Building setback
	Indicative building envelope
	Secondary Active Frontage

