

# THE MILL MORETON BAY

This guideline has effect on  
and from 15 January 2020

## CIVIC SPACE AND PARK GUIDELINES

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**Guidance Material for the Priority Development Area**  
MILL CENTRAL AND MILL GREEN

15 January 2020

Date updated



**The Mill at Moreton Bay  
Civic Space and Park Guidelines**

Revision 1.1  
Commenced 15 January 2020 Date and Revision updated

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Reviewed by the Mill Design Review Panel.

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Artist's Impression 1: Key Civic Space - formal event crowd gathering space

# 1. INTRODUCTION

The Mill Priority Development Area (PDA) aims to be a world-class destination, and as such its design and planning must be exemplary.

The Civic Space and Park Guidelines have been produced to assist in the delivery of The Mill at Moreton Bay Priority Development Area (PDA) vision for an active and embellished public realm, and high quality landscape and urban design outcomes.

These guidelines direct the desired character and experiential qualities of civic spaces and parks as places that are distinctive, engaging, comfortable, adaptive to changing user needs, connect people to living systems, and provide authentic connections to the past. The wildlife and conservation areas adjacent the parks, in *Mill Green*, have been significantly considered, but are not the focus of this guideline.

They assist the design, planning and assessment of civic spaces and parks in *Place 1- Mill Central* and *Place 5 - Mill Green* in the PDA, and provide the designer with a clear indication of the outcomes that are desired.

These guidelines will be utilised by Moreton Bay Regional Council (MBRC), as Minister Economic Development Queensland (MEDQ) delegate, in the assessment of civic space and park proposals in *Mill Central* and *Mill Green*, and the Design Review Panel (DRP) in its role of providing specific design advice.

These guidelines also provide clarity to investors and the community on the civic spaces and parks expected in *Mill Central* and *Mill Green*.

The standards set out in these guidelines are intended to provide a degree of certainty and clarity of interpretation of the *Development Scheme*, however, as guidelines, they should also be afforded some flexibility in application. Proponents may therefore propose innovative and alternative solutions that demonstrate achievement of the PDA vision, relevant structural elements, PDA-wide criteria and place provisions in the *Development Scheme*.

These guidelines are an evolving document and may be revised, from time to time, to reflect new findings or recommendations made by further planning work for the PDA and on-going review of development outcomes achieved across *Mill Central* and *Mill Green*.

The Mill Civic Space and Park Guidelines are a companion to The Mill Streetscape Guidelines and other future Mill Guidelines.

## RELATIONSHIP TO THE DEVELOPMENT SCHEME

The Mill Civic Space and Park Guidelines are 'guidance material' and are to be taken into account in the preparation and assessment of PDA development applications in accordance with sections 2.1.3, 2.2.2 and 2.6 of the *Development Scheme*.

These guidelines are required by the *Development Scheme's* Implementation Strategy to support the achievement of the vision for the Mill. The relevant Implementation Strategy action is:

*4.6 Action 2. Develop additional guidance material as needed to assist in communicating the criteria within the development scheme (for example street profiles and cross sections).*

As per the Implementation Strategy, these guidelines will assist in communicating the *Development Scheme* criteria.

These guidelines further refine specific criteria as per **2. Development Scheme Criteria** in this guideline (page 2).

## RELATIONSHIP TO THE MORETON BAY REGIONAL COUNCIL PLANNING SCHEME

The Moreton Bay Regional Council Planning Scheme is also 'guidance material' and where relevant is taken into account in the preparation and assessment of PDA development applications (refer to section 2.2.12 of the *Development Scheme*).

Where these guidelines contain variations to aspects of the planning scheme, these guidelines prevail.

These guidelines prevail over the following public realm related outcomes, which the Moreton Bay Regional Council Planning Scheme also address:

- open space and civic space recreation; opportunities and facilities; and
- open space and civic space description and level of embellishment guide.

## 2. DEVELOPMENT SCHEME CRITERIA

These guidelines provide further detail to specific PDA-wide criteria and Place Provision criteria in the *Development Scheme*. The following is a list of the relevant *Development Scheme* criteria and what part of this guideline provides further guidance that would satisfy and deliver what is required.

Table 1: Development Scheme Criteria and its guidance in this document

PDA-wide Criteria	Civic Space and Park guidance	PDA-wide Criteria	Civic Space and Park guidance
<p><b>2.5.2 Urban Design</b></p> <p>Development delivers high quality urban design by ensuring the form, type and arrangement of buildings, structures, streets and public spaces:</p>		<p>2. creates a diversity of spaces that allow for equitable access for all users to a range of different experiences and uses, including large-scale events and recreation</p>	<p>A variety and network of civic spaces and parks contribute to a variety of experiences for users.</p> <p>Equitable access to these experiences is guided in section <b>4. Guide and Typical Plans (Disability Access and Inclusion)</b>.</p> <p>Each civic space and park provides a range of experiences and uses depending on its function. Specifically the Key Civic Space in Key Site A, and the Recreational Park typology provide for large scale events and recreation. For guidance refer to section <b>4. Guide and Typical Plans</b>.</p>
<p>1. create an appealing, active, inclusive and vibrant urban environment</p>	<p>The function and roles of each Civic Space and Park, as per section <b>3. Types and Functions</b>, contribute to an appealing, active and vibrant urban environment.</p>	<p>4. integrates public art that is appropriate to the origins, history and character of the area</p>	<p>Where relevant public art is guided in the individual civic spaces and parks in section <b>4. Guide and Typical Plans</b>.</p>
<p>2. facilitate a diverse range of uses, activities and experiences consistent with the PDA's intended role as a major university and mixed-use place, district centre, residential community and innovation hub</p>	<p>The guide and typical plans in section <b>4. Guide and Typical Plans</b> illustrate an expectation of the uses, activities and experiences expected to achieve this criteria.</p>		
<p>9. delivers exemplary hard and soft streetscape, utilising sub-tropical design and water sensitive urban design principles, that soften and enhance the physical and visual amenity of the locality</p>	<p>Each park typology has a hardscape and softscape approach that creates its identity and fulfils its function.</p> <p>Hardscape, Softscape and Water Sensitive Urban Design guidance is provided in each Civic Space and Park in section <b>4. Guide and Typical Plans</b>.</p>		
<p><b>2.5.4 Public realm</b></p> <p>Development delivers an attractive, high quality, accessible, well-connected, multi-functional public realm that:</p>		<p><b>Place 1 - Mill Central Criteria</b></p> <p><b>2.6.1 Land Use Activities</b></p>	<p><b>Civic Space and Park guidance</b></p>
<p>1. creates a safe, comfortable and inviting environment by promoting day and night activity and passive surveillance</p>	<p>Smart technology plays a specific role in creating safe and inviting environments in the Mill Civic Spaces and Parks.</p> <p>Day activity is promoted in access, furniture, event elements, public amenities, play, active recreation, public art, memorials, commercial buildings, food trucks and wayfinding.</p> <p>Night activity is promoted through access, lighting, event elements, commercial buildings, food trucks, and interim uses.</p> <p>Each civic space and park contributes to safety and comfort, and is inviting in different ways that are appropriate to the function of each typology. Refer to each civic space and park typology in section <b>4. Guide and Typical Plans</b> for specific guidance.</p>	<p>1. Development for Interim uses in Mill Central will deliver land uses that promote activity and deliver amenity in the place ...</p> <p>2. Development in the university and mixed-use area will on key site A, deliver .. a key civic space ...</p>	<p>Interim uses in civic spaces and parks are critical for their functions as vibrant people places. Interim uses and food truck spaces have been guided in individual typologies, where relevant to their functions in section <b>4. Guide and Typical Plans</b>.</p> <p>Key Civic Spaces are specifically guided in section <b>4.2 Key Civic Space</b>.</p>
		<p><b>Place 5 - Mill Green Criteria</b></p> <p><b>2.6.5 Built Form and Recreational Opportunities</b></p>	<p><b>Civic Space and Park guidance</b></p>
		<p>1. Development in Mill Green will provide opportunities for passive and active recreation uses with associated ancillary facilities and amenities in the regional recreation park</p>	<p>Recreation Park attributes are specifically guided in section <b>4.4 Recreation Park</b>.</p>



Artist's Impression 2: Local Park - a diversity of different equitable uses and experiences

### 3. TYPES AND FUNCTIONS

The civic spaces and parks in *Mill Central* and *Mill Green* are people-oriented spaces predominantly for socialisation, recreation, active living, entertainment, and appreciation of the natural environment. They are critical to the economic, environmental and social vitality and sustainability of the PDA.

The Mill's vision is to introduce a new network of civic spaces and parks, and improve connection between the district centre (Petrie) and new uses east of the rail line. This network of new and existing civic spaces and parks will provide a variety of experiences, from the urbane, busy places, to calm, green parklands, to active sportsfields. Each type of park needs to achieve its particular role to provide high quality experiences for the community and visitors.

Table 2: Civic Space and Park Types and Functions

The Mill Typology	Primary Function	Role
Key Civic Space	District or Regional Civic Park	Key Civic Spaces are public spaces that provide socialisation, recreation, activities, and entertainment to residents, visitors and workers, in an urban setting.
Public Plaza	Public Plaza	Public Plazas are civic spaces, open to the public, within development lots, which provide socialisation and breakout spaces for employees and visitors. They facilitate pedestrian movement, particularly to major building entries.
Local Park	Local Recreation Park	Local Parks are compact public spaces that provide socialisation and recreation opportunities to the local population in a landscape setting.
Recreation Park	District or Regional Recreation Park	Recreation Parks are public spaces that provide socialisation, recreation, activities, entertainment and a connection to nature, to residents and visitors, in a landscape setting.
Sport Park	District or Regional Sport Park	Sport Parks are public spaces that provide active recreation, with a focus on formal competitive sport activities, to residents and visitors, in a landscape setting.



## 4. GUIDE AND TYPICAL PLANS

This guide applies to all civic space and park typologies within *Mill Central* and Mill Green. The typical plans and artist's impressions illustrate a desired design expectation.

The following guides civic space and park characteristics and elements such as:

- park area;
- flooding;
- access;
- furniture;
- lighting;
- event elements;
- hardscape;
- softscape;
- pathway network;
- public amenities;
- play;
- active recreation;
- public art;
- memorials;
- car parking;
- commercial buildings;
- food trucks;
- wayfinding; and
- water sensitive urban design.

This guide, and its illustrations, do not prescribe exact locations of civic space and park elements. Elements should be located to maximise user engagement, facilitate pedestrian connectivity, contribute to user comfort, adapt to potential future uses and staging, connect people to living systems, protect conservation areas, and maximise long-term asset value.

### 4.1 TYPOLOGIES DESIGN GUIDE

The following design guidelines apply to all Park types within the *Mill Central Place Provision*. Refer to Typical Plans for information unique to each typology.

#### Signage

- a. All Wayfinding Signage as per Moreton Bay Regional Council Region Wayfinding Style Guide (August 2017).

#### Lighting

- b. Lighting through modular smart lighting integrated with other smart technology.

#### Play

- c. Playgrounds are naturally shaded by trees and associated vegetation. While trees are establishing built shade solutions are used temporarily in the short to medium term until natural shade becomes effective.
- d. Incorporate accessible and inclusive elements into playgrounds to the extent practicable. Accessible play equipment incorporates evidence-based accessibility features that reflect the following principles:
  - » Not be separated from other forms of play equipment;
  - » Be accessible and appealing to children without a disability as well as those with a disability; and
  - » Encourage interaction between children with different levels of ability.

#### Disability Access and Inclusion

- e. When planning routes for footpaths, steep gradients are minimised to the extent practicable.
- f. Driveways are designed to meet the road surface at level.
- g. Provide accessible car parking bays at on-street and off-street locations. Accessible parking bays are positioned to enable ease of access to council buildings and facilities, parks and open space.
- h. Ensure that people who use a wheelchair or other mobility device can access park benches/tables in council parks.
- i. Ensure that people of all abilities can access council's public exercise stations.
- j. Ensure equitable, convenient and safe access to public passenger transport as per standards, legislation and best-practice.

New text added

#### Water Sensitive Urban Design

- k. Water Sensitive Urban Design elements are to be incorporated as per the Healthy Land and Water<sup>1</sup> *Water Sensitive Urban Design Technical Design Guidelines* and Healthy Land and Water *Water Sensitive Designs* document, as amended or replaced from time to time, and Moreton Bay Regional Council *Planning Scheme Policy - Integrated design*.

<sup>1</sup> The Development Scheme footnote 19 in 2.5.5 Environment references Healthy Waterways. Healthy Waterways is now Healthy Land and Water.

# KEY CIVIC SPACE



Artist's Impression 3: Key Civic Space - urban recreation elements of table tennis and chess board

## 4.2 KEY CIVIC SPACE

The following design guidance applies to all new and existing Key Civic Spaces within *Mill Central*. It outlines additional unique guidance for the new Civic Space in Key Site A, as located in *Development Scheme, Framework Plan 1 - Mill Central (2.6.1 Place Provisions - Mill Central)*.

Key Civic Spaces are hubs for vibrant, urban, and civic life. They are inviting destinations for all people, and are spaces that encourage creativity, interaction, collaboration, and foster a sense of community belonging. They can be spaces that encourage innovative thinking, as a place for testing ideas and networking. Key Civic Spaces are highly programmed to ensure their vibrancy in their role as the civic heart. Key Civic Spaces can also provide dedicated areas to respectfully commemorate the past and memorialise significant events and people.

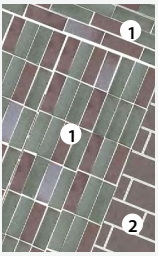
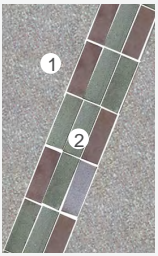


Figure 1: Key Civic Space Typical Plan (for illustration only)

## Key Civic Space Attributes

Table 3: Key Civic Space Attributes

Area	Minimum 1,000m <sup>2</sup>
Flooding	All above 1% AEP (1 in 100 year ARI) event
Minimum width at any point	30m
Access	<ul style="list-style-type: none"> <li>Minimum 1 access point for maintenance and emergency access</li> <li>24 hour access to all of the park is maintained for pedestrians</li> </ul>
General Furniture	<ul style="list-style-type: none"> <li><i>Higher use areas</i> use off-the-shelf furniture with bespoke elements</li> <li><i>Lower use areas</i> use off-the-shelf furniture</li> </ul>
Seats and Picnic Tables	<ul style="list-style-type: none"> <li>Seats located along major pathways, pathway junctions/nodes, view/vantage points, and destinations</li> <li>A variety of public seating options for individuals and small groups</li> </ul> <p>For <i>Key Site A</i>:</p> <ul style="list-style-type: none"> <li>A variety of public seating options for individuals, small groups, and large gatherings</li> <li>Moveable seating, stored securely overnight (refer to Shelters and Structures)</li> </ul>
Drinking Fountains	<p>Minimum of 1 combined drinking / water bottle refilling fountain</p> <p>For <i>Key Site A</i>:</p> <ul style="list-style-type: none"> <li>An additional minimum of 1 combined drinking / water bottle refilling fountain</li> </ul>
Bins	<ul style="list-style-type: none"> <li>Bins located along major pathways, pathway junctions/nodes, view/vantage points, and destinations</li> <li>In <i>higher use areas</i>:                             <ul style="list-style-type: none"> <li>bins at 100m intervals along pathways</li> <li>no smart bins required as they will require regular emptying</li> </ul> </li> <li>In <i>lower use areas</i> smart bins at 200m intervals to track and alert when it is full, so they can be emptied on demand</li> </ul>
Bike Racks	3 bike racks
Shelters and Structures	<ul style="list-style-type: none"> <li>1 large shelter</li> <li>For <i>Key Site A</i>, in a <i>higher use area</i>, provide secure storage for moveable chairs, other activation elements, and active recreation equipment</li> </ul>
Smart Infrastructure	<p>In <i>higher use areas</i>:</p> <ul style="list-style-type: none"> <li>Free public <b>Wi-Fi</b> <span style="border: 1px solid red; padding: 2px;">"Wifi" corrected to "Wi-Fi"</span></li> <li>Banners and provisions for event decorations</li> <li>Data-capture (eg. Pedestrian counters)</li> <li>CCTV</li> <li>Speakers / Community Messaging</li> <li>Event Power Outlets</li> <li>Large Screen/TV or projection screen and projector</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>Pedestrian light posts</li> <li>Up-lighting of features</li> </ul> <p>Additionally for <i>Key Site A</i>:</p> <ul style="list-style-type: none"> <li>Artistic projections</li> <li>In ground LED lighting as directional markers</li> </ul>

Event elements	<p>For <i>Key Site A</i> only:</p> <ul style="list-style-type: none"> <li>1x formal event space of minimum 500m<sup>2</sup> including a stage, including area for crowd gathering on high quality grass lawn</li> <li>Stage power to include (3 phase where appropriate):             <ul style="list-style-type: none"> <li>1x 10amp</li> <li>1x 15amp</li> <li>1x 50amp</li> </ul> </li> </ul> <p>For all Key Civic Spaces including <i>Key Site A</i>:</p> <ul style="list-style-type: none"> <li>1x informal event space - a flat open space at least 15x15m that can accommodate a small gathering of people with a surface of either hardscape, grass or combination</li> <li>Power to include 3 phase 32amp every 30 metres</li> </ul>															
Hardscape: Nodes in <i>higher use areas</i>	 <table border="1"> <thead> <tr> <th></th> <th>Material 1</th> <th>Material 2</th> </tr> </thead> <tbody> <tr> <td>Arrangement</td> <td>Angular block patterns</td> <td>Angular block patterns</td> </tr> <tr> <td>Material</td> <td>Bricks (long and thin dimensions) with off white joints</td> <td>In-situ Coloured Concrete and aggregate with sawn joint pattern</td> </tr> <tr> <td>Colours</td> <td>Mix of 40% cool/grey and 60% warm/dark</td> <td> <ul style="list-style-type: none"> <li>Base colour - Warm grey/mauve</li> <li>Aggregate - Dark grey</li> </ul> </td> </tr> <tr> <td>Pattern</td> <td>Mix of stretcher bond pattern, and stack bond pattern</td> <td>Stretcher bond</td> </tr> </tbody> </table>		Material 1	Material 2	Arrangement	Angular block patterns	Angular block patterns	Material	Bricks (long and thin dimensions) with off white joints	In-situ Coloured Concrete and aggregate with sawn joint pattern	Colours	Mix of 40% cool/grey and 60% warm/dark	<ul style="list-style-type: none"> <li>Base colour - Warm grey/mauve</li> <li>Aggregate - Dark grey</li> </ul>	Pattern	Mix of stretcher bond pattern, and stack bond pattern	Stretcher bond
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Hardscape: Pathways in <i>lower use areas</i>	Plain grey, brushed concrete															
Softscape	<ul style="list-style-type: none"> <li>Plant selection suitable for an urban environment</li> <li>Shade trees for pedestrian areas</li> <li>No koala attracting trees</li> <li>In <i>higher use areas</i> provide an automated, reticulated irrigation system to establish and maintain the softscape</li> </ul>															
Pathway Network	<ul style="list-style-type: none"> <li>Maintain clear linear spaces for direct pedestrian movement between destinations, laneways, streets and (current or future) building entries</li> <li>Pathways shaded by trees and/or vine arbors</li> <li>In Key Civic Spaces east of the railway line ensure pathway connections to Petrie, Kallangur and new developments as per the <i>Development Scheme</i></li> </ul>															

Public Amenities	<ul style="list-style-type: none"> <li>A public amenity facility or multiple facilities to include:             <ul style="list-style-type: none"> <li>unisex toilets with public hand-washing areas</li> <li>disabled toilets</li> <li>parents facilities (eg. baby change table)</li> </ul> </li> <li><i>Key Site A</i> to include:             <ul style="list-style-type: none"> <li>high needs disability elements (eg. Changing Places toilet or similar)</li> <li>access to sewerage for portable toilets during events</li> </ul> </li> </ul>
Play	<p>Either:</p> <ul style="list-style-type: none"> <li>300m<sup>2</sup> area of sculptural, urban art equipment that can be climbed and/or interacted with; or</li> <li>irregular placement of sculptural, urban art equipment throughout the park, that can be climbed and/or interacted with.</li> </ul>
Active Recreation	For <i>Key Site A</i> , include 200m <sup>2</sup> of urban recreation elements (eg. table tennis, chess board)
Public Art	<ul style="list-style-type: none"> <li>High quality urban public art</li> <li>Any art in pathways should be non-slip pavement art only</li> <li><i>Key Site A</i> to include an element that facilitates interchangeable public art work display (eg. clear box with changing/curated art pieces)</li> </ul>
Memorials	<p><i>Key Site A</i> to provide:</p> <ul style="list-style-type: none"> <li>Memorial space of maximum 500m<sup>2</sup></li> <li>Include Interpretative signage as per <i>Moreton Bay Regional Council Wayfinding Style Guide</i></li> </ul> <p>Memorials are acceptable in other Key Civic Spaces</p>
Car parking	Minimum 2 disabled street parking spaces and minimum one drop off street parking space within 50m of the park. Refer to <b>The Mill Streetscape Guidelines, Section 6. At-Grade Car Park Guide.</b>
Commercial	<i>Key Site A</i> to provide a cafe or restaurant for the purpose of activating the civic space
Food Truck Space	<p><i>Key Site A</i>, in <i>higher use areas</i>, to provide two 8x3m vehicle grade hardstand spaces, which:</p> <ul style="list-style-type: none"> <li>can be co-located together and co-located with event space</li> <li>are publicly accessible by vehicles with no barriers and gates, or provide a place nearby where a key can be picked up (eg. at a Council facility)</li> <li>have no upstand kerb access (eg. either provide a flush kerb or angled kerb)</li> <li>are registered as part of the Moreton Bay Pop Ups Program</li> </ul>
Wayfinding	<ul style="list-style-type: none"> <li>Signage as per <i>Moreton Bay Regional Council Wayfinding Style Guide</i></li> <li><i>Key Site A</i>, to provide a regional tourism map sign in a prominent, accessible location</li> </ul>
Water Sensitive Urban Design (WSUD)	Provide WSUD that focuses on the Healthy Land and Water <i>Water Sensitive Designs</i> document in the categories of "Enhance Landscape Amenity" and "Maximise Benefits to the Community"
Interim Use	<p>Provide a Transitional Activation Strategy to activate the park prior to its completion. Consider opportunities to begin to build a community relationship with the park by engaging local stakeholders in the process. The Strategy should address the following:</p> <ul style="list-style-type: none"> <li>Prior to construction: Activate the park with temporary events, prototypes, installations and engagement activities.</li> <li>During staged construction: Conduct trials to test activation potential of the finalised park, buffer construction with art and activation to key pedestrian connections.</li> <li>Post-construction: Support locally-led activation, program regular activities (cultural, entertainment, artistic performance)</li> </ul>

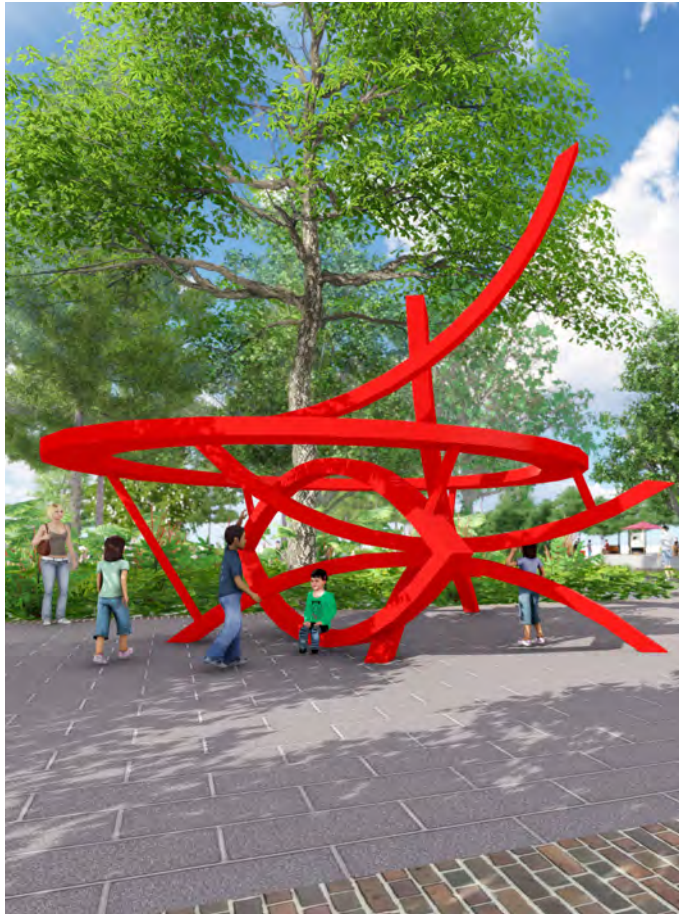


Artist's Impression 4: Key Civic Space - seating for individuals and small groups with access to free public Wi-Fi

"Wifi" corrected to "Wi-Fi"



Artist's Impression 5: Key Civic Space - restaurant activates the civic space making it more vibrant and safe



Artist's Impression 6: Key Civic Space - high quality public art with interactive elements

# PUBLIC PLAZA



Artist's Impression 7: Public Plaza - provides public connections and places to sit

### 4.3 PUBLIC PLAZA

The following design guidance applies to Public Plazas on development land within *Mill Central*.

Public Plazas are places that are adjacent buildings, and are open to the public. They provide an extension of the public realm into private land. The spaces ensure public accessibility and pedestrian connectivity. They are comfortable and engaging for all users.

The Development Scheme PDA-wide criteria 2.6.1 (25) requires development in Mill Central to include a public plaza where:

- a. incorporating a gross leasable area greater than 3,000m<sup>2</sup>; or
- b. on key site A or B; or
- c. at strategic locations along the district centre main street and neighbourhood hub main street.



Figure 2: Public Plaza Typical Plan (for illustration only)

### Public Plaza Attributes

Table 4: Public Plaza Attributes

Area	Minimum area of 5% of the development's gross leasable area, with a minimum area of 200m <sup>2</sup> and maximum area of 800m <sup>2</sup> (but may be larger), with a maximum length to depth ratio of 1:2 (to achieve for balanced proportions and better usability)
Flooding	All above 1% AEP (1 in 100 year ARI) event
Access	24 hour access to all of the public plaza is maintained for pedestrians
General Furniture	Off-the-shelf furniture with bespoke elements
Seats and Picnic Tables	A variety of public seating options for individuals and small groups
Drinking Fountains, Bins and BBQs	No drinking fountains, bins or BBQs
Bike Racks	Bike racks acceptable
Shelters and Structures	1 shelter area, which can be incorporated into building roof
Smart Infrastructure	Public <b>Wi-Fi</b> acceptable, if provided and maintained <b>"Wifi" corrected to "Wi-Fi"</b>
Lighting	Adequate lighting to provide safe access at night through a combination of: <ul style="list-style-type: none"> <li>▪ Pedestrian light posts;</li> <li>▪ Up-lighting of features; and</li> <li>▪ In ground LED lighting as directional markers</li> </ul>
Hardscape	<ul style="list-style-type: none"> <li>▪ Pavements create a seamless transition between, and complement, the connecting street or laneway typology</li> <li>▪ Refer <b>The Mill Streetscape Guidelines</b> for street and laneway hardscapes</li> </ul>
Softscape	<ul style="list-style-type: none"> <li>▪ Plant selection suitable for an urban environment</li> <li>▪ Shade trees for pedestrian areas</li> <li>▪ No koala attracting trees</li> <li>▪ It is desirable for the Land-owner to provide automated, reticulated irrigation systems maintained by land-owner</li> </ul>
Pathway Network	Maintain clear linear spaces for direct pedestrian movement between destinations, laneways, streets and (current or future) building entries
Public Amenities, Play and Active Recreation	It is desirable to provide similar to elements to the <b>Key Civic Space</b> , if maintained by land-owner
Car parking	No car parks
Food <b>Truck</b> Space <b>Typo</b>	Acceptable to provide one 8x3m vehicle grade hardstand space for a food truck managed and maintained by land owner
Water Sensitive Urban Design (WSUD)	Provide WSUD that focuses on the Healthy Land and Water <i>Water Sensitive Designs</i> document in the categories of "Enhance Landscape Amenity" and "Maximise Benefits to the Community"



Artist's Impression 8: Public Plaza - comfortable, shady places for public seating



Artist's Impression 9: Public Plaza - informal event and gathering space



Artist's Impression 10: Public Plaza - seamless transition between the adjacent street and Public Plaza



An artist's impression of a park. In the foreground, there are clumps of tall, green grasses. A tree trunk in the center is painted with vibrant, multi-colored brushstrokes. To the right, another tree trunk is painted with a grey and white pattern. In the background, a playground with purple and yellow equipment is visible on a purple mat. A white pergola structure provides shade for a seating area where a few people are sitting. A person in a red shirt is jogging on a path. The scene is bright and sunny, with a clear blue sky.

# LOCAL PARK

Artist's Impression 11: Local Park - providing play and seating amongst shade trees

## 4.5 LOCAL PARK

The following design guidance applies to Local Parks within *Mill Central* and *Mill Green*. A new Local Park is required east of the railway, in the north.

Local parks are compact recreation spaces with a significant landscape design focus.



Figure 3: Local Park Typical Plan (for illustration only)

## Local Park Attributes

Table 5: Local Park Attributes

Area/Flooding	Minimum 5,000m <sup>2</sup> with 100% of land above 2% AEP (1 in 50 year ARI event)
Minimum width at any point	20m
Access	Minimum 1 access point for maintenance and emergency access only
General Furniture	Off-the-shelf furniture
Seats and Picnic Tables	Minimum 2 seats or picnic tables
Drinking Fountains	Minimum 1 combined drinking fountain / water bottle refilling station
Bins	Minimum 1 "Smart Bin" to track and alert when it is full, so staff can empty only as needed
Bike Racks	Minimum 2 bike racks
BBQs	No BBQs
Shelters and Structures	Minimum 1 shade shelter
Smart Infrastructure	Free public <b>Wi-Fi</b> <b>"Wifi" corrected to "Wi-Fi"</b>
Lighting	Pedestrian light posts, where street lighting is not sufficient
Hardscape	Plain grey, brushed concrete
Softscape	<ul style="list-style-type: none"> <li>Native trees in grass with limited groundcovers</li> <li>Include flowering species to add colour and variation</li> </ul>
Pathway Network	Connections to and between destinations and existing pathways, shaded with trees
Public Amenities	No public amenities
Play	400m <sup>2</sup> playground with softfall
Active Recreation	<ul style="list-style-type: none"> <li>Kick-about space - minimum 20m x 40m grassed space, with a gradient less than 3%</li> <li>Small multi-use activity space which accommodates sports, games and gathering</li> </ul>
Car parking	<ul style="list-style-type: none"> <li>Street parking only</li> <li>No car parking on site</li> </ul>
Wayfinding	1x Park Sign as per <i>Moreton Bay Regional Council Wayfinding Style Guide</i>

# RECREATION PARK



## 4.4 RECREATION PARK

The following design guidance applies to all Recreation Parks within *Mill Central* and *Mill Green*, particularly the Regional Recreation Park in Mill Green.

Recreation parks are inviting destinations for all people that foster a sense of community belonging. They provide a variety of experiences such as quiet, reflective, natural spaces to lively, vibrant, entertaining destinations.

Given their larger size recreation parks have *higher use areas* and *lower use areas*. Higher use areas are where there are focused activities, playgrounds, gathering spaces, commercial spaces, and public amenities, and thus require a higher level of embellishment and quality.

Recreation Parks may interface with Conservation Parks and areas of high environmental significance; where this occurs, Recreation Parks should provide a transitional native vegetated buffer between places for people and places of environmental significance.

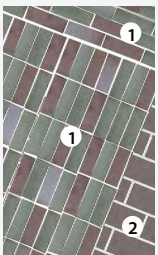
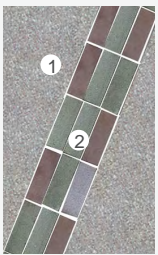


Figure 4: Recreation Park Typical Plan (for illustration only)

## Recreation Park Attributes

Table 6: Recreation Park Attributes

<b>Area</b>	Minimum 4 hectares
<b>Flooding</b>	Internal roads, playgrounds, shelters and other major infrastructure above 2% AEP (1 in 50 year ARI event)
<b>Minimum width at any point</b>	20m
<b>Access</b>	Minimum 2 access points (maintenance and emergency access acceptable)
<b>General Furniture</b>	<ul style="list-style-type: none"> <li>Higher use areas use off-the-shelf furniture with bespoke elements</li> <li>Lower use areas use off-the-shelf furniture</li> </ul>
<b>Seats and Picnic Tables</b>	<ul style="list-style-type: none"> <li>Seats located along major pathways, pathway junctions/nodes, view/vantage points, and destinations</li> <li>A variety of public seating options for individuals, small groups, and large gatherings</li> <li>In <i>higher use areas</i>:                             <ul style="list-style-type: none"> <li>seats at 100m intervals along pathways</li> <li>integrated seating into planter walls</li> <li>provide moveable seating, stored securely overnight (refer to Shelters and Structures)</li> </ul> </li> <li>In <i>lower use areas</i> seats at 200m intervals</li> <li>Minimum 2 picnic tables located in grassed passive-recreation spaces under shelters</li> </ul>
<b>Drinking Fountains</b>	<ul style="list-style-type: none"> <li>Combined drinking / water bottle refilling fountains located along major pathways</li> <li>Minimum 100m intervals</li> </ul>
<b>Bins</b>	<ul style="list-style-type: none"> <li>Bins located along major pathways, pathway junctions/nodes, view/vantage points, and destinations</li> <li>In <i>higher use areas</i>:                             <ul style="list-style-type: none"> <li>bins at 100m intervals along pathways</li> <li>no smart bins required as they will require regular emptying</li> </ul> </li> <li>In <i>lower use areas</i> smart bins at 200m intervals to track and alert when it is full, so they can be emptied on demand</li> </ul>
<b>Bike Racks</b>	Minimum 6 bike racks
<b>BBQs</b>	Minimum 3 BBQs
<b>Shelters and Structures</b>	<ul style="list-style-type: none"> <li>Minimum 3 shade shelters (can be incorporated into other structures)</li> <li>In a <i>higher use area</i>, provide secure storage for moveable chairs, other activation elements, and active recreation equipment</li> </ul>
<b>Smart Infrastructure</b>	In <i>higher use areas</i> : <ul style="list-style-type: none"> <li>Free public <b>Wi-Fi</b> <span style="border: 1px solid red; padding: 2px;">"Wifi" corrected to "Wi-Fi"</span></li> <li>Banners and provisions for event decorations</li> <li>Data-capture (eg. Pedestrian counters)</li> <li>CCTV</li> <li>Speakers / Community Messaging</li> <li>EV Charging and Parking Management</li> <li>Event Power Outlets</li> </ul>

Lighting	<ul style="list-style-type: none"> <li>▪ Pedestrian light posts</li> <li>▪ Up-lighting of features</li> <li>▪ In ground LED lighting as directional markers</li> </ul>			
Event elements	<ul style="list-style-type: none"> <li>▪ Informal event space</li> </ul>	Power at informal event space: <ul style="list-style-type: none"> <li>▪ 1x 10amp</li> <li>▪ 1x 15amp</li> <li>▪ 1x 50amp</li> </ul>	Power at active recreation: <ul style="list-style-type: none"> <li>▪ 1x 10amp</li> <li>▪ 1x 15amp</li> <li>▪ 1x 50amp</li> </ul>	
Hardscape: Nodes in <i>higher use areas</i>			Material 1	Material 2
		Arrangement	Angular block patterns	Angular block patterns
		Material	Bricks (long and thin dimensions) with off white joints	In-situ Coloured Concrete and aggregate with sawn joint pattern
		Colours	Mix of 40% cool/grey and 60% warm/dark	<ul style="list-style-type: none"> <li>▪ Base colour - Warm grey/mauve</li> <li>▪ Aggregate - Dark grey</li> </ul>
		Pattern	Mix of stretcher bond pattern, and stack bond pattern	Stretcher bond
Hardscape: Pathways in <i>higher use areas</i>			Material 1	Material 2
		Arrangement	Base pavement	Feature angular banding
		Material	Coloured concrete with exposed aggregate (large rectangular size)	Bricks (long and thin dimensions) with off white joints
		Colours	<ul style="list-style-type: none"> <li>▪ Base colour - Mid-grey</li> <li>▪ Aggregate - Mix of warm, cool and white</li> </ul>	Mix of 40% cool/grey and 60% warm/dark
		Pattern	N/A	Stack bond pattern
Hardscape: Pathways in <i>lower use areas</i>	Plain grey, brushed concrete			
Softscape	<ul style="list-style-type: none"> <li>▪ Native trees and groundcovers</li> <li>▪ Include flowering species to add colour and variation</li> <li>▪ In <i>higher use areas</i> provide an automated, reticulated irrigation system to establish and maintain the softscape</li> </ul>			
Pathway Network	<ul style="list-style-type: none"> <li>▪ Connections to existing pathways, destinations, and streets</li> <li>▪ <i>Stacked loop</i> pathway network - accessible loop connecting key destinations; other pathway loops the greater parkland for active recreation</li> <li>▪ Pathways shaded by trees and/or vine arbors</li> </ul>			

Public Amenities	<ul style="list-style-type: none"> <li>▪ A public amenity facility or multiple facilities to include:           <ul style="list-style-type: none"> <li>» unisex toilets with public handwashing areas</li> <li>» disabled toilets with high needs disability elements (eg. Changing Places toilet or similar)</li> <li>» parents facilities (eg. baby change table)</li> <li>» access to sewerage for portable toilets during events</li> </ul> </li> </ul>
Play	<ul style="list-style-type: none"> <li>▪ 2,500m<sup>2</sup> playground with suitable softfall with a variety of play experiences suited to a range of ages and abilities, to include:           <ul style="list-style-type: none"> <li>» At least partially rubber softfall which can be wheeled and walked across;</li> <li>» Play equipment that can be reached from a seated position;</li> <li>» Specific play equipment for people who use a wheelchair (eg. swings, merry go rounds, see saws);</li> <li>» Specific play equipment that provides additional support (eg. swings with back support and harness); and</li> <li>» play equipment that encourages sensory play (eg. sounds, textures)</li> </ul> </li> </ul>
Active Recreation	<ul style="list-style-type: none"> <li>▪ Kick-about space - minimum 40 x 40m grassed space, with a gradient less than 3%</li> <li>▪ Multi-use activity space which accommodates sports, games and gathering</li> <li>▪ Fitness equipment</li> <li>▪ Skate Park, BMX track, water play (zero-depth), or other youth adventure recreation facility</li> </ul>
Public Art	Public Art incorporated into <i>higher use areas</i>
Memorials	No memorials
Car parking	<ul style="list-style-type: none"> <li>▪ 40 car spaces (including 2 disability car spaces)</li> <li>▪ Minimum one bus space</li> <li>▪ Refer <b>The Mill Streetscape Guidelines, Section 6. At-Grade Car Park Guide</b></li> </ul>
Food Truck Space	In <i>higher use areas</i> , to provide two 8x3m vehicle grade hardstand spaces, which: <ul style="list-style-type: none"> <li>▪ can be co-located together and co-located with event space</li> <li>▪ are publicly accessible by vehicles with no barriers and gates, or provide a place nearby where a key can be picked up (eg. at a Council facility)</li> <li>▪ have no upstand kerb access (eg. either provide a flush kerb or angled kerb)</li> <li>▪ registered as part of the Moreton Bay Pop Ups Program</li> </ul>
Wayfinding	<ul style="list-style-type: none"> <li>▪ 2x park signs as per <i>Moreton Bay Regional Council Wayfinding Style Guide</i></li> <li>▪ At least one Secondary Information Marker as per <i>Moreton Bay Regional Council Wayfinding Style Guide</i></li> </ul>
Interim Use	Provide a Transitional Activation Strategy to activate the park prior to its completion. Consider opportunities to begin to build a community relationship with the park by engaging local stakeholders in the process. The Strategy should address the following: <ul style="list-style-type: none"> <li>▪ Prior to construction: Activate the park with temporary events, prototypes, installations and engagement activities.</li> <li>▪ During staged construction: Conduct trials to test activation potential of the finalised park, buffer construction with art and activation to key pedestrian connections.</li> <li>▪ Post-construction: Support locally-led activation, program regular activities (cultural, entertainment, artistic performance)</li> </ul>



Artist's Impression 13: Recreation Park - shaded pathway connections to destinations



Artist's Impression 14: Recreation Park - intergenerational use of the park, seats and active recreation



Artist's Impression 15: looped path system trails for recreation and fitness

# SPORT PARK



## 4.6 SPORT PARK

The following design guidance applies to all Sport Parks within *Mill Central* and *Mill Green*, particularly the Sport and recreation land use in *Mill Central*.

Sport Parks are active spaces for sporting facilities and also provide complementary recreational functions. These parks contribute to the health and wellbeing of communities.

The Sport and recreation land use in *Mill Central* is required to provide sporting facilities that are of a regional standard (such as an aquatic centre, football, rugby, AFL/cricket fields, athletic tracks, basketball/tennis courts and other sports courts).

Sport Parks may interface with Conservation Parks and areas of high environmental significance; where this occurs, Sport Parks should provide a transitional native vegetated buffer between places for people and places of environmental significance.

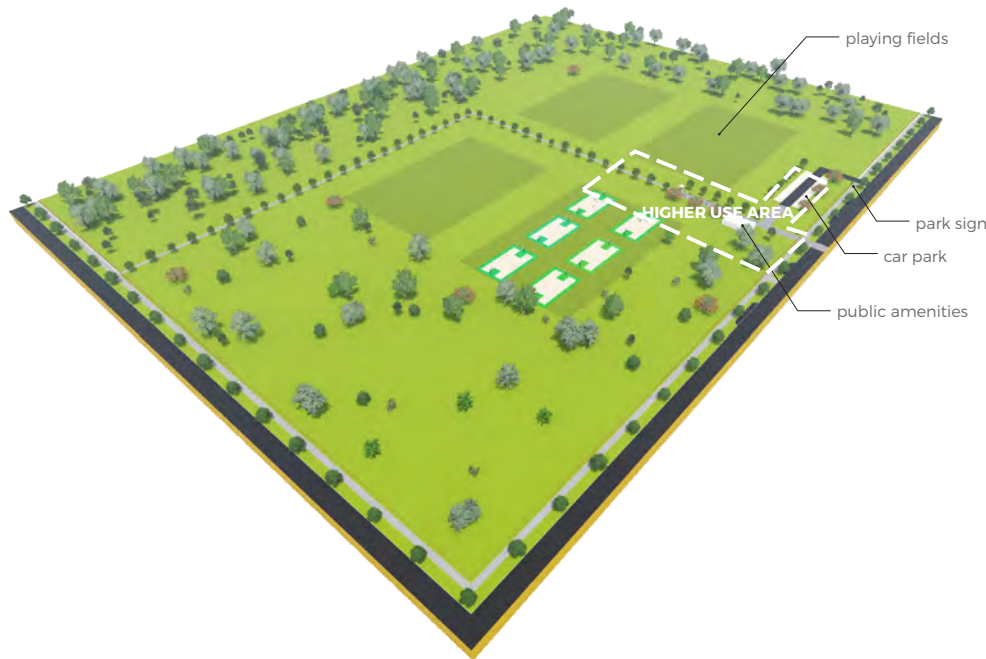


Figure 5: Sport Park Typical Plan (for illustration only)

## Sport Park Attributes



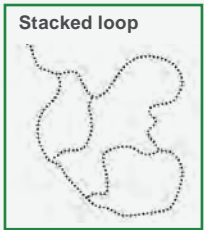
Table 7: Sport Park Attributes

<b>Flooding</b>	<ul style="list-style-type: none"> <li>Buildings and structures above 1% AEP (1 in 100 year ARI) event</li> <li>Formal recreation areas, internal roads, hard courts and vehicle parking above 2% AEP (1 in 50 year ARI) event</li> <li>Playing fields above 5% AEP (1 in 20 year ARI) event</li> </ul>
<b>Access</b>	<ul style="list-style-type: none"> <li>All playing fields have adequate vehicle access</li> <li>Minimum 1 access point (maintenance and emergency access acceptable)</li> </ul>
<b>General Furniture</b>	Off-the-shelf furniture
<b>Seats and Picnic Tables</b>	<ul style="list-style-type: none"> <li>Seats located within viewing distance of sports fields, along major pathways, pathway junctions/nodes, view/vantage points, and destinations</li> <li>Seats at 200m intervals</li> <li>Minimum 2 picnic tables located in grassed passive-recreation spaces under shelters or shade trees</li> </ul>
<b>Drinking Fountains</b>	Minimum 1 combined drinking fountain / water bottle refilling station
<b>Bins</b>	<ul style="list-style-type: none"> <li>Bins located along major pathways, pathway junctions/nodes, view/vantage points, and destinations</li> <li>In <i>higher use areas</i>: <ul style="list-style-type: none"> <li>bins at 100m intervals along pathways</li> <li>no smart bins required as they will require regular emptying</li> </ul> </li> <li>In <i>lower use areas</i> smart bins at 200m intervals to track and alert when it is full, so they can be emptied on demand</li> </ul>
<b>Bike Racks</b>	Minimum 8 bike racks
<b>BBQs</b>	Minimum 1 BBQ
<b>Shelters and Structures</b>	<ul style="list-style-type: none"> <li>Minimum 3 shade shelters</li> <li>Side-line shelters to each playing field</li> </ul>
<b>Smart Infrastructure</b>	<ul style="list-style-type: none"> <li>In <i>higher use areas</i>: <ul style="list-style-type: none"> <li>Free public <b>Wi-Fi</b> <span style="border: 1px solid red; padding: 2px;">"Wifi" corrected to "Wi-Fi"</span></li> <li>Speakers / Community Messaging</li> <li>Event Power Outlets</li> </ul> </li> </ul>
<b>Lighting</b>	Pedestrian light posts
<b>Hardscape</b>	Plain grey, brushed concrete
<b>Softscape</b>	<ul style="list-style-type: none"> <li>Native trees in grass with groundcovers</li> <li>Include koala attracting trees</li> <li>In <i>higher use areas</i> provide an automated, reticulated irrigation system to establish and maintain the softscape</li> </ul>
<b>Pathway Network</b>	<ul style="list-style-type: none"> <li>Connections to existing pathways, destinations, and streets</li> <li><i>Stacked loop</i> pathway network - accessible loop connecting key destinations; other pathway loops the greater parkland for active recreation</li> <li>Pathways shaded by trees and/or vine arbors</li> </ul>
<b>Public Amenities</b>	3 unisex toilets and 1 disability toilet with baby change table
<b>Active Recreation</b>	Playing field/s or other sporting facilities.
<b>Car parking</b>	Car space number appropriate for play fields, and other sporting facilities
<b>Wayfinding</b>	1x park sign as per <i>Moreton Bay Regional Council Wayfinding Style Guide</i>



## 5. GLOSSARY

Unless defined below, or in the *Economic Development Act 2012*, or the *Development Scheme*, the *Moreton Bay Regional Council Planning Scheme* definitions apply to this guideline.

Development Scheme	The Mill at Moreton Bay Priority Development Area - Development Scheme (August 2017) - <a href="https://www.dsdmip.qld.gov.au/edq/the-mill-at-moreton-bay.html">https://www.dsdmip.qld.gov.au/edq/the-mill-at-moreton-bay.html</a>
Higher use areas	Park areas likely to have more pedestrian activity and are located in close proximity to Entry Streets, Main Streets or Shared Streets, and/or at key destinations within parks
Key Site A	As per <i>Development Scheme</i> 2.6.1 Development Criteria - Mill Central
Key Site B	As per <i>Development Scheme</i> 2.6.1 Development Criteria - Mill Central
Lower use areas	Park areas with less pedestrian activity
Mill Central	A Place within the <i>Development Scheme</i> . Refer to Map 2 and section 2.6.1 Place 1 - Mill Central.
Mill Green	A Place within the <i>Development Scheme</i> . Refer to Map 2 and section 2.6.5 Place 5 - Mill Green.
Stacked loop	<p>Trails and pathways are looped so that there is a common start and end point. Looped trails and pathways allow a varied experience for the user that doesn't repeat and reduces the maintenance usually seen on linear trails and pathways. Stacked loops offer a variety of travel experiences.</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;"> <p><b>Linear</b></p>  </div> <div style="text-align: center;"> <p><b>Loop</b></p>  </div> <div style="text-align: center;"> <p><b>Stacked loop</b></p>  </div> </div>

# THE MILL MORETON BAY

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