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For further information, refer to the following Gold Coast Cultural Precinct Masterplan supporting documents:

- ARM Masterplan Drawing Package MP-ARM-0150
- Coastal Structures Report MP-ARC-0100
- Environmental Constraints and Opportunities Report MP-AREN-0100
- Geotechnical Report MP-ARGE-0100
- Riverside Gallery - Mechanical Services Review MP-ARME-0100
- Sustainability Report MP-ARSU-0100
- Transport Report MP-ARTR-0100
- Friendship Bridge Engineering Report MP-ARBR-0100
- Electrical & Communications Report MP-AREC-0100
- Central Energy Plant Study MP-AREM-0100
- Flood Modelling Report MP-ARFM-0100
- Integrated Water Strategy Report MP-ARMW-0100
- Concept Wind Analysis Report MP-ARWS-0100
- Exhibition Design Report MP-CMD-0100
- Lighting Strategy Report MP-EL-0100
- Landscape Report MP-TOP-0100
- Landscape Audiovisual Presentation MP-TOPP-0100
- Botanical Overlay 2014 MP-CBBO-0100
- Ecological Assessment MP-CBEA-0100
- Digital Strategy MP-SSDS-0100
- Theatre Return Brief MP-SSTH-0100
- Acoustic Survey Report MP-MDAS-0100
- Amphitheatre Noise Impact Report MP-MDN-0100
- Liquor Licensing Review of Noise Impact Assessment MP-LLNI-0100
- DDA & Accessibility Review MP-NMC-0100
- Building Surveyor Report MP-PLP-0100
- Disability Discrimination Act (DDA) Report MP-NMCI-0100
- Planning Report MP-TP-0100
- Community Information Session Report MP-MA-0100
- Water Supply & Sewerage Infrastructure Assessment MP-SW-0100
- Water Supply & Sewerage Infrastructure Assessment Site C MP-SWC-0100
INTRODUCTION

1
1.1/ EXECUTIVE SUMMARY

The core proposition of the Cultural Precinct is a high level of interaction, considered yet playful, between the precinct’s creative program and a wide mix of outdoor and recreational activities. In this way it will become both a striking new landmark and a growing and evolving precinct that welcomes all.

Gold Coast Cultural Precinct Competition Jury Report, October 2013

The Gold Coast Cultural Precinct is both playful and inclusive, promising to entice residents and visitors to experience and participate in a new platform for the Gold Coast’s rich and distinctive arts and cultural life. This Masterplan presents a design that embraces the city’s egalitarian and celebratory character while cleverly addressing its evolving cultural facility needs. It adopts the dynamic and generative principles of a voronoi diagram, to establish a coherent and memorable pattern language.

This cellular theme recognises that the evolution of the Gold Coast Cultural Precinct will not be a single project that develops in one swoop, but a series of progressive stages encompassing adaptive reuse of existing assets as well as the construction of new facilities which will be brought together over time as funding becomes available.

In February 2014, the City of Gold Coast, together with ARM Architecture and their nominated consultants embarked on a Project Definition and Masterplan process.

This process has culminated in this important document with the following explicit ambitions:

- INCORPORATE the feedback of the competition jury, key stakeholders and business case advisors
- DEVELOP solutions across a broad range of technical and engineering disciplines
- PREPARE the ground work for the progressive delivery of the project across a 10 year capital works program

The Gold Coast Cultural Precinct Masterplan brings together the cultural resources audit outcomes, technical requirements and key strategic issues. It gives clarity to the ambition and scope of this significant project that will re-shape the whole city and positively influence the lives of a lot of people over a long period of time.

They indulged in the fantasy without thinking how silly it was. That’s what I liked about the Gold Coast, the blossoming of all these different fantasies, how they all merged together, got mixed up and became strange new hybrids.


1.2/ BACKGROUND

The Gold Coast Cultural Precinct Masterplan is the most recent step in a process that started with an international competition in May 2013 from which three architecture firms were shortlisted. The shortlisted firms submitted developed design presentations in September 2013. In November 2013, ARM Architecture was revealed as the competition winner.

In January 2014 a Project Definition Phase was commenced including a two day stakeholder workshop which resulted in the Project Definition Report in February 2014, which in turn formed the brief for the Masterplan commission.

1.3/ LOCATION

With a compelling case for the development of a Gold Coast Cultural Precinct, Council selected Evandale as the most viable location to build this new heartland for the Gold Coast’s cultural life. The large Evandale site is well-established in the public’s awareness as a place for arts and civic activity. It is Council owned, enjoys an attractive scenic riverfront location, and presents a variety of active and public transport connection opportunities linking it to other major city hubs. Importantly it already contains substantial civic infrastructure in the form of The Arts Centre Gold Coast and open parkland.
2.1/ VISION STATEMENT

Council has endorsed the following Vision for the Cultural Precinct:

**TO CREATE A CULTURAL CENTRE OF GRAVITY. A NEW, DISTINCTLY GOLD COAST AND DISTINCTLY 21ST CENTURY PLATFORM TO EXPRESS OURSELVES AND OUR PRIDE IN OUR CITY.**

This Vision, along with a set of characteristics and design strategies, will guide development of a brand, identity and operational ethos and design for the Cultural Precinct.
2.2/ OBJECTIVES

HOSTING
The precinct will play host to the creative community of the Gold Coast and beyond, feed off and into the infrastructure (theatre space, gallery space and creative spaces) and the ideas and conversations that the precinct attracts.

VISIBLE
There is no shortage of creativity on the Gold Coast and through a clustering of cultural spaces alongside programs and installations, the precinct will be a visible hub to bring into focus and project the cultural energies of the Gold Coast to the public.

PRODUCTIVE
With cultural production at the heart of the main programming, complemented by supporting programs (entertainment, retail, hospitality), the precinct will attract the creative community and consumers and be able to truly operate as a place where creative practice and cultural enterprise connect.

CONNECTED
The precinct will be connected physically and digitally, facilitating exchanges between the creative industries, cultural institutions and the community. A pedestrian and cycle bridge and ferry service will enhance accessibility. Digital connectivity will facilitate engagement and communication.

DISTINCT
The Gold Coast has always held a distinct, exciting position in Australian cultural life. The precinct will reflect this distinction and enable the Gold Coast to display itself as a city of cultural production and consumption alongside its natural environment, leisure and business offerings.

ENABLING
Closely related to its ‘hosting’ capacity, the precinct’s function as a common gathering point where creative industries, artistic talent, creative businesses, and institution are channelled, will enable the exchange of ideas and partnerships to develop.

PLURAL
The precinct will invite a wide variety of people to participate in its cultural life, and through diverse engagement will encourage plurality to become part of the definition of culture on the Gold Coast.

FRESH
The precinct will embrace new media and technology to interpret a fresh take on the arts and cultural life on the Gold Coast, facilitating the retention of the Gold Coast’s young talent and inviting these skills to be woven into the cultural landscape.

CLUSTERED
A clustering of arts, culture and creative industries and city governance will enable collaboration and access to shared materials and resources. Clustering will be crucial in accessing the shared benefits of complementary industries and attracting people and investment into the precinct.

SUSTAINABLE
The precinct will provide a civic space for all to participate in the social life of the Gold Coast. With layers of features, activities and functions, this will present the precinct as sustainable, with agility and resilience to continue to be relevant to the cultural landscape of the Gold Coast.

2.3/ MASTERPLANNING DESIGN APPROACH

On the Gold Coast the environment cannot speak for itself. It must be re-packaged in some mildly theatrical way.

Gold Coast Urban Heritage & Character Study

The design approach aims to transcend the conventional means of masterplanning. The unique site arrangement is not simply imposed or static, but is instead emergent and almost self-generating. It is animated, richly interpretative, and yet also changing and changeable over time.

These emergent qualities are part of an organic cellular structure which is programmed to generate a variable, flexible and animated array.

Using a program of voronoi seeds or points or sites, we have generated cells as equal boundaries between these points. These cells have a rich interpretation, from the organic and the architectural, to the city and even the region beyond.

The cells are fully three dimensional too and not merely a pattern. They are infinitely changeable, ready to coagulate, to signal and respond, to erupt into unexpected form and yet make a seamless whole as well.

This Masterplan design approach is much less about designing a fixed and perfect form, but rather about discovering the project’s DNA and setting it going, as if for us to discover what it may become, and surprising ourselves as well!

The output is a truly robust, yet flexible Masterplan. It aims to deliver a vision of what could be, rather than a blueprint of the inexorable.
3.1/ CONTENT RICH

THE CULTURAL PRECINCT WILL BE DISTINCTIVE, INNOVATIVE, ENGAGING, ENTERTAINING, PRODUCTIVE AND CHARACTERISTICALLY GOLD COAST IN STYLE. THE MIX OF USES AND ACTIVITIES ARE DIVERSE, LAYERED AND CAPABLE OF CONTINUALLY EVOLVING TO ACHIEVE A PRECINCT THAT BRIMS WITH VITALITY, OPERATES COST EFFICIENTLY AND DELIVERS A POSITIVE IMPACT REACHING WELL BEYOND ITS GEOGRAPHIC LOCATION.

Here is an exciting opportunity to create a new form of cultural precinct that is tailored to the unique set of socioeconomic conditions of the Gold Coast. This city is not like conventional cities founded through a colonial footprint and industrial economy, with a traditional core of civic and cultural institutions at their centre. The urban form of the Gold Coast that we recognise today is founded on resort modernism and has mostly grown since the 1950s. It defies conventional notions of urbanism. Its core is the concentration of development along the beach strip and its wider footprint is dispersed and polycentric like a mosaic of sub-cultures with locally scaled community facilities. Investment in and commitment to public libraries has been substantial but the existing Arts Centre at Evandale, which the city has outgrown, represents the only asset akin to classical forms of major cultural infrastructure. In this sense, the Gold Coast is unfettered by conventional notions and expectations of cultural institutions.

The City’s vision for the Cultural Precinct assumes a largely blank canvas, open to creative possibilities. The Masterplan is not seeking to simply mirror conventional approaches as applied in other cities. It should draw from, celebrate and magnify the Gold Coast’s distinctiveness and it must be forward-looking. It is an opportunity to do things differently:

- To adapt the best qualities of innovative national and international galleries, museums, and performing arts centres to create new spaces, facilities and services which will recognise changing modes of production and social interaction, facilitated by new technologies and new forms of creative engagement and entrepreneurship
- To show the world that Australia, Queensland, and the Gold Coast is a distinctive region within Australasia, offering more than sunshine and a sublime natural environment. There is an abundance of culture and creativity that deserves interpretation in contemporary ways

MASTERPLAN CONSIDERATIONS:
The precinct will be expected to fulfil multiple roles:

- As a civic and artistic focal point within the city’s distributed urban form, it will bring community and artistic coherence and engender collective action and identity. It should be programatically connected to other loci of cultural attraction, production, presentation, education and community engagement, within the Gold Coast and further afield
- As a cultural landmark and tourist destination, it will build an identity as a quality content destination with a rich and ever-changing program of events and activities
- As an aggregator of cultural content, facilitating production and presentation, it will strengthen the Gold Coast’s distinct identity and celebrate local history, stories and ideas
- As a community cultural asset, it must run on a cost-efficient recurrent operational model and be productive in the sense that learning and cultural production should be at the heart of every activity, some of which should be ultimately channelled towards creative enterprise and commercial activity – the central ethos being that each activity produces something engaging and useful, either directly or indirectly
- As a civic asset, the design, operation, maintenance and stewardship of the precinct’s identity as a quality destination and seat of city governance will be critical to its success. This will form the basis for on-going visitation as well as coverage in the press, social media and word-of-mouth

FOR FURTHER INFORMATION ON THIS SECTION, REFER TO THESE GCCP MASTERPLAN SUPPORTING DOCUMENTS:
- Landscape Report MP-TOP-0100
- Landscape Audiovisual Presentation MP-TOPP-0100
- Digital Strategy MP-SSDS-0100
- Exhibition Design Report MP-CMD-0100
3.2/DIGITAL POTENTIAL

THE CULTURAL PRECINCT WILL BECOME A VIRTUAL HUB AND DIGITAL AGGREGATOR OF ALL THINGS GOLD COAST - CULTURE, ART AND DESIGN; THE PLACE FOR CONVERGENCE ONLINE, REAL-TIME AND MOBILE, NETWORKED WITH LOCAL LIBRARIES AND OTHER CULTURAL HUBS AND CIVIC CENTRES THROUGHOUT THE CITY, QUEENSLAND, AUSTRALIA AND THE WORLD. DESIGN OF THE ARCHITECTURE AND LANDSCAPE INTEGRATES AND OPTIMISES OPPORTUNITIES FOR A MEDIA RICH ENVIRONMENT TO ENGAGE AND INFORM PEOPLE.

The Internet and today’s networked digital devices – sensors, microcontrollers, mobile computers, smart-phones and GPS – have become a pervasive and permanent part of our lives. They provide cities with a new layer of functionality and informative information flows. Digital technology not only allows us to work more efficiently individually, it helps us to work and play together in new ways and to connect with and form new communities of people in public spaces across cities. Australia’s National Broadband Network rollout is in progress and will deliver superfast data services to a substantial proportion of the Gold Coast within the next five years. Social sustainability in the 21st Century relies on these kinds of linkages.

The counterpoint to these new networked, distributed ways of working and playing is the increasing importance of the physical places where we publicly gather to socialise, participate, learn, produce, share, exchange and be entertained. Aesthetic appeal, physical comfort and accessibility are paramount to the success of these public places. And now, in the 21st Century, so too is the digital technological infrastructure that enables media-rich environments and network connectivity.

This physical exposure to new modes of digital connectivity that people experience both in a virtual visit to the precinct online and by actually being there, will also contribute to building community and cultural identity with new platforms for engagement and opportunities for conversation.

The Masterplan for the Cultural Precinct embodies the most up-to-date thinking and practice in digital technologies:

- Space functionality embraces and enables innovation in content production, collection, storage and digitisation, preservation, curation, presentation and interpretation
- Digital infrastructure will enable the creation of a media-rich environment with public screening and projection of digital content, interactive media and display of data so that the precinct feels like it is constantly alive on-site and connected to the city, Queensland and the world

MASTERPLAN CONSIDERATIONS:

- Functionality of public and back of house spaces to correspond with new and emergent trends in digital production, collection, storage and digitisation of cultural content
- High speed internet services and widespread availability of wifi and power to fully leverage the activation of spaces through mobile technologies
- Strategic integration of ICT and audio-visual infrastructure and equipment to optimise the interactivity, animation and connectivity of the Cultural Precinct, including:
  - Visual screens, interactive surfaces and media façades that serve various functions, including: exhibition of new media and interactive arts; display of informatics; broadcasting and simulcasting of events and performances; cinema and video gaming; and public area lighting, visitor orientation and information messaging
  - Audio equipment for music, sound art and announcements
  - Eco-smart systems and devices that sense and collect building data and automate functions
  - CCTV for tracking of movement patterns and awareness of where and what people are doing
  - Smart wayfinding and lighting, including sensing and informatics
- Future-proofing the precinct’s digital potential by enabling latest technology, without limiting the take-up of forms of connectivity and digital technologies yet to be available
3.3 GREAT OUTDOORS

THE GOLD COAST IS BLESSED WITH A SUBTROPICAL CLIMATE AND RENOWNED FOR ITS YOUTHFUL AND ENERGETIC OUTDOOR CULTURE. THE EVANDALE SITE HAS A MAGNIFICENT SCALE, WATER SETTING AND SCENIC QUALITIES. TOGETHER THESE ATTRIBUTES FORM A COMPELLING OPPORTUNITY TO CREATE HIGH QUALITY PUBLIC SPACE THAT IS OPEN, ACCESSIBLE, GREEN AND FREE. IT IS THE CITY OF GOLD COAST’S AMBITION THAT EVANDALE’S OUTDOORS WILL BECOME KNOWN AS AUSTRALIA’S FINEST SUBTROPICAL GARDEN.

Whereas many cultural buildings are designed from the inside out, often resulting in iconic physical structures that fail to engage meaningfully with their surroundings, this Masterplan calls for almost the opposite. The Cultural Precinct’s outdoors will be a distinguishing attraction for residents and visitors.

Evandale’s magnificent scale, its water setting and scenic qualities with views to the skyline of Surfers Paradise in the east and mountain range in the west, combined with an enviable climate, provides a unique opportunity to create a truly spectacular urban oasis and civic realm where the culture and creative energy of the Gold Coast is made visible. The strong presence of water in the surrounding river system and lake forms an important thematic characteristic for its constant movement and fluidity, which symbolise life and renewal and convey a latent activity in the precinct at all hours.

MASTERPLAN CONSIDERATIONS:

Strengthening the strategic profile and relationship of Evandale within the Gold Coast’s scenic landscape character and system of natural and public open spaces and waterways by establishing an overarching visual language that defines the precinct as a clear entity within its urban context through:

- Reinforcing its setting through defining and creating views that extend to and borrow from the broader landscape
- Cultivating lush, memorable and perpetually enriching gardens
- Heralding key entries and creating safe recreational access to water edges
- Making the ‘great outdoors’ greater and, at the risk of stating the obvious, there must be no net loss of open green space
- Resolving the interplay between the gardens and the cultural buildings to achieve seamless transition and overlapping thresholds between indoors and outdoors and creation of sheltered outdoor spaces for cultural and creative events and recreational activities
- Facilitating an ever-changing, ever-evolving array of outdoor events and activities, day and night, with designated spaces designed with versatility, robustness and infrastructure built-in, ready-set for ease and efficiency of production and management

FOR FURTHER INFORMATION ON THIS SECTION, REFER TO THESE GCCP MASTERPLAN SUPPORTING DOCUMENTS:
Landscape Report MP-TOP-0100; Landscape Audiovisual Presentation MP-TTOP-0100
3.4/CITY LINKS

THE ABILITY TO ATTRACTION AND ACCOMMODATE PEDESTRIAN TRAFFIC IS A KEY SUCCESS FACTOR FOR THE CULTURAL PRECINCT. THE PROVISION OF MULTIPLE MODES OF TRANSPORT WILL IMPROVE ACTUAL ACCESS AS WELL AS PUBLIC PERCEPTIONS OF ACCESSIBILITY TO THE CULTURAL PRECINCT AND BE ESSENTIAL FOR ITS OPERATIONAL VIABILITY. MASTERPLANNING, DEVELOPMENT AND MANAGEMENT OF TRANSPORT LINKS WILL PRIORITISE WALKING, CYCLING AND PUBLIC TRANSPORT OPTIONS. THIS WILL START WITH A PEDESTRIAN AND CYCLE BRIDGE CONNECTING EVANDALE DIRECTLY WITH CHEVRON ISLAND, AND CONTINUE WITH A RANGE OF IMPROVEMENTS TO BE IMPLEMENTED IN STRATEGIC SEQUENCE.

Despite its central location, the Evandale site is not well connected in terms of active and public transport options. While the Gold Coast has been built upon strong north-south connections, it is essential now to plan and promote east-west activity routes. The Cultural Precinct is a critical central link in a chain of cultural and entertainment activities stretching east-west from Surfers Paradise, through Chevron Island, the Bundall business precinct and the Gold Coast Turf Club which is also the home of the annual Gold Coast Show. The current primary reliance on cars to access these destinations needs to be countered by strategic planning and implementation of new and convenient ways for people to travel by foot, cycle, water and public transport.

The first initiative to facilitate and implant the potential of this east-west connection will be a new bridge linking Evandale directly to Chevron Island, the start of a continuous pathway between the Cultural Precinct and the light rail service (Gold Coast Rapid Transit which commenced service in 2014) and the beach front at Surfers Paradise. This passage flowing east-west across Chevron Island is intended to develop as an ‘Artwalk’ that will strengthen the relationship between the Cultural Precinct at Evandale and the concentrated beachside tourist accommodation areas for mutual benefit and with dividends for the commercial viability of Chevron Island’s commercial centre. The Friendship Bridge is an essential element of the Artscapes core capital component: it will support the City’s transport vision of smart growth, a well-connected city and provide people the opportunity to make sustainable transport choices.

The City’s intention is that other future active and public transport improvements will be progressively implemented. These include:

- An interchange for public buses, commercial coaches and taxis
- Water transport, including ferry, water taxis and private vessels
- A Bundall Road underpass to create safe and easy connection for pedestrians and cyclists between the Cultural Precinct and the western side of Bundall Road

In due course these will reduce the necessity to provide extensive car parking facilities at the Cultural Precinct, but continuing demand for on-site car parking in the short to medium term needs to be addressed. To offset reduction of at-grade asphalted areas dedicated to car parking, new buildings will provide alternative car parking and it is anticipated that commercial car parking may be incorporated within partnership developments on-site or nearby. The Masterplan delivers innovative solutions for subterranean and multipurpose deck car parking within the Artscape component.

MASTERPLAN CONSIDERATIONS:

- Connectively access and within the site in multiple directions and forms including:
  - Access points and circulation routes for cars and service vehicles
  - Mooring points for water craft
  - Walking and cycling pathways

- The optimal location and concept design for a bridge between the Cultural Precinct and Chevron Island, which creates convenient and enjoyable access for pedestrians and cyclists and minimal impact on the amenity of adjacent Chevron Island residents.

- Car parking solutions that strike a reasonable balance between:
  - Reduction of exposed, at-grade car parking areas to free up land for creative use
  - Adequate provision of on-site car parking

- Strategic siting for future public transport improvements including a provision for public buses, commercial coaches and taxis, and moorings for various modes of water transport.

3.5/HIGH PERFORMANCE

THE CULTURAL PRECINCT SHOULD ACHIEVE EXCELLENCE IN DESIGN, CONSTRUCTION AND OPERATION TO BE SUSTAINABLE, ACCESSIBLE AND BEAUTIFUL: A PLACE THAT IS WIDELY RESPECTED AND ADMIRE.

The City of Gold Coast’s corporate and land use planning policies aim to achieve a socially, environmentally and economically sustainable city and the Cultural Precinct project presents an opportunity to lead by example in the delivery of a cultural precinct that demonstrates excellence in design, execution and operation.

The performance ambition for the Cultural Precinct is to achieve outcomes beyond standard regulatory compliance.

The Masterplan approach for the Cultural Precinct aims to:

- Environmentally responsive and responsible, operationally effective and efficient
- Socially equitable in safety and accessibility for all its users
- A spectacular destination from the outset but geared for longevity to enrich with time

In simple terms, the aim is to deliver the best quality outcomes with clever design and innovative technologies. Where some aspects of achieving these high performance expectations necessitate cost premiums, the cost-benefits are articulated.

MASTERPLAN CONSIDERATIONS

- Innovative, ethical and cost-effective design and technologies for energy efficiency and environmental quality in construction and operation, including:
  - Re-use of existing built assets where possible
  - Responsiveness to local climatic conditions
  - Minimisation of energy consumption and emissions in construction and use
  - On-site energy generation
  - Waste minimisation and recycling
  - Responsible, locally sourced, durable and low VOC materials
  - Conservation of water
  - Promotion of biodiversity
  - Durability, ease of maintenance and adaptability to cope with changing demands overtime
  - Compositional beauty and distinctiveness that creates a memorable profile and sense of place and contributes to delightful and thrilling experiences
  - The highest international, best practices of universal accessibility and inclusion
  - A safe environment for people of all ages to use and enjoy, daytime and night-time, without fear or threat of harm or injury
COMPLEX OF ABORIGINAL SOCIETIES

4.1 HISTORY

4.1.1 INDIGENOUS

A cultural heritage assessment by Jabree Ltd provides insight to the pre-European contact history and indigenous cultural values of the Evandale site.

An extract follows:

There is a significant amount of written evidence that catalogues the indigenous cultural heritage, significance and historical context of the Evandale Site. Hall described the area of the Moreton Region from Noosa to the Tweed River when Europeans first arrived some 175 years ago. He states that the region supported a fairly heavy concentrations of Aboriginal inhabitants prior to European settlement. It is estimated that the watershed areas alone of the Logan, Albert, Coomera and Nerang rivers contained 1,500 to 2,000, and while such estimates must be treated with caution, it is obvious from the number of “tribes” mentioned in the various reports, that settlement was fairly dense in terms of Aboriginal populations. This would be consistent with the rich fishing grounds and the variety of game and plant life which is a feature of this area.

There are three (3) significant archaeological sites in the vicinity of the Gold Coast Cultural Precinct that provide “concrete evidence of continual tribal occupation of the one area, following the same funeral practices, from the ninth to the late nineteenth centuries”. Laila Hagenund reached this conclusion through archaeological studies of burial sites at Broadbeach and Bundall and a shell midden at Cascade Gardens (Broadbeach). The burial sites were originally discovered in 1963 and 1968 respectively and the excavation at both sites identified in sites stone artefact scatters.

Hanlon notes that the local Aboriginal community “were fairly numerous in the early days, and were, uniformly, a well-nourished lot, conspicuously healthy, and well disposed toward the white man”. Chase identifies the

HANLAN notes that the local Aboriginal community “were fairly numerous in the early days, and were, uniformly, a well-nourished lot, conspicuously healthy, and well disposed toward the white man”. Chase identifies the

south-east corner of Queensland as having “contained fairly heavy concentrations of Aboriginal inhabitants prior to European settlement”. It is estimated that the watershed areas alone of the Logan, Albert, Coomera and Nerang rivers contained 1,500 to 2,000, and while such estimates must be treated with caution, it is obvious from the number of “tribes” mentioned in the various reports, that settlement was fairly dense in terms of Aboriginal populations. This would be consistent with the rich fishing grounds and the variety of game and plant life which is a feature of this area.

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Many of the contemporary traditional owners of the Gold Coast area are descendents of Jenny Graham. Jenny was born in 1860 and is remembered as a strong woman who carried the ceremonial marks of her initiation and raised eleven children with her husband, Andrew. In the late 1800s Jenny worked with Andrew as a river pilot, lighting the navigation beacons on the Nerang River. The Evandale Sculpture Walk includes a sculpture to commemorate Jenny Graham (right). Created by sculptor Chris Booth in consultation with traditional owner, Ysola Best, the sculpture stands like flames frozen in stone at the end of the point defined by the Nerang River. The sculpture is entitled “Wiyung Tchellingnai-Najil” which translates to “Keeper of the Flame” to commemorate Jenny Graham’s role as a river pilot and family icon.

4.1.2 RECENT

The land was selected in 1840 as farmland for cotton, and then sugar cane, but later converted to dairying and other agricultural uses.

In the 1960s the Gold Coast Council purchased the farmland of Evandale for the development of an arts and civic centre. The administration centre opened in 1976 and the cultural centre, which is today known as The Arts Centre Gold Coast, opened in 1986.

The 16.9 hectare Evandale site is currently home to The Arts Centre Gold Coast, Council’s Civic Chambers and associated administrative buildings and popular parkland.

1860 English immigrant EB Price selected a 1,196 acre (485 hectare) parcel of land known as Evandale. He used the land for cotton growing.

1870 A sugar plantation was established in the area by Julius Holland in partnership with Alfred Holland, Charles Morris and William Miskin. This plantation took in 5.5 miles of riverfront and covered a large area west of the Nerang River including the Evandale site. Shortly after the Bundall Sugar Plantation and sugar mill sadly failed.

1877 A German immigrant called Johann Meyer acquired land near Evandale to establish a short-lived sugar plantation and mill. Meyer quickly found as many would in the future - there was more money to be made in providing accommodation and services to visitors and travellers. In 1887 he built a private ferry service over the Nerang River that connected Evandale to the beach side where it landed at Surfers Paradise at the bottom of Cavill Avenue. This was the famous Meyer’s Ferry.

1880 Charles James settled at Bundall to grow sugar cane on a property bounded by the Nerang River, Crompton Avenue and Bundall Road according to an article published in the Gold Coast Bulletin on 21 May 1977, titled ‘Farming days at Bundall’. After the demise of sugar growing, the land was used exclusively for dairy and farming. The country was swampy and low-lying and prone to flooding, with the only high ground being an area known as Sandy Ridge, which is now Elliott Street.

1892 Southport was established as not only a resort town, but the business centre of the South Coast. Hotels sprang up to accommodate the increasing number of visitors. The population on the Gold Coast at the time was about 1,230.
1920
In parallel to Evandale being developed, Brisbane hotelier, Jim Cavill acquired 25 acres (10 hectares) of land in an area known as Elston (renamed Surfers Paradise in 1933).


1959
South Coast Town Council officially adopted the name Gold Coast Town Council. It was proclaimed a City in 1959.

1968
Council identified the need for a cultural and civic precinct. The councillors agreed to purchase the Evandale cane farm site with a view to establishing a city heart.

Public pressure began for the construction of an Arts and Civic Centre. Subsequent councils discussed and agonised over the merits of such an ambitious undertaking.

The population on the Gold Coast at the time was about 80,000.

1969
The City of Gold Coast supported in principle the building of an Arts and Civic Centre. It was also decided to incorporate a Cultural Centre into the overall design of a Gold Coast Civic Centre.

1971
The future location of the Council administration was discussed. Several sites were considered and subject to extensive public debate. It was on 12 February 1971, that Council decided the position and features of Evandale made it well suited to become the home of the city’s administration. The population on the Gold Coast was about 100,000.

1976
The City of Gold Coast administration centre was officially opened on 11 September 1976. It was considered to be one of the finest civic centre constructions in Australia. The intention of the foyer was a sunny atrium to reflect the image of the Gold Coast – sunny, tropical, exciting and a great place to live, work and play.

1977
Drawings and estimates for a cultural complex were commissioned by the City of Gold Coast. For almost a decade Councillors fought over and debated the construction of the cultural complex. The issue was extremely controversial - it cost one Mayor his job, and the rate paying public were divided over whether or not the complex was more important than ‘rates, roads and rubbish’. An architectural proposal was fully prepared.

1978
The City of Gold Coast decided to proceed with stage one of the project for the benefit of the community, and that the community centre should be funded by the sale of council land which had been acquired for this purpose.

A Cultural Centre Committee was established to raise funds and promote interest in a proposed cultural centre.

1981
On 26 January 1981 Mayor Keith Hunt laid the foundation stone for the arts centre by selling council-owned freehold property near Evandale to raise money for the centre.

1982
The Cultural Centre Committee becomes the Community Arts Centre Association to help promote the project.
1985
Finally, 17 years after the concept was first proposed, the City of Gold Coast let a tender for the construction of a cultural centre.

1986
After almost 20 years of controversy and political in-fighting, the Gold Coast Community and Entertainment Centre was officially opened by the Governor of Queensland, Sir Walter Campbell, on Saturday 6 December 1986. It was officially named the Keith Hunt Community, Entertainment and Arts Centre, also known as 'The Centre', and later 'The Arts Centre'.

The project cost more than $15 million to construct. The Community Arts Centre Association transforms into the Friends of the Gold Coast Arts Centre. The Friends raise $120,000 to fund the fit out and equipment for the new Arts Centre.

1993
The Gold Coast Arts Centre became a separate entity to Council.

1996
The Arts Café was added to the Arts Centre facilities.

2004
A new cinema, two function rooms and an administration area was added to the Gold Coast Arts Centre.

2008
Through the Bold Future community survey, residents tell Council it wants more cultural spaces as part of future city planning. This includes innovative spaces to interact, preservation of our cultural and indigenous heritage, exposure to cultural and creative pursuits and support for our home-grown creative industries.

This feedback is reflected in Council’s Corporate Plan 2009 – 2014.


2009
In February 2009, the Evandale Precinct Taskforce was formed to drive the development of a draft masterplan. This draft masterplan illustrated the potential for the Evandale site as a cultural precinct, incorporating a range of new cultural facilities to complement the existing parkland and lake.

2010
The centre was renamed The Arts Centre Gold Coast, refurbished, rebranded and relaunched. The community is surveyed to discover what facilities of a cultural precinct would be most important to them. As well as identifying the key points of what is needed in the design, the survey also reiterated the overwhelming demand for cultural growth with more than 90% of respondents supporting the establishment of a cultural precinct at Evandale.

A draft masterplan was developed.

On 17 September 2010, Council endorsed the draft masterplan and gave the green light for the taskforce to execute a comprehensive city wide community consultation and engagement plan.

2012
In December 2012 newly elected Mayor Tom Tate championed the cultural precinct as a major project. He announced that an international design competition would be held in 2013 to attract top design teams from around the world to submit innovative and exciting design solutions for the site.

2013
The Gold Coast Cultural Precinct International Design Competition was launched in March and the winner announced in November 2013.
4.2/ FLORA FAUNA

The site is located within the lower estuary of the Nerang River catchment. The headwaters of the catchment are located approximately 100km upstream. The mouth of the Nerang River is located approximately three kilometres downstream at the interface to the Southport Broadwater.

Tidal foreshore areas bound the northern and eastern side of the site. These foreshores are highly modified with the majoring consisting of hard rock revetment.

The site’s central area is dominated by large building structures surrounded by extensive at-grade car parking areas. To the extremities of the site, open grassed areas have been established with numerous specimen tree installations. These areas are primarily used for passive recreation.

It is estimated that the site was extensively cleared prior to 1955 with only a narrow strip of riparian vegetation retained along the northern foreshore and scattered copses of larger trees. Vegetation on-site predominantly consists of scattered canopy trees with a maintained understory. A thin strip of denser vegetation is located along the eastern half of the site’s northern boundary and in the north-eastern corner.

4.3/ VIEWS AND VISTAS

Owing to the urban character of the local area, there is limited vegetative connectivity in the site’s surrounds with features such as houses and roads presenting significant barriers to fauna movement. As a result of the significant landscape barriers, and the lack of intact remnant vegetation communities, connectivity values associated with the site and surrounding area are expected to be suitable only for highly mobile and disturbance-tolerant species.

Owing to the magnificent scale, water setting and scenic qualities. The riverside aspect has unsurpassed views of Surfers Paradise, Broadbeach to the east and the hinterland to the west.

Together these attributes form a compelling opportunity to create high quality public space that is open, accessible, green and free.

This Masterplan includes a detailed Cultural Precinct Ecological Assessment undertaken by Biome Water & Environmental Consulting.

FOR FURTHER INFORMATION ON THIS SECTION, REFER TO THESE GCCP MASTERPLAN SUPPORTING DOCUMENTS:
Ecological Assessment MP-CBEA-0100
4.4/ LEVELS

Site topography is generally flat with a raised building platform located within the central portion of the site. This central platform effectively creates a knoll with all runoff directed to the lower car parks and open areas. In the north-eastern part of the site an enclosed water body has been created. It is understood that the material excavated from this area was used to provide the building footprint with suitable flood immunity for the central buildings.

4.5/ EXISTING FEATURES & CURRENT USE

SURROUNDS
The Evandale site is located in Bundall across the Nerang River from Surfers Paradise. It has frontages to Bundall Road and Crombie Avenue which then becomes an internal road in Ouyan Street. The site has significant river frontage to the east and the north.

The surrounding streetscapes are varied. Bundall Road immediately adjacent to the site is commercial in a six-storey plus office park format. Further north across the river there are some medium sized residential towers and then residential building stock with some mixed use intermingled. To the south, Bundall Road has single storey retail to the west and single occupancy residential to the east. Crombie Avenue has single and double storey single dwellings. Ouyan Street is predominantly a park drive with the exception of the three storey office building at 9 Ouyan Street in the site’s southeast corner.

The opposite banks of the Nerang River to the north and east are lined with large single dwellings with views onto the site.

PARKLAND
The 16.9 hectare parkland at Evandale includes large shade trees, a lake, a perimeter walking track, sculpture walk, playground, beach volley ball and barbecue and picnic areas. A large open grassy area is used for field sports and to host civic and cultural functions such as Australia Day celebrations. Other features of the site include a small weatherboard chapel for weddings and other functions, and the ability to fish from the rock wall that surrounds the site.

EVANDALE LAKE
Evandale Lake is one of the city’s safe, calm-water swimming destinations. It is a popular playground for families and small children, locals for lap swimming and Nippers and Surf Clubs as an alternative to ocean training. The lake was formed in the 1970s from earthworks for building the Council Administration Building foundations.

SURFERS ADMINISTRATION
In 1971 when the Gold Coast population was about 100,000, the Gold Coast City Council considered the preferred location for its administration building and the early stages of the site were considered and were subject to extensive public debate. On 12 February 1971, Council decided that Evandale would be the preferred location for its administration headquarters and staff.

The Gold Coast City Council administration centre was officially opened on 11 September 1976. At the time it was considered one of the finest civic centre constructions in Australia. The foyer had a sun atrium to reflect the image of the Gold Coast - tropical, sunny and a fun place to live work and play.

4.6/ EXISTING USE

CIVIC FOCUS BUILDING
The City of Gold Coast Council Chambers is a relatively new addition to the Evandale site. The architecture of this building suits the subtropical climate and the landscape includes rainforest species. The building is currently being used for the City’s civic headquarters, council chambers, civic reception area and council offices. In the short to medium term it is envisaged the building’s uses will stay much the same complementing the early stages of the Cultural Precinct. In the longer term it is envisaged that it will be retained for civic purposes but also be developed for allied uses, partnerships, community space including areas for volunteers and other precinct ancillary uses.

THE ARTS CENTRE GOLD COAST
The Arts Centre Gold Coast celebrated its 25th anniversary in 2012. Over the years it has grown with the needs of the Gold Coast community. Born from the passionate desire of citizens to celebrate and enable participation in the city’s arts and cultural activities, the centre continues to perform as the largest regional arts facility in south-east Queensland.

In 2010, the Arts Centre was renamed, rebranded, refurbished and re-launched as The Arts Centre Gold Coast. Rich and progressive programming, willingness to explore new business models and market opportunities, and a desire to connect with the Gold Coast community has seen the centre continue its growth into a market leader in its genre.

THE ARTS CENTRE GOLD COAST COMPRISES:

GOLD COAST CITY GALLERY
Since the city gallery opened in 1986 it has purchased and played host to a range of significant pieces of art. The gallery collection storage has reached capacity and additional exhibition space is greatly needed. This is in part the impetus for a new arts museum and additional storage.

THEATRES & CINEMAS
The Arts Centre Gold Coast includes a 1,000-plus seat theatre for live performances and two cinemas which host a blend of mainstream, art house and foreign films. There is also an array of smaller spaces and rehearsal rooms. These facilities require upgrading and expansion to fulfill the needs of the community and tourist demand.

SCULPTURE WALK
Set throughout the parkland, the Sculpture Walk includes 49 art pieces by both local and international artists.

ARTS CAFÉ
The Arts Café is a popular venue for a coffee or meal before a film or performance. The café opens onto a large deck and is ideal for indoor and outdoor dining.
Queensland’s Gold Coast stands out as a region blessed with spectacular natural assets and a comfortable, sub-tropical climate, offering a relaxed lifestyle and an enviable coastal character. It is a young city, with a history and character unlike any other in Australia. Its rapid development over the last 60 years into a city that is now on the world stage, has not included a strong core of arts and cultural facilities and institutions commonplace in more conventional towns and cities established in earlier colonial times.

Gold Coasters talk of a sense that something is missing and there is a long-held and widespread belief that the city needs a cultural precinct, a place where people come together to engage with arts, culture and each other – a place that ‘makes visible’ the Gold Coast’s vibrant cultural and creative life.

Activities such as skateboarding, basketball and bungee-jumping may appear to be unusually collocated with cultural venues, however their considered inclusion within the Masterplan is an effective device for introducing new audiences to culture and the arts. The Masterplan considered to offer extensive opportunities for both daytime and night-time activities and programming. Taken together the diverse program of creative, cultural and recreational activities is commended for providing rich and rewarding experiences for all backgrounds and ages.

The staged delivery of the Cultural Precinct responds to the City’s ambition to grow the Gold Coast’s cultural economy by supporting, nurturing and strengthening creative enterprise, investment attraction and cultural tourism. Through the progressive rollout of each phase of the development, specific care and attention will be given to the opportunity for each capital works component to deliver a civic focal place, to grow the cultural economy and deepen the sense of cultural identity.

0-8 YEARS
9-15 YEARS
16-25 YEARS
25 YEARS PLUS
FAMILIES
ELDERLY
ARTSCAPE
1. THE GREAT TERRACE
2. THE LAWN
3. THE STAGE
4. EVANDALE LAKE
5. SWIMMING LANE
6. FRIENDSHIP BRIDGE
7. SANDY COVE
8. GOLF COURSE
9. GREAT UMBRELLA
10. PLAY
11. ARTSFORD K
12. SKATEPARK
13. ART GARDEN
14. PULSE ARTHIVES
15. WELCOME GARDEN
16. GARDEN OF THE FIRST AUSTRALIANS
17. LIFE GUARD & AMENITIES PAVILION
18. ART PARK S UN

NEW ARTS MUSEUM
19. ART MUSEUM
20. THE GREAT HALL
21. THEATRETTLE

PERFORMING ARTS CENTRE
22. LYRIC THEATRE
23. PLAYSHOUSE THEATRE
24. PLAYHOUSE THEATRE
25. CINEMA
26. CINEMA

SITE WIDE PROVISIONS
29. LAKE SIDE DINING
30. CAFE & CARAVAN ENTRY
31. CARAVAN & CARAVAN ENTRY
32. TRANSPORT BAYS
33. TRANSPORT BAYS
34. DEVELOPMENT OPPORTUNITIES
35. EVENT TERMINAL
36. MAINTENANCE
37. AMENITIES PAVILION

EXISTING BUILDINGS
40. EXISTING OFFICE BUILDING
41. ST MARGARET'S CHAPEL
42. CIVIC CHAMBERS
43. MP A1201 [1]
SPATIAL RELATIONSHIPS
7.1/ ADDRESS

The primary entry points to the precinct are from the north across the Friendship Bridge, south from Crombie Avenue and the Artswalk, east via the ferry service, and west from the main vehicle entry at Bundall Road. The internal circulation arrangement enables every destination to have a precinct address with the commercial sites facing onto the radial road, and the Great Terrace centralising the Art Tower and Performing Arts Centre addresses.

7.2/ PERMEABILITY

Ingress and egress points are clear and logical for vehicles, pedestrians and cyclists. Internal circulation paths favour pedestrian and bicycle access with this path network permeating the entire site. Passenger vehicles are allowed direct and easy access into the precinct, without roads penetrating too far into the Artscape. Maintenance and emergency vehicles are accommodated discreetly through a shared path system.
The Art Tower and Performing Arts Centre take full advantage of the Gold Coast’s enviable climate. Their thresholds are permeable and active creating a seamless flow between indoor and out. Kiosks, restaurants and cafés across the site offer sheltered outdoor spaces throughout the Artscape gardens.

7.3/ ACTIVE EDGES
These diagrams demonstrate the variety and diversity of the programmatic mix of the precinct, integrating appropriate commercial development opportunities of large and small scale within the broad range of cultural offerings and recreational facilities.

FOR FURTHER INFORMATION ON THIS SECTION, REFER TO THESE GCCP MASTERPLAN SUPPORTING DOCUMENTS:
Transport Report MP-ARTR-0100, Landscape Report MP-TOP-0100, Landscape Audiovisual Presentation MP-TOPP-0100
7.5/ VIEWS & VISTAS

The Masterplan takes advantage of spectacular views to Surfers Paradise skyline from the Great Terrace and the Lawn with strategic landscaping enhancing view lines from the Artscape across the water to the city. From the Art Tower, 360 degree views – from the Surfers skyline, to Broadbeach, and the hinterland to the west – are utilised as part of the museum experience. The Black Box in the Performing Arts Centre optimises views to the city over the Nerang River and Evandale Lake.

7.6/ LEVELS

The site is highly sensitive to flooding, with topographical changes having far-reaching consequences both up- and downstream. The Masterplan addresses this by containing built form and raised topography within the limits of the existing raised building platform, with the peninsula levels remaining largely unchanged. The Great Terrace at RL7 provides address to the Performing Arts Centre, Art Tower and Civic Chambers with the clearance height beneath utilised for parking. From this central piazza, the topography slopes down to the east forming the Lawn, and to the west to road level at RL3 via a dynamic stepped and terraced landscape.

FOR FURTHER INFORMATION ON THIS SECTION, REFER TO THESE GCCP MASTERPLAN SUPPORTING DOCUMENTS: Flood Modeling Report - MP-ARFM-0100
7.7/ ENVIRONMENTAL COMFORT

7.7.1/ WIND MITIGATION
Site analysis reveals significant prevailing cool south-easterly breezes which can make parts of the site somewhat uncomfortable at certain times. This has potential impact on the Stage and Lawn, the riverfront dining precinct and the south-east esplanade and also needs to be considered when planning the southern development parcel and the hotel. The riverfront dining benefits from having the flexibility of multiple aspects for outdoor dining areas facing north, south-east or west depending on conditions. The position of these restaurants provides protection to the Lawn and Stage and lakeside areas. The Stage itself also functions as a windbreak. The Masterplan planting strategy has taken this challenge into account retaining significant trees along the south-east, and supplementing planting in this area with appropriate species.

7.7.2/ SHADING STRATEGY
The enviable sunny south-east Queensland climate requires finding a balance between the desire to interact with the sun and the importance of shaded spaces and pathways through the site. The Masterplan addresses these concerns in its planting strategy; and with architectural shading devices such as the living umbrellas at the Great Terrace. Other shade structures protect key points in the precinct such as arrival points and pathways to the centre of the precinct. The Performing Arts Centre façade functions as a planted arbor and shaded colonnade leading visitors from the Great Terrace to the Lake beach; while the Friendship Bridge is shaded by a translucent canopy along its whole length. The following diagrams describe a desirable pattern of sun and shade at morning, noon and afternoon.

FOR FURTHER INFORMATION ON THIS SECTION, REFER TO THESE GCCP MASTERPLAN SUPPORTING DOCUMENTS:
- Concept Wind Analysis Report MP-ARWS-0100
- Botanical Overlay 2014 MP-CBBO-0100
- Landscape Report MP-TOP-0100
- Landscape Audiovisual Presentation MP-TOPP-0100
7.8/ GREENSPACE & OPEN SPACE

These diagrams show the overall increase in usable greenspace and usable open space from existing conditions (2014) to the proposed Masterplan layout.

<table>
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<th>Existing usable greenspace</th>
<th>Proposed usable greenspace</th>
<th>Existing usable open space</th>
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For further information on this section, refer to these GCCP Masterplan Supporting Documents:
- Landscape Report MP-TDP-0100
- Landscape Audiovisual Presentation MP-TDP-0100
GETTING THERE
ARRIVAL AND ANTICIPATION

This is one of the contradictions of such cities as the Gold Coast; that the only places to escape from the car are only accessible by car.

The Cultural Precinct starts not at the Art Tower or Performing Arts Centre but at the car park. This is how the vast majority of people will arrive. The arrival narrative associated with car arrival is fundamental in establishing a unique sense of place. It is also fundamental in establishing pedestrian circulation sequences and likely activity nodes.

The arrival narrative starts at the main car entry at Bundall Road or around the corner at Crombie Avenue with car park entrances located off a radial access road. The car parking is consolidated in a multilevel car park at the corner of Bundall Road and Crombie Avenue with an additional 200-plus “prize” spaces under the Great Terrace. Pedestrian access points from the car park up to the Artscape are via the Artswalk to the south-west. The visitor has now arrived at the heart of the precinct. The skyline of the Gold Coast is foregrounded, the Lawn is a short walk away, the Art Tower, Performing Arts Centre, and Civic Chambers form an intense urban backdrop, the Artscape beckons.

The Artscape is envisaged as the defining characteristic within the wider site context. The new Art Tower is elevated above the Artscape, creating a unique maximisation of possible landscape types and experiences and in turn a magnificent conception of a visionary Art Museum, towering over the Gold Coast – a site of both escape and pilgrimage.

TWENTY FIRST CENTURY WAYS OF GETTING AROUND

TRANSIT HUB

The scheme proposes a transit hub off Bundall Road. The transit hub accommodates 4 to 6 coaches and is proposed to be fully integrated into the wider Gold Coast transit system. Passengers alight at the Welcome Gardens at the corner of Bundall Road and Crombie Avenue and access the Great Terrace, the Art Tower and the rest of the precinct via the shaded Artswalk.

School and tourist coach parking is located near the base of the Art Tower, with provision for this on-site hub to become a future destination bus route to take public transport passengers into the precinct.

GET FIT.....CYCLE, WALK, RUN

Whether it is a wander through the Artscape on a Sunday afternoon, a family bike trip, the Gold Coast fun run or an early morning jog, the Artscape must incorporate it all. It is both integrated into the circulation networks of the surrounding areas and a destination in its own right.

Of course there are shared cycle / pedestrian paths, there are also end-of-trip facilities including showers, bike repair and sales near the lake side dining precinct (perhaps including a cycle café?)

Pedestrian paths throughout the Artscape and into the surrounding areas, range from the direct and obvious to the recreational, the meandering and the obscure.

TAXI, VEHICULAR AND VIP PICK UP/DROP OFF

Three drop-off points – at the Lawn and riverfront restaurants; the Performing Arts Centre and Great Terrace; and another to the north of the Performing Arts Centre – allow visitors to drive their cars or catch a taxi to the heart of the Artscape.

A coach pick up/drop off is provided at the Art Tower at the threshold to the Great Terrace. “Living umbrellas” provide a shaped and covered arrival point. From here there is easy access to all that the precinct has to offer.

FOR FURTHER INFORMATION ON THIS SECTION, REFER TO THESE GCCP MASTERPLAN SUPPORTING DOCUMENTS:

Transport Report MP-AXTR-0100-[1]
Landscape Report MP-TOP-0100-[0]
Landscape Audiovisual Presentation MP-TOPP-0100-[0]
DDA & Accessibility Review MP-NMC-0100-[0]
8.1/PEDESTRIANS

8.1.1/WAYFINDING
Three main pedestrian “ant-trails” take visitors to the heart of the precinct: from Chevron Island to the north via the Friendship Bridge; from Bundall Road bus stops to the west via the Artswalk; from the ferry terminal to the east via the riverfront dining precinct and the Lawn. In addition to these main trails, the site consists of a network of accessible pedestrian paths, boardwalks and promenades.

8.1.2/INFORMATION/MOBILITY CENTRE
An information kiosk will be located at the Great Terrace providing direction to various features within the precinct, information on events, and possibly ticket sales. The information kiosk will include a mobility centre with equipment for disabled patrons such as hearing augmentation and wheelchairs or scooters.

8.1.3/CAPACITY
The site easily accommodates the capacity generated by the precinct’s cultural buildings and attractions and there is substantial space left for casual park users.

8.1.4/EVENTS
During events, the permeable nature of the Masterplan allows large numbers of people to traverse the site with minimal bottle necks and pinch points.

8.1.5/CPTED
Crime Prevention Through Environmental Design has been addressed from the outset of the design process with urban design, landscape and architectural strategies embedded in the Masterplan on every level including lighting design, sight lines and wayfinding, landscape planting and built form, and careful consideration of entry and access points to buildings and parking structures. CPTED strategies are balanced with the aim of maintaining the precinct as an open, public parkland.

8.2/CYCLING

8.2.1/OFF-SITE PROVISIONS
The site is linked into a wider regional Principal Cycle Route: Bundall Road forms part of the existing route, and Thomas Drive on Chevron Island is designated as a future Principal Route. The Friendship Bridge (and associated landscaping, cycle path and road upgrade works on Mawarra Street and Stanhill Drive) forms a critical link into this existing and future network, reducing the distance between the site and Surfers Paradise. A future designated link will provide a connection under the Bundall Road Bridge to allow pedestrians and cyclists to cross under Bundall Road and continue to the west.

8.2.2/INTERNAL NETWORK
Recreational cyclists are able to access the whole site using the pedestrian and shared path network.

8.2.3/END-OF-TRIP FACILITIES
End-of-trip facilities at Evandale Lake provide change and shower facilities and bike parking.
8.3/VEHICLES

8.3.1/ACCESS AND CIRCULATION
Car access to the precinct is via Bundall Road or Crombie Avenue. Entry to the main precinct parking structure, basement parking beneath the Great Terrace and Civic Chambers is via a radial access road. Access to the four commercial sites is also off this road.

8.3.2/PASSENGER VEHICLES
Three drop-off points – at the Lawn and riverfront restaurants; the Performing Arts Centre and Great Terrace; and another to the north of the Performing Arts Centre – allow visitors to drive their cars close to the Artscape while limiting penetration of roads and cars into the peninsula.

8.3.3/PARKING
The car parking is consolidated in a multilevel car park on Bundall Road and under the Great Terrace. A small amount of street parking exists adjacent to the various development sites and riverfront food and beverage. The multilevel car park is proposed as three levels, one half a level down, one half a level up and roof top with shade structure over. Car parks include BCA accessible bay requirements.

PARKING OPTIONS
Throughout the course of the Masterplan, ARM investigated a number of car park arrangement options. Many of these focused on providing more spaces underground to create a less encumbered ground plane. While it has been determined that the base case option provides the best balance between cost and benefit we have included these options for information.

FOR FURTHER INFORMATION ON THIS SECTION, REFER TO THESE GCCP MASTERPLAN SUPPORTING DOCUMENTS:
Transport Report MP-ARTR-0130
ALTERNATIVE OPTION A
The car parking is all located underground centrally in the precinct under the Great Terrace, Performing Arts Centre, and Art Tower. This option is expensive but delivers a single centralised carpark. Staging of this option is difficult.

ALTERNATIVE OPTION B
The central underground car park is reduced to the optimised footprint (where natural ground levels allow a simplified underground structure) and a secondary underground car park is located on the Bundall/Crembie corner. This option is expensive and creates two separate car parks but is more readily stage able than option A.
ALTERNATIVE OPTION C
Option C shows that it is possible to introduce a third commercial building to option B. If there was sufficient demand for this building this option may become more viable and it may be possible to combine with the adjacent development site car parks.

ALTERNATIVE OPTION D
The optimised central underground car park is combined with off-site car parking on Chevron Island.
8.3.4 PUBLIC TRANSPORT

The precinct is well served by the existing Gold Coast public bus network. The Friendship Bridge allows pedestrian access to the precinct from bus stops on Thomas Drive. In addition to the existing services on Bundall Road, a new stop will serve the precinct entry near the corner of Crombie Avenue. There is provision for a future “destination bus route” to take passengers into the precinct, which would take the place of the internal bus route currently serving the site.

Taxis can set down visitors at the Great Terrace and main entry to the Performing Arts Centre, the Art Tower at ground level, and the riverfront dining precinct and the Lawn. Taxis also service the hotel, residential and commercial sites with designated set-down and pick-up areas at each site address.
8.3.5/ PRIVATE BUSES
Groups arriving at the precinct by private coach can alight at the Art Tower at ground level entry. Smaller coaches (12m) can set down groups at the Great Terrace and the main foyer of the Performing Arts Centre on level 1. During large events, there is allowance for shuttle services with coach lay-over areas accommodated at Bundal Road and Crombie Avenue when the precinct is in event mode.

8.3.6/ MAINTENANCE AND EMERGENCY
Park maintenance and emergency vehicles access the whole site via a circulation route of roadways and shared paths. Beyond the public roadways, a 6m wide shared zone pathway allows vehicles to drive between the maintenance yard behind the Performing Arts Centre building around Evandale Lake, past the Friendship Bridge, to the tip of the peninsula, and back along the eastern foreshore to the Stage loading area. A second 6m wide shared zone joins the Stage loading and the lakefront dining. The Friendship Bridge is designed to be traversed by vehicles when necessary.

An emergency vehicle network provides perimeter access to the Performing Arts Centre, Art Tower and the Stage.

A large maintenance hub is situated adjacent to the Performing Arts Centre loading area including office space and parking for maintenance staff, maintenance vehicle bays, workshop, store and landscape supply storage. This centrally located hub is 500 metres or less from the furthest perimeters of the parkland. Additional satellite maintenance stores are located in the Lifeguard Pavilion, the precinct carpark and the amenities pavilion near the lake.

Bin/waste areas are located at the Performing Arts Centre maintenance hub and in the basement of the Art Tower with easy access to loading, workshops and food and beverage loading areas.

FOR FURTHER INFORMATION ON THIS SECTION, REFER TO THESE GCCP MASTERPLAN SUPPORTING DOCUMENTS:
Transport Report MP-ARTR-0100; Landscape Report MP-TOP-0100; Landscape Audiovisual Presentation MP-TOPP-0100; Theatre Return Brief MP-SSTH-0100
8.3.7/LOADING
Loading access to the Performing Arts Centre, the Art Tower and the Lawn stage are all off the main radial access road. Loading bays are secure and covered for both the Art Tower and the Performing Arts Centre sufficient to facilitate bumping in large theatrical, musical and art events. Loading access to retail and hotel sites are also off this road.

8.4.1/FERRY TERMINAL/PONTOON
A new ferry service shuttles visitors from Surfers Paradise, setting down passengers at the riverfront dining precinct at the southeast edge of the site where the navigation channel is widest.

8.4.2/BEACHES & LANDINGS
On the northern and southern shores are opportunities for small recreational boats to beach at small sandy coves, or at jetties.

8.4.3/RECREATIONAL CRAFT & ACCESS MOORING
In addition to the Ferry Terminal, a pontoon west of the Friendship Bridge allows bigger vessels to berth.