

# Town Planning Report

202 Baileys Mountain Road, Upper Coomera

Development Permit for Material Change of Use for Multiple Dwelling (73 Townhouses), Development Permit for Reconfiguring a Lot (Boundary Realignment and new road), and Operational Works (Change to Ground Level and Vegetation Clearing)

MG Land Pty Ltd



Client: **MG Land Pty Ltd**  
Project: **202 Baileys Mountain Road, Upper Coomera**  
Project No: **23-8110**  
Date: **October 2024**  
Project Contact: **Emily Hines / Hayden Gianarakis**

© 2024 Urban Strategies Pty Ltd  
ABN 12 064 941 591  
E [admin@urbanstrategies.com.au](mailto:admin@urbanstrategies.com.au)  
W [www.urbanstrategies.com.au](http://www.urbanstrategies.com.au)

BRISBANE  
LEVEL 1, THE ICE CREAM FACTORY, WEST VILLAGE  
97 BOUNDARY ST, WEST END QLD 4101  
PO BOX 3368 SOUTH BRISBANE QLD 4101  
07 3360 4200

GOLD COAST – LOGAN  
LEVEL 8, 33 ELKHORN AVE  
SURFERS PARADISE QLD 4217  
PO BOX 1136 SOUTHPORT QLD 4215  
07 5551 9170

SYDNEY  
7/LEVEL 2 LAWSON PLACE  
165-167 PHILLIP ST SYDNEY NSW 2000  
PO BOX 3036 REDFERN NSW 2016  
02 8093 6950

#### DISCLAIMER

Urban Strategies retains copyright and ownership of the contents of this document, including all tables, plans, drawings, figures and other work produced by Urban Strategies. Unless expressly approved by Urban Strategies, this document may not be reproduced in full or in part, except for the client and for the purpose for which it was created. Use or reliance on the contents of this document by any third party is prohibited unless authorised by Urban Strategies.

## Contents

|            |                                                        |           |
|------------|--------------------------------------------------------|-----------|
| <b>1.0</b> | <b>EXECUTIVE SUMMARY .....</b>                         | <b>1</b>  |
| <b>2.0</b> | <b>SUMMARY.....</b>                                    | <b>4</b>  |
| <b>3.0</b> | <b>PRE-APPLICATION / CONSULTATION AND HISTORY.....</b> | <b>5</b>  |
| 3.1        | Prelodgement Meeting.....                              | 5         |
| 3.2        | Development History .....                              | 5         |
| <b>4.0</b> | <b>SITE INFORMATION AND ANALYSIS .....</b>             | <b>5</b>  |
| 4.1        | Physical Description.....                              | 5         |
| 4.2        | Exemption Certificates .....                           | 6         |
| 4.3        | Easements and Encumbrances.....                        | 6         |
| 4.4        | Site Context .....                                     | 7         |
| <b>5.0</b> | <b>PROPOSAL DETAILS.....</b>                           | <b>9</b>  |
| 5.1        | General Description.....                               | 9         |
| 5.2        | Reconfiguring a Lot (Boundary Realignment).....        | 10        |
| 5.3        | Material Change of Use (MCU).....                      | 12        |
| 5.4        | Summary & List of Supporting Specialist Reports .....  | 22        |
| 5.5        | Staging .....                                          | 22        |
| 5.6        | Infrastructure Charges.....                            | 22        |
| 5.7        | Approval Requirements.....                             | 23        |
| <b>6.0</b> | <b>LEGISLATIVE FRAMEWORK.....</b>                      | <b>23</b> |
| 6.1        | Purpose of the Planning Act 2016 .....                 | 23        |
| 6.2        | Development Assessment System .....                    | 24        |
| 6.3        | State Planning Instruments .....                       | 24        |
| 6.4        | Local Planning Instruments .....                       | 25        |
| 6.5        | General Assessment Provisions.....                     | 28        |
| 6.6        | Local Laws.....                                        | 34        |
| 6.7        | Referral Agencies.....                                 | 34        |
| <b>7.0</b> | <b>REASONS FOR APPROVAL.....</b>                       | <b>34</b> |
| <b>8.0</b> | <b>CONCLUSIONS AND RECOMMENDATIONS .....</b>           | <b>35</b> |
|            | <b>APPENDIX A – GOLD COAST COUNCIL CODES .....</b>     | <b>36</b> |

## 1.0 Executive Summary

This Town Planning Report has been prepared by Urban Strategies Pty Ltd on behalf of MG Land Pty Ltd, in association with an Impact Assessable Development Application seeking a Development Permit for a Material Change of Use for a Multiple Dwelling (73 Townhouses), Reconfiguring a Lot (Boundary Realignment and new road) and Operational Works (Earthworks for Change to Ground Level and Vegetation Clearing) over land at 202 Baileys Mountain Road, Upper Coomera.

The subject site is formally described as Lot 57 on SP214370, Lot 58 on SP191940 and Lot 183 on RP156422. Development will principally occur on a realigned Lot 58. Lot 58 is a irregularly shaped corner allotment with an approximate site area of 30,870m<sup>2</sup> and a combined frontage of approximately 440m to Baileys Mountain Road and Reserve Road. The land is in the Emerging Community Zone of Gold Coast City Plan Version 11, and more specifically within the Courtney North East Precinct of the Upper Coomera (Courtney Drive) Precinct Plan.

The proposal is for three aspects of development as follows:

1. Reconfiguring a Lot including:
  - Boundary realignment of the common boundary between Lot 57 SP214370 and Lot 58 SP191940 to create more regular shaped allotments for future development.
  - Dedication of land for road from Lot 58 SP191940 and Lot 183 on RP156422 to secure the location and width of a new access road connecting to Baileys Mountain Road.
2. Material Change of Use for Multiple Dwelling for 73 townhouses delivered over four (4) stages including:
  - 73 x 3-bedroom, 2 storey townhouses;
  - dwellings accessed from a private driveway connecting to the abovementioned new public road along the north-western boundary;
  - 159 car parking spaces including 73 x residential garaged spaces; 73 x resident driveway spaces and 13 visitor street parking spaces;
  - Private open space for each townhouse in the form of a fenced rear courtyard.
  - Communal open space in a single location at the south-east, totalling 1,130m<sup>2</sup>, including a pool and shaded seating area supplemented by soft landscaping and pathway.
  - Stormwater management for quality and quantity via a proposed bio basin positioned to the south-east corner of the site, before being discharged to Yuan Creek which traverses the site from south to north. The watercourse is considered the sites lawful point of discharge.
  - A 5m wide public recreation link proposed along the re-aligned waterway, in acknowledgement of LGIP item REC\_LR\_0022.

- Dedication of land for conservation and waterway beyond the recreation link, adjoining Reserve Road;
- Dedication of land for the widening of Baileys Mountain Road;
- 3. Operational Work for:
  - Vegetation clearing necessary to form the development footprint; and
  - Change to ground level

The *Gold Coast City Plan (v11)* ("City Plan"), the Categorising Instrument, categorises this Development Application as Assessable Development. Further the City Plan identifies the application to be subject to Impact Assessment in accordance with Section 45 (5) of the Planning Act 2016.

The following Zone and Development Codes are assessed in Appendix A of this report:

- Emerging Community Zone Code
- Multiple Accommodation Code
- Driveways and Vehicular Crossings Code
- General Development Provisions Code
- Healthy Waters Code
- Landscape Work Code
- Solid Waste Management Code
- Transport Code
- Vegetation Management Code
- Change to Ground Level and Creation of New Waterways Code

The following Overlays are identified to be potentially relevant to the site, and are addressed in Appendix A where relevant:

- Airport Environs Overlay
- Bushfire Hazard Area Overlay
- Dwelling House Area Overlay
- Environmental significance Overlay
- Landslide Hazard Overlay

Further the proposal is consistent with and does not compromise the Strategic Framework of City Plan 2016. Relevant components of the Strategic Framework have been addressed within Section 6.4.2 of this report.

This application is supported by the following plans and documents:

- Architectural Plans prepared by Red Door Architecture;
- Civil Engineering Report and Site Based Stormwater Management Plan prepared by Cozens Regan Consulting Engineers;
- Ecological Assessment and Bushfire Hazard Assessment and Management Plan prepared by S5 Consulting;
- Landscape Concept Plans prepared by Dunn Moran Landscape Architects (DMLA);
- Traffic Assessment prepared by TTM;

- Hydraulic Assessment by Allan & Dennis; and
- Acoustic Report prepared by Acoustic Works.

This report and accompanying consultant documentation has demonstrated that the proposal substantially complies with the intent of the relevant Codes and the Strategic Framework. In particular, the proposal provides for residential development consistent with the intent for the site set out in the Emerging Community Zone Code. The proposal will contribute to housing diversity and affordability in a logical location and provide for important public infrastructure (including a new local road and intersection, land for a major road upgrade, a recreation link and conservation land). Consequently, this development application meets the relevant Assessment Benchmarks and should be approved subject to reasonable and relevant conditions.

## 2.0 Summary

| <b>Address of Site:</b> 202 Baileys Mountain Road, Upper Coomera                                                                                                                                                                                                                                                                                                                                                     |                            |                        |                            |  |    |    |     |  |   |     |  |   |    |  |  |    |  |   |                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------------------|----------------------------|--|----|----|-----|--|---|-----|--|---|----|--|--|----|--|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Real Property Description:</b> Lot 58 on SP191940 (primary development site) and Lot 57 on SP214370 183 on RP156422 for the purpose of boundary realignment and road dedication                                                                                                                                                                                                                                   |                            |                        |                            |  |    |    |     |  |   |     |  |   |    |  |  |    |  |   |                                                                                                                                                                                              |
| <b>Area of Site:</b> 30,870m <sup>2</sup> (Lot 58) in addition to land from Lot 57 on SP214370 183 on RP156422 for the purpose of boundary realignment and road dedication                                                                                                                                                                                                                                           |                            |                        |                            |  |    |    |     |  |   |     |  |   |    |  |  |    |  |   |                                                                                                                                                                                              |
| <b>Regional Plan Land Use Category:</b> Urban Footprint                                                                                                                                                                                                                                                                                                                                                              |                            |                        |                            |  |    |    |     |  |   |     |  |   |    |  |  |    |  |   |                                                                                                                                                                                              |
| <b>Zone:</b> Emerging Community zone                                                                                                                                                                                                                                                                                                                                                                                 |                            |                        |                            |  |    |    |     |  |   |     |  |   |    |  |  |    |  |   |                                                                                                                                                                                              |
| <b>Name of Owner:</b> MG Land Pty Ltd                                                                                                                                                                                                                                                                                                                                                                                |                            |                        |                            |  |    |    |     |  |   |     |  |   |    |  |  |    |  |   |                                                                                                                                                                                              |
| <b>Type of Application:</b> <table border="1"> <thead> <tr> <th rowspan="2">Aspects of Development</th> <th colspan="2">Type of Approval Requested</th> </tr> <tr> <th>PA</th> <th>DP</th> </tr> </thead> <tbody> <tr> <td>MCU</td> <td></td> <td>X</td> </tr> <tr> <td>RoL</td> <td></td> <td>X</td> </tr> <tr> <td>BW</td> <td></td> <td></td> </tr> <tr> <td>OW</td> <td></td> <td>X</td> </tr> </tbody> </table> |                            | Aspects of Development | Type of Approval Requested |  | PA | DP | MCU |  | X | RoL |  | X | BW |  |  | OW |  | X | <b>Prelodgement / Consultation:</b><br>A formal prelodgement meeting was undertaken with City of Gold Coast on 30 March 2023 (PLO/2023/32). Please refer to Section 3.0 for further details. |
| Aspects of Development                                                                                                                                                                                                                                                                                                                                                                                               | Type of Approval Requested |                        |                            |  |    |    |     |  |   |     |  |   |    |  |  |    |  |   |                                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | PA                         | DP                     |                            |  |    |    |     |  |   |     |  |   |    |  |  |    |  |   |                                                                                                                                                                                              |
| MCU                                                                                                                                                                                                                                                                                                                                                                                                                  |                            | X                      |                            |  |    |    |     |  |   |     |  |   |    |  |  |    |  |   |                                                                                                                                                                                              |
| RoL                                                                                                                                                                                                                                                                                                                                                                                                                  |                            | X                      |                            |  |    |    |     |  |   |     |  |   |    |  |  |    |  |   |                                                                                                                                                                                              |
| BW                                                                                                                                                                                                                                                                                                                                                                                                                   |                            |                        |                            |  |    |    |     |  |   |     |  |   |    |  |  |    |  |   |                                                                                                                                                                                              |
| OW                                                                                                                                                                                                                                                                                                                                                                                                                   |                            | X                      |                            |  |    |    |     |  |   |     |  |   |    |  |  |    |  |   |                                                                                                                                                                                              |
| <b>Variation Request:</b> No                                                                                                                                                                                                                                                                                                                                                                                         |                            |                        |                            |  |    |    |     |  |   |     |  |   |    |  |  |    |  |   |                                                                                                                                                                                              |
| <b>Brief Description / Purpose of Proposal:</b> Development Permit for a Material Change of Use for a Multiple Dwelling (73 Townhouses), Reconfiguring a Lot (Boundary Realignment and New Road) and Operational Works (Earthworks for Change to Ground Level and Vegetation Clearing)                                                                                                                               |                            |                        |                            |  |    |    |     |  |   |     |  |   |    |  |  |    |  |   |                                                                                                                                                                                              |
| <b>Staged Development:</b> No                                                                                                                                                                                                                                                                                                                                                                                        |                            |                        |                            |  |    |    |     |  |   |     |  |   |    |  |  |    |  |   |                                                                                                                                                                                              |
| <b>Referral Agencies:</b> Not Applicable                                                                                                                                                                                                                                                                                                                                                                             |                            |                        |                            |  |    |    |     |  |   |     |  |   |    |  |  |    |  |   |                                                                                                                                                                                              |
| <b>Category of Assessment:</b> Impact                                                                                                                                                                                                                                                                                                                                                                                |                            |                        |                            |  |    |    |     |  |   |     |  |   |    |  |  |    |  |   |                                                                                                                                                                                              |
| <b>Public Notification:</b> Yes <b>If Yes:</b> 15 business days                                                                                                                                                                                                                                                                                                                                                      |                            |                        |                            |  |    |    |     |  |   |     |  |   |    |  |  |    |  |   |                                                                                                                                                                                              |
| <b>Superseded Planning Scheme Application:</b> No                                                                                                                                                                                                                                                                                                                                                                    |                            |                        |                            |  |    |    |     |  |   |     |  |   |    |  |  |    |  |   |                                                                                                                                                                                              |
| <b>Assessment Manager / Council Officer Previously Involved:</b> N/A                                                                                                                                                                                                                                                                                                                                                 |                            |                        |                            |  |    |    |     |  |   |     |  |   |    |  |  |    |  |   |                                                                                                                                                                                              |
| <b>Applicant Contact Person:</b> Emily Hines / Hayden Gianarakis                                                                                                                                                                                                                                                                                                                                                     |                            |                        |                            |  |    |    |     |  |   |     |  |   |    |  |  |    |  |   |                                                                                                                                                                                              |

### 3.0 Pre-Application / Consultation and History

#### 3.1 Prelodgement Meeting

A formal prelodgement meeting was conducted with Gold Coast City Council on 30 March 2023.

The items for discussion at the meeting were:

- Appropriateness of proposed land use and residential density
- Suitability of proposed access arrangement
- Clarification on overland flow drainage across the site
- Park dedication and drainage reserve land with respect to Yuan Creek
- Clarification on future road dedication/widening for Baileys Mountain Road

The proposal was supported in principle at the meeting. This report and accompanying consultant documentation have addressed the matters raised at the pre-lodgement meeting. In particular, the new local access road is moved to maximise access to the Reserve Road intersection, and a recreation link is now included adjacent to the waterway corridor.

#### 3.2 Development History

A review of Council's PD Online indicates that a previous development application for a Retirement Facility and Residential Care Facility was lodged and approved by Council over the site. Details of the approval are provided below:

| 2018 Approval           |                                                                                                                                                                                                                                                                                                             |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description of Approval | Material Change of Use for Educational Establishment, Residential Care Facility and Retirement Facility                                                                                                                                                                                                     |
| GCCC Reference          | MCU/2018/58                                                                                                                                                                                                                                                                                                 |
| Decision Date           | 1 August 2018                                                                                                                                                                                                                                                                                               |
| Key Details of Approval | <ul style="list-style-type: none"> <li>▪ Impact Assessable</li> <li>▪ Positioned within the Rural Residential zone of the superseded City Plan</li> <li>▪ 90-bed residential care facility with maximum height of 2 storeys and 16% site cover</li> <li>▪ Average 25m buffer width to Yuan Creek</li> </ul> |

### 4.0 Site Information and Analysis

#### 4.1 Physical Description

The subject site is formally described as Lot 57 on SP214370, Lot 58 on SP191940 and Lot 183 on RP156422 (Figure 1). Development will principally occur on a realigned Lot 58. Lot 58 is an irregularly shaped corner allotment with an approximate site area of 30,870m<sup>2</sup>

and a combined frontage of approximately 440m to Baileys Mountain Road and Reserve Road.

References to the “subject site” throughout this report, particularly where discussing the proposed Material Change of Use, should generally be taken to refer to the realigned proposed Lot 58 shown on *Proposed Boundary Realignment & New Road Drawing Number MGH-323 RAL 01 Issue A* by Focus on Surveying.



Figure 1: Aerial image of subject site (Nearmap)

Topographically, the site slopes from the north-west to the south-east, from an elevation of approximately 39m AHD at the northern boundary to 24m AHD at the southern boundary. Yaun Creek traverses the site near the south-eastern boundary. Yuan Creek is identified as a waterway on City Plan mapping. The site is predominantly cleared with pockets of canopy trees, including exotic species, and dense vegetation near Yuan Creek. The existing site is traversed by Yuan Creek and several northern tributaries prior to discharging through the Old Coach Road culverts.

## 4.2 Exemption Certificates

No exemption certificates are requested and no certificates are known to exist for the site.

## 4.3 Easements and Encumbrances

The site is not subject to any easements or encumbrances.

#### 4.4 Site Context

The site is located in Upper Coomera, which is a predominantly residential suburb containing a mix of both detached dwellings and townhouses, as well as acreage residential allotments.

The site is well positioned in relation to public transport and nearby facilities and services. A bus stop is located within 500m of the site on Reserve Road / Old Coach Road with nearby facilities and services including the Brygon Reserve Shopping Village and Upper Coomera State College approximately 1.0km to the east, and the Upper Coomera District centre and Upper Coomera Community Centre and Library, and Saint Steven's College, approximately 2.0km away. The subject site is approximately 3.7km from Coomera Town Centre.

Water, sewer and electricity services are located within close proximity to the site along Reserve Road / Old Coach Road.

With regard to the town planning framework, this area of Upper Coomera was historically in the rural residential zone but was identified as an 'investigation area' in earlier versions of the Strategic Framework of City Plan. Version 10 of the Planning Scheme set forward formal planning controls to facilitate development via the Emerging Community Zone Code. Under Version 11 of the City Plan, the site is now:

- a) Located within the Emerging Community zone (Figure 2)
- b) More specifically within the Upper Coomera (Courtney Drive) Precinct Plan (Figure 3)
- c) Mapped as being both within the "Courtney North East" sub precinct and "Green Space Network (Public Open Space)" on the Precinct Plan.
- d) Notably mapped within the Environmental Significance – Matters of State and Local Significance, Vegetation Management, Wetlands and Waterways; and Watercourse 30m buffer area.

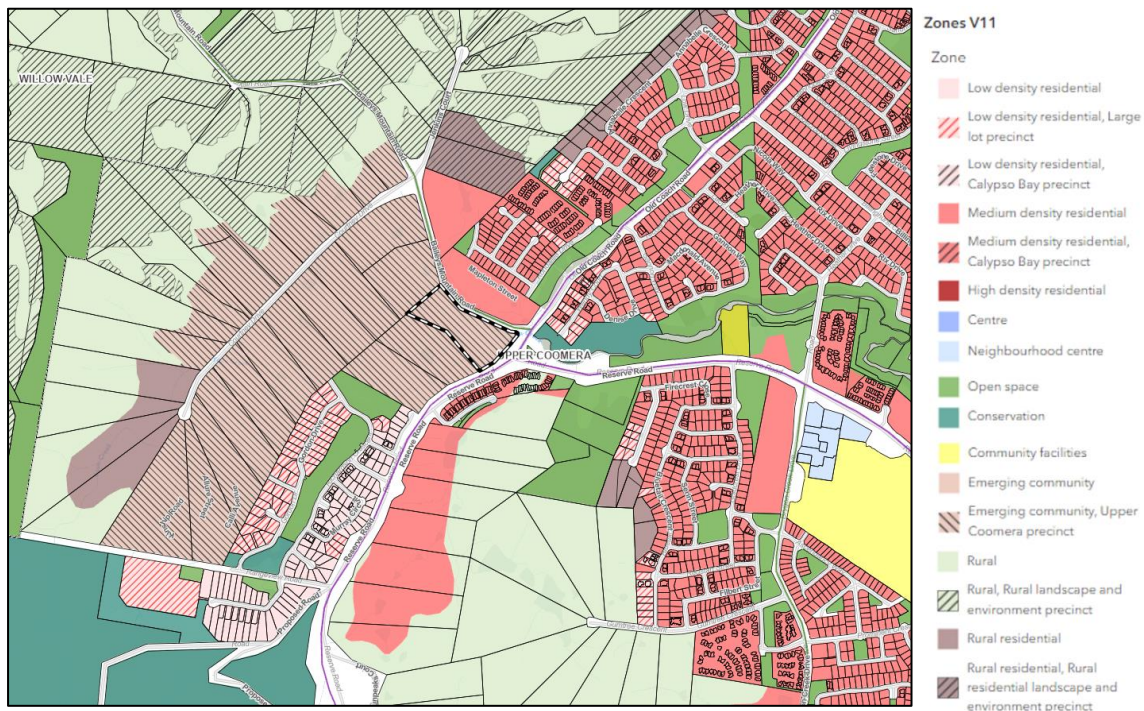


**Figure 2: Zoning Map (GCCC Interactive Mapping)**

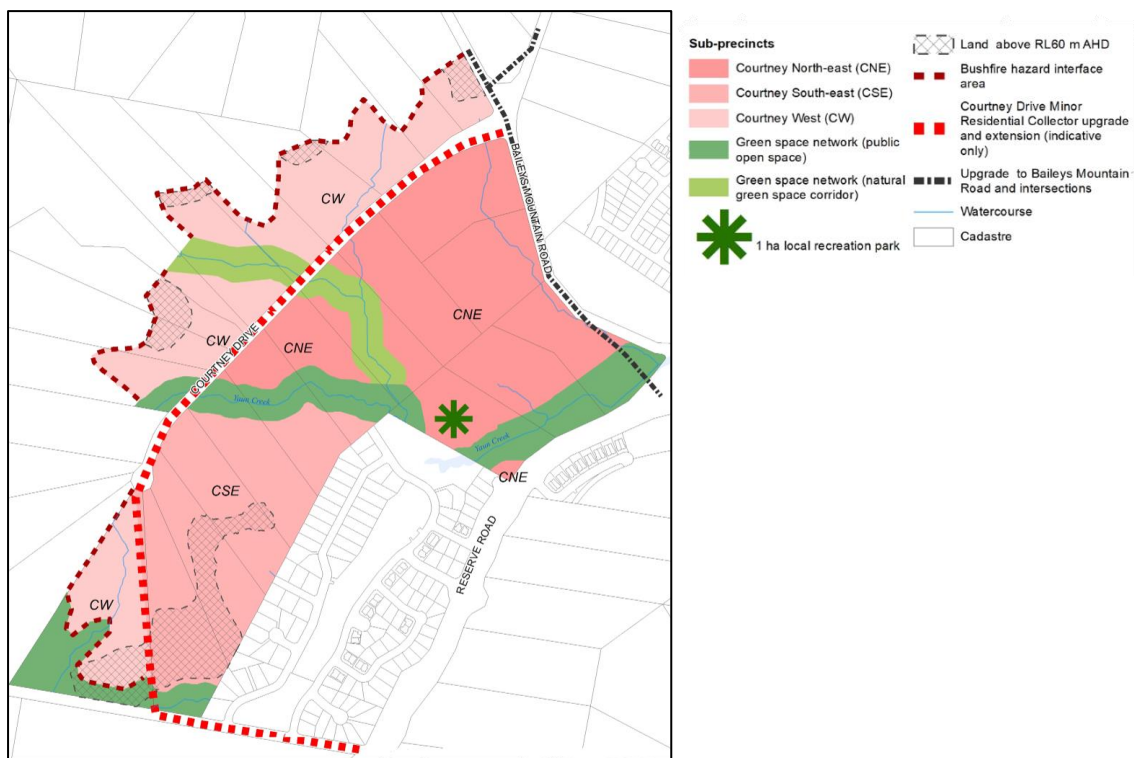


**Figure 3: Upper Coomera (Courtney Drive) precinct plan**

## 5.0 Proposal Details

### 5.1 General Description

The proposal is for three aspects of development as follows:

1. Reconfiguring a Lot including:
  - Boundary realignment of the common boundary between Lot 57 SP214370 and Lot 58 SP191940 to create more regular shaped allotments for future development.
  - Dedication of land for road from Lot 58 SP191940 and Lot 183 on RP156422 to secure the location and width of a new access road connecting to Baileys Mountain Road.
2. Material Change of Use for Multiple Dwelling for 73 townhouses delivered over four (4) stages including:
  - 73 x 3-bedroom, 2 storey townhouses;
  - dwellings accessed from a private driveway connecting to the abovementioned new public road along the north-western boundary;
  - 159 car parking spaces including 73 x residential garaged spaces; 73 x resident driveway spaces and 13 visitor street parking spaces;
  - Private open space for each townhouse in the form of a fenced rear courtyard.
  - Communal open space in a single location at the south-east, totalling 1,130m<sup>2</sup>, including a pool and shaded seating area supplemented by soft landscaping and pathway.
  - Stormwater management for quality and quantity via a proposed bio basin positioned to the south-east corner of the site, before being discharged to Yuan Creek which traverses the site from south to north. The watercourse is considered the sites lawful point of discharge.
  - A 5m wide public recreation link proposed along the re-aligned waterway, in acknowledgement of LGIP item REC\_LR\_0022.
  - Dedication of land for conservation and waterway beyond the recreation link, adjoining Reserve Road;
  - Dedication of land for the widening of Baileys Mountain Road;
3. Operational Work for:
  - Vegetation clearing necessary to form the development footprint; and
  - Change to ground level

An excerpt of the proposed site plan is provided in Figure 4.



Figure 4: Proposed site plan (MCU component)

This report now explores each aspect of the proposal having regard to the City Plan benchmarks.

## 5.2 Reconfiguring a Lot (Boundary Realignment)

As shown on the attached Proposal Plan prepared by Focus on Surveying, the proposal involves the realignment of the south-western boundary of Lot 58 and north-eastern boundary of Lot 57, to facilitate a 'land swap' between owners (Figure 5). This realignment provides for a more regular lot shape to facilitate more efficient development.

In addition, road reserve is to be dedicated from Lot 183 on RP156422 and Lot 58 SP191940 to secure the new local access road connecting to Baileys Mountain Road envisaged by the Emerging Community Zone Code.

The resultant lots will have the following attributes:

| Lots                               | Current Site Area    | New Site Area                                                                                                |
|------------------------------------|----------------------|--------------------------------------------------------------------------------------------------------------|
| Lot 58 (202 Baileys Mountain Road) | 30,870m <sup>2</sup> | 30,424m <sup>2</sup><br><b>24,890m<sup>2</sup></b> (post road dedication for Baileys Mountain Road widening) |
| Lot 57 Reserve Road                | 31,120m <sup>2</sup> | 30,700m <sup>2</sup>                                                                                         |
| Lot 183                            | 31,000m <sup>2</sup> | 30,180m <sup>2</sup>                                                                                         |

Acceptable Outcome A07 of the Reconfiguring a Lot Code requires the rearrangement of lot boundaries to result in lots which comply with the applicable zone requirements (i.e. minimum lot size) and not restrict the lawful use of either lot or result in buildings or structures being proposed across a boundary or within a setback.

The minimum lot size for the Emerging Community zone is 4 hectares as per table 5.6.1 of the City Plan, therefore a Performance Outcome is required. The Performance Outcome is demonstrated on the following grounds:

- The existing lots already present below the 'acceptable outcome' area requirement of 4 hectares and the lot sizes only marginally change compared to the existing arrangement.
- The realignment is part of a 'management subdivision' structure plan exercise which is the first step in development of this part of the Courtney North East sub-precinct. Any minor variation to lot size is not material when considering the significant structure planning benefit in providing regularly shaped lots and a new public access road.
- The proposed boundary realignment will also ensure the lots remain of a sufficient size for their intended purposes and not prejudice the continued operation of existing activities, restrict the lawful use of either lot or result in existing buildings or structures being located across a boundary or within a setback.

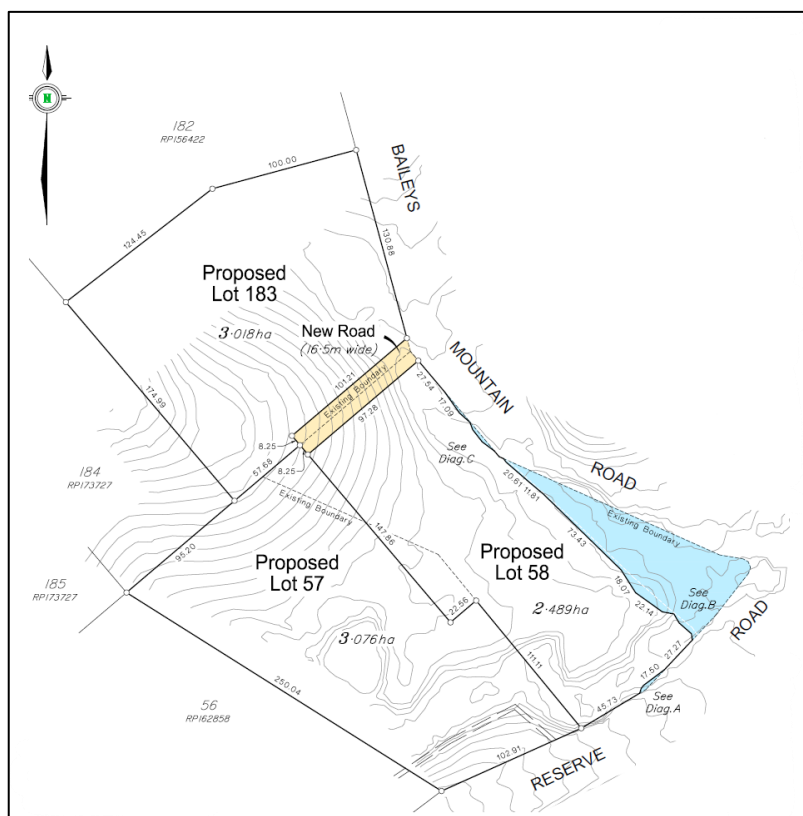


**Figure 5: Boundary realignment proposal plan**

### 5.3 Material Change of Use (MCU)

#### 5.3.1 Proposed Use

The Material Change of Use component of this application seeks to establish 73 units in a townhouse configuration.

The proposal is for a Multiple Dwelling defined in the Gold Coast City Plan is as follows:

*A residential use of premises involving three or more dwellings, whether attached or detached, for separate households.*

The use of the site for a Multiple Dwelling is consistent with the intent for the site set out by the Emerging Community Zone Code. It is noted the site is located within the Courtney Drive precinct and North-east sub-precinct.

##### 5.3.1.1 Density

The proposal intends to provide dwellings at an approximate residential density of 40.14 dwellings per net hectare, based on the developable site area (total site area post land dedications for road and conservation/recreation).

The site is not identified within the Residential Density overlay mapping, as such the density requirement is set out in the Emerging Community Zone Code. AO4 of the Emerging Community zone code prescribes a density of one dwelling house per lot. The corresponding Performance Outcome requires that “Density is very low and promotes the intended intensity of the zone until detailed studies inform alternative density capacities for new communities.”

The adoption of City Plan Version 10 (and the detailed provisions for the Upper Coomera Courtney Drive Precinct) set out a new community for Upper Coomera based on detailed studies. Overall outcome (3)(iv) envisages Multiple Dwelling development in the sub-precinct to achieve a maximum residential density of RD2 (up to 33 dwellings per net hectare).

The proposal seeks a density of 40 dwellings per hectare, requiring an alternative to overall outcome (3) (iv). The proposed density is considered appropriate for the following reasons:

- Despite the numerical exceedance, the proposal is fairly described as being of a low-medium or ‘gentle’ density.
- The site is notably positioned at the interface of the established urban area of Upper Coomera on the opposite side of both Baileys Mountain Road and Reserve Road, which are predominately zoned as Medium Density Residential. The site is also well positioned to nearby public transport services and community facilities, including Brygon Reserve Shopping Village and Upper Coomera State College approximately 1.0km to the east. The site is also within a 2-4km distance to the Upper Coomera District centre, Upper Coomera Community Centre and Library, Saint Steven’s College, and Coomera Town Centre.

- The residential density is appropriate to make efficient use of land, and to capitalise on the site's strategic location with respect to transport and other services, including on-site delivery of a recreational link.
- It is noted that the density of 40 dwellings per hectare is calculated off a base site area which excludes the identified road widening to Baileys Mountain Road. It is notable that the draft *Road Widening Overlay Code* sets out that any area-based calculations, such as density, can utilise the road widening requirement as part of the base site area. Using this methodology, this would provide a density equivalent to 30.77 dwellings per hectare, consistent with the Emerging Community Zone.

### 5.3.2 Setbacks

"Acceptable Outcome" setbacks for the site are prescribed by AO1 of the Emerging Community Zone Code, which are 10 metres to the front boundary and 6 metres to the side and rear boundaries. A Performance Outcomes is sought under Performance 1, which reads:

#### *PO1*

#### *Setbacks:*

- a. assist in the protection of adjacent amenity;*
- b. provide a level of privacy expected in the locality;*
- c. allow for access around the building;*
- d. contribute to the desired streetscape character for the locality; and*
- e. allow for on-site car parking.*

Overall outcome (3)(vi) which provides further guidance within the Upper Coomera (Courtney Drive) precinct. It requires that:

#### *(vi) Built form:*

- A. is setback from property boundaries to protect the privacy and amenity of adjoining residences;*
- B. is setback from road frontages to complement the streetscape character and provide space for off street parking;*

In this context, each setback is now discussed.

#### Northern & Eastern / Front Setback

The proposed front setbacks to the future Baileys Mountain Road alignment is 4 metres which widens to 10 metres due to the angled nature of the boundary. The Baileys Mountain Road setback will contain a landscape drainage channel to filter views to the development and provide a landscaped street interface.

The site also maintains frontage to Reserve Road to the south-east. Proposed townhouses are setback appropriately 70 metres from the Reserve Road frontage due to land dedicated as perk/conservation, including Yuan Creek.

#### Western / Side Setback

The proposed townhouses are generally setback a distance of 3 – 4 metres from the western side boundary, and new local road.

The setbacks to the future road are suitable and of no town planning impact. The development will present with articulated facades along this frontage, and the inclusion of high quality landscaping and windows will help to define the street edge in this emerging urban area.

#### Southern / Side Setback

The proposed townhouses are setback 4 metres from the southern side boundary. Setbacks along this boundary are considered appropriate for the intended use and anticipated built form outcome and outlook on the adjoining site. The setbacks will offer a suitable level of residential and open space amenity for development which might emerge on the adjoining site.

### **5.3.3 Height**

The proposed townhouses do not exceed 2 storeys in height and below 9m above finished ground level. As such, the proposal complies with the acceptable outcome for building height set out in AO3.1 of the Emerging Community Zone Code.

### **5.3.4 Site Cover**

The built form represents a site cover of approximately 30.3% of the developable site area (17.8% for the entire site area of the realigned Lot 58), which is considered to provide a suitable balance between built form and landscaped areas within the site, especially where a significant portion of the site to the Yuan Creek is proposed as future conservation/rehabilitated land. The site cover ensures an open, attractive and functional development is achieved, that also ensures adequate space for private open space and landscaping is provided.

### **5.3.5 Urban Design and Landscaping**

MG Land Pty Ltd, a subsidiary of MG Homes, are a well-established company with extensive experience in delivering townhouse development on the northern Gold Coast. The proposed dwelling layouts, facades and urban design builds on the many successful projects delivered by the developer.

A central principle of MG Homes' projects in South East Queensland is for townhouses to sit in a landscaped setting, including various feature trees and turf along internal driveways, and screening shrubs in courtyard areas. The proposed design provides for landscaping outcomes in accordance with the Planning Scheme, including many areas of deep planting.

The driveway length deliberately allows for a second vehicle to park clear from the internal private road, which avoids cluttered informal parking characteristic of many townhouse developments.

### **5.3.6 Open Space**

#### *Private Open Space*

The proposed development provides each townhouse with an allocation of useable open space, ranging from an area of 24 square metres to 68 square metres, with an average area of approximately 43.5 square metres per townhouse.

It is noted that 14 dwellings present with an area of private open space (24m<sup>2</sup>) that is fractionally below the 'Acceptable Outcome' of 25 square metres with a minimum width of 5 metres, as prescribed by the Multiple Accommodation Code. The shortfall of 1m<sup>2</sup> for 14 units is a marginal non-compliance and is considered to be balanced through the provision of total private open spaces that exceed minimum requirements (total POS of 3,157 square metres). Combined with the delivery of high quality landscaping and proximity of the site to views of the conservation corridor and recreational link, the proposed private open space is considered appropriate on balance. Further, all private open space areas can remain useable and functional to all residents and are accessible via indoor living areas.

#### *Communal Open Space*

The proposal includes provision of 1,130 square metres of communal which is more than double the minimum required amount of 474.5sqm. The space is wholly located towards the south-east of the site adjacent the waterway corridor and recreation link.

The communal area contains a pool, shaded seating area, pedestrian pathway and landscaped surrounds. The proposed design provides areas capable to accommodate both passive and active recreation activities. The communal area remains accessible by all future residents and is provided with sufficient planting to enhance the area and provide privacy.

Further, the open space associated with the adjoining waterway and recreation link is considered to provide opportunity for landscape vistas and recreation, which will supplement the communal area.

An excerpt of the proposed Landscape Concept Plan is provided in Figure 6.



Figure 6: Excerpt from Landscape Concept Plans

### 5.3.7 Access, Car Parking & Servicing

#### *Access (broader structure planning)*

In response to Overall Outcome (3) (v) (ii) of the Emerging Community Zone Code, a new local access road is proposed to the western side boundary that will connect to Baileys Mountain Road via a new intersection arrangement (Figure 7). The new local access road will also provide access for neighbouring properties in the sub-precinct, minimising intersections with Baileys Mountain Road.

The new road is proposed as a Residential Collector Street with a total 16.5m wide road reserve that includes 7.5m wide carriageway, and 4.5m verge width either side.

The local road intersection to Baileys Mountain Road has been designed in accordance with Council standard drawings and Austroad guidelines. A conceptual intersection design and turn warrant assessment has been undertaken by TTM, with results and analysis provided in the accompanying traffic report.

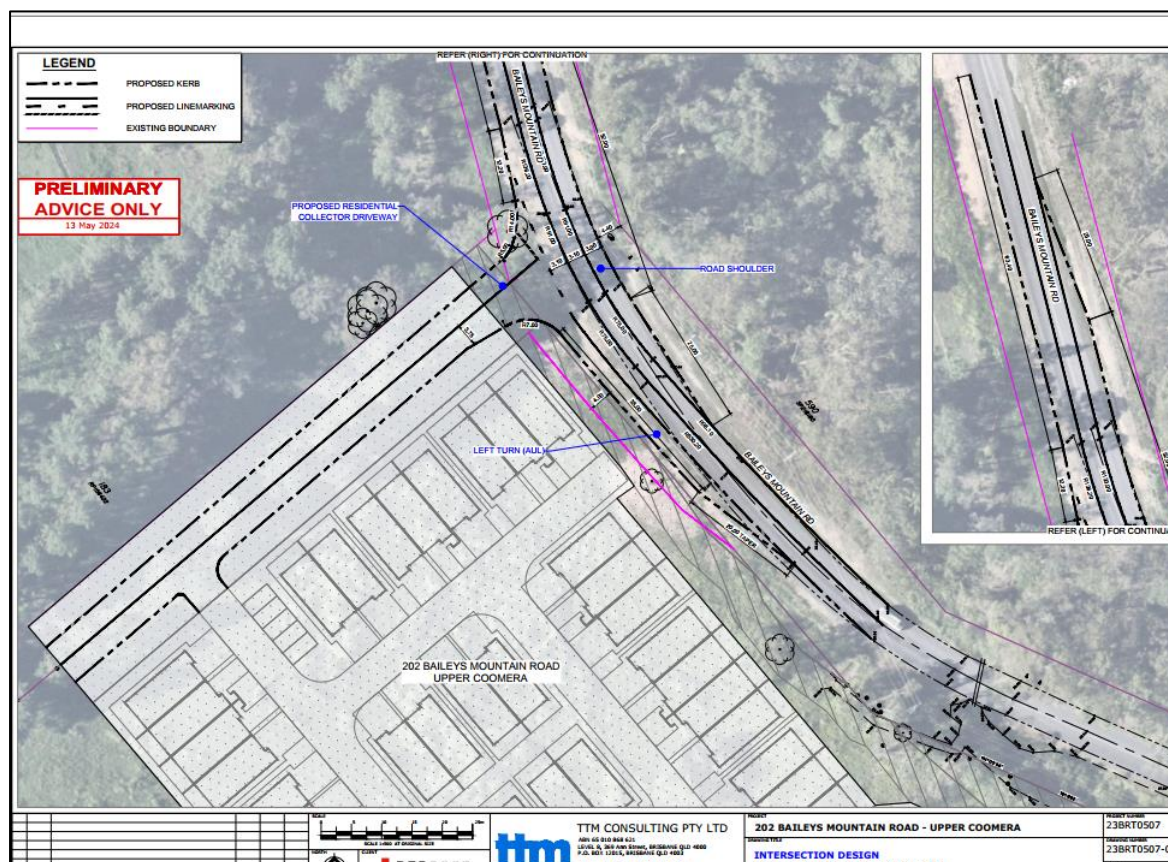


Figure 7: Excerpt of proposed intersection and new local road design by TTM

### Access (Townhouses)

The proposed multiple dwelling will be accessed via a new crossover connecting to the abovementioned local access road. The crossover will lead to an internal private driveway. The internal driveway is generally 6.2m wide and will operate as a low speed, shared zone environment.

### Car Parking

The proposed development provides a total of 146 resident car parking spaces, which includes 73 garage spaces, and 73 uncovered driveway spaces. The provision of resident car parking accords with the requirements of the Transport Code which requires 1.5 residential car parking spaces for each three-bedroom dwelling, requiring a total of 110 spaces.

In addition, 13 visitor car spaces are located within communal areas. The benchmarks under the Transport Code trigger a requirement for a minimum 10 visitor car parking spaces. The parking spaces are dispersed throughout the site.

### *Servicing*

Refuse collection will occur within the subject site via 'kerbside' (private road kerb) collection of wheelie bins. Bin pads are provided for bin presentation for units where direct truck servicing at the dwelling frontage is limited.

Each unit is provided with space for bin storage in rear courtyards (or screened front enclosures for units without rear access).

Refer to the Traffic Assessment undertaken by TTM Consulting for further information.

### **5.3.8 Recreational Link**

The Local Government Infrastructure Plan (LGIP) shows a local recreation park connecting from Kondalilla Drive (Kondalilla Park) through to Courtney Park along Richardson Crescent and future Park nominated over Lots 185 RP173727 and 56 RP162858. Part of this link is shown through the subject site (Figure 8). The item is believed to be *REC\_LR\_0022 – Local Park Courtney Drive*.

It is understood the desired standard of service for an open space linkage is for an average of 15m width.

It is proposed to provide a recreation link sited on the western side of the watercourse at a nominal width of 5 metres. The link is illustrated on the attached architectural drawings and represents a relatively 'flat' area (average 2% grade) for a 2.5m wide pedestrian pathway and areas of landscaping either side before battering down to the existing Yuan Creek waterway.

The area to the east of the recreational link, encompassing the Yuan Creek and an approximate 60m width waterway corridor, to be rehabilitated, is proposed to be dedicated to Council as conservation land/environmental corridor. As part of this dedication, and in accordance with the LGIP delivery, the proposed recreational linkage will also be dedicated/transferred to Council (at no cost).

The proposed 5m width recreational link is considered appropriate due to the following reasons:

- Considering the site's context and surrounding areas, the primary purpose of a recreational link over the site would be for pedestrian movements to existing and planned park land.
- A wider corridor is naturally provided due to the rehabilitated waterway corridor eastward of the recreational link, which will also be dedicated to Council, contributing to the green space network and providing a net benefit outcome (Figure 9).
- Restrictions over the site due to required land dedications, results in limited space to accommodate a full 15m recreational corridor and impacts the viability of the project.

- The applicant acknowledges that where the recreational corridor doesn't achieve the DSS requirements, monetary offsets may not be applied for the land.

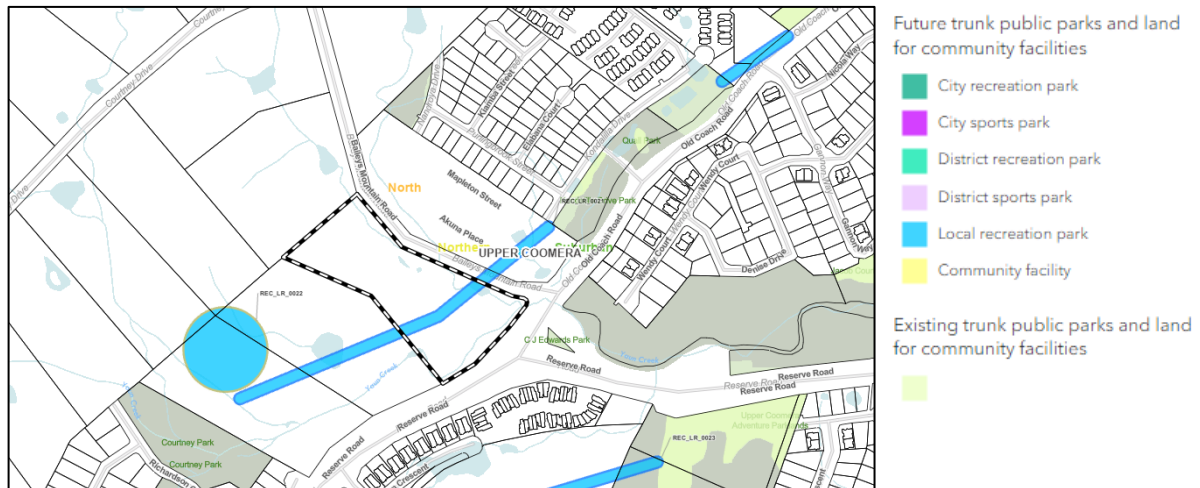


Figure 8: LGIP mapping showing delivery of local recreational link over site

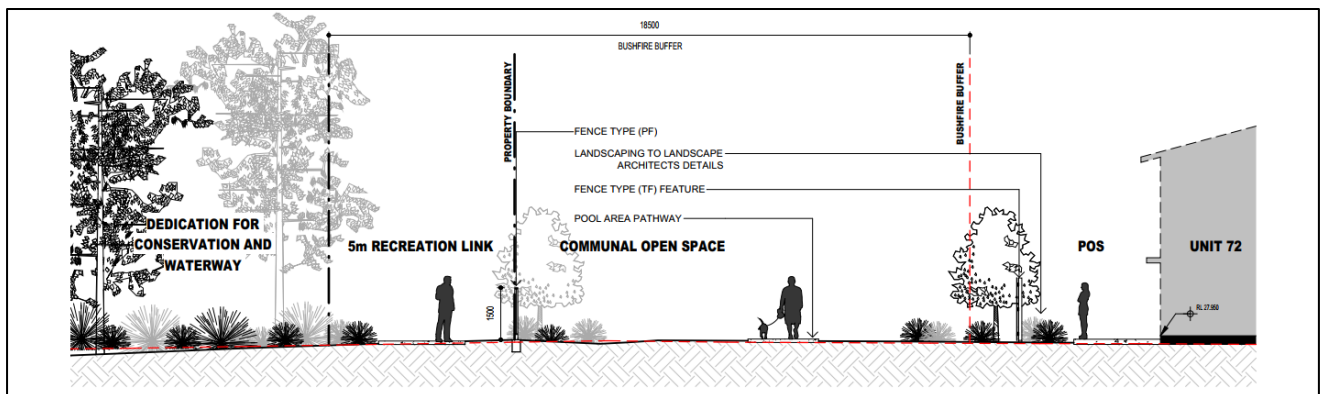


Figure 9: Section through proposal and recreation link

### 5.3.9 Waterway / Hydraulic Impacts

The existing and proposed hydraulic regime is set out in the attached Hydraulic Assessment Report by Allan & Dennis. Key findings are as follows:

- The existing site is traversed by Yuan Creek and several northern tributaries prior to discharging through the Old Coach Road culverts.
- The project works propose to formalise the meandering tributary along the Baileys Mountain Road frontage to provide access and suitable development.
- Yuan Creek and other tributaries will remain as per existing.
- The hydraulic analysis has concluded that the proposed development:
  - Restricts peak design storm outflows to pre-development conditions;
  - Does not cause ponding on the site or nearby land;
  - Does not increase flooding which adversely affects the safety or use of any land upstream and downstream; or

- Does not adversely affect the flow of water in any overland flow path, or otherwise

#### **5.3.10 Earthworks**

A combination of cut and fill earthworks are proposed to achieve suitable driveway gradients, a level pad for development and suitable falls for services such as sewer and stormwater.

Where required, a tiered wall design is adopted, enabling a planted area between the tiers and softening visual impact. It is noted that fill retaining walls are proposed to the Baileys Mountain Road street frontage, however sufficient landscaping and fencing treatments will filter views and ensure no loss of amenity.

#### **5.3.11 Vegetation / Ecological Matters**

The proposal has been informed by attached reporting by S5 Environmental (including a Detailed Ecological Assessment, Vegetation Management Plan and Basic Rehabilitation Plan). Key outcomes from the ecological reporting are as follows:

- The site is described as being historically disturbed containing a dwelling on the south-western extent, accessed via an unsealed driveway
- Field and desktop survey found the subject site had varying habitat value, with moderate ecological value in the southern extent of the subject site surrounding the remnant vegetation, and lower ecological value assessed within the nonremnant areas, associated with the lack of native vegetation. Remnant vegetation areas included the waterway and denser native vegetation than non-remnant areas, providing valuable habitat for fauna such as mammals, birds, and reptiles.
- The site includes a mapped area of State Core Koala Habitat vegetation towards the south-eastern corner and north-western corner of the site, and is noted to be outside the koala priority area. The proposal does not involve the clearing of or interference of more than 500 square metres of KHA, and as such referral to SARA and assessment against State Code 25 is not required as stated within detailed ecology reporting prepared by S5 Environmental.
- The proposed development footprint is generally located and contained to areas of cleared land, towards the north-west. In response to identified habitat values, it is proposed to rehabilitate the area east of the 5m recreation link in 2 rehabilitation management units. Rehabilitation Management Unit 1 (RMU 1) represents a riparian corridor of approximately 20-30 metres surrounding Yuan Creek. Rehabilitation Management Unit 2 (RMU 2) represents areas outside of the riparian corridor, and includes tops of the banks extending north towards the development area as well as south towards Reserve Road.

With regard to development setback to the waterway, no part of the multiple dwelling development is proposed within 30m of the outer bank of Yuan Creek. Part of the 5m recreation link encroaches into the 30m 'acceptable outcome' distance, however this

occurs on a flat area of the site disconnected from the bank of the waterway. The waterway setback is in accordance with overall outcome 3(xi) of the Emerging Community zone code and the Environmental Significance Overlay Code.



Figure 10: Excerpt of Basic Rehabilitation Management Plan by S5 Environmental

### 5.3.12 Stormwater, Water and Sewer

A Stormwater Management Plan has been prepared by Cozens Regan Group. As shown, stormwater is to be managed for quality and quantity via a proposed bio basin located to the north-east, before being discharged to Yuan Creek which traverses the site from south to north. The watercourse is considered the sites lawful point of discharge.

### 5.3.13 Acoustic

The proposed development involves measures to mitigate acoustic impacts on future residents from the road corridor. An Acoustic Assessment has been undertaken by Acoustic Works and is included as part of the application.

Recommendations include guidance on glazing thickness, ventilation, and roofing, wall and door construction in accordance with QDC MP1.4.

The report from Acoustic Works indicates that the proposed development can comply with the relevant standards and requirements pursuant to the implementation of the recommendations contained within their report.

### 5.3.14 Bushfire

It is noted that the subject site is located within 100 metres of potentially hazardous vegetation to the north, east and south of the proposed development, and includes hazardous vegetation within the site to the south corner.

The majority of dwellings are exposed to a BAL score of 12.5, with only townhouses 72 and 73 achieving a BAL score of 19. All townhouses are accordingly required to adhere to the relevant construction requirements.

A minimum setback of 18.5m is achieved to the potentially hazardous vegetation.

A site-specific Bushfire Management Plan has been prepared by S5 Consulting to support the proposed residential development.

#### **5.4 Summary & List of Supporting Specialist Reports**

This application is supported by:

- Town Planning Report prepared by Urban Strategies
- Architectural Plans prepared by Red Door Architecture;
- Bushfire Hazard Assessment, Detailed Ecological Assessment, Vegetation Retention Plan and Concept Rehabilitation Plan prepared by S5 Consulting;
- Civil Engineering Assessment and Drawings prepared by Cozens Regan Consulting Engineers;
- Hydraulic Impact Assessment Report prepared by Allan and Denis;
- Traffic Assessment prepared by TTM;
- Landscape Concept Plan prepared by Dunn Moran Landscape Architects (DMLA); and
- Acoustic Assessment prepared by Acoustic Works.

#### **5.5 Staging**

It is understood the development sequencing will occur as follows:

- Operational Work – to take place at any time
- Boundary Realignment – to take place at any time
- Material Change of Use for Multiple Dwelling – works to commence at any time, with plan sealing/commencement of use not to occur until boundary realignment is registered. MCU staging set out in the attached drawing DA-0-030 by Red Door Architecture as follows:
  - Stage 1: 21 townhouses (7 clusters), all internal roads, road and park/conservation dedication.
  - Stage 2: 20 townhouses (7 clusters), 8 visitor car parking spaces and communal area.
  - Stage 3: 15 townhouses (7 clusters) and 3 visitor car parking spaces.
  - Stage 4: 17 townhouses (7 clusters), 2 visitor car parking spaces.

#### **5.6 Infrastructure Charges**

Pursuant to Council of the City of Gold Coast Charges Resolution (No.1) of 2023, the anticipated Infrastructure Charges are as follows:

#### Credits for Existing or Previous Uses:

| Credit use   | Credit unit | Total value per demand unit | Number of credit units | Value of Credit    |
|--------------|-------------|-----------------------------|------------------------|--------------------|
| Existing lot | Per lot     | \$31,080.00                 | 1                      | \$31,080.00        |
|              |             |                             | <b>Total Credit:</b>   | <b>\$31,080.00</b> |

#### Demand Charges:

| Demand use        | Demand unit                           | Total value per demand unit | Number of demand units | Demand Value          |
|-------------------|---------------------------------------|-----------------------------|------------------------|-----------------------|
| Multiple Dwelling | Each dwelling with 3 or more bedrooms | \$31,080.00                 | 73                     | \$2,268,840.00        |
|                   |                                       |                             | <b>Gross Charge:</b>   | <b>\$2,268,840.00</b> |
|                   |                                       |                             | <b>Credits:</b>        | <b>\$31,080.00</b>    |
|                   |                                       |                             | <b>Net Charge:</b>     | <b>\$2,237,760.00</b> |

### Trunk Infrastructure / Offsets

The proposed development provides a public recreation link through the site. The finished outcome provides alternatives to the desired standards of service within the LGIP. Further discussion will be undertaken with Council to determine eligibility for an Infrastructure Charge Offset.

Further, the site is also subject to a land dedication to accommodate the future planned road widening of Baileys Mountain Road. This planned upgrade is identified as Trunk infrastructure in the LGIP and will consequently be subject to an Infrastructure Charge Offset.

## 5.7 Approval Requirements

In accordance with Section 85 of the Planning Act 2016, a Currency Period of 6 years is requested for the first Material Change of Use and 4 years for the Reconfiguring of a Lot applied for.

## 6.0 Legislative Framework

### 6.1 Purpose of the Planning Act 2016

The Planning Act 2016 identifies a Purpose of achieving Ecological Sustainability. In accordance with Section 5 of the Planning Act 2016, an entity that performs a function under the Act must perform the function in a way that advances the purpose of the Act. Further Section 4 of the Act outlines the system to facilitate the achievement of ecological sustainability to include:

- State Planning Policies;
- Regional Plans;
- Planning Schemes;
- Temporary Local Planning Instruments;
- Planning Scheme Policies; and

- The Development Assessment System.

The manner in which the proposal responds to each of these items, and consequently furthers the Purpose of the Act, can be seen within the following sections of this report.

## 6.2 Development Assessment System

The Development Application is categorised as Impact Assessment and as such will be assessed in accordance with Section 45 (5) of the Planning Act 2016.

Parts 1, 3, 4 and 5 of the Development Assessment Rules are consequently applicable to this development application. Of note, the Applicant does not choose to opt out of receiving an Information Request and consequently the decision as to whether to issue an Information Request is left at the discretion of the Council and triggered referral agency.

## 6.3 State Planning Instruments

### 6.3.1 State Planning Policies

The State Planning Policy is a State Planning Instrument outlining matters of State Interest. In accordance with the Planning Act 2016, a Local Government in assessing a development application must give consideration to any relevant components of the State Planning Policy if the Planning Scheme has not yet appropriately integrated the relevant State Interest Policies. Part E of the State Planning Policy outlines 5 themes and 17 State Interest Policies and associated Assessment Benchmarks to which development is to be assessed. The manner in which the proposed development responds to these State Interest Policies and Assessment Benchmarks can be seen below:

| State Interest Policy                   | Project Assessment and Compliance                                                                                                                                   |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Liveable Communities and Housing</b> |                                                                                                                                                                     |
| ▪ Housing Supply and Diversity          | The proposed development is for a Multiple Dwelling comprising a townhouse development. The proposal will contribute to the housing mix and choice in the locality. |
| ▪ Liveable Communities                  | The development is considered to contribute to a liveable community. Fire hydrants are understood to be subject to separate legislation.                            |
| <b>Economic Growth</b>                  |                                                                                                                                                                     |
| ▪ Agriculture                           | Not Applicable                                                                                                                                                      |
| ▪ Development and Construction          | The proposal appropriately responds to the development constraints of the site and will be connected to an adequate standard of infrastructure.                     |
| ▪ Mining and Extractive Resources       | Not Applicable                                                                                                                                                      |
| ▪ Tourism                               | Not Applicable                                                                                                                                                      |
| <b>Environment and Heritage</b>         |                                                                                                                                                                     |
| ▪ Biodiversity                          | The area of the site which is mapped as containing Matters of State Environmental Significance is associated with vegetation within the waterway.                   |
| ▪ Coastal environment                   | Not Applicable<br>The site is not mapped as being within a coastal environment.                                                                                     |
| ▪ Cultural heritage                     | The subject site does not contain any mapped areas of cultural heritage.                                                                                            |

| State Interest Policy                                                                        | Project Assessment and Compliance                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Water quality</li> </ul>                              | The proposed development involves a Material Change of Use on a site that is greater than 2,500m <sup>2</sup> and will result in six or more dwellings. A Site-Based Stormwater Management Plan which includes treatment of stormwater quality has been prepared by Cozens Regan Consulting Engineers and is included as part of this application. |
| <b>Safety and Resilience to Hazards</b>                                                      |                                                                                                                                                                                                                                                                                                                                                    |
| <ul style="list-style-type: none"> <li>Emissions and Hazardous Activities</li> </ul>         | Not Applicable                                                                                                                                                                                                                                                                                                                                     |
| <ul style="list-style-type: none"> <li>Natural Hazards, Risk and Resilience</li> </ul>       | The site is mapped within the Bushfire Hazard Overlay (Medium Intensity Risk) as such a Bushfire Management Plans has been prepared by S5 Consulting and accompanies this application.                                                                                                                                                             |
| <b>Infrastructure</b>                                                                        |                                                                                                                                                                                                                                                                                                                                                    |
| <ul style="list-style-type: none"> <li>Energy and Water Supply</li> </ul>                    | Not Applicable                                                                                                                                                                                                                                                                                                                                     |
| <ul style="list-style-type: none"> <li>Infrastructure Integration</li> </ul>                 | Not Applicable                                                                                                                                                                                                                                                                                                                                     |
| <ul style="list-style-type: none"> <li>Transport Infrastructure</li> </ul>                   | Not Applicable                                                                                                                                                                                                                                                                                                                                     |
| <ul style="list-style-type: none"> <li>Strategic Airports and Aviation Facilities</li> </ul> | Not Applicable                                                                                                                                                                                                                                                                                                                                     |
| <ul style="list-style-type: none"> <li>Strategic Ports</li> </ul>                            | Not Applicable                                                                                                                                                                                                                                                                                                                                     |

### 6.3.2 Regional Plan

The subject site is contained in the Urban Footprint within the *South East Queensland Regional Plan*. The intent of the Urban Footprint is to accommodate a range of urban uses in the forms of housing, industry, businesses, infrastructure, community facilities and urban open space. The proposal is for a Development Permit for Reconfiguring a Lot (Boundary Realignment), Material Change of Use for a Multiple Dwelling (73 Townhouses) and a Development Permit for Operational Works for a Change to Ground Level and Vegetation Clearing, thus the application is consistent with the intentions of the Urban Footprint.

## 6.4 Local Planning Instruments

### 6.4.1 Gold Coast City Plan Version 11

The site is contained within the Gold Coast City Council Local Government Area and is assessable under the Local Government's Planning Scheme, *Gold Coast City Plan Version 11*.

### 6.4.2 Strategic Framework

Part 3, Strategic Framework, of Gold Coast City Plan Version 11 sets the policy directions for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.

The Strategic Framework identifies a Strategic Intent and specifies 6 city shaping themes which reflect the policy intent.

The strategic intent of the framework is as follows:

*The Gold Coast needs around 130,000 new dwellings and 150,000 new jobs to support population growth over the next 20 years. Because the Gold Coast's urban areas (as shown on strategic framework map 1) will not significantly expand, the majority of these dwellings (around two-thirds) will occur in the consolidation area, particularly in renewed and transformed centres and key inner-city urban neighbourhoods. The remaining one-third of new dwellings will occur in the expansion area, particularly in the urban areas (as shown in strategic framework map 1) of Coomera, Pimpama and Upper Coomera.*

#### Theme 1: Creating Liveable Places

The proposal aligns with the policy direction of Theme 1, as follows:

- The proposal will deliver 73 x 3 bedroom dwellings in a townhouse format, which will contribute to housing choice and diversity within suburban neighbourhood (see 3.3.1 (2) and 3.3.3.1 (4)).
- The proposal provides a two-storey townhouse product which is consistent with the emerging pattern of development nearby in terms of form, height and scale. The modest site cover ensures an adequate balance of built form and open space. The layout of the site, provision of communal areas and rehabilitation of the waterway provides for a sense of well-being and community (see 3.3.1 (3)).
- The proposed design provides townhouses which are a more affordable dwelling type than that associated with a residential subdivision (see 3.3.1(4) and 3.3.3.1 (4)).

#### Theme 2: Making modern centres

The proposal aligns with the policy direction of Theme 2, as follows:

- The subject site is not mapped as being within a centre zone, and does not serve to undermine an existing centre. The additional residential density on the site will nevertheless support the viability of nearby centres (see 3.4.1 (2) and (4)).

#### Theme 3: Strengthening and diversifying the economy

The proposal aligns with the policy direction of Theme 3, as follows:

- The proposed development does not involve a commercial use, and is for residential development. Providing accommodation in proximity to Coomera Square (centre land) located on Old Coach Road, approximately 2km from the subject site, and other nearby neighbourhood centres and community facilities which will mean increased opportunity for accommodation near to work places and public transport facilities.

#### Theme 4: Improving transport outcomes

The proposal aligns with the policy direction of Theme 4, as follows:

- The subject site is suitably located within a well-serviced area in terms of public transport, with existing bus stops and a bicycle lane located along Reserve Road. The site's location makes use of existing and public transport facilities (see 3.6.1 (3)).

- The proposed development includes provision of a safe and pleasant walking environment with inclusion of a public recreational link following the rehabilitated Yuan Creek waterway (see 3.6.1 (3)).
- The proposal provides important structure planning by way of a new local access road connecting to Baileys Mountain Road, and allowance for a substantial road widening for a widening of Baileys Mountain Road.

#### Theme 5: Living with nature

The proposal aligns with the policy direction of Theme 5, as follows:

- The proposed development includes the rehabilitation of a waterway corridor which will provide a meaningful improvement to the ecological value of the corridor (see 3.7.1 (1)).
- Appropriate ecological assessments have been undertaken during the preparation of this application (see 3.7.1 (4)).

#### Theme 6: A safe, well-designed city

The proposal aligns with the policy direction of Theme 6, as follows:

- The proposed design creates a visually attractive place to live through dedication and rehabilitation of the waterway and extensive landscaping throughout (see 3.8.1 (3) and 3.8.1 (7)).

The proposal is consistent with and does not compromise the Strategic Framework or the relevant themes.

### **6.4.3 Category of Assessment**

The proposed development is categorised as Impact Assessment in accordance with Part 5 of the Gold Coast City Plan 2016 (Version 11).

Gold Coast City Plan Version 2016 (V.11) is structured such that an Overlay can alter the Category of Assessment or introduce new benchmarks to which a Development Application is subject to. Applicable Overlays and the associated Category of Assessment is as follows:

| Overlay                    | Level of Assessment in accordance with Part 5.10 | Assessment Benchmark                    |
|----------------------------|--------------------------------------------------|-----------------------------------------|
| Airport Environs           | No Change                                        | Airport Environs Overlay Code           |
| Bushfire Hazard Area       | No Change                                        | Bushfire Hazard Overlay Code            |
| Environmental Significance | No Change                                        | Environmental Significance Overlay Code |
| Landslide Hazard           | No Change                                        | Landslide Hazard Overlay Code           |

The highest category of assessment afforded to the proposal is Impact Assessment and as such the proposal will be assessed in accordance with the Impact Assessment procedures of Section 45 (5) of the Planning Act 2016.

In accordance with Section 45 (5) of the Act this Impact Assessable development application must be assessed against the assessment benchmarks and having regard to any matters prescribed by regulation or having regard to any other relevant matters such as planning need or the current relevance of the assessment benchmarks in light of changed circumstances.

## 6.5 General Assessment Provisions

The proposal has been assessed against Version 11/2024 of the Gold Coast City Plan 2016 (effective 6 February 2024).

### Zones

The Emerging Community zone is intended to identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future. This zone is to manage the timely conversion of non-urban land to urban purposes and prevent or discourage development that is unlikely to compromise appropriate longer term land uses.

The proposal is considered to further the intent for this zone and is in accordance with the overall outcomes of the Emerging Community zone. A response to the particular elements of the Emerging Community zone is set out below:

The proposal is in accordance with the overall outcomes of the Emerging Community zone.

| Emerging community zone code                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Outcome                                                                                                                                                                                                                                                                                                                                                                                                          | Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>(a) Land uses:</b>                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <ul style="list-style-type: none"> <li>i. comprise of new communities after detailed land use and infrastructure planning has been completed; and</li> <li>ii. comprise of low intensity interim activities such as Dwelling houses, Community residences, Home based businesses and Caretakers accommodation which do not compromise the future urban development potential of the land for new communities.</li> </ul> | <p>The site is located in Upper Coomera, which is a predominantly residential suburb containing a mix of both detached dwellings and townhouses, as well as acreage residential allotments. This area of Upper Coomera was historically in the rural residential zone but was identified as an 'investigation area' in earlier versions of the Strategic Framework of City Plan. Version 10 of the Planning Scheme set forward formal planning controls to facilitate development via the Emerging Community Zone Code. The adoption of Version 10 is seen to represent the detailed planning for this new community.</p> <p>The proposal involves a residential development in the form of 73 townhouses. The proposal facilitates the delivery of necessary planned trunk infrastructure and important structure planning. This includes planned road widenings, delivery of a public recreational link through the site and provision of new local road from Baileys Mountain Road to service the development and adjoining properties.</p> <p>No interim activity or land use is therefore proposed.</p> |
| <b>(b) Character consists of:</b>                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Emerging community zone code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <ul style="list-style-type: none"> <li>i. large expanses of low intensity or undeveloped land that is not properly serviced by infrastructure; and</li> <li>ii. areas that have recently been developed for urban purposes and are awaiting appropriate rezoning.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>The development accords with and is reflective of nearby residential developments of a similar nature. The proposal achieves an outcome in accordance with the Upper Coomera (Courtney Drive) precinct which aims to deliver new communities through a mix of dwelling types and accommodation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>(c) Built form:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <ul style="list-style-type: none"> <li>i. is low rise and maintains a very low density consistent with the low intensity character of the zone, until it has been transformed into a new community;</li> <li>ii. is setback to protect the amenity of adjacent uses and provide an appropriate level of privacy;</li> <li>iii. is setback from road frontages to complement the desired streetscape character and provide space for off street car parking; and</li> <li>iv. site cover:               <ul style="list-style-type: none"> <li>(A) is very low to protect the future urban development potential of the land; or</li> <li>(B) for a Dwelling house on a lot created by a residential subdivision approval, is moderate to provide adequate area for private open space and landscaping.</li> </ul> </li> </ul>                                                                                                                                                                                                                                                    | <p>The proposal provides a mix of clusters of townhouses which present as low to medium intensity development and built form outcome. The proposed development will be a well serviced neighbourhood that provides a high level of amenity.</p> <p>The proposed townhouses will be appropriately setback from road frontages and boundaries adjoining residences. The proposal includes a modest site cover with buildings set amongst a landscaped site and rehabilitated waterway.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Lot design:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <ul style="list-style-type: none"> <li>i. comprises large lots until detailed land use and infrastructure planning has been completed; and</li> <li>ii. supports the staged development and release of land for new communities.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>The proposal includes a 'management subdivision' to support more logical built form outcomes over both sites. Overall lot sizes will remain similar to the existing state of the site, whilst ensuring appropriate infrastructure planning has been accommodated for.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>New communities:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <ul style="list-style-type: none"> <li>i. will be subject to detailed site based investigations, and guided by the development intent identified in the following conceptual land use maps:               <ul style="list-style-type: none"> <li>a. Gilston;</li> <li>b. Broadlakes;</li> <li>c. Helensvale;</li> <li>d. Maudsland and Oxenford South;</li> <li>e. Ormeau and Ormeau Hills;</li> <li>f. Pimpama;</li> <li>g. Reedy Creek;</li> <li>h. Upper Coomera;</li> <li>i. Worongary; and</li> <li>j. Oxenford gateway.</li> </ul> <p>Note: For these areas, refer to the Conceptual land use maps in Schedule 2 Mapping.</p> </li> <li>ii. involve a staged transition of vacant urban land to new communities to ensure:               <ul style="list-style-type: none"> <li>(A) essential infrastructure and services can be provided in a timely, cost effective and environmentally responsible manner;</li> <li>(B) new communities have timely and easy access to an appropriate range of goods and services, and employment opportunities,</li> </ul> </li> </ul> | <p>The site is not positioned within the listed conceptual land use maps, however the development supports the transitioning of land to new residential communities as per the Upper Coomera (Courtney Drive) precinct.</p> <p>The proposal accounts for necessary infrastructure connections and planned services and facilities.</p> <p>The development including the provision of 73 townhouses and will assist in meeting local demand for additional housing supply.</p> <p>The proposal includes the rehabilitation of a waterway / drainage corridor, which is considered to improve the current ecological value within the site. This is in addition to many new plantings throughout the development.</p> <p>The proposal has been designed as a managed community title development that supports safe and cohesive environments, set within landscaped grounds that offer pleasant opportunities for recreation and pedestrian movements.</p> |

| Emerging community zone code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Overall Outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Proposal |
| <p>public transport and community and recreational facilities;</p> <p>(C) high risk natural hazard areas are not developed, or are sensitively developed; and</p> <p>(D) matters of environmental significance and landscape character are protected.</p> <p>iii. contribute to the development of a safe, healthy and cohesive environment;</p> <p>iv. have an interconnected system of streets and open spaces that offer a pleasant and comfortable walking and cycling environment;</p> <p>v. are designed to encourage an effective and efficient public transport system;</p> <p>vi. have well designed streets and a lot configuration to support energy efficient outcomes; and</p> <p>vii. achieve a high standard of urban design and safety to encourage liveable communities and promote the city image.</p> |          |

The site is also positioned within the Upper Coomera (Courtney Drive) precinct as per Figure 6.2.15-3. The proposal is in accordance with the overall outcomes of the Upper Coomera (Courtney Drive) precinct.

| Emerging Community – Upper Coomera (Courtney Drive) precinct                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>(a) New communities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>i. Development is informed by a comprehensive plan of development in accordance with SC6.6 City Plan policy - Comprehensive plans of development.</p> <p>ii. Urban development utilises land and infrastructure efficiently and responds to site constraints and opportunities to deliver a mix of Dwelling house (including small lot housing) and Dual occupancy development achieving a residential density of:</p> <p>(A) 19 to 23 dwellings per net hectare, where located in sub-precinct Courtney North-east;</p> <p>(B) 13 to 17 dwellings per net hectare, where located in sub-precinct Courtney South-east; and</p> <p>(C) 11 to 14 dwellings per net hectare, where located in sub-precinct Courtney West.</p> <p>Note: Land located above RL60m AHD is excluded from developable area unless acceptable provision for water servicing can be agreed to with the City of Gold Coast.</p> | <p>The proposal involves a residential development in the form of 73 townhouses, accounting for the delivery of important trunk infrastructure and structure planning. This includes planned road widenings, delivery of a public recreational link through the site and provision of new local road from Baileys Mountain Road to service the development.</p> <p>The proposal is for a Multiple Dwelling development that responds to site constraints.</p>                                         |
| <p>iv. Multiple dwelling development in sub-precinct Courtney North-east:</p> <p>(A) is located on flat land (1:15 slope or flatter);</p> <p>(B) is located within 400m walking distance to a local recreation park delivered through a development approval;</p> <p>(C) achieves a maximum residential density of RD2 (up to 33 dwellings per net hectare); and</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>With regard to item a, the site generally falls from the north west to the south east. The levels of the site range from RL36.80 in the north west corner down to R.L 20.80 in the south east corner. It is proposed to undertake cut and fill earthworks to facilitate development of the land. The levels across the site are set by a detailed review of control points (namely the new road level, and stormwater and sewer discharge levels, as well as the required driveway gradients).</p> |

| Emerging Community – Upper Coomera (Courtney Drive) precinct                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>(D) positively contributes to a safe and accessible streetscape and fronts public streets and open space area to maximise opportunities for casual surveillance.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Despite development being proposed on areas greater than 1:15 slope pre-earthworks, the proposed retaining can be managed to reduce visual amenity impacts to streets and adjoining properties, namely via setbacks and planted terraces. The levels have been designed to achieve a gradual slope down to the Yuan Creek corridor which will be rehabilitated in accordance with ecological reporting prepared by s5 Environmental. The recreation link will sit close to the level of the development site to improve the interface and casual surveillance.</p> <p>With regard to item b, the proposal is delivering a 5m wide public recreation link which will ultimately lead to a local recreation park nearby to the south.</p> <p>With regard to item c, the proposal intends to provide dwellings at an approximate net density of 40.14 dwellings per hectare, based on the developable site area (excluding areas required for land dedications for road and conservation/recreation). The appropriateness of the proposed density is discussed in the body of this report.</p> <p>All townhouses are oriented towards internal driveways to maximise casual surveillance.</p> |
| <p>vi. Built form:</p> <p>(A) is setback from property boundaries to protect the privacy and amenity of adjoining residences;</p> <p>(B) is setback from road frontages to complement the streetscape character and provide space for off street parking; and</p> <p>v. has an appropriate site cover to provide adequate area for private open space and landscaping</p>                                                                                                                                                                                                                                  | <p>The development proposes 73 townhouses which are a maximum of two storeys and therefore low rise.</p> <p>The proposed townhouses will be appropriately setback from road frontages and boundaries adjoining residences. Internally, dwellings are sufficiently setback from the accessways to allow parking on individual driveways which alleviates parking clutter.</p> <p>The proposal includes appropriate site cover and allows for sufficient useable private open space areas and landscaping.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>vii. Where located within sub-precinct Courtney North-east:</p> <p>(A) to meet the recreational needs of the new community, essential infrastructure in the form of a one hectare local recreation park is located in a central location, on flat land and is co-located with other open space;</p> <p>Note: Residential development within sub-precinct Courtney North-east must include planning for a one hectare local recreation park within the sub-precinct as part of a comprehensive plan of development (in accordance with SC6.6 City Plan policy – Comprehensive plans of development).</p> | <p>The local recreation park is planned for 41 Courtney Drive and 288 Reserve Road as per the precinct plan. The site does however include provision of a planned public recreational link through the site that will connect to the future park and other facilities further south.</p> <p>The proposal incorporates a new local access road that connects to Baileys Mountain Road at the north-west boundary of the site. This road is partly delivered in cooperation with the adjoining site to the north-west. A single vehicle crossing is proposed from this new road to service the development and connect the internal accessways.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| Emerging Community – Upper Coomera (Courtney Drive) precinct                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>The planned location for the local recreation park is on 41 Courtney Drive and 288 Reserve Road (Lots 185 RP173727 and 56 RP162858).</p> <p>(B) a new local access road that connects to Baileys Mountain Road is provided in the southern part of sub-precinct Courtney North-east to provide a high level of road connectivity to the sub-precinct; and</p> <p>(C) development provides a single vehicle crossing of the green space network (natural green space corridor) to facilitate a high level of road connectivity for the new community.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>viii. Where on slope affected land (1:10 slope or steeper), development mitigates visual amenity impacts through utilising slope sensitive house design.</p> <p>Editor's note – where earthworks are proposed, amalgamation of properties may be necessary to achieve an acceptable earthworks and landscape strategy. Refer to the City's endorsed guideline for 'Building on sloping sites' available on Council's website.</p>                                                                                                                        | <p>The site is not considered to be unreasonably constrained by slope. Earthworks are proposed over the site to achieve an appropriate development outcome for future townhouses. Further details are provided within the accompanying documentation and drawings prepared by Cozens Regan Group.</p>                                                                                                                                                                                                                                                                                                                                               |
| <p>ix. Where earthworks and retaining walls are proposed, development does not create negative visual impacts.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Proposed earthworks and retaining over the site is not expected to create negative visual impacts or result in any loss of amenity. Appropriate landscaping is proposed to offer greater screening and filter views where necessary.</p>                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>x. Development maximises road frontage to the local recreation park and watercourses in public open space.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>A significant area to the east of the site, which interfaces with Reserve Rd and Baileys Mountain Rd will be dedicated to Council as conservation/park to ensure the rehabilitation and future protection of Yuan Creek.</p>                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>xi. Yaun Creek is rehabilitated to achieve a minimum 60m wide natural green space corridor (public open space) providing an ecological connection, improved water quality outcomes and amenity for the new community (refer to Figure 6.2.15-3 – Upper Coomera (Courtney Drive) precinct plan). This includes removal of existing dams and exclusion of stormwater detention areas from the corridor.</p>                                                                                                                                                | <p>The Yuan Creek corridor is proposed to be rehabilitated offering an improved environmental outcome and greater ecological connections and amenity. Existing dams within the corridor are proposed for removal and appropriate earthworks are proposed to better grade the area. The proposal is setback generally 30m from the outer bank of Yuan Creek.</p> <p>A stormwater pipe is proposed underground partly within the corridor to achieve appropriate drainage to Yuan Creek (as the lawful point of discharge). The location of the pipe is to be managed to ensure retention of vegetation, or replacement planting where necessary.</p> |
| <p>xii. The second higher order watercourse (natural green space corridor as shown on Figure 6.2.15-3 – Upper Coomera (Courtney Drive) precinct plan) is rehabilitated with appropriate buffers to provide an ecological connection, improved water quality outcomes and amenity for the new community and is protected through private covenant or public open space dedication.</p>                                                                                                                                                                       | <p>Not Applicable. The site is not affected by the second higher order watercourse (natural green space corridor).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Emerging Community – Upper Coomera (Courtney Drive) precinct                                                                                                                                                                                                                                                                                                                |                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Overall Outcome                                                                                                                                                                                                                                                                                                                                                             | Proposal                                                                                               |
| Editor's note – Buffers to these watercourses will be determined through assessment against the Environmental significance overlay code.                                                                                                                                                                                                                                    |                                                                                                        |
| xiii. Where located within sub-precinct Courtney South-east and sub-precinct Courtney West (refer to green space network on Figure 6.2.15-3 – Upper Coomera (Courtney Drive) precinct plan) development restores and enhances watercourses, their buffers and other matters of environmental significance on the southern boundary through dedication as public open space. | Not Applicable. The site is positioned within the sub-precinct Courtney North-east.                    |
| xiv. Courtney Drive is upgraded to a Minor Residential Collector Road with extension through to Reserve Road, refer to Figure 6.2.15-3 – Upper Coomera (Courtney Drive) precinct plan for indicative location of road extension.                                                                                                                                            | Not Applicable. The site does not adjoin Courtney Drive.                                               |
| xv. Earthworks associated with the Courtney Drive extension results in acceptable visual amenity through use of vegetated batters.                                                                                                                                                                                                                                          | Not Applicable. The site does not adjoin Courtney Drive.                                               |
| xvi. Courtney Drive and Jenkins Courts intersections onto Baileys Mountain Road are realigned to further separate intersections and improve safe access (refer to Figure 6.2.15-3 – Upper Coomera (Courtney Drive) precinct plan).                                                                                                                                          | Not Applicable. The site does not adjoin Courtney Drive or Jenkins Court.                              |
| xvii. New road crossings over Yaun Creek are avoided.<br>xviii. Instream structures within Yaun Creek are avoided except where necessary for a single pedestrian crossing over Yaun Creek to provide access to the local recreation park.<br>xix. Where road crossings over the Green space network are required, fauna movement infrastructure is provided.                | No road crossings, pedestrian crossings or instream structures are proposed over or within Yuan Creek. |

### Development Codes

The following Development Codes have been identified as being applicable to the proposed development:

- Multiple Accommodation Code
- Change to Ground Level and Creation of New Waterways Code
- Driveways and Vehicular Crossings Code
- General Development Provisions Code
- Healthy Waters Code
- Solid Waste Management Code
- Transport Code
- Vegetation Management Code

Where applicable, the Codes have been addressed in this report or in accompanying consultant reporting.

### Overlay Codes

The following Overlays have been identified as applicable to the proposed development:

- Airport Environs Overlay
- Bushfire Overlay
- Environmental Significant Overlay
- Landslide Hazard Overlay

Where applicable, these codes have been addressed in Appendix A of this report or in accompanying consultant reporting.

### 6.6 Local Laws

No known local laws are relevant to this proposal.

### 6.7 Referral Agencies

A review of the State Government's Development Assessment Mapping System (DAMS) and Planning Regulations 2017 does not indicate that the site or nature of development is subject to referral.

## 7.0 Reasons for Approval

The proposal should be approved for the following reasons:

- The proposal achieves general compliance with the applicable assessment benchmarks, including the relevant codes and strategic framework. The development allows for the orderly development of the Upper Coomera expansion area, in accordance with the Courtney Drive precinct plan of the Emerging Community Zone Code.
- The proposed development will contribute to housing supply, diversity and affordability at a time of well documented housing issues.
- The proposed use can be serviced by all necessary urban infrastructure.
- The proposal will retain and rehabilitate a local waterway.
- The proposal will deliver important infrastructure including:
  - A public recreation link, ultimately connecting to planned park land to the south.
  - Land for widening of Baileys Mountain Road
  - A new local access road connecting to Baileys Mountain Road, servicing the subject site and nearby properties
- Specialist reporting has demonstrated that the development will be functional with respect to matters such as civil engineering, stormwater management, traffic engineering and acoustic engineering.
- Natural hazard risk to the site (namely bushfire and flooding) is low and manageable.

## **8.0 Conclusions and Recommendations**

This Town Planning Report has been prepared by Urban Strategies Pty Ltd on behalf of MG Land Pty Ltd, in association with an Impact Assessable Development Application seeking a Development Permit for a Material Change of Use for a Multiple Dwelling (73 Townhouses), Reconfiguring a Lot (Boundary Realignment and New Road) and Operational Works (Earthworks for Change to Ground Level and Vegetation Clearing) over land at 202 Baileys Mountain Road, Upper Coomera.

The proposal is considered an appropriate development in the context in which it is located and has been suitably demonstrated to comply with the relevant Assessment Benchmarks, it is therefore recommended to the Council to be approved subject to reasonable and relevant conditions.

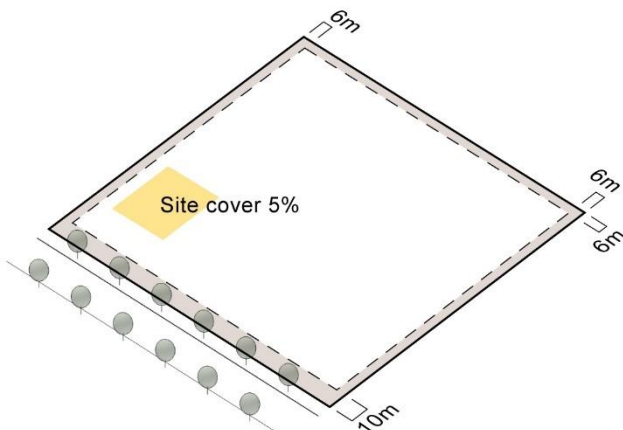
-----  
**Urban Strategies Pty Ltd**

October 2024

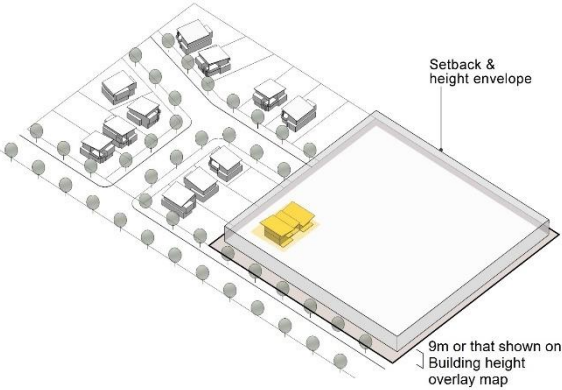
## APPENDIX A – Gold Coast Council Codes

### Emerging Community Zone Code

| Performance outcomes                                                                                                                                                                                                                                                                                         | Acceptable outcomes                                                                                                                                             | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                 |                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|----------------|
| Setbacks                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                 |                |
| <b>PO1</b><br>Setbacks:<br><br>(a) assist in the protection of adjacent amenity;<br>(b) provide a level of privacy expected in the locality;<br>(c) allow for access around the building;<br>(d) contribute to the desired streetscape character for the locality; and<br>(e) allow for on-site car parking. | <b>AO1</b><br>Setbacks are as follows:                                                                                                                          | <b>Complies with PO</b><br><br>Given the nature of the site, required land dedications and transitioning the site for the purpose of a new community, a first principles approach to setbacks has been adopted as follows.<br><br><u>Northern &amp; Eastern / Front Setback</u><br><br>The proposed front setbacks to the future Baileys Mountain Road alignment is 4 metres which widens to 10 metres due to the angled nature of the boundary. The Baileys Mountain Road setback will contain a landscape drainage channel to filter views to the development and provide a landscaped street interface.<br><br>The site also maintains frontage to Reserve Road to the south-east. Proposed townhouses are setback appropriately 70 metres from the Reserve Road frontage due to land dedicated as perk/conservation, including Yuan Creek.<br><br><u>Western / Side Setback</u><br><br>The proposed townhouses are generally setback a distance of 3 – 4 metres from the western side boundary, and new local road.<br><br>The setbacks to the future road are suitable and of no town planning impact. The development will present with articulated facades along this frontage, and the inclusion of high quality landscaping and windows will help to define the street edge in this emerging urban area. |                                                 |                |
|                                                                                                                                                                                                                                                                                                              | <b>Setback</b>                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Minimum distances measured in metres (m)</b> |                |
|                                                                                                                                                                                                                                                                                                              | Front                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 10m                                             |                |
|                                                                                                                                                                                                                                                                                                              | Side and rear                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 6m                                              |                |
|                                                                                                                                                                                                                                                                                                              | OR                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                 |                |
|                                                                                                                                                                                                                                                                                                              | For a Dwelling house on a lot created through a residential subdivision approval, the setbacks are as follows, unless the earlier approval specifies otherwise: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                 |                |
|                                                                                                                                                                                                                                                                                                              | <b>Setback</b>                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Minimum distances measured in metres (m)</b> |                |
|                                                                                                                                                                                                                                                                                                              | Front                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 6m                                              |                |
|                                                                                                                                                                                                                                                                                                              | Side and rear                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Height</b>                                   | <b>Setback</b> |
|                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | up to 4.5m                                      | 1.5m           |
| between 4.5m – 7.5m                                                                                                                                                                                                                                                                                          |                                                                                                                                                                 | 2m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                 |                |

| Performance outcomes                                                                                                                                                                     | Acceptable outcomes                                |                |                                                                         | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------|-------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                          |                                                    | exceeding 7.5m | an extra 0.5m is added for every 3m in height or part thereof over 7.5m | <p><u>Southern / Side Setback</u></p> <p>The proposed townhouses are setback 4 metres from the southern side boundary. Setbacks along this boundary are considered appropriate for the intended use and anticipated built form outcome and outlook on the adjoining site. The setbacks will offer a suitable level of residential and open space amenity for development which might emerge on the adjoining site.</p> |
|  <p>Figure 6.2.15-1 Illustration showing Emerging community zone setbacks and site cover outcomes</p> |                                                    |                |                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Site cover</b>                                                                                                                                                                        |                                                    |                |                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>PO2</b><br>Site cover:<br>(a) for interim activities:<br>(i) limits the built form to protect the future urban development potential of the land;                                     | <b>AO2</b><br>Site cover does not exceed 5%.<br>OR |                |                                                                         | <b>Complies with PO</b><br>The built form represents a site cover of approximately 30.3% of the developable site area (17.8% overall site area), which provides a suitable balance between built form and landscaped areas within the site. The site cover ensures an open, attractive and functional development is                                                                                                   |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                 | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| (ii) maintains the low intensity character; and<br>(iii) provides areas for on-site sewerage facilities; or<br>(b) for a Dwelling house created by a residential subdivision approval:<br>(i) is balanced between built form and green areas for landscaped private open space; and<br>(ii) contributes towards neighbourhood character.<br><b>Note: Interim activities comprise of low intensity activities such as Dwelling houses, Community residences, Home based businesses and Caretakers accommodation which do not compromise the future urban development potential of the land for new communities.</b> | For a Dwelling house on a lot created through a residential subdivision approval, the site cover does not exceed 50%, unless the earlier approval specifies otherwise.                                                                                                                                                                                                                              | achieved that is consistent with surrounding residential developments and the planned transitioning of the area and Courtney Drive precinct.         |
| <b>Height</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                      |
| <b>PO3</b><br>Building height and structure height is low rise.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>AO3.1</b><br>Building height does not exceed that shown on the <b>Building height overlay map</b> .<br>OR<br>Where not identified on the overlay map building height does not exceed:<br>(a) 2 storeys with a maximum of 9m; or<br>(b) a partial third storey if within 9m.<br><b>AO3.2</b><br>Structures do not exceed a height of 9m or that shown on the <b>Building height overlay map</b> . | <b>Complies</b><br>The proposed development is limited to two storeys with a maximum building height of less than 9m from the finished ground level. |

| Performance outcomes                                                                                                                                                                                                                   | Acceptable outcomes                                                                                                      | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p data-bbox="633 754 1550 778"><b>Figure 6.2.15-2 Illustration showing Emerging community zone setback and height outcomes</b></p>                 |                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p data-bbox="107 794 181 818"><b>Density</b></p>                                                                                                                                                                                      |                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p data-bbox="107 842 152 866"><b>PO4</b></p> <p data-bbox="107 882 654 962">Density is very low and promotes the intended intensity of the zone until detailed studies inform alternative density capacities for new communities.</p> | <p data-bbox="694 842 739 866"><b>AO4</b></p> <p data-bbox="694 882 1057 906">Density is one dwelling house per lot.</p> | <p data-bbox="1366 834 1545 858"><b>Complies with PO</b></p> <p data-bbox="1366 866 2074 978">The proposal intends to provide dwellings at an approximate residential density of 40.14 dwellings per net hectare, based on the developable site area (total site area post land dedications for road and conservation/recreation).</p> <p data-bbox="1366 1010 2074 1217">The site is not identified within the Residential Density overlay mapping, as such the density requirement is set out in the Emerging Community Zone Code. AO4 of the Emerging Community zone code prescribes a density of one dwelling house per lot. The corresponding Performance Outcome requires that “Density is very low and promotes the intended intensity of the zone until detailed studies inform alternative density capacities for new communities.”</p> <p data-bbox="1366 1249 2074 1361">The adoption of City Plan Version 10 (and the detailed provisions for the Upper Coomera Courtney Drive Precinct) set out a new community for Upper Coomera based on detailed studies. Overall outcome (3)(iv) envisages Multiple Dwelling development in the sub-precinct to achieve</p> |

| Performance outcomes              | Acceptable outcomes | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   |                     | <p>a maximum residential density of RD2 (up to 33 dwellings per net hectare).</p> <p>The proposal seeks a density of 40 dwellings per hectare, requiring an alternative to overall outcome (3) (iv). The proposed density is considered appropriate for the following reasons:</p> <ul style="list-style-type: none"> <li>▪ Despite the numerical exceedance, the proposal is fairly described as being of a low-medium or 'gentle' density.</li> <li>▪ The site is notably positioned at the interface of the established urban area of Upper Coomera on the opposite side of both Baileys Mountain Road and Reserve Road, which are predominately zoned as Medium Density Residential. The site is also well positioned to nearby public transport services and community facilities, including Brygon Reserve Shopping Village and Upper Coomera State College approximately 1.0km to the east. The site is also within a 2-4km distance to the Upper Coomera District centre, Upper Coomera Community Centre and Library, Saint Steven's College, and Coomera Town Centre.</li> <li>▪ The residential density is appropriate to make efficient use of land, and to capitalise on the site's strategic location with respect to transport and other services, including on-site delivery of a recreational link.</li> <li>▪ It is noted that the density of 40 dwellings per hectare is calculated off a base site area which excludes the identified road widening to Baileys Mountain Road. It is notable that the draft <i>Road Widening Overlay Code</i> sets out that any area-based calculations, such as density, can utilise the road widening requirement as part of the base site area. Using this methodology, this would provide a density equivalent to 30.77 dwellings per hectare, consistent with the Emerging Community Zone.</li> </ul> |
| Lot design (for subdivision only) |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Performance outcomes                                                                                                                                               | Acceptable outcomes                    | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PO5</b><br>Lots are of a size that do not compromise the development potential of the land until such time as appropriate detailed planning has been completed. | <b>A05</b><br>Minimum lot size is 4ha. | <b>Not applicable</b><br>The development does not involve a subdivision, however does propose a boundary realignment . Resulting lots maintain an appropriate site area that does not compromise the future planning of new communities and development. |

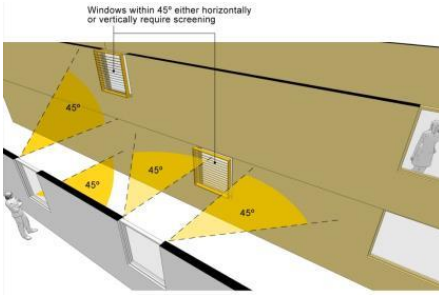
| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Acceptable outcomes                                      | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>New communities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                          |                                                                                                                                                                                                                                                          |
| <p><b>PO6</b></p> <p>New communities will be subject to detailed site based investigations, and guided by the development intent identified in the following conceptual land use maps:</p> <ul style="list-style-type: none"> <li>(a) <b>Gilston;</b></li> <li>(b) <b>Broadlakes;</b></li> <li>(c) <b>Helensvale;</b></li> <li>(d) <b>Maudsland and Oxenford South;</b></li> <li>(e) <b>Ormeau and Ormeau Hills;</b></li> <li>(f) <b>Pimpama;</b></li> <li>(g) <b>Reedy Creek;</b></li> <li>(h) <b>Upper Coomera;</b></li> <li>(i) <b>Worongary;</b> and</li> <li>(j) <b>Oxenford gateway.</b></li> </ul> <p><b>Note:</b> For these areas, refer to the Conceptual land use maps in Schedule 2 Mapping.</p> <p><b>Note:</b> Development in these areas occurs in accordance with a Comprehensive plan of development prepared in accordance with SC6.6 City Plan policy –Comprehensive plans of development.</p> <p><b>Note:</b> The strategic framework will also be an assessment benchmark against which impact assessable development will be assessed.</p> | <p><b>AO6</b></p> <p>No acceptable outcome provided.</p> | <p><b>Not Applicable</b></p> <p>The site is not positioned within the listed conceptual land use maps, however the development supports the transitioning of land to new residential communities as per the Upper Coomera (Courtney Drive) precinct.</p> |

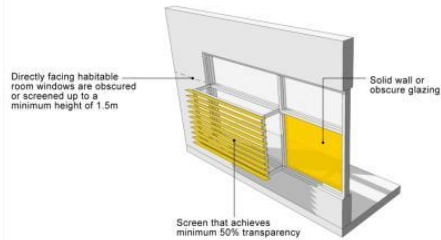
## Multiple Accommodation Code

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                  | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Road frontage</b>                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                  |
| <b>PO1</b><br>The site has sufficient frontage to ensure that:<br>(a) safe and convenient vehicular and pedestrian access can be provided; and<br>(b) adequate landscaping is provided adjacent to the road frontage.                                                                                                                                                               | <b>AO1</b><br>The minimum road frontage is 20m.                                                                                                                      | <b>Complies</b><br>The subject site has road frontages exceeding 20m.                                                                                                                                                                                                                                            |
| <b>PO2</b><br>The use is not established on a rear lot.                                                                                                                                                                                                                                                                                                                             | <b>AO2</b><br>No acceptable outcome is provided.                                                                                                                     | <b>Complies</b><br>The subject site is not a rear lot.                                                                                                                                                                                                                                                           |
| <b>Design and appearance</b>                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                  |
| <b>PO3</b><br>All buildings and ancillary structures are designed to:<br>(a) contribute to the envisaged urban character of the local area;<br>(b) promote casual surveillance of public streets, public open space and public areas;<br>(c) add visual interest to the streetscape;<br>(d) enable differentiation between buildings; and<br>(e) avoid stark or austere appearance. | <b>AO3.1</b><br>All development is oriented so as to address public streets, public open space and public areas.                                                     | <b>Complies</b><br>The proposed townhouses are oriented to address Baileys Mountain Rd, Reserve Road; internal roads; and public open spaces.                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                     | <b>AO3.2</b><br>Buildings located on a street corner are to address both street frontages.                                                                           | <b>Not Applicable</b><br>Given the nature of the use for residential purposes the dwellings are oriented to face the internal driveways. Orientation of the dwellings towards major roads is not considered to be conducive to a residential use. Windows will nevertheless be provided to the street frontages. |
|                                                                                                                                                                                                                                                                                                                                                                                     | <b>AO3.3</b><br>All visible walls are articulated, or otherwise architecturally treated, to create visual interest and to avoid a broad expanse of featureless wall. | <b>Complies</b><br>The proposed townhouses have been designed to ensure that facades are sufficiently articulated through inclusion of architectural treatments (eaves, roof overhang, panelling).                                                                                                               |
|                                                                                                                                                                                                                                                                                                                                                                                     | <b>AO3.4</b><br>The building design and materials visually integrate with the prevailing or intended character of the area.                                          | <b>Complies</b><br>The proposed design and materials are aligned with the expectations and prevailing character of the area. Refer to the Architectural Plans attached.                                                                                                                                          |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                    | Acceptable outcomes                                                                                                                                                                                    | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                         | <p>AO3.5</p> <p>The degree of reflection (both heat and light) of any reflective glass does not exceed 20%.</p> <p><b>Note: this provision does not apply to class 1A and class 10A buildings.</b></p> | <p><b>Complies</b></p> <p>The degree of reflection (both heat and light) of any reflective glass does not exceed 20%. This can be conditioned accordingly.</p>                                                                                                                               |
|  <p><b>Figure 9.3.14-1 Illustration showing Multiple accommodation outcomes where all development is oriented so as to address public streets, public open space and public areas</b></p>                                                                             |                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                              |
|  <p><b>Figure 9.3.14-2 Illustration showing Multiple accommodation outcomes where all visible walls are articulated to create visual interest and the building design and materials visually integrate with the prevailing or intended character of the area</b></p> |                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                              |
| <p><b>PO4</b></p> <p>Building form, orientation and articulation promotes sub-tropical design excellence and innovation, through:</p>                                                                                                                                                                                                                   | <p><b>AO4</b></p> <p>No acceptable outcome is provided.</p>                                                                                                                                            | <p><b>Complies</b></p> <p>The proposed design incorporates elements of sub-tropical design through provision of eaves, overhangs, window shading as well as generous private open space. The design of the internal driveways also provides opportunity for shade trees within the site.</p> |

| Performance outcomes                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) optimising orientation to the north;<br>(b) incorporation of generous outdoor living spaces;<br>(c) privacy and utility of open space;<br>(d) building articulation and ventilation; and<br>(e) shading and climate protection. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                          |
| <b>Roof form for buildings with 3 or more storeys</b><br>Not Applicable – The proposal does not exceed 2 storeys                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                          |
| <b>Ground floor and entry requirements for buildings with 3 or more storeys</b><br>Not Applicable – The proposal does not exceed 2 storeys                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                          |
| <b>Privacy</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                          |
| <b>PO7</b><br>The building is designed to achieve an acceptable level of privacy for the occupants of the dwelling and neighbouring dwellings.                                                                                      | <b>AO7.1</b><br>Habitable room windows do not directly face :<br>(a) a habitable room window of another building within 10m; and<br>(b) an access way, footpath or communal open space area within 3m.<br>OR<br>Habitable room windows:<br>(a) Have a fixed obscure glazing in any part of the window below 1.5m above floor level;<br>(b) Have privacy screens that cover a minimum of 50% window view.<br><b>Note: 'directly face' means an angle within 45° either horizontally or vertically.</b> | <b>Complies</b><br>The townhouses have been designed and configured to ensure that appropriate levels of privacy are maintained. This is provided through sufficient levels of screening and glazing, and staggering of adjacent windows where required. |
|                                                                                                                                                                                                                                     | <b>AO7.2</b><br>Where a direct view exists into the private open space of an adjoining dwelling, the outlook from windows, stairwells, terraces,                                                                                                                                                                                                                                                                                                                                                      | <b>Complies</b><br>No direct views into adjoining private open space is proposed, units are oriented to primarily overlook their own public space. Appropriate                                                                                           |

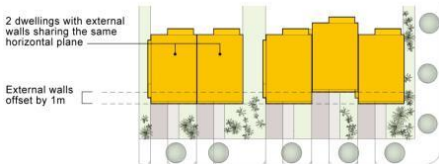
| Performance outcomes                                                                                                                                                                                                                           | Acceptable outcomes                                                                            | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                | decks and other private, communal or public areas, is obscured or screened by privacy screens. | screening up to 1.5m for upper windows, where required, can be provided.                                                                          |
|  <p>Figure 9.3.14-5 Illustration showing Multiple accommodation design privacy outcomes where windows and doors are appropriately obscured by screening.</p> |                                                                                                |                                                                                                                                                   |

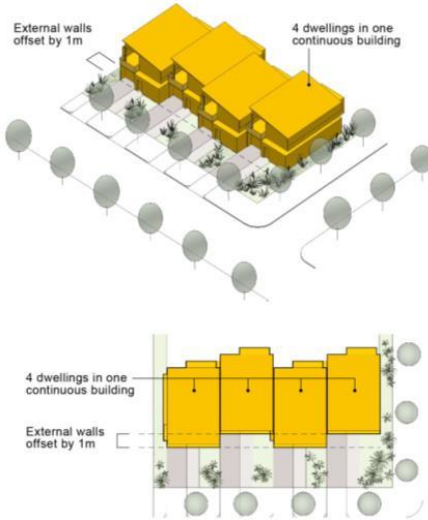
| Performance outcomes | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
|                      |  <p>Directly facing habitable room windows are obscured or screened up to a minimum height of 1.5m</p> <p>Screen that achieves minimum 50% transparency</p> <p>Solid wall or obscure glazing</p> <p><b>Figure 9.3.14-6 Illustration showing Multiple accommodation outcomes for privacy</b></p>                                                                                                                                                                                                                                                                                                               |                                                                                                                                                   |
|                      |  <p>Building caps and rooftops provide an attractive, coherent roofscape</p> <p>Rooftop and roof form are designed for unobtrusive future inclusion of plant and equipment</p> <p>16m² and 3m wide private open space for each dwelling at ground level</p> <p>Building design and materials integrate with the intended character of the area</p> <p>Direct views into adjoining private spaces screened or obscured by privacy screens</p> <p>Pedestrian access provided to all road frontages and easily identified</p> <p><b>Figure 9.3.14-7 Illustration showing Multiple accommodation outcomes</b></p> |                                                                                                                                                   |
|                      |  <p>Direct views into adjoining private spaces screened or obscured by privacy screens</p> <p>Where private space is sufficiently set back screening is not required</p> <p><b>Figure 9.3.14-8 Illustration showing Multiple accommodation outcomes for privacy</b></p>                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                   |

| Performance outcomes                                                                                                                                                      | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                           | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                       |                                    |                      |                                    |            |                                       |                    |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------------------------------|----------------------|------------------------------------|------------|---------------------------------------|--------------------|-------------------------------------|
| Private open space                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                       |                                    |                      |                                    |            |                                       |                    |                                     |
| <b>PO8</b><br><br>Above ground private open spaces are directly accessible and functional area for users.                                                                 | <b>AO8</b><br><br>Above ground private open space for each dwelling shall:<br>(a) mitigate negative wind effects on intended users;<br>(b) be accessible from the living room; and<br>(c) be supplied at the following rates:                                                                                                                                                 | <b>Complies with PO</b><br><br>The proposed development provides each townhouse with an allocation of useable private open space, ranging from an area of 24 square metres to 63 square metres, with an average area of approximately 43.5 square metres per townhouse.<br><br>It is noted that 14 dwellings present with an area of private open space (24m2) that is below the minimum requirement being 25 square metres with a minimum width of 5 metres, as prescribed by the Multiple Accommodation Code.<br><br>The shortfall of 1m2 for 14 units as a marginal non-compliance and is considered to be balanced through the provision of total private open spaces that exceed minimum requirements (total POS of 3,157 square metres). Combined with the delivery of high quality landscaping and proximity of the site to views of the conservation corridor and recreational link, the proposed private open space is considered appropriate on balance. Further, all private open space areas can remain useable and functional to all residents and are accessible via indoor living areas. |                                       |                                    |                      |                                    |            |                                       |                    |                                     |
|                                                                                                                                                                           | <table><tr><th>No. of bedrooms</th><th>Minimum balcony area</th></tr><tr><td>1 bedroom and studio</td><td>8m² with a minimum dimension of 2m</td></tr><tr><td>2 bedrooms</td><td>12m² with a minimum dimension of 2.5m</td></tr><tr><td>3 or more bedrooms</td><td>16m² with a minimum dimension of 3m</td></tr></table>                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No. of bedrooms                       | Minimum balcony area               | 1 bedroom and studio | 8m² with a minimum dimension of 2m | 2 bedrooms | 12m² with a minimum dimension of 2.5m | 3 or more bedrooms | 16m² with a minimum dimension of 3m |
|                                                                                                                                                                           | No. of bedrooms                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Minimum balcony area                  |                                    |                      |                                    |            |                                       |                    |                                     |
|                                                                                                                                                                           | 1 bedroom and studio                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 8m² with a minimum dimension of 2m    |                                    |                      |                                    |            |                                       |                    |                                     |
|                                                                                                                                                                           | 2 bedrooms                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 12m² with a minimum dimension of 2.5m |                                    |                      |                                    |            |                                       |                    |                                     |
|                                                                                                                                                                           | 3 or more bedrooms                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 16m² with a minimum dimension of 3m   |                                    |                      |                                    |            |                                       |                    |                                     |
|                                                                                                                                                                           | OR<br>If the dwelling is located at ground level, private open space for each dwelling:<br>(a) has a minimum area of 25m²;<br>(b) has a minimum width of 5m;<br>(c) is located adjacent to each dwelling unit;<br>(d) is accessible from the living room;<br>(e) has a maximum gradient not exceeding one in ten; and<br>(f) is sufficiently screened or elevated for privacy |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                       |                                    |                      |                                    |            |                                       |                    |                                     |
| OR<br><b>Bermuda Point precinct</b>                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                       |                                    |                      |                                    |            |                                       |                    |                                     |
| <table><tr><th>No. of bedrooms</th><th>Minimum balcony areas</th></tr><tr><td>1, 2, 3 or more bedroom/studio</td><td>8m² with a minimum dimension of 2m</td></tr></table> | No. of bedrooms                                                                                                                                                                                                                                                                                                                                                               | Minimum balcony areas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1, 2, 3 or more bedroom/studio        | 8m² with a minimum dimension of 2m |                      |                                    |            |                                       |                    |                                     |
| No. of bedrooms                                                                                                                                                           | Minimum balcony areas                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                       |                                    |                      |                                    |            |                                       |                    |                                     |
| 1, 2, 3 or more bedroom/studio                                                                                                                                            | 8m² with a minimum dimension of 2m                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                       |                                    |                      |                                    |            |                                       |                    |                                     |
|                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                       |                                    |                      |                                    |            |                                       |                    |                                     |
|                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                       |                                    |                      |                                    |            |                                       |                    |                                     |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Acceptable outcomes                                                                                                                                                                                                                                                            | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | OR<br>For residential care facilities, no acceptable outcome provided.                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|  <p>Private open space is adjacent to its dwelling and accessible from the living room</p> <p>16m² and 3m wide private open space for each dwelling at ground level</p> <p><b>Figure 9.3.14-9 Illustration showing Multiple accommodation outcomes for private open space</b></p>                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Communal open space</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>PO9</b><br>Where the development includes five or more dwellings, communal open space is provided on site that: <ul style="list-style-type: none"> <li>(a) is accessible, useable and safe;</li> <li>(b) is available for the recreational use of all occupants of the development;</li> <li>(c) provides outdoor recreational areas required to service the open space needs of residents or guests of the development;</li> <li>(d) aesthetically complements buildings on the site;</li> <li>(e) enhances the attractiveness of the development;</li> <li>(f) provides opportunities for social interaction;</li> <li>(g) is designed and located to reduce internal and external impacts on the amenity of residents and neighbouring premises; and</li> </ul> | <b>A09.1</b><br>Principal open space areas are oriented to the north and receive at least three hours of sun between 9am and 5pm on 21 June over a portion of their surface.<br>OR<br><b>Bermuda Point precinct</b><br>Principle open space areas are orientated to the north. | <b>Complies</b><br>The principal communal open space is primarily oriented to the north and will receive at least three hours of sun between 9am and 5pm on 21 June.                                                                                                                                                                                                                                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>A09.2</b><br>Where the development includes ten or more dwellings, communal open space (including any landscaped areas) is provided at a rate of 6.5m² per dwelling.                                                                                                        | <b>Complies</b><br>The proposal includes provision of 1,130 square metres of communal which is more than double the minimum required amount of 474.5sqm of open space, and is wholly located towards the south-east area of the site.<br><br>The communal area contains a pool, shaded seating area, pedestrian pathway and landscaped surrounds. The proposed design provides areas capable to accommodate both passive and active recreation activities. |

| Performance outcomes                                                                                                                                          | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (h) creates a pleasant streetscape by establishing landscaped (incorporating shade trees where practicable) areas adjoining the frontages of the development. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>The communal area remains accessible by all future residents and is provided with sufficient planting to enhance the area and provide privacy.</p> <p>Further, the open space associated with the adjoining waterway and recreation link is considered to provide opportunity for landscape vistas and recreation, which separately provides greater open space areas for residents.</p>                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                                                                                                               | <p><b>AO9.3</b></p> <p>The communal open space required in <b>AO9.2</b>:</p> <ul style="list-style-type: none"> <li>(a) includes a communal open space area of at least 50% of the total open space requirement in one parcel and, this parcel is outdoors and has a maximum length to breadth ratio of 2.5:1;</li> <li>(b) has a gradient not exceeding one in ten;</li> <li>(c) is clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking and garbage receptacles;</li> <li>(d) is readily safe, accessible and convenient to residents;</li> <li>(e) includes an area being at least 10% for deep planting;</li> <li>(f) is designed and located so that it is subject to casual surveillance;</li> <li>(g) utilises hard and soft landscape treatment;</li> <li>(h) is clearly separated from any private areas of the site; and</li> <li>(i) can include indoor recreation facilities such as gymnasiums.</li> </ul> | <p>Complies with PO</p> <p>The proposal includes:</p> <ul style="list-style-type: none"> <li>▪ The proposed communal open space area is wholly situated in one parcel and is compliant with the maximum length to breadth ratio.</li> <li>▪ Communal open space does not exceed a gradient of 1:10.</li> <li>▪ Is clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking and garbage receptacles;</li> <li>▪ Is readily safe, accessible and convenient to residents and is subject to casual surveillance;</li> <li>▪ Includes an area being at least 10% for deep planting;</li> <li>▪ Utilises hard and soft landscape treatment;</li> <li>▪ Is clearly separated from any private areas of the site.</li> </ul> |

| Performance outcomes                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                            | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                     | <b>AO9.4</b><br>Where the communal open space is for a residential care facility or retirement facility, the open space is provided with outdoor facilities for the health and wellbeing of residents such as sheltered gardens, circuit walkways, gardening beds and a space of sufficient size for a resident to take a visiting family with young children. | <b>Not Applicable</b><br>The proposal does not include a residential care facility. The communal open space is intended for residents of the proposed townhouses.                                                                                    |
| <b>Additional design and appearance requirements for multiple dwellings comprising townhouses</b>                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                      |
| <b>PO10</b><br>Multiple dwellings comprising townhouses are designed to visually integrate with the desired built form of the area as expressed by the zone and provide differentiation between buildings by means of articulation. | <b>AO10.1</b><br>No more than two adjacent dwellings have external walls in the same horizontal plane, unless they are offset by at least 1m.                                                                                                                                                                                                                  | <b>Complies with PO</b><br>The rear facades of some of the proposed units are located in a single plane. However the inclusion of large windows, awnings and high quality materials provides articulation and visual interest within the built form. |
|                                                                                                                                                                                                                                     | <b>AO10.2</b><br>The number of dwellings in the one continuous building does not exceed four.                                                                                                                                                                                                                                                                  | <b>Complies</b><br>No more than 4 dwellings are contained in one continuous building.                                                                                                                                                                |
|  <p>2 dwellings with external walls sharing the same horizontal plane</p> <p>External walls offset by 1m</p>                                     |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                      |
| <b>Figure 9.3.14-11 Illustration showing Multiple accommodation outcomes for additional design and appearance requirements for multiple dwellings comprising townhouses</b>                                                         |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                      |

| Performance outcomes                                                                                                                                                                                                                                                  | Acceptable outcomes                                                                                                                                                                                                         | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>Figure 9.3.14-12 Illustration showing Multiple accommodation outcomes for additional design and appearance requirements for multiple dwellings comprising townhouses</b></p> |                                                                                                                                                                                                                             |                                                                                                                                                                                                   |
| <b>Pedestrian access</b>                                                                                                                                                                                                                                              |                                                                                                                                                                                                                             |                                                                                                                                                                                                   |
| <b>PO11</b><br>Safe and convenient access is provided for pedestrians.                                                                                                                                                                                                | <b>AO11.1</b><br>Pedestrian access is provided to all road frontages and is easily identified.                                                                                                                              | <b>Complies</b><br>Pedestrian access is afforded via the proposed crossovers. Traffic movement onsite will be low speed thus providing safety and convenience for pedestrians accessing the site. |
|                                                                                                                                                                                                                                                                       | <b>AO11.2</b><br>Footpaths are provided to connect dwellings with communal open-space areas, external roads and public open space.<br>OR<br>In low-speed traffic environments, driveways are designed to be a shared space. | <b>Complies</b><br>The proposed driveway and onsite movement networks are intended to be a low-speed traffic environment, resulting in a sufficient shared movement space.                        |

| Performance outcomes                                                                                                                                                                                                                                                       | Acceptable outcomes                                                                                                                                                               | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p>Pedestrian access provided to all road frontages and easily identified</p> <p><b>Figure 9.3.14-13 Illustration showing Multiple accommodation outcomes for pedestrian access</b></p> |                                                                                                                                                                                   |                                                                                                                                                                                                 |
| <b>Car park areas</b>                                                                                                                                                                                                                                                      |                                                                                                                                                                                   |                                                                                                                                                                                                 |
| <b>PO12</b><br>The car parking area and associated structures do not dominate the street frontage of the development.                                                                                                                                                      | <b>AO12</b><br>No acceptable outcome provided.                                                                                                                                    | <b>Complies</b><br>Each unit is provided with one integrated garage that is setback from the internal driveway by around 6.4m while also not dominating the street frontage of the development. |
| <b>Provision of access for multiple dwellings comprising townhouses</b>                                                                                                                                                                                                    |                                                                                                                                                                                   |                                                                                                                                                                                                 |
| <b>PO13</b><br>Multiple dwellings, in the form of townhouse development, integrate within the overall street network.                                                                                                                                                      | <b>AO13</b><br>Pedestrian and cycle connections are provided to adjoining streets.                                                                                                | <b>Not Applicable</b><br>The subject site does not adjoin other streets. The subject can provide pedestrian and cycle connections in future should the adjoining sites be developed.            |
| <b>Safety and security</b>                                                                                                                                                                                                                                                 |                                                                                                                                                                                   |                                                                                                                                                                                                 |
| <b>PO14</b><br>Building design enhances safety and security on and off the site.                                                                                                                                                                                           | <b>AO14.1</b><br>Above ground floor dwellings have windows or balconies that provide clear lines of sight towards private access ways, the street, and all adjacent public space. | <b>Complies</b><br>The proposed design allows for casual surveillance to internal driveways, communal space and towards street frontages.                                                       |
|                                                                                                                                                                                                                                                                            | <b>AO14.2</b><br>Lighting is provided to driveways, property entrances, pathways, communal service areas, car-parking areas, lobbies stairwells, steps and ramps.                 | <b>Noted</b><br>The proposed development can be conditioned to comply.                                                                                                                          |

| Performance outcomes                                                                                                                                                                                                                                                                                                                          | Acceptable outcomes                                                                                                           | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                               | <b>AO14.3</b><br>Entrances and exits to the street are directly accessible, illuminated and highly visible from public areas. | <b>Noted</b><br>The proposed development can be conditioned to comply.                                                                            |
|                                                                                                                                                                                                                                                                                                                                               | <b>AO14.4</b><br>Dead-end corridors, alleyways, pathways and refuse areas are secured to prevent unauthorised access.         | <b>Noted</b><br>The proposed development can be conditioned to comply.                                                                            |
| <b>Housing need and choice</b>                                                                                                                                                                                                                                                                                                                |                                                                                                                               |                                                                                                                                                   |
| <b>PO15</b><br>Development provides a mix of housing sizes and affordability outcomes to meet housing needs.                                                                                                                                                                                                                                  | <b>AO15</b><br>No acceptable outcome provided.                                                                                | <b>Complies</b><br>The proposed development provides for 73 townhouses to increase the supply of housing within the area.                         |
|  <p><b>Figure 9.3.14-14 Illustration showing Multiple accommodation outcomes where above ground floor dwellings have windows and balconies that provide clear lines of sight towards private access ways, the street, and all adjacent public space</b></p> |                                                                                                                               |                                                                                                                                                   |
| <b>Services and recreational facilities for residential care facilities and retirement facilities</b>                                                                                                                                                                                                                                         |                                                                                                                               |                                                                                                                                                   |
| Not Applicable – The development is for proposed townhouses                                                                                                                                                                                                                                                                                   |                                                                                                                               |                                                                                                                                                   |

## Reconfiguring a Lot Code

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Acceptable outcomes                                                                                                                                                                                    | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Reconfiguration of sloping lots</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                    |
| <b>PO1</b><br>Where the development is for residential uses and would result in allotments with an average finished slope that exceeds 10%:<br>(a) earthworking provides for finished ground levels that facilitate development of the allotments for the intended purpose and its related/ancillary areas (e.g. areas of useable private open space) without the need to provide additional retaining walls; and<br>(b) earthworking is undertaken in a way that provides good quality amenity outcomes for future lot users and to the public realm.<br><br><b>Note: an earthworking plan illustrating compliance with the above components is Council's preferred method of addressing the above.</b> | <b>AO1</b><br>Allotments have an average finished slope less than 10%.                                                                                                                                 | <b>Complies</b><br>Development does not result in the creation of additional allotments. Proposed earthworks ensures the finished slope for the development footprint will not exceed 10%. Refer to accompanying documentation prepared by Cozens Regan Group for further details. |
| <b>Additional provisions for creation of rear lots in residential zones</b><br>Not Applicable – The proposal is for a Boundary Realignment (2 into 2 lots)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                    |
| <b>Road access</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                    |
| <b>PO3</b><br>Lot configuration provides safe and efficient access for vehicles and pedestrians to a constructed public road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>AO3</b><br>All lots have direct legal access to a constructed public road in accordance with <b>SC6.12 City Plan policy – Land development guidelines, Section 2 – Transport network standards.</b> | <b>Complies</b><br>The development will achieve legal access from a newly constructed local access road to the western boundary of the site.                                                                                                                                       |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Acceptable outcomes                                                                                                                                                                                                                                                                                                                              | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PO4</b><br>Design and management arrangements of access strips and easements: <ul style="list-style-type: none"> <li>(a) provide safe and efficient access for vehicles and pedestrians and:               <ul style="list-style-type: none"> <li>(iii) are of an adequate width to facilitate the intended function;</li> <li>(iv) are constructed to an appropriate standard; and</li> <li>(v) do not result in unreasonable detriment or nuisance to an adjacent premises</li> </ul> </li> <li>(k) allow for effective and reasonable ongoing maintenance.</li> </ul>                                                                                                        | <b>AO4.1</b><br>Minimum widths for access strips and easements comply with <b>Table 9.4.8-2: Minimum width of access strips or easements.</b>                                                                                                                                                                                                    | <b>Not Applicable</b><br>The development does not involve the creation of an access strip or easement.                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>AO4.2</b><br>Parties to an access easement are limited to two lots (e.g. The burdened lot and one benefiting lot).                                                                                                                                                                                                                            | <b>Not Applicable</b><br>The development does not involve the creation of an access strip or easement.                                                  |
| <b>Infrastructure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                         |
| <b>PO5</b><br>New lots are created with provision of essential services and public utilities, including sewerage, water, electricity and communication services that are designed and located to: <ul style="list-style-type: none"> <li>(a) meet the needs of users;</li> <li>(b) enhance the health, safety and convenience of the community;</li> <li>(c) be cost effective over their life-cycle;</li> <li>(d) minimise adverse impacts to the environment (including the amenity of the local area);</li> <li>(e) minimise risk of failure or damage during a natural hazard event; and</li> <li>(f) support connection to fibre telecommunication infrastructure.</li> </ul> | <b>AO5.1</b><br>All lots are connected to electricity supply and telecommunications services, with the telecommunications infrastructure designed to support connection to fibre telecommunications infrastructure.                                                                                                                              | <b>Complies</b><br>The development will be connected to all relevant services. Refer to the Engineering Services Report prepared by Cozens Regan Group. |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>AO5.2</b><br>Electricity supply and telecommunications infrastructure are provided underground, where the development involves the creation of more than five lots, five dwellings, or five tenancies, except in the Rural zone.                                                                                                              | <b>Complies</b><br>The development will be connected to all relevant services. Refer to the Engineering Services Report prepared by Cozens Regan Group. |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>AO5.3</b><br>All new lots within the Local government infrastructure plan boundary are connected to reticulated water supply in accordance with <b>SC6.12 City Plan policy – Land development guidelines, Section 6 – Water supply and sewerage reticulation standards</b> , except in the Extractive industry, Rural and Conservation zones. | <b>Complies</b><br>The development will be connected to all relevant services. Refer to the Engineering Services Report prepared by Cozens Regan Group. |

| Performance outcomes                                                                                                                        | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                           | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                             | <b>AO5.4</b><br>All new lots within the Local government infrastructure plan boundary are connected to reticulated sewerage in accordance with <b>SC6.12 City Plan policy – Land development guidelines, Section 6 – Water supply and sewerage reticulation standards</b> , except in the Extractive industry, Rural and Conservation zones, and those lands within the Rural residential zone unless specifically stated in the Rural residential zone code. | <b>Complies</b><br>The development will be connected to all relevant services. Refer to the Engineering Services Report prepared by Cozens Regan Group.                                                                                                  |
|                                                                                                                                             | <b>AO5.5</b><br>On-site water supply is provided in accordance with <b>SC6.12 City Plan policy – Land development guidelines, Section 6 – Water supply and sewerage reticulation standards</b> for all new lots created in the Extractive industry, Rural, Rural residential and Conservation zones or in areas outside the Local government infrastructure plan boundary.                                                                                    | <b>Complies</b><br>The development will be connected to all relevant services. Refer to the Engineering Services Report prepared by Cozens Regan Group.                                                                                                  |
|                                                                                                                                             | <b>AO5.6</b><br>On-site sewage disposal is provided in accordance with Council's <b><i>Guidelines for the Installation and Operation of Aerobic Wastewater Treatment Plants for Domestic and Small Scale Commercial Users 1995</i></b> and <b><i>AS1547</i></b> for all new lots created in the Extractive industry, Rural, Rural residential and Conservation zones or in areas outside the Local government infrastructure plan boundary.                   | <b>Complies</b><br>The development will be connected to all relevant services. Refer to the Engineering Services Report prepared by Cozens Regan Group.                                                                                                  |
| <b>On-site sewerage provision</b><br>Not Applicable – The development will be connected to the Council sewage network                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                          |
| <b>Rearranging lot boundaries</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                          |
| <b>PO7</b><br>Rearranging a lot boundary results in lots which have practical shapes and allow for the intended uses described in the zone. | <b>A07.1</b><br>The rearranging of a lot boundary does not restrict the lawful use of either lot.                                                                                                                                                                                                                                                                                                                                                             | <b>Complies</b><br>The proposed boundary realignment will not restrict the lawful use of either lot. The realignment boundaries will offer a more logical lot shape for intended residential uses and results in almost identical lot sizes as existing. |

| Performance outcomes                                                                                                                    | Acceptable outcomes                                                                                                                                                                                                        | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Note:</b> irregular shaped lots will only be accepted to address encroachments.                                                      | <b>A07.2</b><br>The rearranging of a lot boundary results in lots which comply with the applicable zone requirements.                                                                                                      | <b>Complies with PO</b><br>The Performance Outcome is demonstrated on the following grounds: <ul style="list-style-type: none"> <li>▪ The existing lots already present below the 'acceptable outcome' area requirement of 4 hectares and the lot sizes only marginally change compared to the existing arrangement.</li> <li>▪ The realignment is part of a 'management subdivision' structure plan exercise which is the first step in development of this part of the Courtney North East sub-precinct. Any minor variation to lot size is not material when considering the significant structure planning benefit in providing regularly shaped lots and a new public access road.</li> <li>▪ The proposed boundary realignment will also ensure the lots remain of a sufficient size for their intended purposes and not prejudice the continued operation of existing activities, restrict the lawful use of either lot or result in existing buildings or structures being located across a boundary or within a setback.</li> </ul> |
|                                                                                                                                         | <b>A07.3</b><br>The rearranging of a lot boundary ensures that a building or structure that is not intended for common use and sharing by a formal title arrangement is not located across a boundary or within a setback. | <b>Complies</b><br>The proposed boundary realignment will not result in existing buildings or structures being located across a boundary or within a setback.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Additional provisions for volumetric subdivisions</b><br>Not Applicable – The proposal is for a Boundary Realignment (2 into 2 lots) |                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Housing diversity</b><br>Not Applicable – The proposal is for a Boundary Realignment (2 into 2 lots)                                 |                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Creation of small lots</b><br>Not Applicable – The proposal is for a Boundary Realignment (2 into 2 lots)                            |                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Circulation and street access design</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>PO15</b><br>An overall street network is provided which: <ul style="list-style-type: none"> <li>(a) prioritises pedestrians and cycling over motor vehicles;</li> <li>(b) establishes a connected and legible street network;</li> <li>(c) provides a high level of accessibility by way of inter-connected streets and external connections for all users of the road network (pedestrians, cyclists and vehicles);</li> <li>(d) creates safe conditions for pedestrians, cyclists and vehicles for both day and night-time usage;</li> <li>(e) caters for the extension of existing or future public transport routes to provide services that are convenient and accessible for all the community;</li> <li>(f) facilitates connections for future development, minimising travel distances;</li> <li>(g) are designed to be responsive to the natural contours of the land;</li> <li>(h) facilitates safe and efficient access for service vehicles including refuse collection; and</li> <li>(i) does not compromise future development to achieve the same outcomes listed above.</li> </ul> | <b>AO15</b><br>Streets are designed to: <ul style="list-style-type: none"> <li>(a) comply with design standards in <b>SC6.12 City Plan policy – Land development guidelines, Section 2 – Transport network standards</b>;</li> <li>(b) establish a safe walkable and permeable street network that provides clear pedestrian and cycle access to commercial, public transport, parks and community service areas;</li> <li>(c) provide street trees in accordance with <b>SC6.13 City Plan policy – Landscape work</b>;</li> <li>(d) allow for efficient, safe and unimpeded movement of buses alongside pedestrians, cyclists and other motorists;</li> <li>(e) incorporate signals, pedestrian refuge and splitter islands for the safe crossing of pedestrians and cyclists for intersections and long roads;</li> <li>(f) accommodate service vehicle requirements;</li> <li>(g) have footpaths that link to existing footpaths, road crossings, parks and public transport facilities, and designed in accordance with <b>SC6.12 City Plan policy – Land development guidelines, Section 2 – Transport network standards</b>;</li> <li>(h) provide street lighting in accordance with <b>SC6.12 City Plan policy – Land development guidelines, Section 2 – Transport network standards</b>; and</li> <li>(i) provide for future extensions to the street network.</li> </ul> | <b>Complies</b><br>The new local access road and intersection is designed to City Plan requirements.<br><br>The proposed private driveway and onsite movement networks are intended to be a low-speed traffic environment, resulting in a sufficient shared movement space.<br><br>The internal driveway is generally 6.2m wide and will operate as shared zone environment. Access to the site is to be provided via a crossover to the new proposed local road at the western boundary of the site.<br><br>Further details are provided within the accompanying traffic reporting prepared by TTM. |
| <b>PO16</b><br>The function and capacity of the road network is maintained, and does not compromise or impact on the safety and operation of the existing and planned road network.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>AO16</b><br>No acceptable outcome is provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Complies</b><br>The development does not affect or impact on the existing or planned road networks. Further details are provided within the accompanying traffic reporting prepared by TTM.                                                                                                                                                                                                                                                                                                                                                                                                       |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Acceptable outcomes                                    | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Note:</b> A Traffic Impact Assessment is Council's preferred method of addressing the above outcome, particularly for the following instances:</p> <ul style="list-style-type: none"> <li>(a) site access is from a road identified on the Functional road hierarchy (indicated on the Zone maps in Schedule 2); or</li> <li>(b) site access is from a road identified on the Pacific motorway service road types overlay map; or</li> <li>(c) site access is within 100m of a signalised intersection; or</li> <li>(d) site access is within 50m of a roundabout; or</li> <li>(e) a new intersection is proposed; or</li> <li>(f) density outcomes in a zone code are exceeded; or</li> <li>(g) development has the potential to increase existing background traffic (peak period or daily traffic movements) <math>\geq</math> 5 percent.</li> </ul> |                                                        |                                                                                                                                                   |
| <p><b>PO17</b><br/>Development within the Coomera Town Centre area provides an integrated network of predominantly public streets to ensure efficient movement of pedestrians, cyclists, vehicles and strong public transport connections.</p> <p><b>Note:</b> indicative access and mobility outcomes for the Coomera Town Centre area are identified on Figure 9.4.13-2 within Part 9.4.13 Transport code.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p><b>AO17</b><br/>No acceptable outcome provided.</p> | <p><b>Not Applicable</b><br/>The site is not positioned within the Coomera Town Centre area.</p>                                                  |
| Driveways and vehicle crossings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                        |                                                                                                                                                   |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Acceptable outcomes                            | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PO18</b><br>Driveways and vehicle crossings for proposed lots are considered in the design of the lots to ensure there are no conflicts with existing or proposed city infrastructure, utility infrastructure and street trees.<br><br><b>Note:</b> A subdivision plan showing indicative driveways and vehicle crossings for proposed lots is the method of demonstrating compliance with this performance outcome.                                                                                                                                                                    | <b>AO18</b><br>No acceptable outcome provided. | <b>Not Applicable</b><br>the development does not involve a subdivision. A singular vehicle crossing is provided from a proposed new local access road. Further details are provided within the accompanying traffic reporting prepared by TTM. |
| <b>PO19</b><br>Driveways and vehicle crossings for proposed lots are considered in the design of earthworks to ensure appropriate slope gradient from the road carriageway to future building envelopes can be achieved in accordance with <b>SC6.12 City Plan policy – Land development guidelines</b> and <i>AS2890:2009 Parking Facilities</i> .<br><br><b>Note:</b> A subdivision plan showing existing and proposed earthworks and the gradient from the road carriageway to the proposed building envelopes is the method of demonstrating compliance with this performance outcome. | <b>AO19</b><br>No acceptable outcome provided. | <b>Not Applicable</b><br>the development does not involve a subdivision. A singular vehicle crossing is provided from a proposed new local access road. Further details are provided within the accompanying traffic reporting prepared by TTM. |
| <b>Additional provisions for subdivisions which result in the creation of 20 lots or more</b><br>Not Applicable – The proposal is for a Boundary Realignment (2 into 2 lots)                                                                                                                                                                                                                                                                                                                                                                                                               |                                                |                                                                                                                                                                                                                                                 |

## Change to ground level and creation of new waterways code

| Performance outcomes                                                                             | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                         | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome |
|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Finished surface levels</b>                                                                   |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                   |
| <b>PO1</b><br>The finished surface level is free draining and free from localised flooding.      | <b>AO1</b><br>Development is free draining and the surface gradient of the fill and/or excavated area is between 0.5% to 1.5%.<br><br>OR<br>For steep surface gradients, integration with the surrounding topography must be achieved so that the finished profile does not interrupt or materially change the surface water.                                               | <b>Complies</b><br>Refer to the Earthworks Plan and Stormwater Management Plan prepared by Cozens Regan.                                          |
| <b>Stormwater drainage</b>                                                                       |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                   |
| <b>PO2</b><br>Development does not cause adverse stormwater drainage impacts on or off the site. | <b>AO2.1</b><br>The change to ground level maintains flood conveyance through the site for flood events up to a 1 in 100 (Q100) year Average Recurrence Interval (ARI) storm event using the drainage strategy in accordance with <b>SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards.</b> | <b>Complies</b><br>Refer to the Earthworks Plan and Stormwater Management Plan prepared by Cozens Regan.                                          |
|                                                                                                  | <b>AO2.2</b><br>The change in ground level does not involve fill below the designated flood level, unless approved as part of a development approval for material change of use or reconfiguration of a lot.                                                                                                                                                                | <b>Complies</b><br>Refer to the Earthworks Plan and Stormwater Management Plan prepared by Cozens Regan.                                          |
|                                                                                                  | <b>AO2.3</b><br>The change in ground level does not result in an alteration of overland flows onto other properties or create an increase in flood damage to other properties.                                                                                                                                                                                              | <b>Complies</b><br>Refer to the Earthworks Plan and Stormwater Management Plan prepared by Cozens Regan.                                          |
| <b>Woongoolba Flood Mitigation Scheme Catchment Area</b>                                         |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                   |
| <b>PO3</b>                                                                                       | <b>AO3</b><br>No acceptable outcome provided.                                                                                                                                                                                                                                                                                                                               | <b>Complies</b><br>Refer to the Earthworks Plan and Stormwater Management Plan prepared by Cozens Regan.                                          |

| Performance outcomes                                                                                                                                                                                                                                                                                                                       | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| In the Woongoolba Flood Mitigation Scheme Catchment Area, shown on the <b>Water catchments and dual supply system area overlay map</b> , peak outflow and its timing for Q2, Q5 and Q10 for rainfall events up to 72 hours does not change as a result of development.                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                    |
| <b>Stormwater quantity</b>                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                    |
| <b>PO4</b><br>Development ensures that there is no impact on local drainage systems, so that no damage is caused to any property upstream or downstream of the site.                                                                                                                                                                       | <b>AO4</b><br>A site stormwater quantity management plan is prepared by a suitably qualified professional and demonstrates: <ul style="list-style-type: none"> <li>(a) achievable stormwater quantity control measures for discharge during both the construction and operational phases of development designed in accordance with the <i>Queensland Urban Drainage Manual (QUDM)</i> unless subject to specific requirements of <b>SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design</b>; and</li> <li>(b) on-site detention systems are designed to restrict peak outflows for Q2, Q5, Q10, Q20 Q50 and Q100 to pre-development conditions.</li> </ul> OR<br>A Site Stormwater Quantity Management Plan is consistent with that approved in a related development approval. | <b>Complies</b><br>Refer to the Earthworks Plan and Stormwater Management Plan prepared by Cozens Regan.                                                           |
| <b>Erosion and sediment control</b>                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                    |
| <b>PO5</b><br>All construction and operational work is designed and managed with specific regard to the density, scale, layout and staging of development. All reasonable and practicable measures are taken to protect the environmental values of waters and the functionality of stormwater infrastructure from the impacts of erosion, | <b>AO5.1</b><br>An <b>assessment</b> is undertaken in accordance with the criteria in <b>Table 9.4.1-2: Erosion hazard assessment</b> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Complies</b><br>Erosion and sediment control measures are outlined within the Stormwater Management Plan and requirements can be conditioned where appropriate. |
|                                                                                                                                                                                                                                                                                                                                            | <b>AO5.2</b><br><b>Where the Erosion hazard assessment has a risk score <u>less than or equal to 10</u>:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Complies</b>                                                                                                                                                    |

| Performance outcomes                                                    | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome |
|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| turbidity and sedimentation, on and downstream of the development site. | <p>a deemed-to-comply report is prepared by a suitably qualified person for Council's approval, including conceptual location and design drawings of each treatment measure in plan and section views, in accordance with the criteria within the guidelines entitled: <i>Urban Stormwater Quality Planning Guidelines by the Department of Environment and Heritage Protection</i>.</p> <p>OR</p> <p><b>Where the Erosion hazard assessment has a risk score <u>greater than 10</u>:</b></p> <p>an Erosion and Sediment Control Plan (ESCP) is prepared by a suitably qualified person for Council's approval in accordance with the: <i>Best Practice Erosion and Sediment Control International Erosion Control Association (ICEA) 2008, Australasia Chapter 2008</i> detailing the stormwater (quality and flow) treatment measure during the construction phase of development, demonstrating how the minimum design objectives in <b>Table 9.4.1-3 Summary of design objectives for management of stormwater quality – construction phase</b> are achieved including:</p> <ul style="list-style-type: none"> <li>(a) measures to ensure that the release of sediment-laden stormwater for the nominated design storm are minimised when the design storm is exceeded;</li> <li>(b) detailed design, installation, construction, monitoring and maintenance requirements of all approved proprietary products in accordance with local conditions and manufacturers recommendations;</li> <li>(c) detailing how the ESCP accompanying the Operational work (change to ground level) aligns with the Reconfiguration of lot staging.</li> </ul> | Erosion and sediment control measures are outlined within the Stormwater Management Plan and requirements can be conditioned where appropriate.   |
|                                                                         | <p><b>A05.3</b></p> <p>Where development is on a lot less than 850m<sup>2</sup>, provide an ESCP in accordance with <b>SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>Not Applicable</b></p> <p>The subject site is greater than 850 m2 in area.</p>                                                              |

| Performance outcomes                                                                                           | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome |
|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                | urban design and Section 8 – Engineering drawings, documents and reports.                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                   |
|                                                                                                                | <b>AO5.4</b><br>Where development is on a lot equal to or more than 850m <sup>2</sup> , provide an ESCP in accordance with <b>SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design and Section 8 – Engineering drawings, documents and reports.</b>                                                                                                                                                                                          | <b>Complies</b><br>Refer to the Stormwater Management Plan prepared by Cozens Regan.                                                              |
| <b>Hydraulic considerations</b>                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                   |
| <b>PO6</b><br>Any change to the level of the land does not have adverse flooding and drainage impacts.         | <b>AO6</b><br>An Hydraulic report is prepared by a suitably qualified professional to accord with the Council’s hydraulic requirements, demonstrating that the change to the level of the land does not: <ul style="list-style-type: none"> <li>(a) cause ponding on the site or nearby land;</li> <li>(b) increase flooding which adversely affects the safety or use of any land upstream and downstream;</li> <li>(c) adversely affect the flow of water in any overland flow path, or otherwise.</li> </ul> | <b>Complies</b><br>To the extent applicable, refer to the attached hydraulic report by Allan and Dennis.                                          |
| <b>Geotechnical fill</b>                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                   |
| <b>PO7</b><br>Material used as fill has the ability to adequately support future development of the land.      | <b>AO7</b><br>The fill material type, composition and source is geotechnically suitable and adequately compacted to support future development, in accordance with <b>SC6.12 City Plan policy – Land development guidelines, Section 3 – Change to ground level standards.</b>                                                                                                                                                                                                                                  | <b>Complies</b><br>Refer to the Engineering Assessment Report and the Stormwater Management Plan prepared by Cozens Regan.                        |
| <b>Geotechnical stability</b>                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                   |
| <b>PO8</b><br>All earthworks are carried out in a location which is not at risk from geotechnical instability. | <b>AO8</b><br>The site is free of compressible soils (e.g. soft clays underneath the site).                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Complies</b><br>Standard conditions regarding stabilisation during earthworks can be added if appropriate.                                     |

| Performance outcomes                                                                                         | Acceptable outcomes                                                                                                                                                                                                                                                                                | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome |              |                  |                           |          |                           |
|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------------|---------------------------|----------|---------------------------|
|                                                                                                              | OR<br>Where the site is underlain by compressible soils, a Geotechnical stability assessment report is prepared by a suitably qualified professional demonstrating the treatment of compressible soils achieves a stable ground able to support future structures.                                 |                                                                                                                                                   |              |                  |                           |          |                           |
| Batters and retaining wall                                                                                   |                                                                                                                                                                                                                                                                                                    |                                                                                                                                                   |              |                  |                           |          |                           |
| <b>PO9</b><br>Batters and retaining walls do not create a negative visual impact on the area.                | <b>AO9</b><br>Batters and retaining walls are in accordance with <b>SC6.12 City Plan policy – Land development guidelines, Section 3 – Change to ground level standards.</b>                                                                                                                       | <b>Complies</b><br>Refer to the Earthworks Plans prepared by Cozens Regan.                                                                        |              |                  |                           |          |                           |
| Local amenity, noise and emissions                                                                           |                                                                                                                                                                                                                                                                                                    |                                                                                                                                                   |              |                  |                           |          |                           |
| <b>PO10</b><br>Change to ground level or bulk earthwork activities do not impact on the amenity of the area. | <b>AO10.1</b><br>Development work, which has the potential to generate dust is controlled by:<br>(a) daily water spraying of exposed areas;<br>(b) sealed roads;<br>(c) protective covering of exposed areas; and<br>(d) installing wind barriers.                                                 | <b>Complies</b><br>The Stormwater Management Plan prepared by Cozens Regan outlines measures for erosion and sediment control.                    |              |                  |                           |          |                           |
|                                                                                                              | <b>AO10.2</b><br>All earthworks on the site is undertaken within the following days and hours:<br><table><tr><td><b>Day</b></td><td><b>Hours</b></td></tr><tr><td>Monday to Friday</td><td>between 6:30am and 6:30pm</td></tr><tr><td>Saturday</td><td>between 6:30am and 6:30pm</td></tr></table> | <b>Day</b>                                                                                                                                        | <b>Hours</b> | Monday to Friday | between 6:30am and 6:30pm | Saturday | between 6:30am and 6:30pm |
| <b>Day</b>                                                                                                   | <b>Hours</b>                                                                                                                                                                                                                                                                                       |                                                                                                                                                   |              |                  |                           |          |                           |
| Monday to Friday                                                                                             | between 6:30am and 6:30pm                                                                                                                                                                                                                                                                          |                                                                                                                                                   |              |                  |                           |          |                           |
| Saturday                                                                                                     | between 6:30am and 6:30pm                                                                                                                                                                                                                                                                          |                                                                                                                                                   |              |                  |                           |          |                           |

| Performance outcomes                                                                            | Acceptable outcomes                                                                                                                                                                                                                                                           | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome |
|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Managing contamination risk</b>                                                              |                                                                                                                                                                                                                                                                               |                                                                                                                                                   |
| <b>PO11</b><br>Any filling or excavation material does not result in the contamination of land. | <b>AO11</b><br>All fill material is solid clean earth or clean inert material, free of organic, putrescible or refuse matter.                                                                                                                                                 | <b>Noted</b><br>The proposal can be conditioned to comply.                                                                                        |
| <b>Haulage activity and amenity</b>                                                             |                                                                                                                                                                                                                                                                               |                                                                                                                                                   |
| <b>PO12</b><br>Haulage activities do not impact on the amenity of the area.                     | <b>AO12.1</b><br>Where transportation of fill material to or from the site is involved, the following applies:<br>(a) loads are covered;<br>(b) spilled or wheel-tracked material is immediately cleaned from external roads; and<br>(c) heavy vehicle traffic is controlled. | <b>Noted</b><br>The proposal can be conditioned to comply.                                                                                        |
|                                                                                                 | <b>AO12.2</b><br>All waste material, including vegetation from the site is disposed of in an approved location.                                                                                                                                                               | <b>Noted</b><br>The proposal can be conditioned to comply.                                                                                        |
|                                                                                                 | <b>AO12.3</b><br>All haulage routes are approved:<br>(a) for declared main roads – by the Department of Transport and Main Roads;<br>(b) for all other roads – by the Council.                                                                                                | <b>Noted</b><br>The proposal can be conditioned to comply.                                                                                        |
|                                                                                                 | <b>AO12.4</b><br>All haulage to and from the site is conducted within the following days and hours:<br><br><b>Day</b> <b>Hours</b><br>Monday to Friday    between 6am and 6pm<br>Saturday                between 7am and 6pm                                                  | <b>Noted</b><br>The proposal can be conditioned to comply.                                                                                        |
| <b>Created new waterways</b>                                                                    |                                                                                                                                                                                                                                                                               |                                                                                                                                                   |

| Performance outcomes                                                                                                  | Acceptable outcomes | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome |
|-----------------------------------------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Not Applicable – The development does not involve the creation of new waterways                                       |                     |                                                                                                                                                   |
| <p>Access to new waterways</p> <p>Not Applicable – The development does not involve the creation of new waterways</p> |                     |                                                                                                                                                   |

### General Development Provisions Code

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Acceptable outcomes                           | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Amenity protection</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>PO1</b><br>Development mitigates any negative effects to amenity, health and safety from existing surrounding activities having regard to: <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) signage;</li> <li>(e) visual amenity;</li> <li>(f) wind effects;</li> <li>(g) privacy;</li> <li>(h) vibration;</li> <li>(i) contaminated substances;</li> <li>(j) hazardous chemicals;</li> <li>(k) odour and emissions; and</li> <li>(l) safety.</li> </ul> | <b>AO1</b><br>No acceptable outcome provided. | <b>Complies</b><br>The proposed development is for a residential use within a site suitable for residential development, within an established residential area. It is considered that the use is appropriate to the site and locality and that any potential impacts on the proposal are aligned with reasonable expectations for the area.<br><br>In particular, bushfire risk, ecology, and existing overland flow constraints, have been managed – Refer to specialist reporting attached. |
| <b>PO2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>AO2</b><br>No acceptable outcome provided. | <b>Complies</b><br>The proposed development is for a residential use within a site suitable for resident development, within an established residential area. It is                                                                                                                                                                                                                                                                                                                            |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                              | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The proposed development prevents loss of amenity and threats to health and safety, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) signage;</li> <li>(e) visual amenity;</li> <li>(f) wind effects;</li> <li>(g) privacy;</li> <li>(h) vibration;</li> <li>(i) contaminating substances;</li> <li>(j) hazardous chemicals;</li> <li>(k) odour and emissions; and</li> <li>(l) safety.</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>considered that the use is appropriate to the site and locality and that any potential impacts on the proposal are aligned with reasonable expectations for the area.</p> |
| <p><b>Development along the Pacific Motorway and heavy railway line</b></p> <p>Not Applicable – The development is not sited along the Pacific Motorway or heavy railway line</p>                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                              |
| <p><b>Landscaping</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                              |
| <p><b>PO4</b></p> <p>The proposal provides landscape work that protects and enhances the character of the local area.</p>                                                                                                                                                                                                                                                                                                                                                                        | <p><b>AO4.1</b></p> <p>For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences a Statement of Landscape Intent prepared in accordance with <b>SC6.13 City Plan policy – Landscape work</b> demonstrating that the landscaping will provide amenity for site users and will protect and enhance the character of the local area.</p> <p><b>AO4.2</b></p> | <p><b>Complies</b></p> <p>A Concept Landscape Plan has been prepared by Dunn Moran Landscape Architects and is included as part of this application.</p>                     |

| Performance outcomes                                                                                                                          | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                               | An Open Space Management Statement is prepared in accordance with <b>SC6.13 City Plan policy – Landscape work</b> where landscape works are proposed to be undertaken on land that is or is intended to be, public open space.                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                |
| <b>Building services</b>                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                |
| <b>PO5</b><br>All mechanical equipment is located and housed so as not to cause disturbance to residents within or adjoining the development. | <b>AO5</b><br><b>For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences:</b><br>The mechanical equipment, including air-conditioning plant and swimming pool pumps, is incorporated within the building.<br><br>OR<br>The mechanical equipment, including air-conditioning plant and swimming pool pumps, is housed external to the principal building and:<br>(a) is contained within a solid structure; and<br>(b) located no closer than 1.5m to any site boundary. | <b>Noted</b><br>The proposal can be conditioned to be screened from the street to comply with AO5.                                                                                                                             |
| <b>Casual surveillance and lighting</b>                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                |
| <b>PO6</b><br>Development facilitates casual surveillance of public areas and incorporates lighting to reduce opportunities for crime.        | <b>AO6</b><br>No acceptable outcome provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Complies</b><br>The layout of the townhouses allows for casual surveillance of Baileys Mountain Rd, Reserve Rd, internal roadways, and open space areas. Lighting will be proposed in accordance with Australian Standards. |
| <b>Lighting</b>                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                |
| <b>PO7</b><br>Lighting associated with any development does not cause a nuisance.                                                             | <b>AO7</b><br>Direct or reflected light emissions from the premises must be positioned and shielded to prevent light spillage outside the boundaries of the site.                                                                                                                                                                                                                                                                                                                                                                | <b>Complies</b><br>Lighting will be provided in accordance with the Australian Standards.                                                                                                                                      |
| <b>Shadow impacts – for all development 3 or more storeys</b>                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                |

| Performance outcomes                                                                                                                                                         | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Not Applicable – the development does not exceed 2 storeys                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                 |
| <b>Earthworks and treatment of retaining walls</b>                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                 |
| <b>PO9</b><br>Earthworks and retaining walls associated with the development do not create a negative visual impact upon neighbouring properties or the streetscape.         | <b>AO9</b><br>Retaining walls and batters comply with the requirements of <b>SC6.12 City Plan policy – Land development guidelines, Section 3 – Change to ground level standards.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Complies</b><br>The retaining walls are able to comply with the requirements of the City Plan. Terracing of the fill walls towards the ecological corridor will provide for a landscaped outcome. Refer to the Civil Engineering Assessment undertaken by Cozens Regan Consulting Engineers. |
| <b>Stormwater drainage</b>                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                 |
| <b>PO10</b><br>Development does not cause adverse stormwater drainage impacts on or off the site.                                                                            | <b>AO10</b><br>All development incorporates stormwater drainage works to comply with the requirements of <b>SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Complies</b><br>The stormwater management plan is able to comply with the requirements of the City Plan. Refer to the Stormwater Management Plan prepared by Cozens Regan Consulting Engineers.                                                                                              |
| <b>Infrastructure</b>                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                 |
| <b>PO11</b><br>All development ensures connection to public utilities to meet the needs of the development, including sewer, water, electricity and communications services. | <b>AO11</b><br>All development is provided with services, as follows:<br>(a) electricity supply and communication services<br>(b) reticulated water supply, when within the mapped 'water supply service area' identified in the Local government infrastructure plan, and not located in the Conservation, Extractive industry, Major tourism (Island resorts precinct), Open space or Rural zones<br>(c) reticulated sewer network, when within the mapped 'wastewater service area' identified in the Local government infrastructure plan, and not located in the Conservation, Extractive industry, Major tourism (Island resorts precinct), Open space, Rural or Rural residential zones. | <b>Complies</b><br>The proposed development will be provided with connection to all required services.                                                                                                                                                                                          |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                               | Acceptable outcomes                                                                                                                                                                              | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PO12</b><br>Development is undertaken in accordance with the Performance Criteria specified in the <i>Queensland Development Code MP1.4 – Building over or near relevant infrastructure</i> .                                                                                                                                                                                                   | <b>AO12</b><br>Development is undertaken in accordance with the Acceptable Solutions specified in the <i>Queensland Development Code MP1.4 – Building over or near relevant infrastructure</i> . | <b>Complies</b><br>Any proposed works will be undertaken in accordance with the requirements of the City Plan.                                                                                                                                                                       |
| <b>Site analysis</b>                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                      |
| <b>PO13</b><br>Development is designed to: <ul style="list-style-type: none"> <li>(a) complement the character and address any impacts on the amenity and environment of the local area;</li> <li>(b) avoid any risk to life or property arising from natural hazards; and</li> <li>(c) protect significant natural habitat areas, wildlife corridors, wetlands and waterway corridors.</li> </ul> | <b>AO13</b><br>A site analysis plan is prepared in accordance with <b>SC6.14 City Plan policy – Site analysis</b> .                                                                              | <b>Complies</b><br>The proposed site layout has been developed in collaboration with civil engineers and ecologists. Previous master planning (by way of City Plan Version 10 amendment to the Emerging Community Zone Code) has also informed the development outcome for the site. |

## Overlays

### Airport Environs overlay code

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Heights of buildings and other structures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                   |
| <p><b>PO1</b></p> <p>Building height and structure height does not affect the current or future operational efficiency of Gold Coast Airport or create a hazard to the safe navigation of aircraft using the airport's prescribed airspace.</p> <p><b>Note: The requirements associated with the heights of buildings are also applicable to temporary intrusions into prescribed airspace, such as cranes utilised during building construction.</b></p> <p>Editor's note – A development proposal involving a building, structure, crane or other construction equipment which exceeds 110m is required to be notified to CASA. Furthermore, any building, structure, crane or other construction equipment which exceeds 150m above ground level must be regarded as an obstacle unless assessed otherwise by CASA. Council is required to refer such development proposals to the airport manager for assessment, who will then refer the proposal to CASA. Refer to the SPP guidelines for more information regarding the Australian Government's role and assessment processes for intrusions into operational airspace of strategic airports.</p> | <p><b>AO1</b></p> <p>Building height and structure height does not exceed the current maximum allowable height applicable to the subject site, as identified on <b>Airport environs – Procedures for Air Navigation Services – Aircraft Operational (PANS-OPS) surfaces overlay map</b> and <b>Airport environs – Obstacle Limitation Surface (OLS) overlay map</b>.</p> <p>Editor's note – A development proposal involving a building, structure, crane or other construction equipment which encroaches into the operational airspace of a Leased Federal or other strategic airport must be referred by Council to the airport manager for assessment, who will on refer the proposal to the Australian Government if required.</p> | <p><b>Complies</b></p> <p>The proposed building does not exceed the allowable height.</p>                                                         |
| <b>Acoustic treatment to buildings to lessen the impact of aircraft noise (on land within the Airport environs – Airport Noise Exposure Forecast (ANEF) contour overlay map)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                   |
| <p><b>PO2</b></p> <p>Development, other than an extension to an existing Dwelling house, on land within the 20 ANEF contour or greater as shown on the latest approved ANEF plan for</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p><b>AO2</b></p> <p>Development within the 20 ANEF contour or greater, as identified on <b>Airport environs – Australian Noise Exposure Forecast (ANEF) contour overlay map</b> is acoustically insulated to the applicable</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p><b>Not Applicable</b></p> <p>The site is not included within the ANEF contour mapping.</p>                                                     |

| Performance outcomes                                                                                                                                                                                                                                                                                            | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                   | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Gold Coast Airport, is designed and constructed to prevent adverse impacts from aircraft noise.<br><b>Note: The current ANEF mapping for Gold Coast Airport as at the date of adoption of the planning scheme is shown in Airport environs – Australian Noise Exposure Forecast (ANEF) contour overlay map.</b> | standard required by <i>AS 2021:2015 Acoustics – Aircraft noise intrusion – Building siting and construction.</i>                                                                                                                                                                                                                                                                                                     |                                                                                                                                                   |
| <b>Reflective roof materials, advertising devices and artificial light sources (on land within the Gold Coast Airport lighting zone)</b><br>Not Applicable – the site is not mapped within the lighting zone                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                   |
| <b>Development within public safety areas</b><br>Not Applicable – the site is not mapped within public safety areas                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                   |
| <b>Aviation facilities</b>                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                   |
|                                                                                                                                                                                                                                                                                                                 | <b>A05.1</b><br>Development that involves electrical or electromagnetic fields (e.g. arc welding) or that creates a permanent or temporary physical line of sight obstruction between transmitting and receiving devices, is not located within the VHF 500m buffer overlay for the Springbrook VHF facility (as identified on the <b>Airport environs – Airservices Australia aviation facilities overlay map</b> ). | <b>Not Applicable</b><br>The proposed development is for residential purposes and does not involve electrical or electromagnetic fields.          |
|                                                                                                                                                                                                                                                                                                                 | <b>A05.2</b>                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Not Applicable</b><br>The site is not mapped within the Aviation Facilities Overlay map.                                                       |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>PO5</b><br/>Development in the area, around Airservices Australia Aviation Facilities identified on <b>Airport environs – Airservices Australia aviation facilities overlay map</b>, does not adversely impact on the functioning of these facilities.</p> <p><b>Note: If development has the potential to adversely affect the functioning of Airservices Australia Aviation Facilities, approval is required from the Manager, Operational Requirements and Services (Airservices Australia).</b></p> | <p>Development that involves any of the following, is not included within the VOR 1000m buffer overlay for the Jacobs Well VOR facility (as identified on <b>Airport environs – Airservices Australia aviation facilities overlay map</b>):</p> <p>creating a permanent or temporary physical line of sight obstruction;</p> <p>(l) overhead lines exceeding 5m in height;</p> <p>(m) metallic structures exceeding 8m in height;</p> <p>(n) trees and open lattice towers exceeding 10m in height;</p> <p>(o) wooden structures exceeding 13m in height.</p> |                                                                                                                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b>AO5.3</b><br/>Development that involves any of the following, is not located within the building restricted area for the Mt Somerville PSR and SSR facilities (as identified on the <b>Airport environs - Airservices Australia aviation facilities overlay map</b>).</p> <p>creating a permanent or temporary physical line of sight obstruction;</p> <p>(p) overhead lines exceeding 5m in height;</p> <p>(q) metallic structure exceeding 8m in height.</p>                                                                                          | <p><b>Not Applicable</b><br/>The site is not mapped within the Aviation Facilities Overlay map.</p>                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b>AO5.4</b><br/>Development that involves any of the following, is not located within the building restricted area for the Coolangatta DVOR, DME and NDB facilities (as identified on the <b>Airport environs - Airservices Australia aviation facilities overlay map</b>).</p> <p>creating a permanent or temporary physical line of sight obstruction;</p> <p>(r) overhead lines exceeding 5m in height;</p> <p>(s) metallic structures exceeding 8m in height.</p>                                                                                     | <p><b>Not Applicable</b><br/>The site is not mapped within the Aviation Facilities Overlay map.</p>                                               |
| Potential bird or bat strike on aircraft (on land within the Gold Coast Airport wildlife hazard buffer zones)                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                   |

| Performance outcomes                                                                                                                                             | Acceptable outcomes | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Not Applicable – the site is not mapped within the wildlife hazard buffer zone                                                                                   |                     |                                                                                                                                                   |
| Emission of particulate matter and air turbulence (inside the outer horizontal surface 15km)                                                                     |                     |                                                                                                                                                   |
| Not Applicable – the site is not located within the outer horizontal surface 15km                                                                                |                     |                                                                                                                                                   |
| Transient aviation activities                                                                                                                                    |                     |                                                                                                                                                   |
| Not Applicable – the proposed development is for residential uses and as such does not include transient intrusions into the airspace of the Gold Coast Airport. |                     |                                                                                                                                                   |

### Bushfire Hazard Overlay Code

This Code is addressed within the accompanying Bushfire Hazard Assessment Report prepared by s5 Consulting.

### Environmental Significance Overlay Code

This Code is addressed within the accompanying Detailed Ecological Assessment Report prepared by s5 Consulting.

### Landslide Hazard Overlay Code

A response against this Code is not considered necessary given the minimal extent of the Landslide Hazard and Steep Slope overlay impacting the site, particularly where the mapping uses a coarse grain (possibly 5mx5m grids). Further details on proposed earthworks and appropriate retaining over the site is further explored within the accompanying Civil Engineering documentation prepared by Cozens Regan Group.