

Town Planning Report

Reconfiguring a Lot – 6 into Residential 149
Lots, Environmental Open Space and
Recreational Open Space

41-53 Courtney Drive, Upper Coomera
Queensland 4209

Prepared for Norfolk Estates Pty Ltd ATF The Solander Investments Unit
Trust

Our Reference: 11694
12 December 2024



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Document Issue

Issue	Date	Prepared By	Checked By
Draft	10/12/2024	AF	AM
Final	12/12/2024	AF	AM

Executive Summary

This report is written on behalf of Norfolk Estates Pty Ltd ATF The Solander Investments Unit Trust who seek to develop land situated at 41-53 Courtney Drive and 202 Baileys Mountain Road, Upper Coomera (legally described as Lot 183 RP156422, Lot 186 RP13728, Lot 185 RP173727, Lot 56 RP162858, Lot 57 RP214370 and Lot 58 SP19140) for the purposes of a Residential Subdivision to create 149 lots. In general, the proposal involves:

- 149 total residential allotments ranging in sizes from 294m² to >600m² across 5 stages;
- Included are 4 community title lots with common property, being the access driveway within stage 5;
- 3 drainage reserves;
- 1ha local recreational park and recreational linkage;
- 4.5ha of environmental open space;
- Functional internal road network to align with surrounding approved road networks and facilitate future connection to un-developed lots.

To facilitate the intended development across the site, this application seeks approval for the following aspects of development:

- Development Permit - Reconfiguration of a Lot for Subdivision (6 Lots into 149 Lots, Drainage Reserves and Open Space)

The proposed development is assessable development requiring Impact assessment. In accordance with the requirements of the Planning Act the application will be required to be publicly notified. An assessment against Schedules 9 and 10 of the *Planning Regulation 2017* (Planning Regulation) confirms that no referral is required.

The site is in the Gold Coast local government area and nominated in the Emerging Community zone under the *City Plan 2016 v 11* (the Planning Scheme). The subject sites are also identified being in the Upper Coomera (Courtney Drive) precinct and Courtney North-east Sub precinct, which includes specific benchmarks for development in this precinct under the planning scheme. Notably a Precinct Plan has been prepared by Gold Coast Council nominating Green Space networks and Local Recreation parks for sites in this precinct.

This application seeks to provide a site responsive design that appropriately locates residential lots and delivers trunk Green Space networks over existing environmental features. The land use pattern proposed is typical of the surrounding approved developments to ensure an effective transport network for the users. This application is supported by a number of technical reports/plans, including:

- Proposal Plans;
- Landscape Concept Plan;
- Engineering Infrastructure Report;
- Stormwater Management Plan;
- Hydraulic Impact Assessment;
- Hydraulic Capacity Assessment;
- Bushfire Mitigation Report;

- Ecological Assessment Report;
- Road Traffic Noise Assessment Report;
- Transport Engineering Report.

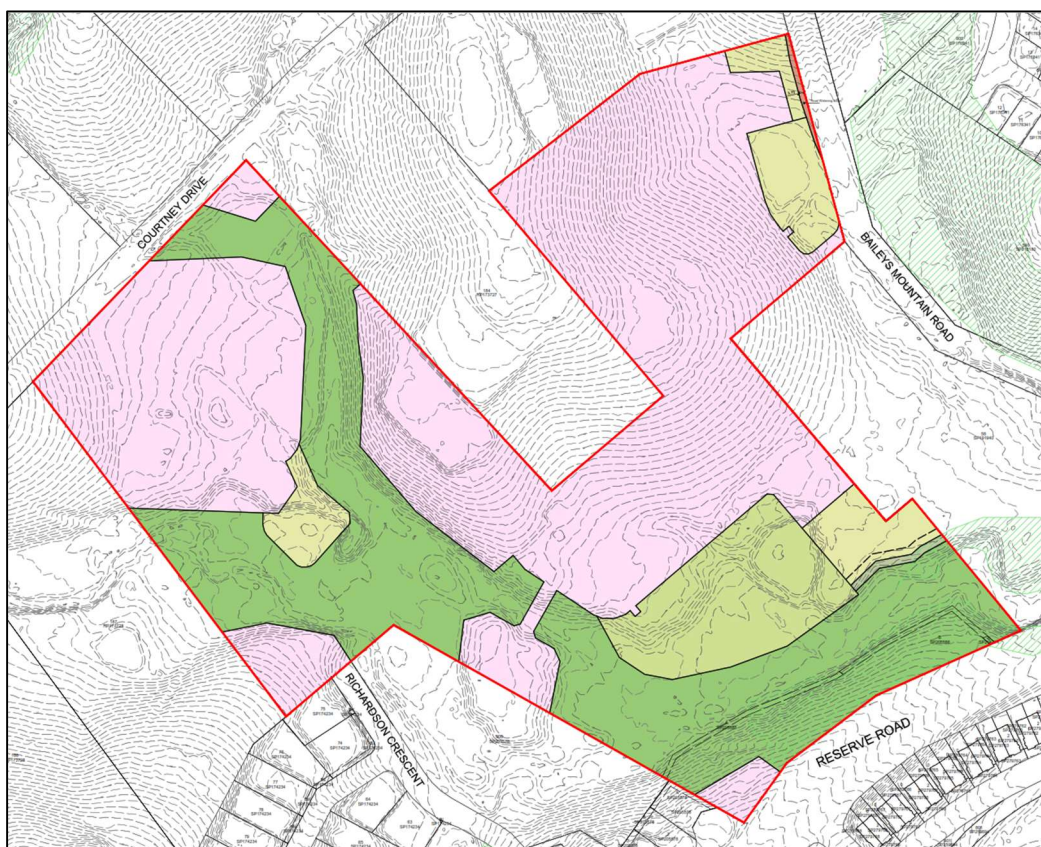
This Town Planning Report, and supporting documents, have assessed the proposed development against the provisions of the Planning Scheme and other relevant legislation. We believe the development is consistent with the Planning Scheme and is appropriate for the locality. It is therefore recommended that the development application be approved, subject to relevant and reasonable conditions.

Design Approach

The approach to design of the subdivision plan has been developed by first identifying the development footprint of the land. A number of key drivers to establish this footprint include:

- Hydraulic impacts and provision of detention infrastructure;
- Ecological buffers to waterways;
- Retention of significant ecological features;
- Appropriate road connections to existing network and future provision to neighbouring properties;
- Provision of 1ha local recreation park and recreational linkage to the east;
- Mitigation of bushfire impacts.

A specialist consultant team has been established to identify the above parameters and to map these across the site. The environmental corridors, recreational park, drainage reserves and development footprint are identified below.



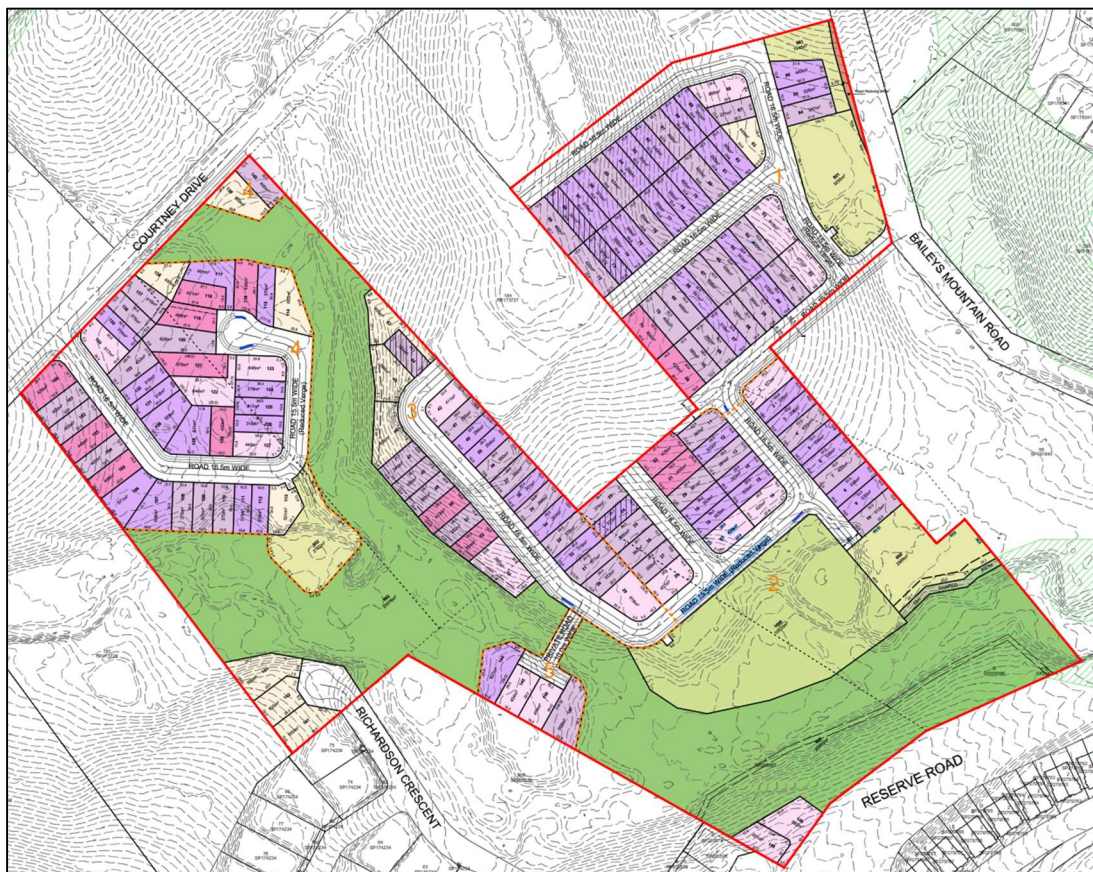
Development Footprint Plan (Source: SHG)

Following the establishment of the development footprint, the intended development character is to be established. The Upper Coomera (Courtney Drive) precinct plan with the Emerging Community Zone code identifies the site within the Courtney North-east (CNE) Sub-precinct with a planning intent to:

'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:

A. 19 to 23 dwellings per net hectare, where located in **sub-precinct Courtney North-east;**

Net hectare is defined as 'That part of a hectare remaining after the dedication of land required for any public purpose'. Being the development footprint identified above minus any roads. A logical road network was created within the development footprint to maximum frontage to the local recreation park and open space. The ultimate area available for residential lots being 6.189ha, at 23 dwellings/ha, amounts to 143 lots.



Proposal Plan (Source: SHG)

Providing for a mix of lot types and frontages, 149 lots is proposed at a density of 24 dwellings/ha. While the density slightly exceeds that envisaged by the precinct plan, this is considered acceptable given the large amount of land provided for recreational and conservation open space. There is a large amount of infrastructure investment in the area and densities should be maximised to assist in facilitating the public cost. The gross density being 10 dwellings/ha and far below that originally envisaged for the precinct.

Project Team

Discipline	Contact	Company
Developer	Richard Sefton	Norfolk Estates Pty Ltd
Town Planning	Andrew McLean	 saunders havill group
Urban Design	Nathan Mahoney	 saunders havill group
Landscape Architecture	Rob McIlroy	 saunders havill group
Bushfire	Eldon Bottcher	
Civil Engineer	Adam Iervese	
Ecology	Liam Brzezinski	 saunders havill group
Acoustic Engineer	Jason Fox	 
Traffic Management	Isaac Ahn	 

Project Summary

Property Summary

Site Address	41-53 Courtney Drive and 202 Baileys Mountain Road, Upper Coomera Queensland 4209
Real Property Description	Lot 183 RP156422, Lot 185 RP173727, Lot 186 RP13728, Lot 56 RP162858, Lot 57 RP214370 and Lot 58 SP191940
Site Area and Frontage	15.23 hectares Frontage to Baileys Mountain Road, Courtney Drive, Reserve Road, Wright Court and Richardson Crescent.
Easements / Encumbrances	Easements ASP205585, BSP205586 and CSP214374 for the provision of sewer.
CLR / EMR	Nil.
Land Owners	Norfolk Estates Pty Ltd ATF The Solander Investments Unit Trust MG Land Pty Ltd
Local Government	Gold Coast City Council

Planning Framework Summary

Regional Plan and Land Use Category	Urban Footprint
Planning Scheme	City Plan 2016 (v11)
Zone	Emerging Community Zone
Neighbourhood/Local Plan	Upper Coomera (Courtney Drive) Precinct ▪ Courtney North-east Sub-precinct
Applicable Overlays	▪ Airport environs ▪ Bushfire hazard area ▪ Dwelling house overlay area ▪ Environmental significance - vegetation management ▪ Environmental significance - wetlands and waterways ▪ Environmental significance - wetlands and waterways - Buffer area ▪ Environmental significance - wetlands and waterways - Matters of local environmental significance - wetlands and waterways - Watercourse 30m buffer area ▪ Landslide hazard
State Interests (SPP)	▪ Fish habitat areas- Queensland waterways for waterway barrier works ▪ Native Vegetation clearing – Category A and B

- Water resources- Water resource planning area boundaries
- Koala Habitat – Core Koala Habitat Area

Application Summary

Description	Reconfiguration of a Lot to create 149 Residential Lots
Type of Approval Sought	▪ Development Permit – Reconfiguration of a Lot for Subdivision (6 into 149 lots, Drainage Reserves and Open Space)
Assessment Manager	Gold Coast City Council
Category of Assessment	Impact Assessment
Referral Details	N/A
Public Notification Period	15 business days
Applicable Development Codes	▪ Strategic Framework of the <i>City Plan 2016</i> ▪ <i>Airport environs overlay code</i> ▪ <i>Bushfire hazard area overlay code</i> ▪ <i>Environmental significance overlay code</i> ▪ <i>Landslide hazard overlay code</i> ▪ <i>Emerging Community Zone Code</i> ▪ <i>Reconfiguring a Lot Code</i> ▪ <i>General development provisions code</i> ▪ <i>Healthy waters code</i> ▪ <i>Transport Code</i> ▪ <i>Vegetation management code</i>

Applicant Details

Applicant	Norfolk Estates Pty Ltd ATF The Solander Investments Unit Trust c/- Saunders Havill Group 9 Thompson Street Bowen Hills QLD 4006
Contact	Andrew McLean Telephone: (07) 3251 9482 Email: andrewmclean@saundershavill.com

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1. Introduction

Saunders Havill Group has been engaged by Norfolk Estates Pty Ltd ATF The Solander Investments Unit Trust (the Applicant) to prepare this development application. The development application seeks approval for the following aspects of development:

- Development Permit – Reconfiguration of a Lot for Subdivision (6 into 149 Lots, Drainage Reserves and Open Space)

The application is made over land located at 41-53 Courtney Drive and 202 Baileys Mountain Road, Upper Coomera Queensland 4209, legally described as Lot 183 RP156422, Lot 185 on RP173727, Lot 186 on RP173728, Lot 57 on SP214370, Lot 58 SP191940 & Lot 56 on RP162858 (the 'subject site'). Part of the site includes a land swap with 202 Baileys Mountain Road for the purposes of ensuring a more regular lot orientation for the proposed development and access to Baileys Mountain Road. Written owner's consent is included in this application for Lot 58 SP191940.

This Town Planning Report assesses the proposal against the relevant provisions of the *City Plan 2016* (the Planning Scheme), the *Planning Act 2016* (the Planning Act) and other relevant legislation.

The proposal plans, prepared by Saunders Havill Group and this Town Planning Report are accompanied by a number of technical reports/plans, including:

- Proposal Plans;
- Landscape Concept Plan;
- Engineering Infrastructure Report;
- Stormwater Management Plan;
- Hydraulic Impact Assessment;
- Hydraulic Capacity Assessment;
- Bushfire Mitigation Report;
- Ecological Assessment Report;
- Road Traffic Noise Assessment Report;
- Transport Engineering Report.

2. Site Analysis

2.1. Site Location

The subject site is located at 41-53 Courtney Drive, and 202 Baileys Mountain Road, Upper Coomera. The sites have a total land area of 15.25ha and frontages to Baileys Mountain Road, Courtney Drive, Wright Court, Richardson Crescent and Reserve Road. Surrounding land uses comprise of the following in relation to the subject sites:

- North of the site is a grouping of large rural residential allotments, predominantly containing detached dwelling houses and associated outbuildings. Noting the land along Courtney Drive is split zoned of Emerging Community and Rural where the line of vegetation traverses each lot.
- To the East and South of the site are small lot housing estates, with a mix of townhouses, dual occupancies and dwelling houses.
- Located west of the development site is an under construction residential housing estate. The development was granted approval in 2023 for 196 residential lots and environmental and drainage lots.

The following aerial photo extract shows the location of the subject site:



Figure 1: Site location plan (Source: QLDGlobe)

Property searches, including a Smart Map and Current Titles Search are included within **Appendix A**.

2.2. Ownership and Encumbrances

The subject sites are all held in Fee Simple by Norfolk Estates Pty Ltd ATF The Solander Investments Unit Trust and MG Land Pty Ltd (being the land swap area). The subject site is encumbered by the following easements:

- EMT A SP205585 – sewer main line
- EMT B SP205586 – sewer main line
- EMT C SP214374 – sewer main line

2.3. General Site Observation

A site inspection has been carried out and the following observations, as relevant to the proposal, are made:

Characteristics	Comments
Topography	The subject land has undulating topography ranging between 26m AHD and 48m AHD. Steep land varies in height surrounding the pockets of vegetation and waterways found in site.
Existing Use/Improvements	Lots 185, 186 and 56 contain a domestic dwelling house and outbuildings. Lots 183 and 57 do not contain any structures.
Surrounding land Use/s	Surrounding land uses are made up of detached dwelling houses. A townhouse development is established along Reserve Road to the east of the Subject sites.
Vegetation	Vegetation is present on site following existing drainage and watercourse lines. An ecological survey and report have been prepared and can be found in Part 4 .
Access	Lots 185 & 186 are afforded access via Courtney Drive. Lot 183 is accessed from Baileys Mountain Road. Lots 56 and 57 are accessed from Reserve Road.

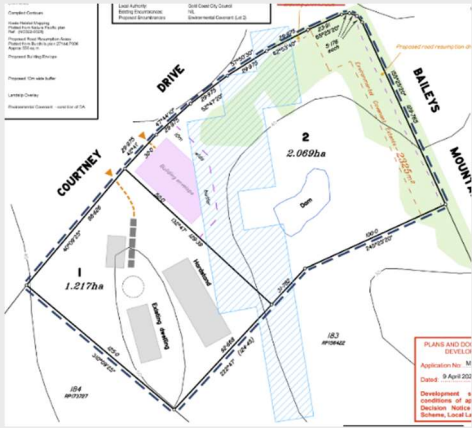
2.4. Development Approval History

2.4.1 Subject Site

A search of Council's PD Online service found no relevant development approval history on the subject site.

2.4.2 Surrounding Sites

The following recent development approval history is relevant to the surrounds:

Council Reference	Address	Description	Approval Date
MIN/2024/60	17 Courtney Drive, Upper Coomera	Development Permit for a Reconfiguration of a Lot 1 into 2 lot subdivision	12 April 2024
			
COM/2019/82	79-99 Courtney Drive, Upper Coomera	Development Permit for a Reconfiguration of a Lot (5 into 208 lot subdivision (including 196 residential lots, 4 Open space (Environmental) lots, 5 Open space (Drainage) lots, 2 Open space (Recreation) lots and 1 utility lot),	15 June 2023
			
COM/2024/317	202 Baileys Mountain Road, Upper Coomera	Material Change of Use for Multiple Dwelling (73 Dwellings)	23/10/2024 Lodged
			

2.5. Ecological Assessment of Site

Saunders Havill Group have prepared an ecological assessment report (**Part 4**) which reviews the site ecological values at a local and state legislative level. Two (2) ecologists visited the site in July 2023 and October 2024, walking the entire site to satisfy the collection of data to prepare the report. From this the following general observations were recorded:

- The vast majority of the site is mapped as Category X (non-remnant) vegetation with a small polygon of Category B (remnant) vegetation in Lot 57 and Category C (high-value regrowth) vegetation along the road reserve boundary on Lot 183. Category B vegetation was observed to contain indicator species of the mapped Regional Ecosystems although this area was heavily modified with exotic canopy and sub-canopy species.
- The site itself has undergone wholesale clearing resulting in highly disturbed weed infested areas across the majority of the site. Vegetation composition generally consists of a mix of native and exotic species with the majority as planted ornamental species.
- Koala habitat is mapped on-site along the eastern boundary of Lot 57 and 56 and the northern boundary of Lot 183. Koala habitat was confirmed in the east although NJKHTs were sparse with the area dominated by acacia regrowth. In the north, much of the mapped KHA within the road reserve had been recently cleared.
- One moderate risk and two low risk DAF waterway are mapped across the site. These mapped waterways differ from the CGC waterway mapping and therefore were ground-truthed for accuracy and to inform the development design.

The figures below represent the vegetation communities and waterways determined through the site visits to ground truth their locations.



Figure 2: Vegetation Communities Mapping (Source: SHG)



Figure 3: Ground Truth Waterways Mapping (Source: SHG)

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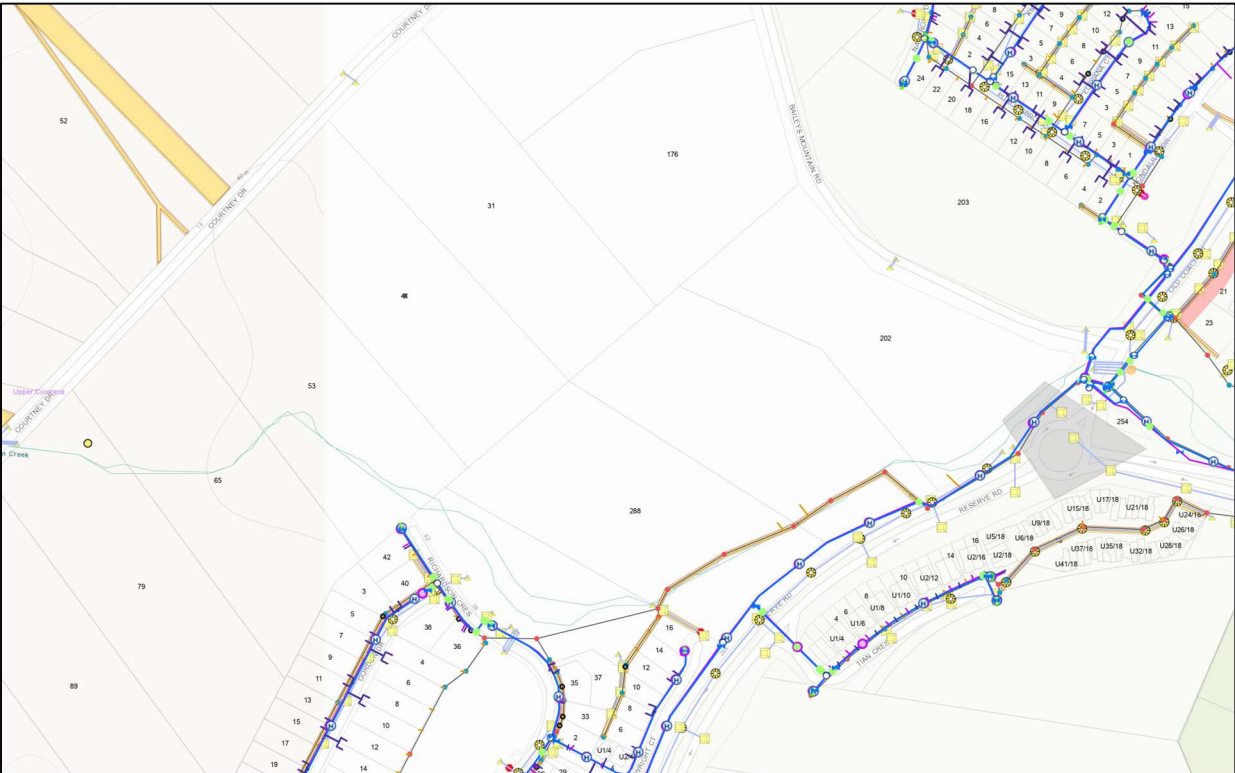


Figure 4: Existing servicing arrangements (Source: Gold Coast City Council)

Network	Comments
Stormwater	Fibre Reinforced Concrete Pipe available in Lot 900 SP205578 (drainage lot) and Lot 58SP191940 (private lot)
Water	Water main identified along Reserve Road.
Sewer	Sewer main and manholes held in easement in Lots 56RP162858 and 57SP214370
Gas	No infrastructure available.
Electrical	Electrical poles on all frontages (Courtney Dr, Baileys Mountain Rd and Reserve Rd).
Telecommunications	NBN is available for connection for all lots.

2.7. Site Photos

The following photographs are of the site:



Figure 5: View of Site Facing South



Figure 6: View of Site Facing East



Figure 7: View of Baileys Mountain Road facing South

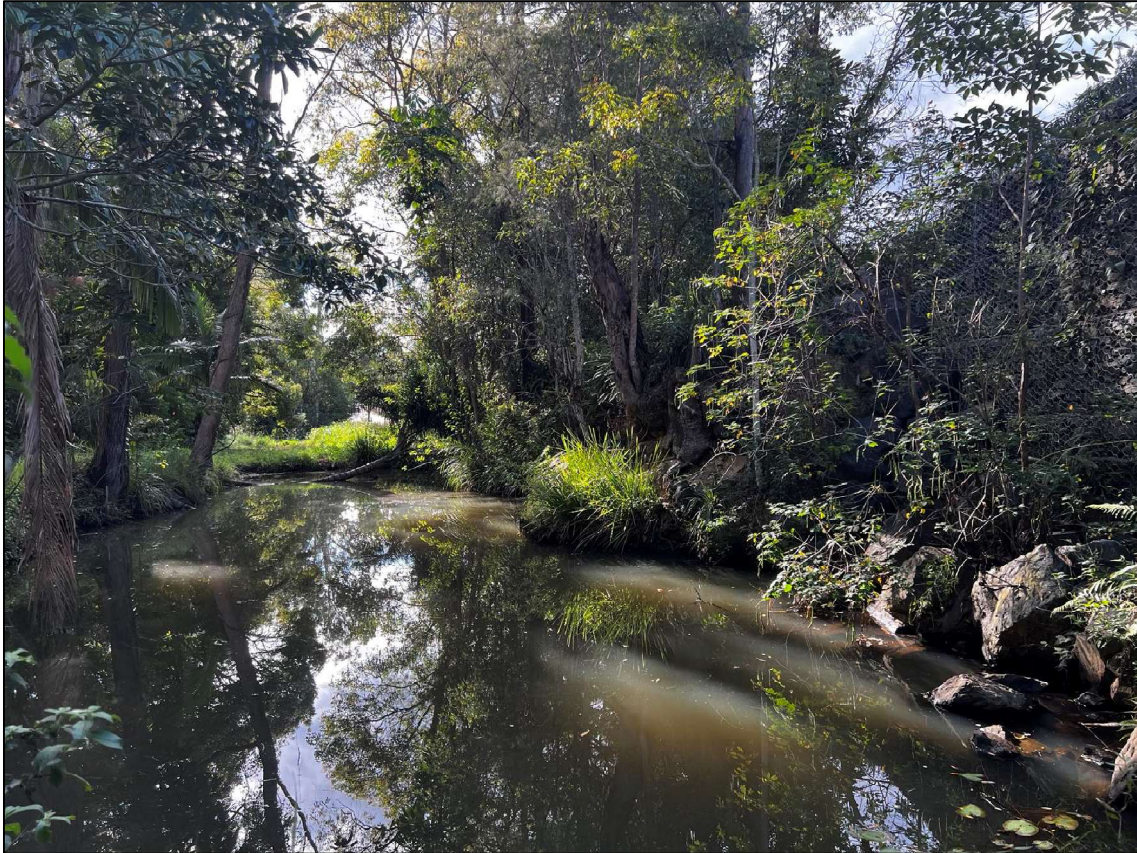


Figure 8: Waterbody within Ecological Corridor to be Rehabilitated

2.8. Pre-lodgement Discussion

A formal pre-lodgement meeting has been carried out with Council on 5 September 2023, a summary of the key items raised, and a response provided below:

Key issue	Response
General Commentary / Summary <i>Any level of support for a development footprint must provide the following necessary infrastructure and attain compliance with the applicable assessment benchmarks (these are also discussed in greater detail in the minutes of the general discussion below):</i> identified trunk infrastructure (including Public Parks and Land for Community Facilities infrastructure (both the 1ha recreational park and 15m wide recreation linkage), Sewer	
	A constraints and opportunities mapping exercise was completed to establish the development footprint. This included identification of flood affected areas, waterway buffers and provision of a 1ha recreational park and linkage. Following establishment of the development footprint a legible road layout was established and then the provision of a mix of lot types in accordance with the Upper Coomera (Courtney Drive) precinct plan.

infrastructure, and Water infrastructure) being provided in full and up front;

- appropriate waterway buffers must be provided to the waterways on the subject site;
- infrastructure, park land, drainage areas, roads, retaining structures or batters, and other matters must be located wholly outside the required waterway buffers.

To accommodate Officers comments, a revision of the proposed development footprint will be required (see general discussion below).

Officers have not provided comments on the proposed number and size of lots, lot frontage width, and resulting density or vehicle crossings. The absence of these comments should not be taken to be in-principal support for the proposal; Officers' suggest a further meeting/s be undertaken to consider these matters once a revised development footprint in response to constraints is prepared.

Trunk Infrastructure and Precinct Plan

The subject site is mapped for two (2) Trunk Park requirements which have not been adequately identified on the submitted subdivision plans, which need to be amended to reflect the Trunk Recreation Linkage (Old Coach Linkage) and Trunk Local Park (Local Park – Courtney Drive).

The requirement for trunk land is identified under the LGIP for a local recreation park and recreational linkage. This land has been dedicated to meet DSS requirements and is subject to offsets allocated for LGIP ID PAR-A5-001.

Provision of land for local park

City Plan stipulates a minimum area (1ha) and shape (round or rectangular) for the local park. The cost of providing the local park has been accounted for within the LGIP, therefore, Officers are unlikely to give significant weight to a cost effectiveness argument for the use of the neighbouring Council owned land.

A minimum 1ha park is proposed as part of this application.

Environmental and Bushfire Buffers and Greenspace Networks (Precinct Plan)

- Under the applicable precinct plan, two (2) greenspace networks are to be dedicated to Council as conservation areas. Overall outcome OO(3)(xii) of the Emerging communities zone code, Performance

A significant portion of the subject site is to be conserved and rehabilitated for environmental open space. This open space is based around the major and minor waterway corridors and has been defined by the flooding extents of the area. The extent of the major waterway corridor is generally 60m while the minor waterways corridor is 30m. In some places the corridor width extends to 100m.

outcome PO23 of the Environmental significance overlay code, and the green space network element of the Strategic framework will be considered in relation to the dedication of the mapped 'Green space network (natural green space corridor)'.

- Rehabilitation of riparian zones are required under PO26 of the environmental significance overlay code.
- Officers are not supportive of the location of the proposed bio-basin in Lot 901 as this area contains a mapped waterway.

Provision of local park, recreation linkage, and conservation buffer

Officers confirm that the 15m recreation linkage is to be provided separately, and in addition to, the local park as per the requirement of the LGIP. Both LGIP requirements are to be located wholly outside the necessary waterway buffers (and excluding all infrastructure associated with the development).

The recreational linkage is provided to the west of the park. As per the landscape concept plan, the linkage extends through the park and connects to the west. The linkage blends with the environmental corridor, the park and the drainage reserve and there is no apparent boundary.

External catchments

Officers note that the Applicant ought to consider external catchments running through the site (particularly on the eastern portion from the north); and how the Applicant will address the stormwater quality/quantity measures for the site and surrounding catchments. It was determined that 3x detention basins are required to adequately service the proposed development. The SWMP is contained in **Part 4**.

Officers refer to the subdivision at 17 Courtney Drive, Upper Coomera in which considerations of overland flow and environmental covenants to Baileys Drive were raised

A stormwater management report has been prepared and addresses the stormwater quality/quantity measures for the site and surrounding catchments. It was determined that 3x detention basins are required to adequately service the proposed development. The SWMP is contained in **Part 4**.

Land swapping

More information was sought on the proposed land swapping

In order for a logical development footprint, a portion of lot 57 has been 'swapped' with neighbouring lot 58. This was included as part of the application COM/2024/317. Shared access off Baileys Mountain Road is also to be accommodated with Lot 58.

Infrastructure within recreation linkage

All infrastructure must be outside of the required recreation linkage.

Infrastructure is located outside of the linkages.

Public roads outside of subject site

Roads located outside wholly or partially of the subject site are not supported. Council is no longer supporting half roads and confirmed that 202 Baileys mountain Road will need to form part of the subject land, based off of this interim plan.

202 Baileys Mountain Road forms part of the subject land of this application. Owner's consent has been provided.

Bushfire

Any future application would need to submit a detailed bushfire assessment and management plan to assess the potential bushfire risk of the proposed development.

A bushfire assessment report has been prepared and attached.

Short Access Lanes

The 10m width of the short-access lanes is not supported due to the provision of infrastructure, bins, parking etc and a minimum 12.5m is required.

Short access lanes are proposed at 12.5m width.

Dual frontage of Lots 1-8

No support is given to the dual frontage of Lots 1-8 and removal of this proposal is suggested. Direct lot access to Courtney Drive is supported

Direct lot access to Courtney Drive is proposed.

Retaining Structures

any retaining structures would be required to be appropriately designed. Conceptual earthworks, retaining structures and batters plans and conceptual frontage fencing plan would be recommended to be provided for this application.

Concept earthworks plans are prepared in accordance with the Engineering Infrastructure Report – contained herein **Part 4**.

Sewer

Trunk infrastructure works is required to be delivered by the applicant not Council. Conditions will form part of the decision for trunk works.

The application includes trunk parkland and sewer infrastructure.

Stormwater Quality and Quantity

Discussion surrounding the modification of waterway for stormwater quantity which could reduce the number of bio basins. Council identified the vegetation community that may be present would be difficult and further suggested a separate meeting due to the absence of hydraulic officers at the meeting.

A stormwater management report has been prepared and addresses the stormwater quality/quantity measures for the site and surrounding catchments. It was determined that 3x detention basins are required to adequately service the proposed development. The SWMP is contained in **Part 4**.

Traffic and Transport Network

A transport report has been prepared (**Part 4**).

A Traffic impact report is required as per PO16 of the Transport code.

Hydraulics and water quality

- *The site is affected by overland flow and modification to the overall layout was suggested to avoid overland flow path.*
- *Submission of a Hydraulic Impact assessment report to estimate the extent of the overland flow path for all events up to 1% AEP and impact of works.*

A hydraulic report analyses the nature of the subject site and proposed development. Refer to report contained in **Part 4** for further information.

Water and waste

- *An external water network capacity assessment is required.*
- *Council requires minimum 18m for cul-de-sac heads.*
- *Laneways must include bin pads where WCV cannot access any of the lots.*

A water network assessment has been prepared and details the capacity of the network.

Road design includes relevant cul-de-sac heads where reasonable to allow for adequate WCV service. Where roads end adjacent neighbouring properties, easements have been proposed over lots that will be held back until such time as the neighbouring property is developed. This will allow for turnaround of refuse vehicles.

3. Development Proposal

3.1. Proposal Intent

In general, the intent of the proposal is:

Facilitate urban development on a site identified for urban development under all levels of planning instruments. The proposed development for residential development on the subject site is consistent with the site's designation within the:

- Urban footprint of the SEQ Regional Plan;
- Emerging Community Zone under the Gold Coast City Plan 2016
- Courtney Drive – Upper Coomera Precinct
- Create a new community in line with the Emerging Community Zone and dedicated development area;
- To expand on lot and housing product diversity in Upper Coomera;
- Provide trunk land in accordance with the LGIP requirements;
- Mitigate environmental impacts where possible and offset impacts where it cannot be avoided;
- To provide an efficient and integrated road network; and
- Facilitate an efficient and integrated stormwater arrangement.

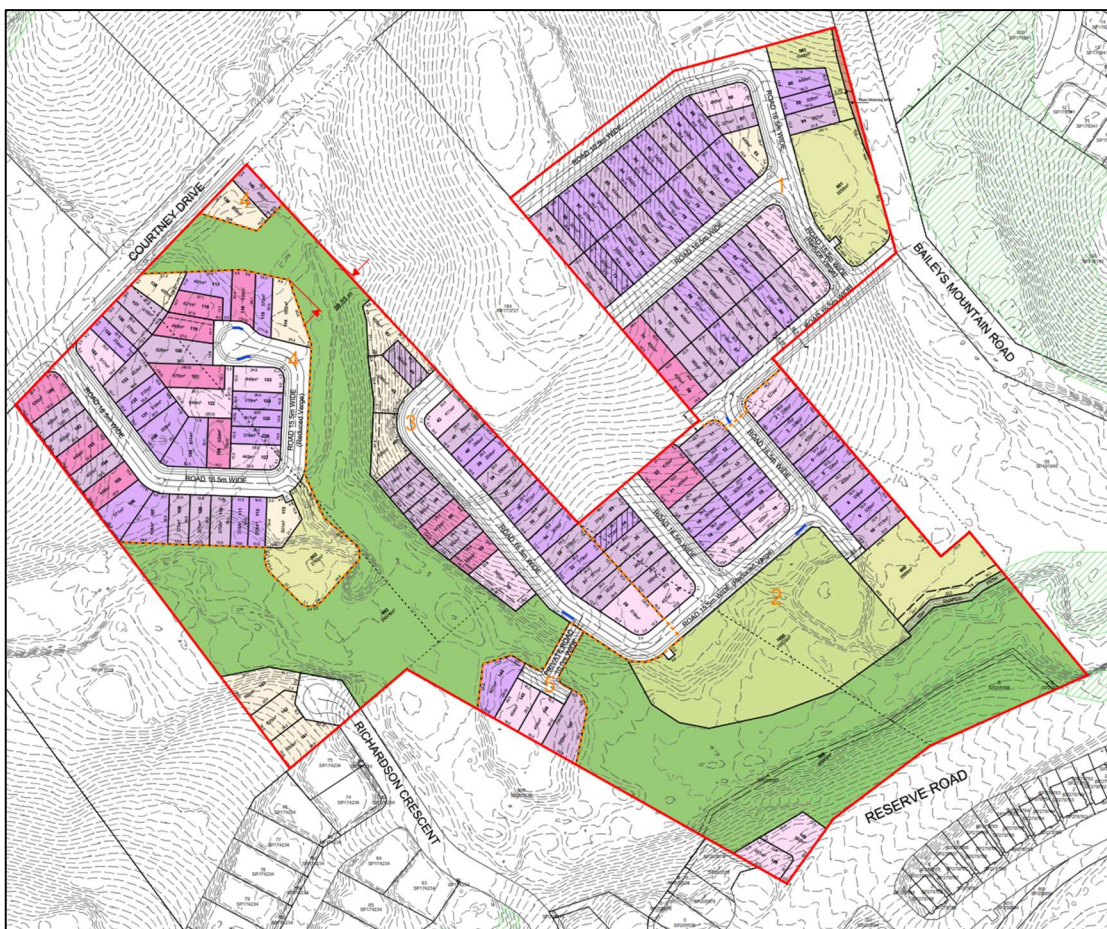


Figure 9: Proposal Plan (Source: SHG)

3.2. Proposal Summary

In general, the proposal involves:

- 149 low-density residential allotments provided in a mix of lot sizes over four (4) typologies, ranging from 294m² - 621m² across 5 stages;
- 3 x stormwater drainage reserves;
- A new and functional road network, integrating with surrounding road connections to existing and approved residential development;
- 1.053ha local recreation park; and
- 4.557ha of Environmental Open Space amounting to 30% of the subject site.

3.3. Reconfiguring a Lot

The proposal involves the subdivision of land to create 149 low density residential lots, new road, drainage reserve and trunk park. Please refer to the proposal plans contained in **Part 3**.

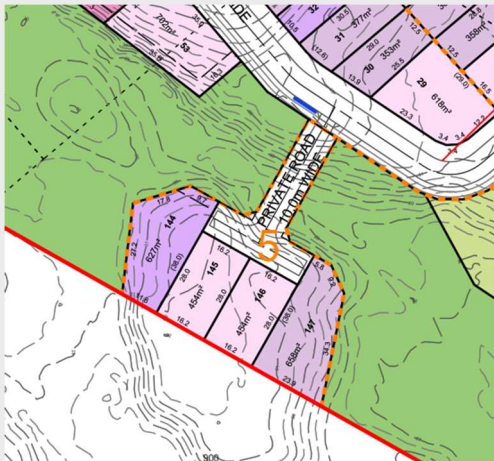
The proposed development, includes the following breakdown in areas and lot categories as shown in Figure 10:

DEVELOPMENT STATISTICS			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
10.5m - 12.49m Frontage	54	36.2%	1.954 ha
12.5m - 13.99m Frontage	52	34.9%	2.056 ha
14m - 14.99m Frontage	14	9.4%	0.623 ha
> 15m Frontage	18	12.1%	0.917 ha
Irregular Frontage	11	7.4%	0.639 ha
Total Residential Allotments	149	100.0%	6.189 ha
Land Budget			
Area of Subject Site / Stage	Area (Ha)	%	
Net Residential Area (no roads)	6.189 ha	40.6%	
Detention / Drainage	0.935 ha	6.1%	
Local Park	1.053 ha	6.9%	
Environmental Open Space	4.557 ha	29.9%	
Pedestrian Links	0.035 ha	0.2%	
Road Widening	0.025 ha	0.2%	
Road Areas	2.457 ha	16.1%	
Total	15.251 ha	100.0%	

Figure 10: Development Statistics (source: SHG)

In addition to the above statistics, the development will be delivered in 5 stages as per the below:

Staging	Number of Lots
Stage 1	46 residential lots Drainage reserve (Lot 901) Drainage Basin (Lot 801) Entrance road via Baileys Mountain Road
Stage 2	30 residential Lots 1x Local Park (Lot 1000) Recreational Linkage

Staging	Number of Lots
	Environmental Corridor (Yuan Creek) Detention Basin (Lot 800)
Stage 3	28 residential lots Extension of Richardson Crescent Environmental Corridor (minor waterway)
Stage 4	41 residential lots Detention Basin (Lot 802) New road access from Courtney Drive
Stage 5	4 community title lots with common property being the access driveway. It was unfeasible to deliver a public road to a constrained portion of land across a floodway. 

3.4. Supporting Information

The proposal plans and this Town Planning Report are supported by the following technical reports / plans.

3.4.1 Bushfire

A Bushfire Mitigation Report prepared by Eldon Bottcher Architect Pty Ltd is included as **Part 4** to this report. The bushfire report has been prepared in accordance with the State Planning Policy and 'BRC technical document' (QFES, 2019). Site assessment determined the following:

- The site was granted a BAL-LOW level and a distance of 50m from predominant vegetation class was determined. This is based on the VHC description of fuel type and location. Predominantly the vegetation type is moist to dry eucalypt and more than 100m from the subject site. Where vegetation was within 100m the vegetation mass did not constitute a threat due to site management and vegetation mass.
- There are no formal firebreaks. Managed and Low threat vegetation combined with a sealed road system forms effective fire breaks more than 100m wide in all directions.
- All proposed building envelopes are not in a Designated Risk Area when calculated in accordance with the SPP. Construction is not required to be in accordance with Australian Standard AS 3959 2018

Construction of Buildings in Bush Fire-Prone Areas as the site is not in a Designated Bushfire Prone Area.

3.4.2 Landscape Concept

Landscaping will be provided throughout the development site as typical street embellishment and drainage corridor / trunk park landscaping. Refer to the Landscape Concept Plan prepared by Saunders Havill Group **Part 4** and the extract in **Figure 11** below. The landscape concept plans include the local park concept plan which falls within the LGIP – 1 ha park provision. The elements on the local park include the following

- Playground area and play equipment
- Pedestrian footpath connection
- Picnic settings and shade shelter
- Kickabout areas
- Feature trees



Figure 11: Landscape Site Masterplan (Source: SHG)



Figure 12: Local Recreation Park Concept (Source: SHG)

3.4.3 Ecological Assessment

As previously mentioned, an Ecological Assessment Report (EAR) prepared by Saunders Havill Group is included in **Part 4**. The report has provided a comprehensive assessment of the subject site and development proposal. To deliver the project it is understood that clearing of vegetation is to occur across majority of the site with the exception of the environmental open space corridors. This corridor aligns with the State and Council mapped regulated vegetation. The residential footprint proposed is to occur within areas that have been highly modified and maintained for the rural residential purposes.

Waterways identified under the release of updated 2023 fisheries mapping were ground-truthed to determine if any impacts would occur. Identification of the waterways was passed down to modified flow paths consistent with rural residential uses. Defined flow paths were observed in parts albeit heavily weed infestation by invasive species and exotic grasses. All other mapped waterways on site are intended to be fully retained within environmental open space corridors and granted a 30m minimum setback. Exception is made for the north-east council mapped waterway. This waterway is proposed as drainage/detention due to lack of significant values. Notably, where corridor functionality is anticipated to be of greater value, such as along Yuan Creek in the south, corridor widths up to 60m are proposed. A response against the relevant benchmarks of *City Plan 2016* are provided in **Appendix D** of the EAR.

The report includes a number of maps that identify in further detail, the extent of vegetation removal and survey of the waterway corridors. Figure 13 below represents the ecological assessment with regards to the proposed development, to give justification to the residential and environmental layouts.

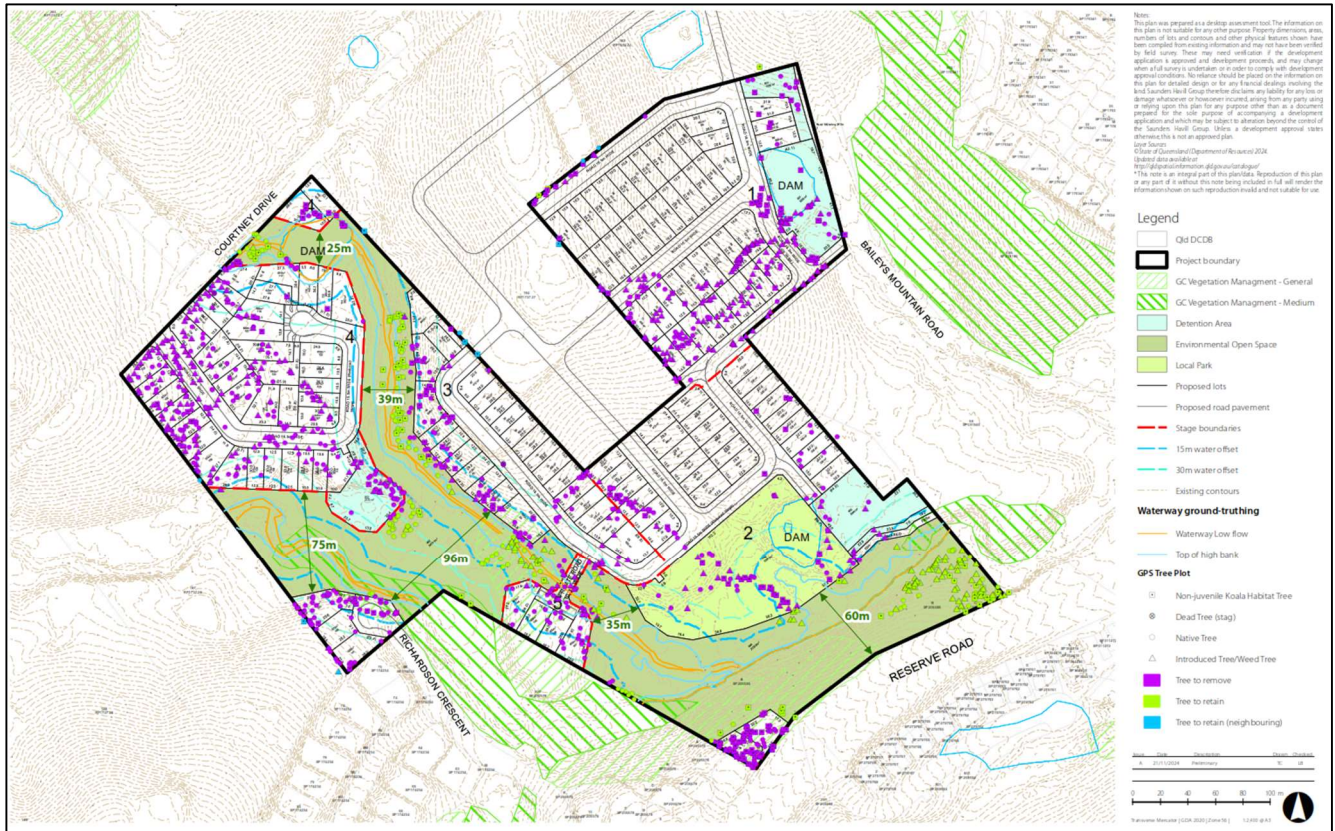


Figure 13: Development Assessment - Ecological Mapping (Source: SHG)

3.4.4 Engineering

An engineering infrastructure report (EIR) has been prepared by OSKA Consulting Group to support the proposed development. A copy of the report is available in **Part 4**. A summary of the findings of the report are provided below:

- General site conditions:** The site generally grades to the south/east either towards the existing waterway through the site or the existing swale along Baileys Mountain Road. The existing site is relatively steep with spot heights ranging from approximately RL 23.00m AHD to 49.50m AHD. Based on the provided survey and aerial information, any stormwater runoff from the site either drains to the existing waterway through the site or the existing swale along Baileys Mountain Road.
- Earthworks:** retaining will be required due to the combination of cut/fill across the site. Temporary batters are proposed to facilitate temporary turnaround areas at the end of roads 1-4. Once the neighbouring lots are developed, these lots can be graded and retained as required. To minimise slopes across the proposed allotments retaining walls up to a maximum height of 3m will be required, with walls higher than 1.5m are to be tiered in accordance with Council requirements.
- Roadworks:** The internal development will be serviced via private inverted concrete roads generally 16.5m access streets, with 15.5m road reserve where parallel to waterways and park. Road grades will vary between a minimum of 0.5% and a maximum of 16%. Final road levels will be set to ensure that driveways can be provided to all allotments with a desirable maximum grade of 16.6% wherever possible.

- **Sewerage:** There is an existing 300mm PVC trunk sewer main that runs parallel with Yaun Creek traversing the site. As there were multiple ongoing neighbouring developments around the subject site, there are multiple sewer main extensions currently being proposed or constructed. The proposed development will continue the construction of the 225m PVC trunk sewer main through the site and up to Courtney Drive. This asset has been flagged in Council LGIP for construction and therefore can be deemed as trunk infrastructure which will be creditable. The sewer mains are summarised as:
 - The subdivision of 79 Courtney Drive has proposed a continuation of the trunk sewer main which will be constructed through the south-west corner of the site (OPW Ref: OPW/2024/987)
 - The townhouse development on 202 Baileys Mountain Road has proposed to extend the downstream sewer main across Yaun Creek in the south-east corner of the site (DA Ref: COM/2024/317)
 - The townhouse development on 155 Baileys Mountain Road has proposed to extend the sewer infrastructure along Baileys Mountain Road past the subject site (DA Ref: MIN/2024/449)
- **Water:** No existing water mains service the site. It is proposed to extend the water main from Courtney Drive 120m to the constructed main outside 79 Courtney Drive. Eastern portion of the development will be connected to Baileys Mountain Road watermain. Water will be provided throughout the development site in accordance with the preliminary services layout plan by OSKA.
- **Utilities:** The site will be serviced with electrical and telecommunication reticulation with agreements entered into by the relevant service providers. Adequate service corridors will be provided to enable service connection with designs being undertaken in accordance with a suitably qualified electrical consultant at the Operational Works/Building Application phase as necessary.

3.4.5 Stormwater

A Stormwater Concept Plan has been prepared by OSKA Consulting Group to support the proposed development. A copy of the report is available in **Part 4**. A summary of the findings of the report are provided below:

Pre and post-development catchments: The site has been analysed as three internal catchments with a total area of 9.757ha. The development peak flow rates discharging from the 3 catchments (A,B and C) are higher than the predevelopment flow rates.

Stormwater quantity: The objective for the post-development stormwater discharge is No net increase in peak flows from the subject site (up to the 1% AEP event), for all design storm events, during the post-developed scenario. There will be no bypass areas for Catchment A with all flows (up to the 1% AEP event) from the catchment draining into the detention basin. Catchment B has been set up to account for External Catchment A that discharges flows southeast onto the subject site. It is proposed to convey the flows from External Catchment A to the proposed road reserve between lots 22 and 23 via two swales (refer Section 4.5 for further information) with all external catchment flows (up to the 1% AEP event) ultimately conveyed into the detention basin via a combination of pipe and overland flow. Catchment C will have a small amount of bypass which will account for the proposed swale along the northern and eastern boundaries (0.247ha) that

conveys the flows (up to the 1% AEP event) from External Catchment B around the site and into the existing swale along Baileys Mountain Road with the remainder of the site to drain into the basin. Using the software program XO-SWMM the detention volume was proposed in the form of three combined bioretention and detention basins between 886-1,066m³ at depths at 1.20m in conjunction with the water quality aspect of the basins.

Stormwater quality: A bio-retention basin is designed to pond stormwater allowing it to percolate through a layer of filter media, typically sandy loam. Runoff passing through the filter media is collected with a perforated pipe discharging to the downstream drainage infrastructure. The bio-retention basin shall be located to treat all stormwater from the development area. A bund will be constructed to separate the bio-retention system and the open detention basin. This will ensure that the filter and surface area relationship detailed below is achieved the modelled basin design has demonstrated a reduction in the number of sediments and nutrients discharging from the proposed residential subdivision.

3.4.6 Acoustic

TTM Consulting Pty Ltd (TTM) (now a Colliers' company) has been engaged to prepare a Traffic Noise Assessment Report. Refer to **Part 4**. The report has provided an assessment of the proposed reconfiguration of a lot. The findings of the report are summarised as follows:

- Unattended noise monitoring was conducted to establish the existing road traffic noise levels between Thursday 3rd October and Wednesday 9th October 2024.
- Without an acoustic barrier, road traffic noise levels are predicted to exceed the free-field noise criteria at Lot 148 and Lot 149 in the southern corner of the site. The barrier on Lot 149 must be a minimum 2.0m and Lot 148 a minimum 1.8m. the barriers are to be completely solid and a mass of at least 12kg/m². Road traffic noise levels at the closest lots to Baileys Mountain Road are predicted to comply without the need for acoustic treatment.
- Road traffic noise levels at the development range from QDC MP4.4 Noise Category 0 to Noise Category 3. Residential buildings are to be constructed in accordance with the Queensland development Codes (QDC) MP4.4 (schedule 2) or unless manufactured building products achieve the relevant R_w standards. It is expected that compliance with AS2107 would be achieved through implementation of the Noise Category building treatment recommendations specified by QDC MP4.4.
- The acoustic report has concluded noise categories that apply to specific lots. Section 7.1.2 – Table 8 of the report includes a Noise Category of zero to certain lots, which do not require noise attenuation.

3.4.7 Transport

TTM Consulting Pty Ltd (TTM) (now a Colliers' company) has been engaged to prepare a Transport Engineering Report, refer to **Part 4**. The findings of the report are summarised as follows:

- the parking arrangements for the site are considered suitable for the proposed development;
- the development proposal internal road network – including road cross-sections, intersection treatments / locations, crossover, rear-lot access – identified that these were generally in line with CoGC guidelines;
- the access arrangements for the site are considered adequate;
- The servicing and refuse collection arrangements are to be completed kerbside and have been determined to generally comply with the CoGC guidelines. It is recommended that the width of

concreted area for Lot 44 be increased to 7.6m to facilitate a forward in / forward out manoeuvre into the turnaround area; and

- The local road network can accommodate the expected development traffic volumes (distributed over two accesses) without significant impact on the safety or operation (delay) of the surrounding road system.

4. State Framework and Assessment

4.1. Planning Act 2016

The proposed development is assessable and subject to Impact assessment and pursuant to s45(5) of the Planning Act:

An impact assessment is an assessment that –

- (a) *Must be carried out –*
 - (i) *Against the assessment benchmarks in a categorising instrument for the development; and*
 - (ii) *Having regard to any matters prescribed by regulations for this subparagraph; and*
- (b) *May be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

4.2. Regulated Requirements Prescribed in the Planning Regulation 2017

The regulated requirements prescribed in the Planning Regulation appropriately reflected in full as identified in Section 2.4 of the *City Plan 2016*.

4.2.1 Walkable Neighbourhoods Assessment

The application requires assessment under Schedule 12A of the *Planning Regulation 2017*. The purpose of this assessment is to ensure the reconfiguration supports convenient and comfortable walking for transport, recreation, leisure and exercise in the locality of the lot.

Assessment Benchmarks	Assessment
Connectivity <i>The reconfiguration provides connectivity for pedestrians by—</i> (a) <i>ensuring that any roads constructed or extended in association with the reconfiguration are connected in a grid-like pattern that is responsive to topography and other physical constraints; and</i> (b) <i>ensuring that, to the extent topography and other physical constraints reasonably permit, any roads constructed or extended in association with the reconfiguration, or footpaths provided in relation to the reconfiguration—</i> (i) <i>connect to roads and footpaths in surrounding areas; or</i> (ii) <i>allow for connection to future roads and footpaths in surrounding areas.</i>	The proposal achieves connectivity through designing a lot layout that is constructed in a grid like pattern. Forming part of the design, considerations have been given to the topography and physical land constraints present on the site. Provision of future connections are made to surrounding lots not forming part of this application.
Maximum length of particular blocks 1) <i>The reconfiguration provides for convenient pedestrian movement by ensuring the length of each boundary of a block for the reconfiguration does not exceed the lesser of—</i> (a) <i>a maximum length for a boundary of a block stated in a local assessment benchmark for the reconfiguration; or</i> (b) <i>250m.</i>	Each boundary of a block does not exceed 250m. A cul-de-sac off Courtney Drive exists that is 270m long. This is due to the constraint nature of the area and the inability to provide a further connection back onto Courtney Drive due to intersection separation requirements.

- 2) *Subsection (1) does not apply in relation to a block for the reconfiguration that the development application for the reconfiguration states will be subdivided as part of a future stage of development.*

Street trees

The reconfiguration provides shade for comfortable walking by—

- (a) *if a local assessment benchmark for the reconfiguration requires the planting of more than 1 tree per 15m on each side of a new road—complying with the local assessment benchmark; or*
- (b) *otherwise—ensuring at least 1 tree is planted per 15m on each side of a new road.*

A landscape concept plan has been prepared and accompanies this development application in **Part 4**. The landscape plan denotes street trees at 1 per 6m.

Footpaths

The reconfiguration provides for convenient and comfortable pedestrian movement by ensuring—

- (a) *for a new road used mainly for providing direct access to a created lot—a footpath is constructed—*
 - (i) *if a local assessment benchmark for the reconfiguration requires the construction of a footpath on both sides of the new road—on both sides of the road; or*
 - (ii) *otherwise—on at least 1 side of the new road; or*
- (b) *for another new road—a footpath is constructed on both sides of the road.*

Footpaths have been proposed in accordance with section 2.4.11 and Table 2.6 of the City Plan 2016.

Parks and other areas of open space

- 1) *The reconfiguration ensures access to areas for recreation, leisure or exercise by ensuring that, to the extent topography and other physical constraints reasonably permit, a part of each block for the reconfiguration is within 400m of a park or another area of open space that is accessible to the public.*
- 2) *In this section—*
 - park includes—*
 - (a) *an existing park; and*
 - (b) *a park, to be provided under a development approval, if development of the park has started; and*
 - (c) *land identified as a park in a local planning instrument; and*
 - (d) *land identified in an LGIP for public park infrastructure.*

Council identifies the need for a trunk linear park of 1 hectare to be provided. This is in accordance with Figure 6.2.15-3 Upper Coomera (Courtney Drive) precinct plan. The proposal has complied with this precinct plan.

All blocks are within 400m of a park or area of open space.

4.3. State Planning Policy

Part B (4) of the State Planning Policy (SPP) sets out the application and operation of the SPP as it relates to development assessment by local government. Critically, the SPP applies as a 'matter to have regard to' under the Planning Regulation 2017, only if the relevant state interests in the SPP are identified as having not been appropriately integrated in a local planning instrument, and only to the extent of any inconsistency. The following State interests, as identified in the State Planning Policy (SPP), are relevant to the subject site and proposed development:

- Liveable communities and housing
 - Housing supply and diversity

- Liveable communities
- Environment and heritage
 - Biodiversity
 - Coastal environment
 - Cultural heritage
 - Water quality
- Safety and resilience to hazards
 - Natural hazards, risk and resilience
- Infrastructure
 - Energy and water supply
 - Infrastructure integration
 - Transport infrastructure

An assessment of SPP layers has been undertaken on the land to determine if the SPP mapping has been appropriately integrated into the planning scheme. The following SPP maps were identified as applying to the land:

- Water supply buffer area
 - Water resource catchments
- Flood hazard area - Local Government flood mapping area
- Bushfire prone areas
 - High Potential Bushfire Intensity
 - Potential Impact Buffer

As detailed above, we believe that the SPP mapping has been reflected in the local planning instrument, and is not inconsistent with the SPP. Given the above, an assessment against the assessment benchmarks within Part E of the SPP has not been undertaken.

4.4. Regional Plan

The subject site is identified within the Urban Footprint under the Shaping SEQ Regional Plan 2023. Furthermore, the site is not identified within a SEQ Development Area. The Planning Scheme does appropriately advance the Shaping SEQ 2023.

4.5. Referrals

The subject site is identified as being affected by the following State Assessment and Referral Agency (SARA) overlays:

- SEQ Regional Plan Land Use Categories (Urban Footprint)
- Fish Habitat Areas: Queensland Waterways for Waterway barrier works (Low & Moderate)
- Water Resource Planning Area Boundary
- Koala Habitat Areas: Core koala habitat area

An assessment of Schedules 9 and 10 of the Planning Regulation confirms that the application does not involve referral. For clarity, minimal interference with koala habitat is occurring and falls within exempt clearing provisions being within 5m of a boundary and up to 500m² of clearing per lot.

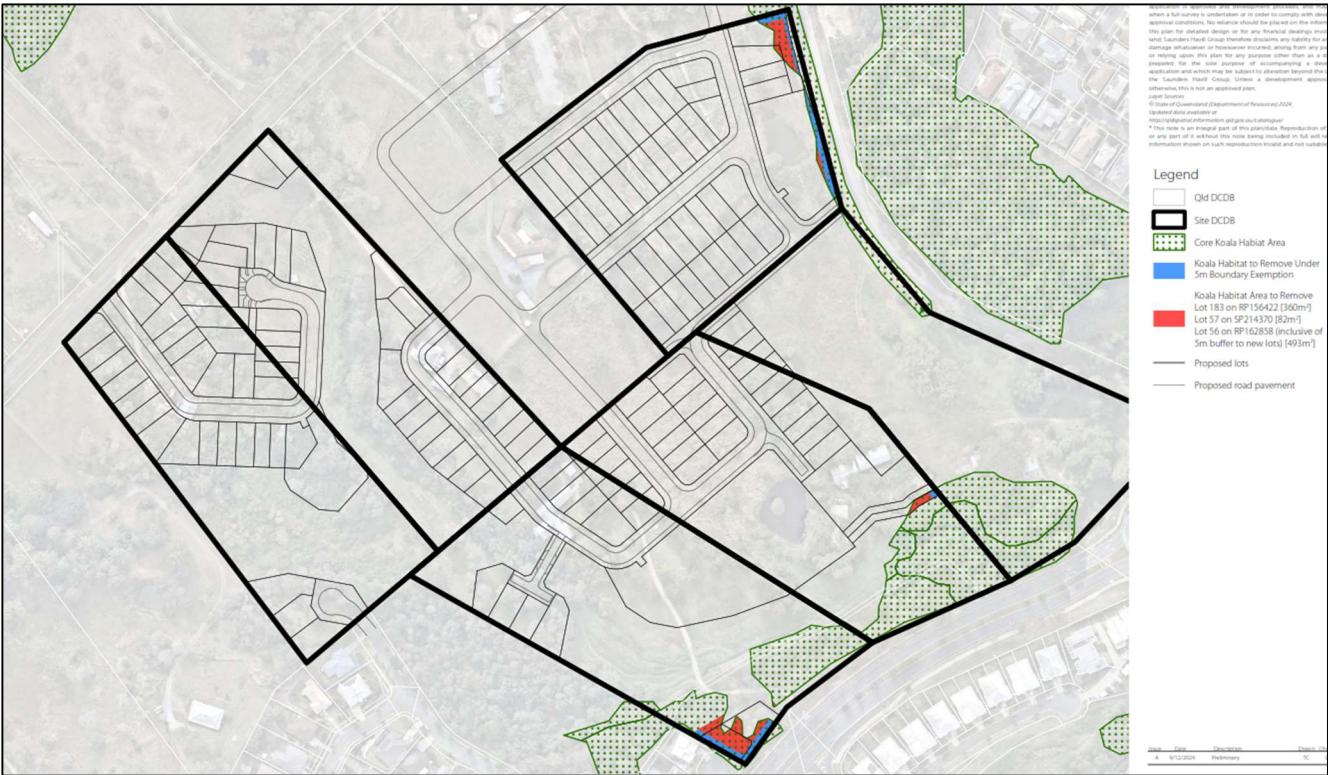


Figure 14: Extract of Koala Habitat Impact Assessment (Source: SHG)

5. Local Framework and Assessment

5.1. Planning Scheme

The proposed development has been lodged pursuant to and assessed against the relevant provisions of the *City Plan 2016* (v. 11) (Planning Scheme) as detailed in the following sections.

5.2. Use Definition

For the purposes of the Planning Scheme, the proposal is defined by the Planning Act 2016 under Schedule 2 as follows:

reconfiguring a lot means—

(a) creating lots by subdividing another lot; or

5.3. Category of Development and Assessment

Table 5.6.1: Reconfiguring a lot of the Planning Scheme, confirms the development would trigger impact assessment. Public notification is therefore required for a period of 15 business days.

5.4. Applicable Assessment Benchmarks

As the application is subject to Impact assessment, it is assessable against the entire Planning Scheme, to the extent relevant. The following assessment benchmarks are relevant to the development application and have been addressed as part of this application in the location shown in the table below:

Assessment Benchmark	Responsible Consultant	Response Location
Strategic Framework of the City Plan	SHG	Appendix B
Reconfiguring a Lot Code	SHG	Appendix B
Emerging Community Zone Code	SHG	Appendix B
Healthy Waters Code	OSKA Consulting	SWMP (Part 4)
General Development Provisions Code	SHG	Appendix B
Bushfire Hazard Overlay Code	Eldon Bottcher Architects	Section 5.7
Environmental Significance Overlay Code	SHG	EAR (Part 4)
Landslide Hazard Overlay Code		Section 5.7

5.5. Strategic Framework

The City Plan 2016 (Planning Scheme) includes a Strategic Framework which sets the policy direction for the region and forms the basis for ensuring appropriate development outcomes occur. The Strategic Framework includes six (6) themes that seek to achieve the strategic intent established by the Planning Scheme. A response to the Strategic Framework is provided in **Appendix B**.

5.6. Zone

Under the Emerging Community Zone, there is a note that describes where assessable development within the Upper Coomera (Courtney Drive) Precinct, Assessment is only against the overall outcomes and purpose of the code. As such a response against the relevant overall outcomes and purpose is provided in **Appendix B**.

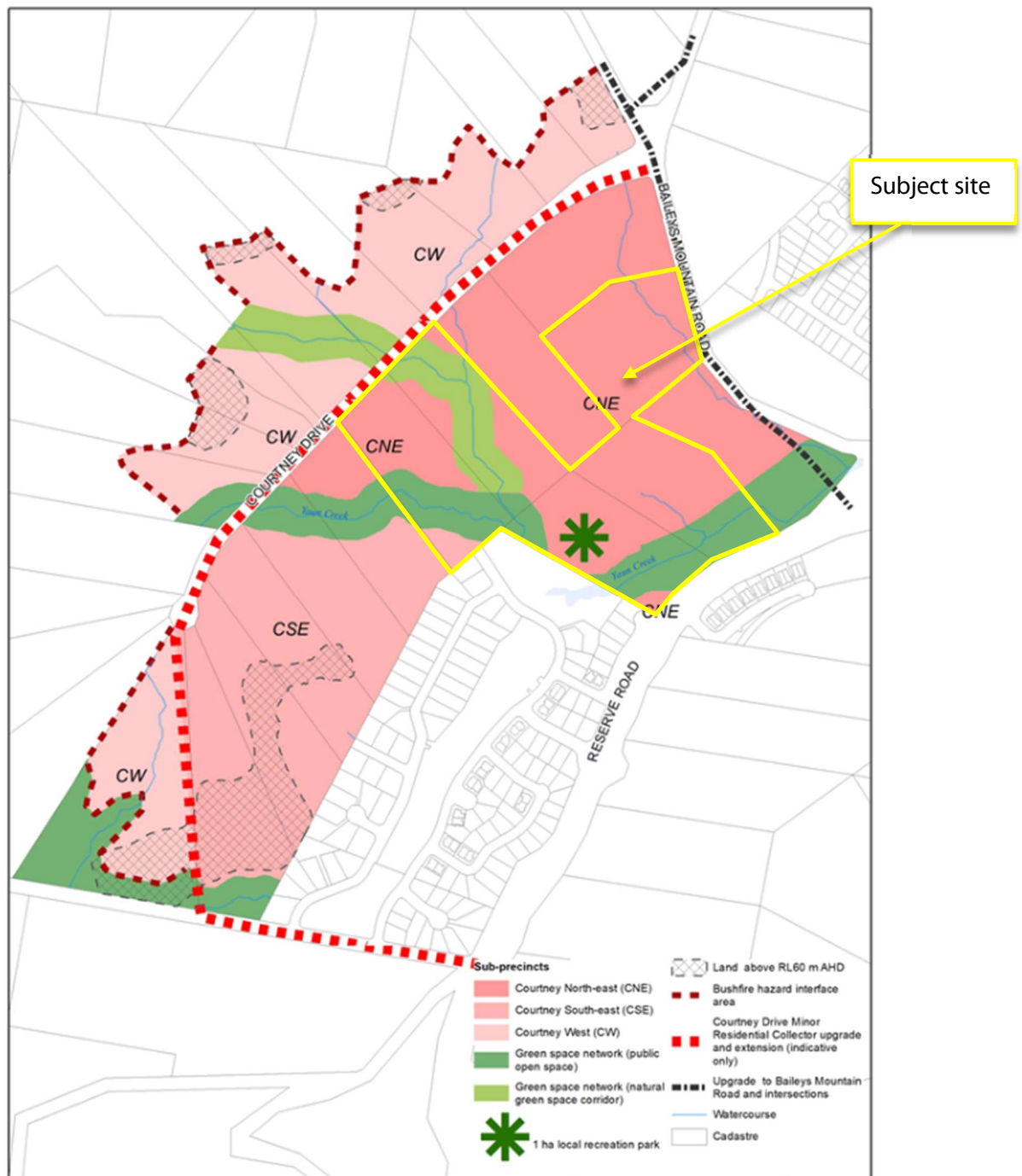
B. The purpose of this zone is to:

- identify land that is suitable for urban purposes and protect land that may be suitable for urban development in the future.*
- manage the timely conversion of non-urban land to urban purposes.*
- prevent or discourage development that is likely to compromise appropriate longer term land use.*



Figure 15: Planning Scheme zoning (Source: Gold Coast City Council)

The Emerging Community Zone code includes reference *Figure 7* (Figure 6.2.15-3 Upper Coomera (Courtney Drive) precinct plan) prepared by Gold Coast Council which identifies additional outcomes for land in the Courtney Drive Precinct. An assessment against the zone code whilst provided for in **Appendix B** and further commentary is made to accompany this development application. Upon review the proposal generally achieves compliance with the structure plan. This is through continued protection of the environmental corridors in Lots 900 and 902 as open space designations. Furthermore, the proposed development has successfully incorporated a 1ha local recreation park. The location of the park may vary slightly from the conceptual plan below; however, this is due to vegetation communities determined on site. The local recreation park is well located, connected to the community and meets the expectations of the LGIP.



5.6.1 Density

The proposal is generally compliant with the emerging community zone code. However, it was determined that the prescribed net density for the CNE sub precinct of 19-23 dw/ha is not achieved. The development site proposes a net density of 24 dw/ha. Whilst this is marginally above the prescribed density, this is offset by:

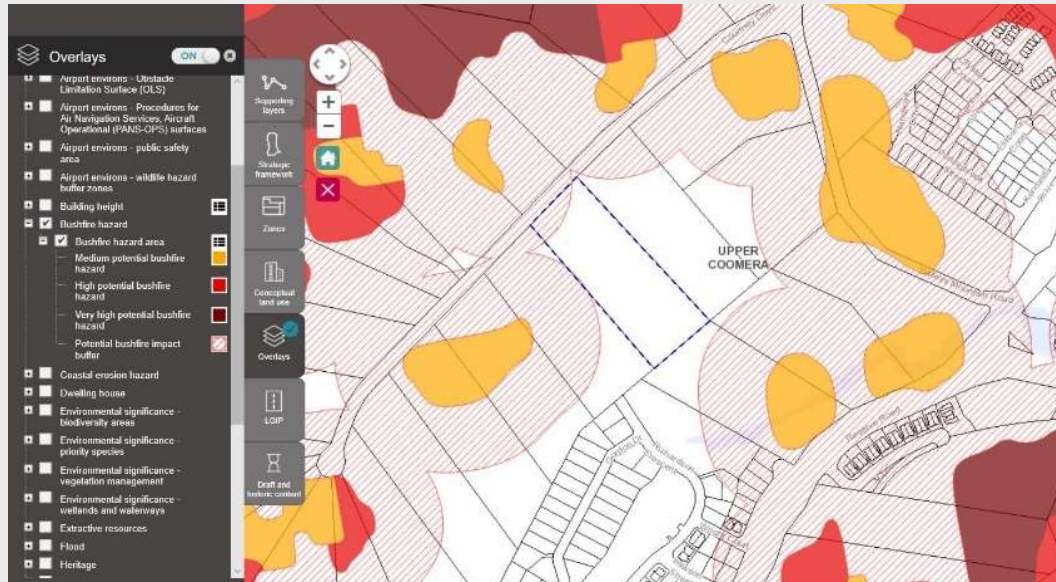
- 1 hectare local park (7% of site area)
- Recreational linkage
- 30m to 100m wide greenspace / environmental corridor (30% of site area)
- New roads
- Drainage infrastructure

5.7. Overlays

The subject site is affected by the following Planning Scheme overlays:

Overlay

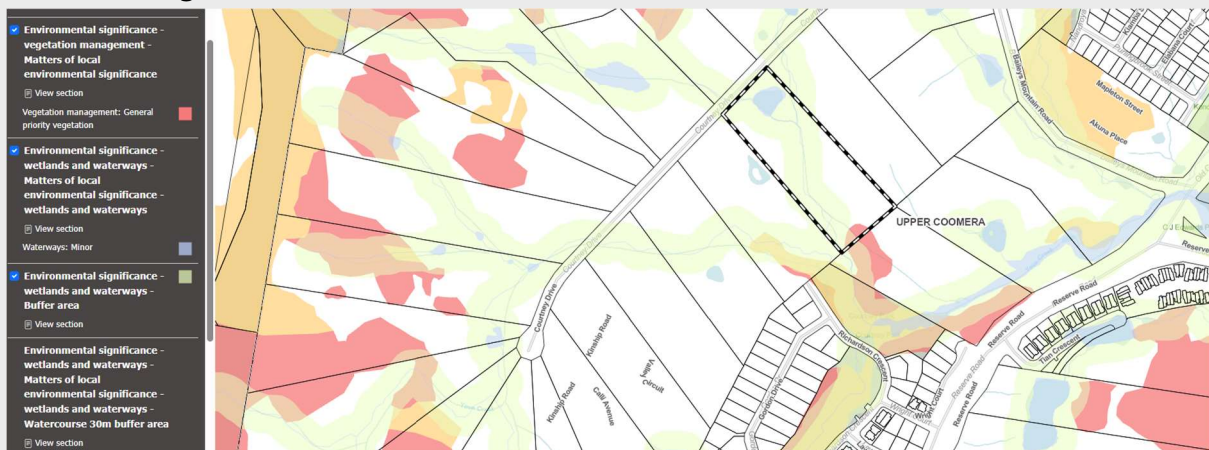
Bushfire Hazard



Comment

A bushfire hazard report is provided which has determined the assessment and bushfire attack level of the new lots. A copy of the report is found in **Part 4**.

Environmental Significance



Comment

An environmental assessment report accompanies this development application. The findings of the report and recommendations have been incorporated into the layout of the lots and environmental corridors. A copy of the report is found in **Part 4**.

Landslide hazard

Overlay



Comment

Earthworks and lot construction proposed as part of the development will be subject to ensuring the recommendations of a geotechnical report.

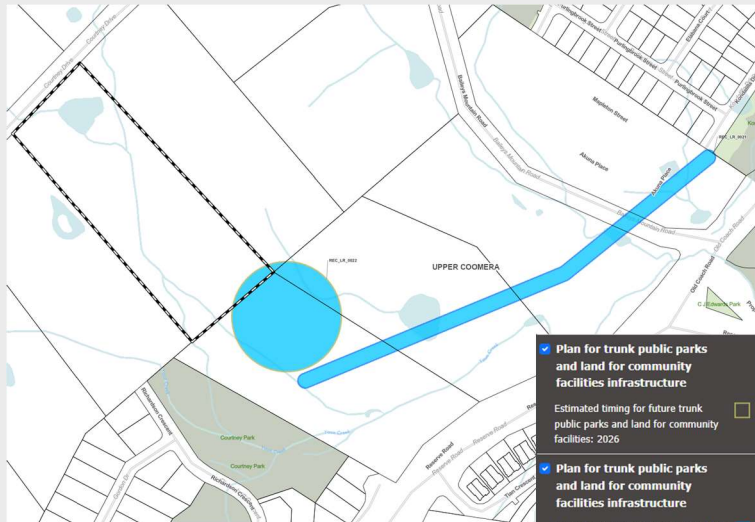
6. Infrastructure Planning

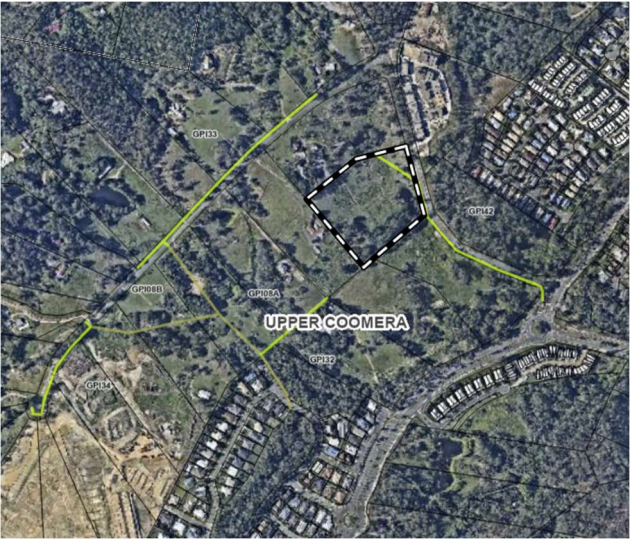
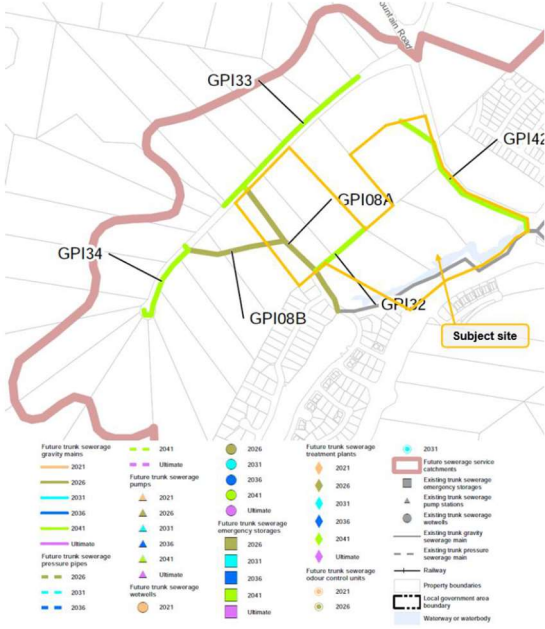
6.1. Local Government Infrastructure Plan

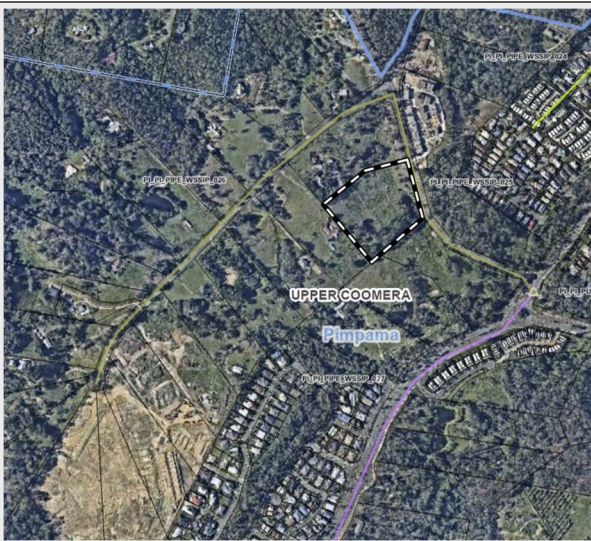
A review of the Local Government Infrastructure Plan (LGIP) in relation to the subject site and proposed development has been undertaken. It is noted that the subject site is within the boundaries of the Priority Infrastructure Area (PIA).

6.1.1 Trunk Infrastructure

The proposed development will require the construction of identified trunk infrastructure as detailed below:

Trunk Infrastructure	Description
Plan for trunk public parks and land for community facilities infrastructure 	The mapping identifies the delivery requirement of the trunk public park REC_LR_0022. Council has identified the estimated timing of 2026 and a minimum offset value of \$1,406,691. Trunk recreation linkage REC_LR_0021 (Old Coach Linkage), a minimum 15 metre-wide trunk recreation linkage is sought to link the proposed linkage for 202 Baileys Mountain Road, Upper Coomera and connect with the following Trunk Courtney Drive local park. Offset value to be determined based on the linkage way provided. The proposal plans have delivered and accommodated the local parks and linkage into the overall design.
Plan for trunk sewerage infrastructure (collection and treatment)	The applicant is required to deliver a sewer infrastructure main. The engineering report has identified the location and capacity of the sewer main. However, conditions to the effect of the trunk infrastructure requirements will be established upon receipt of an approval.

Trunk Infrastructure	Description
 	Plan for trunk water infrastructure PI_PI_PIPE_WSSIP_026

Trunk Infrastructure	Description
	

6.2. Infrastructure Charges and Credits

The *Charges Resolution, 'No. 1 of 2023'* (the Resolution) was adopted by Council and came into effect on 28 September 2023. The Resolution is in accordance with the Planning Act and sets out certain requirements for infrastructure charges, including maximum charges that can be applied for different types of development.

An assessment of the Resolution has been undertaken for the development. Under the Resolution, infrastructure charges are capped at the following rates for the proposed development:

- \$31,080.00 per lot

A credit will apply to this subject site based on the lawfulness of existing use/s identified on the premises.

7. Conclusion

This report is written on behalf of Norfolk Estates Pty Ltd ATF The Solander Investments Unit Trust who seek to develop land situated at 41-53 Courtney Drive, Upper Coomera Queensland 4209 for the purposes of a Reconfiguration of a Lot (6 lots into 149 lots, drainage reserve and park). The proposal for an impact assessable development application seeks approval for the following:

- Development Permit - Reconfiguration of a Lot for Subdivision (6 Lots into 149 Lots, Drainage Reserves and Open Space).

An assessment of the proposal has been carried out against the relevant assessment benchmarks. The following provides a summary of the key matters relevant to the proposal:

- The proposal is well designed to support the intended growth in the local area;
- A range of lot types and frontages are provided to give diversity to the streetscape and different dwelling types. The density of 24 dwellings / net hectare is generally consistent with the Upper Coomera (Courtney Drive) precinct;
- Substantial ecological features are to be maintained and enhanced for the benefit of the public;
- The proposal provides for all required trunk infrastructure under the LGIP including local recreation infrastructure, water and sewer;
- The provided 1ha local recreational park is an important feature for the area and meets the needs of the Upper Coomera growth area;
- The proposal will not give rise to adverse traffic impacts due to the appropriate nature of new road networks and servicing to surrounding development;
- Development remains consistent with the Upper Coomera precinct plan and intended development objectives regarding lot size, environmental protection and infrastructure delivery.

This Town Planning Report and accompanying specialist reports / plans have assessed the proposed development against the provisions of the *City Plan 2016* and other relevant legislation. Based on this assessment we believe that the proposal reasonably complies with the outcomes and objectives of the benchmarks of the scheme.

It is therefore recommended that the proposed development be approved, subject to relevant and reasonable conditions.

Appendix A

Property Searches

City Plan property report

Economy, Planning and Environment Directorate

Planning Enquiries Centre

City Development Branch

PO Box 5042 GOLD COAST MC QLD 9729

P: (07) 5582 8708 F: (07) 5596 3653

E: mail@goldcoast.qld.gov.au

W: cityofgoldcoast.com.au

Property details

Property address	41 Courtney Drive Upper Coomera 4209
Lot and plan	Lot 185 on RP173727
Area	30170m ²
Division	1 (view divisional contact details)

City Plan content

Zone map



Residential zones category

- Low density residential
- Low density residential, Large lot precinct
- Low density residential, Calypso Bay precinct
- Medium density residential
- Medium density residential, Calypso Bay precinct
- High density residential

Centres zones category

- Centre
- Neighbourhood centre
- Neighbourhood centre, West Burleigh historic township precinct

Recreation zones category

- Sport and recreation
- Sport and recreation, Bond University precinct
- Sport and recreation, Bundall equestrian area precinct
- Open space

Tourism zones category

- Major tourism
- Major tourism, Island resorts precinct
- Major tourism, Sea World precinct
- Major tourism, Wildlife park precinct

Environment zones category

- Conservation

Industry zones category

- Low impact industry
- Low impact industry, Future low impact industry precinct
- Medium impact industry
- Medium impact industry, Future medium impact industry precinct
- High impact industry
- High impact industry, Future high impact industry precinct
- Waterfront and marine industry

Other zones category

- Community facilities
- Emerging community
- Extractive industry
- Extractive industry, Extractive industry indicative buffer
- Innovation
- Innovation, Bond University precinct
- Innovation, Gold Coast cultural precinct
- Limited development (constrained land)
- Mixed use
- Mixed use, Bermuda Point precinct
- Mixed use, Fringe business precinct

- Rural
- Rural, Rural landscape and environment precinct
- Rural residential
- Rural residential, Rural residential landscape and environment precinct
- Special purpose
- Special purpose, Special development areas precinct
- Township
- Township, Commercial precinct
- Township, Large lot precinct
- Unzoned

Functional road hierarchy

- Arterial road
- Sub-arterial road
- Distributor road
- State road
- Selected property
- Latest property boundaries
- Property boundaries - October 2017

Applicable mapping content	Related City Plan content
Zone	
Rural residential	Rural residential zone code Levels of assessment: • Material change of use • Reconfiguring a lot • Building work • Operational work
Overlay maps	
Airport environs - Procedures for Air Navigation Services, Aircraft Operational (PANS-OPS) surfaces: • PANS-OPS contour	Airport environs overlay code Levels of assessment: • Airport environs overlay
Bushfire hazard: • Bushfire hazard area	Bushfire hazard overlay code Levels of assessment: • Bushfire hazard overlay
Dwelling house: • Dwelling house overlay area	Dwelling house overlay code Levels of assessment: • Dwelling house overlay
Environmental significance - wetlands and waterways: • Waterway 30m buffer area	Environmental significance overlay code Levels of assessment: • Environmental significance - wetlands and waterways overlay
Landslide hazard	Landslide hazard overlay code Levels of assessment: • Landslide hazard overlay
Local Government Infrastructure Plan maps	
Plan for trunk parks and land for community facilities infrastructure: • Future trunk parks and land for community facilities	Local Government Infrastructure Plan
Date created	17 Feb 2020

State Assessment and Referral Agency

Date: 17/02/2020



Department of State Development
Manufacturing, Infrastructure
and Planning

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Disclaimer:

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Matters of Interest for all selected Lot Plans

SEQ Regional Plan land use categories
Queensland waterways for waterway barrier works
Water resource planning area boundaries
Regulated vegetation management map (Category A and B extract)
Core koala habitat area

Matters of Interest by Lot Plan

Lot Plan: 185RP173727 (Area: 30170 m²)

SEQ Regional Plan land use categories
Water resource planning area boundaries

Lot Plan: 184RP173727 (Area: 30140 m²)

SEQ Regional Plan land use categories
Water resource planning area boundaries

Lot Plan: 56RP162858 (Area: 30580 m²)

SEQ Regional Plan land use categories
Queensland waterways for waterway barrier works
Water resource planning area boundaries
Core koala habitat area

Lot Plan: 57SP214370 (Area: 31120 m²)

SEQ Regional Plan land use categories
Queensland waterways for waterway barrier works
Water resource planning area boundaries
Regulated vegetation management map (Category A and B extract)
Core koala habitat area



State Assessment and Referral Agency

Date: 17/02/2020



Department of State Development
Manufacturing, Infrastructure
and Planning

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Legend

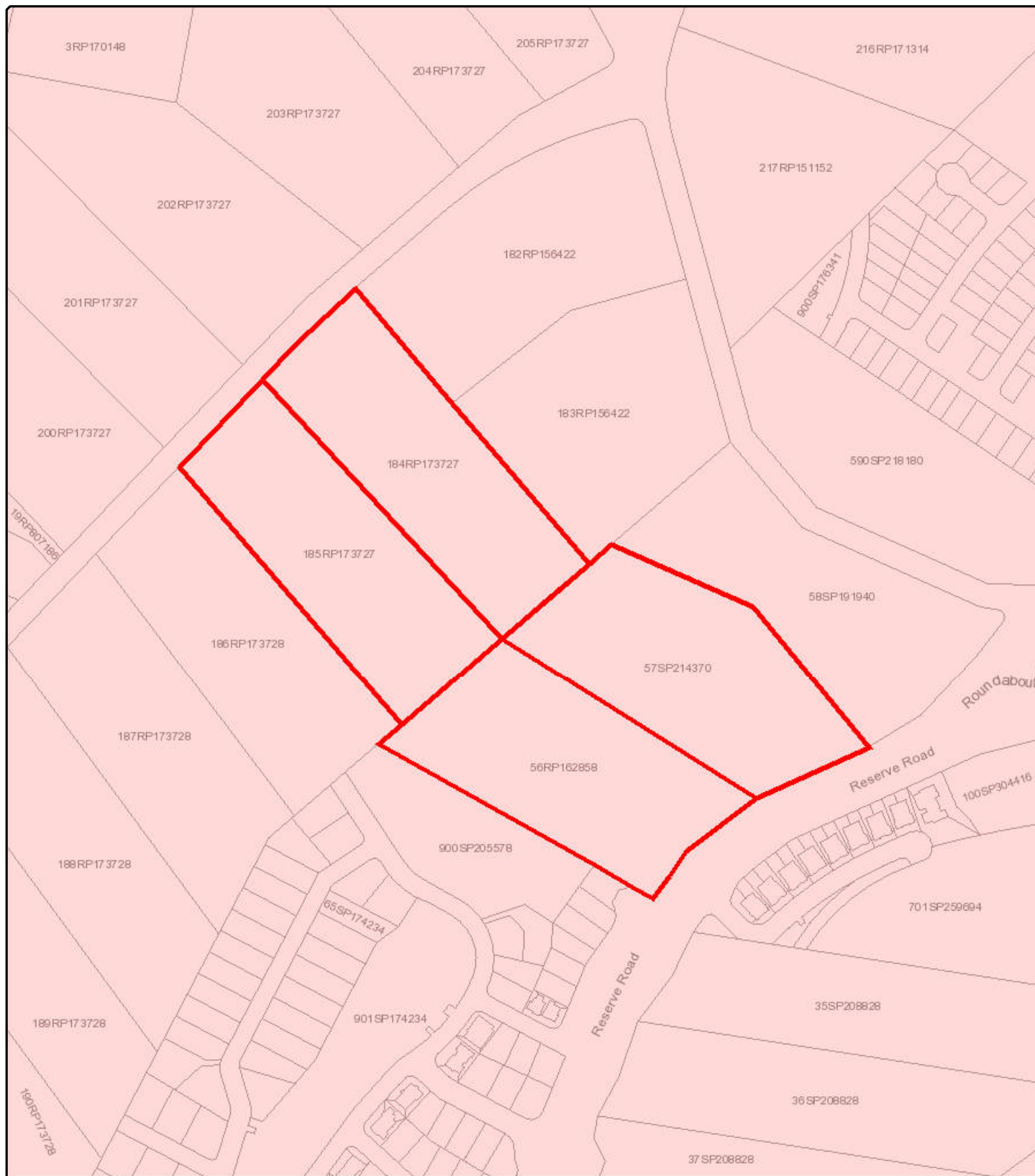
Queensland waterways for waterway
barrier works

- 1 - Low
- 2 - Moderate
- 3 - High
- 4 - Major

0 90 180 270 360
Metres

Disclaimer:

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State Assessment and Referral Agency

Date: 17/02/2020



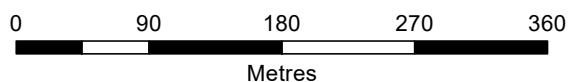
Department of State Development
Manufacturing, Infrastructure
and Planning

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Legend

SEQ Regional Plan land use categories

- Regional Landscape and Rural Production Area
- Urban Footprint
- Rural Living Area



Disclaimer:

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State Assessment and Referral Agency

Date: 17/02/2020



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Legend

Regulated vegetation management map
(Category A and B extract)

-  Category A on the regulated vegetation management map
-  Category B on the regulated vegetation management map

0 90 180 270 360
Metres

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State Assessment and Referral Agency

Date: 17/02/2020



Department of State Development
Manufacturing, Infrastructure
and Planning

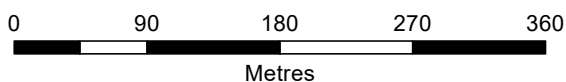
© The State of Queensland 2020.

Legend

Core koala habitat area



Core koala habitat area



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State Planning Policy - Lot Plan Search

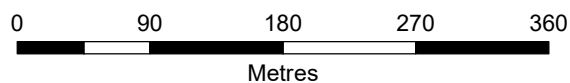
Making or amending a local planning instrument
and designating land for community infrastructure

Date: 17/02/2020



Department of State Development
Manufacturing, Infrastructure
and Planning

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State Planning Policy mapping layers - consolidated list for all selected Lot Plans

(Note: Please refer to following pages for State Interests listed for each selected Lot Plan)

BIODIVERSITY

- MSES - Wildlife habitat (koala habitat areas - core)
- MSES - Regulated vegetation (category B)
- MSES - Regulated vegetation (essential habitat)
- MSES - Regulated vegetation (intersecting a watercourse)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - Local Government flood mapping area*
- Bushfire prone area



Department of State
Development, Manufacturing,
Infrastructure and Planning

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State Planning Policy
Making or amending a local planning instrument
and designating land for community infrastructure
Date: 17/02/2020

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State Planning Policy mapping layers for each selected Lot Plan

Lot Plan: 184RP173727 (Area: 30140 m²)

BIODIVERSITY

- MSES - Regulated vegetation (intersecting a watercourse)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - Local Government flood mapping area*
- Bushfire prone area

Lot Plan: 57SP214370 (Area: 31120 m²)

BIODIVERSITY

- MSES - Wildlife habitat (koala habitat areas - core)
- MSES - Regulated vegetation (category B)
- MSES - Regulated vegetation (essential habitat)
- MSES - Regulated vegetation (intersecting a watercourse)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - Local Government flood mapping area*
- Bushfire prone area

Lot Plan: 185RP173727 (Area: 30170 m²)

BIODIVERSITY

- MSES - Regulated vegetation (intersecting a watercourse)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - Local Government flood mapping area*
- Bushfire prone area

Lot Plan: 56RP162858 (Area: 30580 m²)

BIODIVERSITY

- MSES - Wildlife habitat (koala habitat areas - core)
- MSES - Regulated vegetation (intersecting a watercourse)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - Local Government flood mapping area*
- Bushfire prone area



Department of State
Development, Manufacturing,
Infrastructure and Planning

State Planning Policy
Making or amending a local planning instrument
and designating land for community infrastructure

Date: 17/02/2020

Disclaimer: This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50636704	Search Date:	15/10/2024 12:26
Date Title Created:	20/11/2006	Request No:	49660848
Previous Title:	15797112		

ESTATE AND LAND

Estate in Fee Simple

LOT 58 SURVEY PLAN 191940

Local Government: GOLD COAST

REGISTERED OWNER

Dealing No: 722581096 30/06/2023

MG LAND PTY LTD A.C.N. 133 684 358

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10362031 (POR 82)
Deed of Grant No. 11062094 (POR 152)
2. MORTGAGE No 723111989 08/03/2024 at 08:39
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

⊕ SARA DA Mapping

⊖ Non-SARA DA Mapping

▶ LOCAL GOVERNMENT AREAS

▼ EASEMENTS (INCLUDING EASEMENTS FOR PIPELINES)

☒ ☒ Easements

This layer shows all easements recorded in the Digital Cadastral Database.

Please refer to the Planning Regulation 2017 to determine when development on premises subject to an easement may require referral, e.g. easements for pipelines under the Petroleum and Gas (Production and Safety) Act 2004.

The purpose of an easement can be determined by requesting a copy of the relevant certificate of title and associated easement documents from the Titles Registry. Further information can be found via the following link:

[Titles Registry](#)

▶ ELECTRICITY INFRASTRUCTURE

▶ NOISE ATTENUATION ZONE FOR OFF-ROAD MOTORCYCLING FACILITY

▶ KOALA HABITAT IN SEQ REGION

▶ AIRPORT LAND (CAIRNS AND MACKAY ONLY)

▶ PORTS

⊕ SPP Assessment Benchmark Mapping

⊕ Other State Planning Matters

PLEASE NOTE: By using this mapping you agree to the full [terms and conditions](#) available on the department's website.

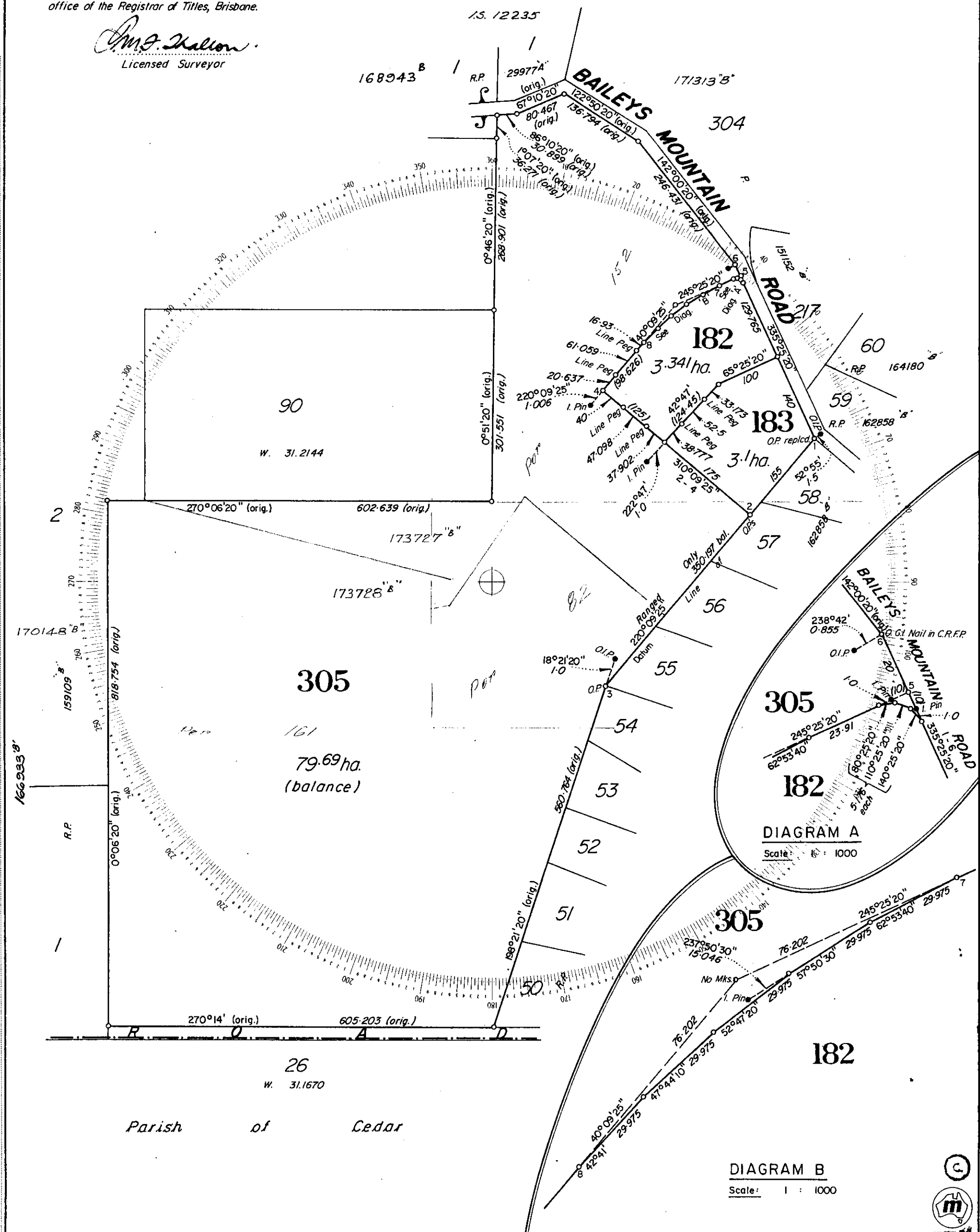
Q 41 Courtney Drive, Upper Coc



Folding or Mutilating may Lead to Refusal

Original information has been copied
 & compiled from R.P. 164187 in the
 office of the Registrar of Titles, Brisbane.

D.M.F. Thallon
 Licensed Surveyor



Lots 182, 183 & 305

Cancelling Lot 302 on R.P. 164187

Surveyed by D.M.F. THALLON 21/2/1979

Donald Thallon (Surveys) Pty. Ltd.

CROWN COPYRIGHT RESERVED. REGISTRAR OF TITLES, QUEENSLAND

Orig. Portions 161, 82 & 152

Orig. Grants 60353 (R. 161), 40021 (R. 82) & 92834 (R. 152)

County of Ward

Parish of PIMPAMA

SCALE 1:5000

Town of [Clerk]

REGISTERED PLAN

156422

DIMENSIONS IN METRES



Drawing of Plan must be restricted to the space inside the blue lines

T/183 RB. 937

156422

156422

CANCELLATIONS etc

156422

No 38522

156422

FOR TITLES OFFICE USE ONLY

Donald Moreton Forsyth Thallon of Brisbane
 Authorised Surveyor, do hereby solemnly and sincerely declare that I have faithfully and truly surveyed, measured and marked on the ground the parcel of land herein referred to, and that the measurements and boundaries given in this plan are correct, and do not to the best of my belief in any way interfere with the rights or property of any persons, owners or occupiers of the land adjoining the above land, and described in the said plan; and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the "Oaths Acts, 1867-1960"

[Signature]
 Authorised Surveyor

Made and Signed at Brisbane this 26th day of February 1979 before me.

[Signature]
 Signature of Registrar of Titles or of a Magistrate.

Council of the Shire of Albert certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1978 and all By-Laws have been complied with and approves this Plan of Subdivision subject to

Dated this 11th day of April 1979

[Signature] Mayor or Chairman
[Signature] Town or Shire Clerk

I/We (Names in full) as proprietor/s of this land, agree to this Plan of subdivision, and dedicate the new roads shown hereon to public use.

Signature of Proprietor/s

CITICORP AUSTRALIA LIMITED (Formerly Industrial Acceptance Corporation Limited) exercising power of sale under Bill of Mortgage No. E 893598 as Proprietors of this land, agree to this Plan of Subdivision and dedicate the new roads shown hereon to public use.

CITICORP AUSTRALIA LIMITED (Formerly Industrial Acceptance Corporation Limited) by its duly constituted Attorney GRAHAM BILLINGHURST who hereby certifies that he is the Manager, Commercial Real Estate of the company in Queensland and who acknowledges and declares that at the time of the signing hereof he has had no notice of the revocation of the Power of Attorney in the presence of :

A Justice of the Peace

New C.T. Ref.

(Ref) Sub-Lot	Vol.	Fol.
182	5888	52
183		54
305		55

Calc. Bk. No. 316/141
 Examined 3/5/79 *[Signature]*
 Passed 3/5/79 *[Signature]*
 Charted 25/5/79 *[Signature]*
 Located 9542-24

Particulars entered in Register Book
 Vol. 5873 Folio 31

22 MAY 1979

[Signature]

REGISTRAR OF TITLES



Previous Title C.T. 5873-31 Lot 302 on R.P. 164187
In Lot 182 Per 152
In Lot 183 Per 82 & 152
In Lot 305 Per 82, 152 & 161
 Lot 305 (bart) See plan 173727 "B"
 Lot 305 (bal) See plan 173728 "B"

For Additional Plan & Document Notings Refer to CISP

No Field Notes Lodged *AK Surv. in - charge 3/5/79*

Lodged by:

CRANSTON M EACHERN
& M MILLAN

Fees Payable

Postal fee and Postage 42-00
 Lodgt. & Exam. 42-00
 Entd. on Docs. 5-00
 New Title 39-00
 Entd. on Deeds 5-00
 Photo Fee 3-50
 Total \$94-50
 Short Fees Paid 21-50 *195282*
\$5.00

Received Registrar of Titles

Journal No. **F803480**

Receipt No. **12505**

APR 30 3 25 PM '79

RECEIVED REGISTRAR OF TITLES

REGISTERED

PLAN **156422**

156422

Folding or Mutilating may Lead to Refusal

162858

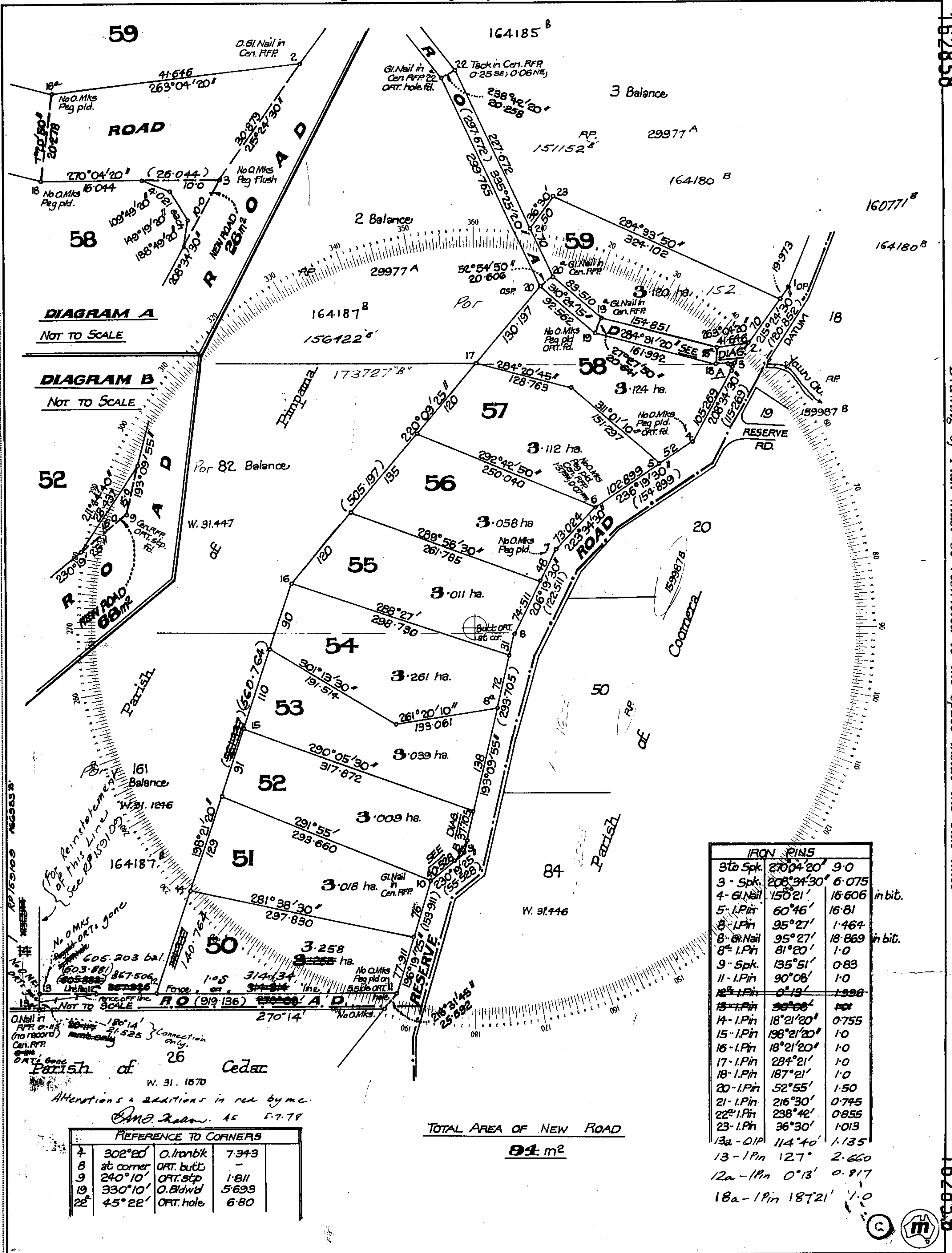
162858

Drawing of Plan must be restricted to the space inside the blue lines

77/183

RS. 617

162858



Lots 50-59

Cancelling part of Lots 2 & 3 on RP 29977^A, part of Portion 82, on plans W. 31.447 and part of Portion 161 on plan W. 31.1246

Surveyed by D.M. Hallam
of Donald Hallam (Surveyors) Pty. Ltd.

21/4/1978

CROWN COPYRIGHT RESERVED. REGISTRAR OF TITLES, QUEENSLAND

77/113

Orig. Portions 82, 152 & 161

Orig. Grant 40021 (P. 82), 60353 (P. 161), 92834 (P. 152)

County of (Ward)

Town of

Parish of PIMPAMA

SCALE 1:4000

REGISTERED PLAN

162858

CISP

ME

Authorised Surveyor, do hereby solemnly and sincerely declare that I have faithfully and truly surveyed, measured and marked on the ground the parcel of land herein referred to, and that the measurements and boundaries given in this plan are correct, and do not to the best of my belief in any way interfere with the rights or property of any persons, owners or occupiers of the land adjoining the above land, and described in the said plan; and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the "Oaths Acts, 1867-1960"

.....
Authorised Surveyor

Made and Signed at BRISBANE this 8TH day of MAY
1978 before me.

Signature of Registrar of Titles or of a Magistrate

Council of the Shiwa of Albert certifies
that all the requirements of this Council; the Local Government Acts of 1936 to 1976 and all By-Laws
have been complied with and approves this Plan of Subdivision subject to transfer to the Crown
for Reserve Purposes of Lots on R.P. 159982 for Park & Recreation
Reserve.

Dated this 12th day of June 1978

W. D. M. ...
W. D. M. ...

**Mayer or
Chairman**

~~Town or~~
Shire Clerk

have INDUSTRIAL ACCEPTANCE CORPORATION LIMITED exercising
Power of Sale under Bill of Mortgage Nos. E 893598
of this land, agree to this Plan of subdivision, and dedicate the new roads shown hereon to public use.

Signature of _____
 Board member _____

INDUSTRIAL ACCEPTANCE CORPORATION LIMITED)
by its duly constituted Attorney RUSSELL)
ROBERT HARRIS who hereby certifies that he) INDUSTRIAL ACCEPTANCE
is the Manager Real Estate Industry Division) CORPORATION LIMITED by its
of the company in Queensland and who) duly constituted Attorney:
acknowledges and declares that at the time)
of the signing hereof he has had no notice)
of the revocation of the Power of Attorney)

RM Harris

in the presence of : [Signature]
A Justice of the Peace

New C.T. Ref. ✓

f(Ret) Sub-	Vol.	Fol.
Lot		
50	5797	104
51		105
52		106
53		107
54		108
55		109
56		110
57		111
58		112
59		113

Calc. Bk. No. 295/134
Examined 17/7/78 *phs*
Passed { 17/7/78 *phs*
 { 17/7/78 *phs*
Charted 3/8/78 *am*
Located 9542 - 23 & 24

Particulars entered in Register Book
Vol. 14023495 Folio 153 : 95

1082	189
4456	242

1 AUG 1978
G. A. L. S.
REGISTRAR OF TITLES
CHICAGO, ILL.
ACTIVE
REGISTRAR OF TITLES

ACTIVE REGISTRAR OF TITLES

FOR TITLES OFFICE USE ONLY

Previous Title C.T. 1402-153 Sub 2 R.P. 22977
C.T. 3495-95 For 82
C.T. 4082-189 Sub 3 R.P. 22977
C.T. 4456-282 For 161

ALLOCATIONS					
Lots	Orig. Per.	Vol.	Fol.	Lots	Area of New Rd.
55	152	3495	95 X	54 to 58	26 m ²
58	82 & 152	4082	189 X	59	—
57, 56	82	4456	242 X	50 to 55	68 m ²
55, 54	82, 161	1402	153 X	58	—
50, 51, 52, 53	161				

**For Additional Plan &
Document Notings
Refer to CISP**

Lodged by CTANSTON, NEALE, HERN & Mc MILLAN
260, QUEENST

Fees Payable

Received
Registrar of Titles

Journal No. _____

F601934

Receipt No.

57466

RECEIVED
REG. OF TITLES
JUN 16 11 20 AM '70

. Postal fee and Postage

..... **Postal fee and Postage**

Lodgt. & Exam. 44 00

Entd. on Docs. _____

New Title 130 00

Entd. on Deeds 20

Photo Fee 3.50

Total \$197.50

Short Fees Paid 85.00 28/7/22 -A

D73638

\$2.50 REQUISITION FEE

17 JUL 1978

Paid Vide No. 073585

REGISTERED PLAN.....162658

WARNING—FOLDING OR MUTILATING WILL LEAD TO REJECTION—PLAN MAY BE ROLLED

173727

173727

PLAN MUST BE DRAWN WITHIN BLUE LINES

PLAN MUST BE DRAWN WITHIN BLUE LINES

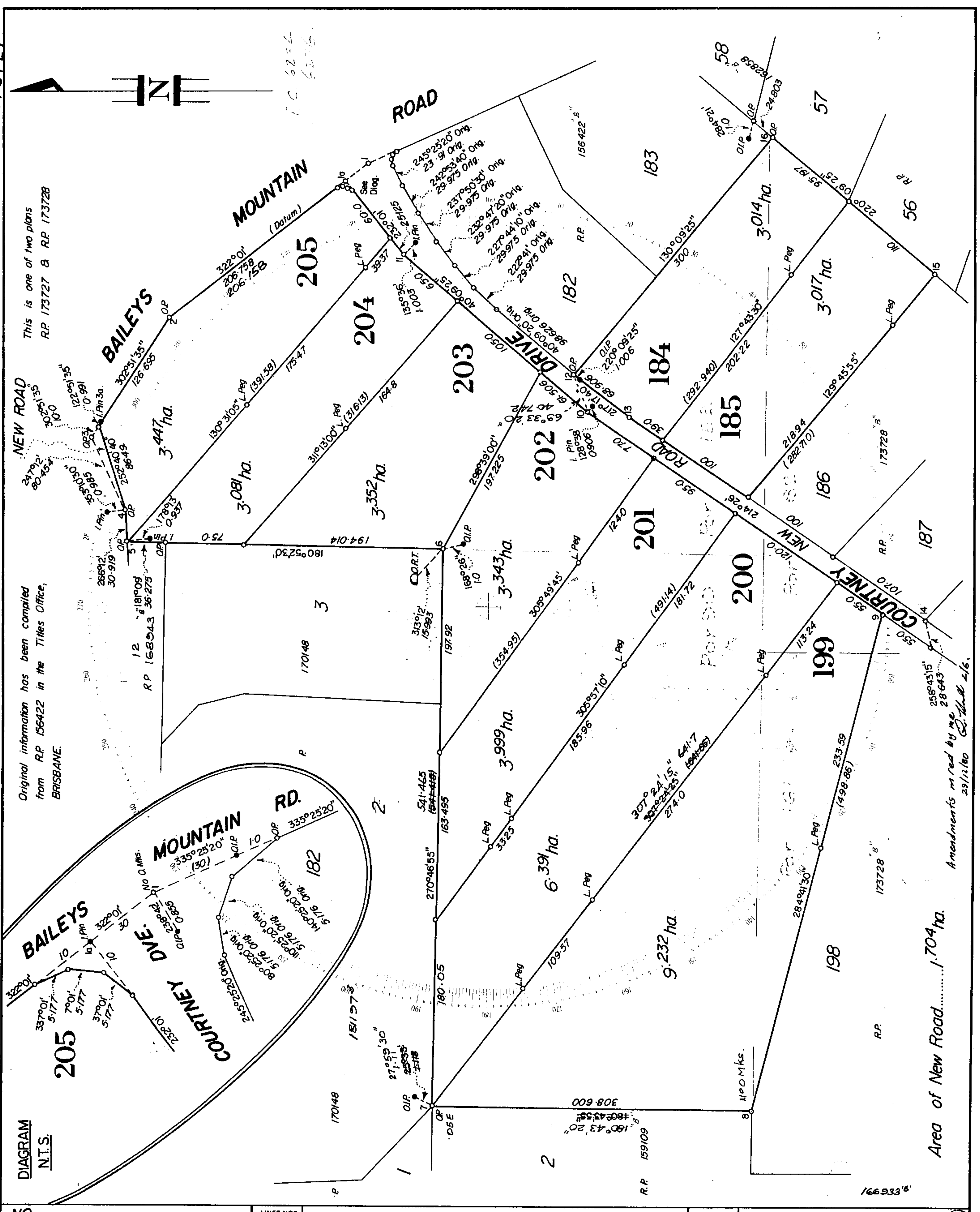
RB. 1107

RB. 1107

77/183

77/183

173727



NO. FIELD NOTES LODGED		LINES NOT SURVEYED STNS		CORNERS NOT MARKED STNS	
ORIGINAL PORTIONS 82, 90, 152, 161		PLAN OF Lots 184 & 185, 199-205 Cancelling Por. 90 on W. 31.2144 & part of Lot 305 on R.P. 156422		TOWN PARISH PIMPAMA COUNTY Ward	
ORIGINAL GRANT 40021 (Por 82) 72862 (Por 90), 92834 (Por 152) 60353 (Por 161)		SURVEYED BY R.G. HALL DONALD THALLON (SURVEYS) P/L 24.1.99		REGISTERED PLAN 173727	
MAP REF. 9542-24	PROCLAIMED SURVEY AREA	MERIDIAN	SCALE 1:3000		

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WARNING—FOLDING OR MUTILATING WILL LEAD TO REJECTION—PLAN MAY BE ROLLED

No 63927

1/3/21

CERTIFICATE

FOR TITLES OFFICE USE ONLY

I, Robert Geoffrey Hall hereby certify that I have surveyed the land comprised in this plan by Lloyd John Laing Survey Technician, for whose work I accept responsibility that the plan is accurate, that the said survey was performed in accordance with the 'Surveyors Act 1977' and the 'Surveyors Regulations 1978' and that the said survey was completed on 24-9-80.

Previous Title CT 2854-70 Par 20
CT 5888-55 Lot 305 R.P. 156422

CTS	Lots	New Rd.
2854 - 70	199 - 202	Nil.
5888 - 55	199 - 205, 184-185	1-704.

Pers	Lots
82	184-185, 199-200
90	199-202
152	184-185, 200-205
161	199-200.

Date 9-10-80 Signature of Licensed Surveyor.

Council of the Shire of Albert certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1978 and all By-Laws have been complied with and approves this Plan of Subdivision.

Dated this 12th day of November 1980

[Signature] Mayor or Chairman
[Signature] Town or Shire Clerk

(Cambridge Credit Corporation Limited Regd Prop)
I/We [Signature] as proprietor/s
(Names in full)
of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

Signature of Proprietor/s
CITICORP AUSTRALIA LIMITED, formerly INDUSTRIAL ACCEPTANCE CORPORATION LIMITED as Mortgagee under Bill of Mortgage No. E893598 hereby consents to the registration of the within Plan And dedicate the new roads shown hereon to public use.

Dated at Brisbane this 13th day of November 1980

CITICORP AUSTRALIA LIMITED formerly INDUSTRIAL ACCEPTANCE CORPORATION LIMITED by its duly constituted Attorney GRAHAM BILLINGHURST who hereby certifies that he is MANAGER - COMMERCIAL REAL ESTATE of the Company in Queensland and who acknowledges and declares that at the time of the signing hereof he has had no notice of the revocation of the Power Of Attorney in the presence of:

CITICORP AUSTRALIA LIMITED formerly INDUSTRIAL ACCEPTANCE CORPORATION LIMITED by its duly constituted Attorney

A Justice of the Peace

New C.T. 944

Ret Sub	Vol	Fol
184	6101	216
185		7
199		2
200		225
201		1
202		2
203		3
204		224
205		

For Additional Plan & Document Notings Refer to CISP

Lodged by

CRANSTON McEACHERN & CO.

Fees Payable

52.00 Postal fee and Postage
6.00 Lodgt, Exam. & Ass. 52.00
135.00 Entd. on Docs. 6.00
6.00 New Title 135.00
4.00 Entd. on Deeds 12.00
4.00 Photo Fee 4.00
Total \$209.00
203 Short Fees Paid 6-2-81 43527 \$6.00

Received Registrar of Titles

Journal No. **G219893**
Receipt No. 35257

RECEIVED
REG. OF TITLES
NOV 21 11 53 AM '80

Calc. Bk. No. 326/144
Examined 29/12/80 ARB
Passed 29/12/80 ARB
Charted 11
Map Ref. 9542-24
Map missing
9.2.81 27-11-80

Particulars entered in Register Book
Vol. 2854 Folio 70
5888 55

11 MAR 1981 at 11.55am

[Signature] REGISTRAR OF TITLES

350 REQUISITION FEE
6 FEB 1981
Paid Vide No. 43527

Paid Vide No. 643604 REGISTERED PLAN 173727

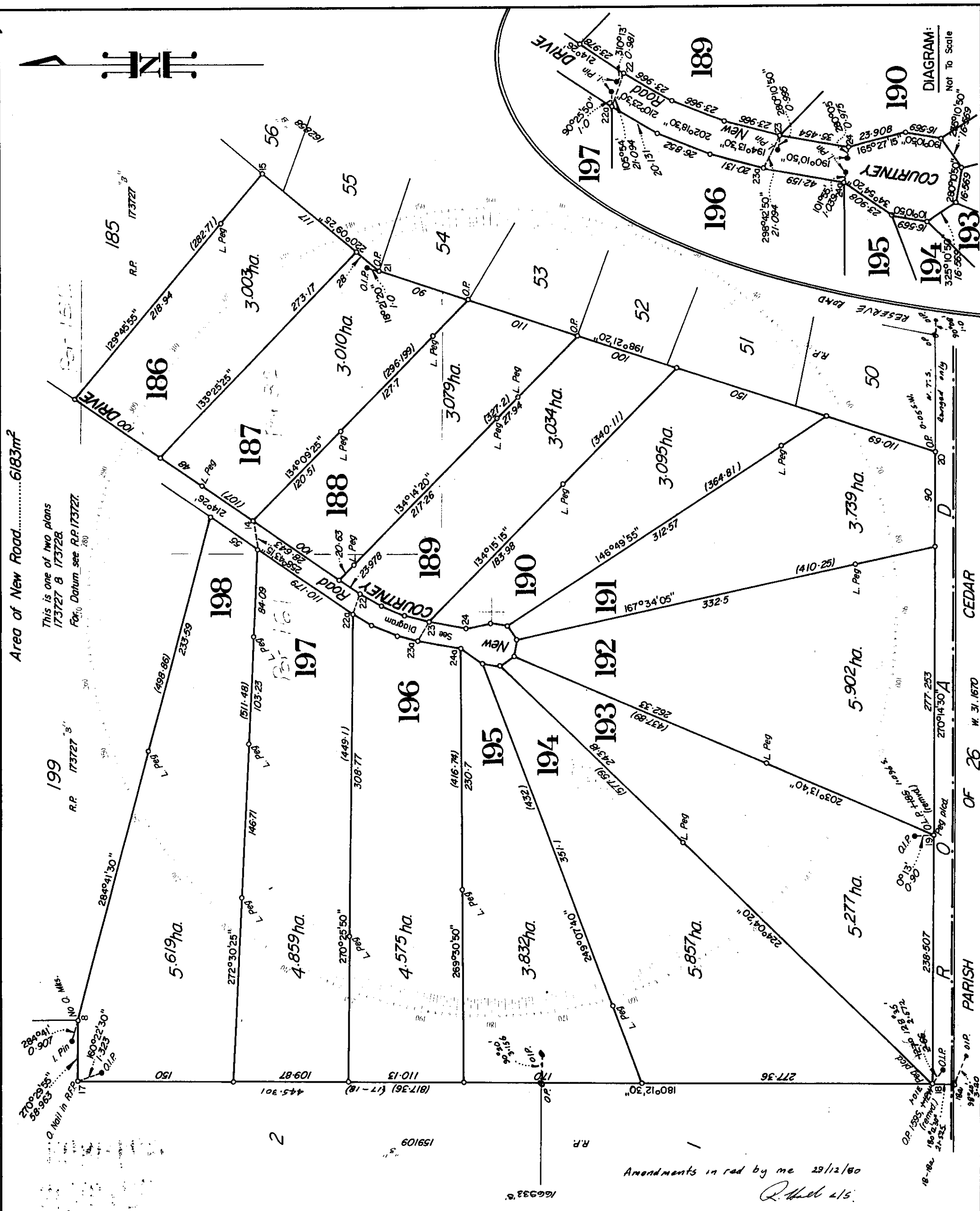
WARNING—FOLDING OR MUTILATING WILL LEAD TO REJECTION—PLAN MAY BE ROLLED

173728

PLAN MUST BE DRAWN WITHIN BLUE LINES

RB 1108

173728



173728

PLAN MUST BE DRAWN WITHIN BLUE LINES 7/1/83

PARISH

WARD

TOWN

PARISH PIMPAMA

COUNTY Ward

No FIELD NOTES LODGED		LINES NOT SURVEYED	STNS	CORNERS NOT MARKED	STNS
ORIGINAL PORTIONS		PLAN OF			TOWN
82 & 161 & 152		Lots 186 - 198			PARISH PIMPAMA
ORIGINAL GRANT		Cancelling (Balance of) Lot 305 on R.P. 156422			COUNTY Ward
40021 (Por. 82)					
60353 (Por. 161)					
92834 (Por. 152)					
MAP REF.	PROCLAIMED SURVEY AREA	SURVEYED BY	MERIDIAN	SCALE	REGISTERED PLAN
9542-24		R.G. HALL Donald Thallon (Surveys) Pty. Ltd.		1:3000	173728

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CISP

CERTIFICATE

I, Robert Geoffrey Hall
hereby certify that I have surveyed the land comprised in this plan
by Lloyd John Laing, survey technician, for whose work I
accept responsibility.
that the plan is accurate, that the said survey was performed in accordance with the 'Surveyors Act
1977' and the 'Surveyors Regulations 1978' and that the said survey was completed
on 24-9-80

Date 9-10-80

Signature of Licensed Surveyor.

Council of the Shire of Albert certifies
that all the requirements of this Council, the Local Government Acts of 1936 to 1978 and all By-Laws
have been complied with and approves this Plan of Subdivision.

Dated this 12th day of November 1980

Mayor or
Chairman

Town or
Shire Clerk

(Cambridge Credit Corporation Limited Regd (Apt))

I/We as proprietor/s
(Names in full)
of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

Signature of
Proprietor/s

CITICORP AUSTRALIA LIMITED formerly INDUSTRIAL ACCEPTANCE CORPORATION
LIMITED as Mortgagee under Bill of Mortgage No. E893598 hereby consents
to the registration of the within Plan and dedicate the new
roads shown hereon to public use.

Dated at Brisbane this 13th day of November 1980.

CITICORP AUSTRALIA LIMITED
formerly INDUSTRIAL ACCEPTANCE
CORPORATION LIMITED by its
duly constituted Attorney
GRAHAM BILLINGHURST who
hereby certifies that he is
MANAGER - COMMERCIAL REAL
ESTATE of the Company in
Queensland and who
acknowledges and declares
that at the time of the
signing hereof he has had
no notice of the revocation
of the Power of Attorney in
the presence of:

CITICORP AUSTRALIA LIMITED
formerly INDUSTRIAL ACCEPTANCE
CORPORATION LIMITED by its
duly constituted Attorney

A Justice of the Peace

New C.T. Sub.

Tract Sub	Vol.	Rel.
186	6100	141
187		21
188		3
189		44
190		5
191		6
192		7
193		8
194		9
195		150
196		2
197		153
198		

FOR TITLES OFFICE USE ONLY

Previous Title

CT 5888 - 55 Lot 305 RP 156422

Pors

Lots

82

188 - 198 & 186

152

186

161

187-189, 198

For Additional Plan &
Document Notings
Refer to CISP

Lodged by

CRANSTON McEACHERN & CO.

Fees Payable

Postal fee and Postage 72.00
Lodgt, Exam. & Ass. 72.00
Entd. on Docs. 6.00
New Title 191.00
Entd. on Deeds 6.00
Photo Fee 4.00
Total 283.00

Short Fees Paid

Received

Registrar of Titles

Journal No.

G219894

Receipt No. **35257**

Calc. Bk. No. 326/144
Examined 29/12/80 JRB
Passed 29/12/80 JRB
Charted 13/1/81 JRB
Map Ref. 9542-24

Particulars entered in Register Book
Vol. 5888 Folio 55

99 MAR 1981 at 11.55am

REGISTRAR OF TITLES

REQUISITION FEE
25 FEB 1981

Paid Vide No.

E43602

REGISTERED PLAN

173728

RECEIVED
REGISTERED TITLES
NOV 21 11 53 AM '80

No 63928

Plan to Surveyor

173728

Appendix B

Code Compliance Tables

9.4.3 Fire services in developments accessed by common private title code

9.4.3.1 Application

The code applies to assessing material change of use or reconfiguring a lot where indicated within **Part 5 Tables of assessment** and where the development:

- (1) is in an urban area; and
- (2) results in part of the development, or any dwelling, being more than 90 metres from the nearest located fire hydrant; and
- (3) is for buildings, both attached and detached, not covered by other legislation or planning provisions mandating fire hydrants; and
- (4) includes streets and common access ways within a common private title; and
- (5) is in an area serviced by reticulated water.

Editor's note – The term common private title covers areas such as access roads in community title developments or strata title unit access which are private and under group or body corporate control.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

9.4.3.2 Purpose

- (1) The purpose of the Fire services in developments accessed by common private title code is to ensure that developments accessed by common private title have the appropriate fire hydrant infrastructure and unimpeded access to emergency services vehicles for the protection of people, property and the environment from fire and chemical incidents.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Activities and buildings accessed by common private title have adequate fire hydrant infrastructure provided which is suitably located and identifiable for effective firefighting purposes.
 - (b) Fire emergency services vehicles have unimpeded access to all activities and buildings for effective firefighting purposes.

9.4.3.3 Specific benchmarks for assessment

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 9.4.3-2: Fire services in developments accessed by common private title – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Hydrant location			
PO1 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO1.1 Residential streets and common access ways within a common private title have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants have at least a single outlet situated above ground. AO1.2 Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices are provided with above ground fire hydrants at not more than 90 metre intervals and at each street intersection. Hydrants have dual valved outlets.	COMPLIES	
Access ways in common private title			
PO2 Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	AO2 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.	COMPLIES	
Hydrant identification			

Assessment Benchmarks

The following Assessment Benchmarks have been addressed by Saunders Havill Group for this application:

1. Relevant parts of the Strategic Framework of the *City Plan 2016* (v11)
2. Emerging Community Zone Code
3. Reconfiguring a Lot Code
4. General Development Provisions Code
5. Fire Services in Developments Accessed by Common Private Title Code

Strategic Framework

The strategic framework sets the policy direction 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 following strategic framework items have been identified as being relevant to the proposed development:

City Shaping Themes	Specific Outcomes	Response to Strategic Framework
Creating liveable places 3.3.4 Element – New Communities	1. New communities will emerge within the city’s urban area, where suitable. 2. These areas will be an integrated part of the city’s urban fabric and support well-designed, walkable communities, focused around centres, public transport stops and community facilities. 3. Generally new communities achieve a minimum dwelling yield of between 15 to 25 dwellings per hectare net. These yields will be higher surrounding the Pimpama mixed use centre. 4. New communities provide a diversity of housing choices, through a mix of lot sizes and higher intensity housing forms, if they are within walking distance of a high frequency public transport stop, a major employment area, neighbourhood centre or a district and regional level community and recreation facility. Larger lot urban housing occurs on land where services and infrastructure are not as advanced, to appropriately respond to environmental and landscape features, on steeper slopes to minimise earthworks and to provide a transition to the city’s non-urban areas. 5. Small lot housing, dual occupancy and multiple dwellings occur in new communities in low concentrations where they achieve a dispersed or gentle-scattering effect. These dwellings are limited to the following lots where they do not adjoin existing or approved small lot housing, <u>dual occupancy</u> or <u>multiple dwellings</u>: 1. corner lots; or 2. lots with both street and rear lane access; or 3. lots within a 400 metre walk of a mixed use centre or specialist centre. 6. In the Upper Coomera (Courtney Drive) new community: 1. urban development utilises land and infrastructure efficiently and responds to site constraints and opportunities to deliver a mix of <u>Dwelling</u>	Complies The proposed development will be established in the Courtney Drive North-East precinct within the Emerging Community zone. The design of the subdivision has catered to the development objectives and provisions of the zone code and precinct structure plan more specifically. Whilst the net density for the site, 24 dwellings/ha, is slightly exceeding the planned net density of 23 dw/ha, the level of public infrastructure and green space being provided offsets this exceedance. Nonetheless, the application supports housing choice through a mixture of lot sizes and types. Efficient use of land and infrastructure is considered in the pattern of lots, including the requirements of a 30m-100m wide environmental corridor and 1ha local park inclusion. For these reasons, the development is taken to satisfy this Element as follows: • contribute to safe, healthy and cohesive communities that reduce social isolation and promote community wellbeing; • include an interconnected system of streets and open spaces that provide pleasant and comfortable walking and cycling environments and support public transport; • respond to opportunities and constraints on site; • orientate streets and lots to support energy efficient design; • enable the efficient development of adjoining land and does not accelerate, place or shift unreasonable costs of infrastructure to adjoining properties, such as recreation facilities, stormwater management facilities, roads and bridges; and • achieve a high standard of urban design and safety, with dwellings and other buildings appropriately addressing all road frontages.

City Shaping Themes	Specific Outcomes	Response to Strategic Framework
	<u>houses</u> (including small lot housing) and <u>Dual occupancies</u> achieving a residential density between: 1. 19 to 23 dwellings per net hectare, where located in sub-precinct Courtney North-east; 2. 13 to 17 dwellings per net hectare, where located in sub-precinct Courtney South-east; and; 3. 11 to 14 dwellings per net hectare, where located in sub-precinct Courtney West. 2. <u>Multiple dwelling</u> development occurs in sub-precinct Courtney North-east, where it meets the following criteria: 1. located on flat land (1:15 slope or flatter); 2. located within 400m walking distance to a local recreation park required to support this new community; and 3. achieves a maximum residential density of RD2 (up to 33 dwellings per net hectare). 3. <u>Multiple dwelling</u> development in sub-precinct Courtney West and sub-precinct Courtney South-east: 1. is designed to have the appearance of individual dwellings positioned in a generous landscaped setting; and 2. achieves a residential density consistent with that envisaged for the sub-precinct. 4. <u>Multiple dwelling</u> development positively contributes to a safe and accessible streetscape and fronts public streets and open space areas to maximise opportunities for casual surveillance. 5. 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. 6. Where located within sub-precinct Courtney South-east and sub-precinct Courtney West, development restores and enhances watercourses, their buffers and other matters of environmental significance on the southern boundary through dedication and public open space.	

City Shaping Themes	Specific Outcomes	Response to Strategic Framework
Living with nature 3.7.3 – Green Space network	7. The transition of vacant urban land to new communities will: 1. ensure essential infrastructure and services can be provided in a timely, cost effective and environmentally responsible manner; 2. ensure timely and easy access to an appropriate range of goods and services, and employment opportunities, public transport and community and recreational facilities; 3. avoid natural hazard areas, or ensure these are sensitively developed; and 4. protect matters of environmental significance and landscape character. 8. The layout and design of new communities: 1. contribute to safe, healthy and cohesive communities that reduce social isolation and promote community wellbeing; 2. include an interconnected system of streets and open spaces that provide pleasant and comfortable walking and cycling environments and support public transport; 3. respond to opportunities and constraints both on site and from the surrounding locality, including ecological and hydrological functions and corridors, topography, scenic amenity and landscape features, natural hazards and other factors; 4. orientate streets and lots to support energy efficient design; 5. enable the efficient development of adjoining land and does not accelerate, place or shift unreasonable costs of infrastructure to adjoining properties, such as recreation facilities, stormwater management facilities, roads and bridges; and 6. achieve a high standard of urban design and safety, with dwellings and other buildings appropriately addressing all road frontages.	
	1. The diverse green space network provides for recreation, community wellbeing, biodiversity, scenic amenity, water catchment management, cultural heritage, tourism, education and research. It includes: (a) hinterland areas including rural production areas, rural residential areas and natural landscape areas; (b) water supply catchment areas;	Complies The proposed development includes environmental corridors, bioretention basins and the provision of a 1ha embellished local park. The recreation / green space networks support recreation, community and biodiversity needs identified throughout the site. This includes protection of waterway corridors, vegetation and habitat linkages that were ground truthed at the time of the ecological assessment.

City Shaping Themes	Specific Outcomes	Response to Strategic Framework
	(c) biodiversity areas and other matters of environmental significance; (d) the Merrimac/Carrara floodplain special management area; (e) the inter-urban break; and (f) open space and recreation areas, including sports grounds, bushland and paths. 2. The city's green space network also contains smaller open spaces and corridors not shown on the strategic framework maps that provide important green space values within the city's urban form and character. 3. The green space network links local and regional green space, including linking matters of environmental significance and extending hinterland to coast critical corridors. 4. The inter-urban break provides a green break between the urban corridor from Brisbane City and the northern suburbs of the Gold Coast, and incorporates a significant hinterland to coast critical corridor. The inter-urban break is retained and enhanced. 5. The Merrimac/Carrara flood plain special management area provides essential flood management functions and a continuous green space network that provides for: (a) major sport and recreation uses and other community facilities; (b) pedestrian and cycle networks; (c) environmental education and interpretation; (d) ecological restoration and environmental management; (e) water quality; and (f) flood resilience. 6. Waterways and riparian areas are protected as natural green space corridors to: (a) protect vegetation, wildlife habitat and ecological corridors; (b) protect scenic amenity; (c) provide continuous public access and parkland corridors for recreation, walking and cycling; (d) provide visual relief from the built environment and a retreat from developed areas;	These areas also support linking of environmental significance areas throughout the site and surrounding public spaces. New lots are afforded access to the local park or the environmental corridors within walking distance, there is also the availability for surrounding new residential developments to gain access through these areas.

City Shaping Themes	Specific Outcomes	Response to Strategic Framework
	(e) provide flood mitigation, flood resilience, drainage and water quality functions; (f) provide natural and renewable water cycle processes (water health and water quality); and (g) protect foreshores from erosion and stormwater inflows. 7. The limited commercial uses in the city's green space network do not compromise the nature conservation, scenic amenity, recreation or other values of the green space network. 8. Public sport and recreation areas are retained for health, community and cultural benefits. 9. In urban areas, privately owned sport and recreation facilities such as golf courses and sports fields continue to contribute to: (a) the health and wellbeing of the community; (b) scenic amenity and landscape character in local communities; and (c) ecological and hydrological functions. (d) Supporting development consists of clubs, function/conference facilities, tourist attractions, tourist accommodation and a limited range of shops and food and drink outlets where these uses support or complement the primary sport and recreation use of the land and acceptable standards of amenity are maintained for nearby sensitive uses. 10. Development does not erode, and, wherever practicable, contributes to, the expansion of the extent, function and values of the green space network. 11. Development facilitates accessible, safe and integrated local open space networks that contribute to sense of place and quality of life.	

6.2.15 Emerging community zone code

6.2.15.1 Application

This code applies to assessing all development in the Emerging community zone.

Where development is identified in the **Upper Coomera (Courtney Drive) precinct** (refer to **Figure 6.2.15-3 Upper Coomera (Courtney Drive) precinct plan**), additional outcomes will apply to assessment.

Note: For assessable development within the Upper Coomera (Courtney Drive) precinct, assessment is only against the overall outcomes and purpose of the code.

Note: To the extent there is any inconsistency with the outcomes applying to the whole of the zone, the precinct outcomes will prevail..

Note: This code will apply where Schedule 6 of the Regulation is not met.

Overall Outcomes	Comments
The purpose of the code will be achieved through the following overall outcomes:	
(a) Land uses: (i) comprise of new communities after detailed land use and infrastructure planning has been completed; and (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.	Complies The intent of the development is to secure a land subdivision to create a new community, that aligns with the conceptual plan for the precinct. Detailed land use and infrastructure planning has been completed and the design responds to this. New lots facilitate appropriate future land uses being dwelling houses and dual occupancies.
(b) Character consists of: (i) large expanses of low intensity or undeveloped land that is not properly serviced by infrastructure; and (ii) areas that have recently been developed for urban purposes and are awaiting appropriate rezoning.	Complies the existing land use comprises of 6 parcels of land that is appropriately serviced by infrastructure and connections to infrastructure are made available.
(c) Built form: (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; (ii) is setback to protect the amenity of adjacent uses and provide an appropriate level of privacy; (iii) is setback from road frontages to complement the desired streetscape character and provide space for off street car parking; and (iv) site cover: (A) is very low to protect the future urban development potential of the land; or (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.	Not applicable No built form is proposed under this application.
(d) Lot design: (i) comprises large lots until detailed land use and infrastructure planning has been completed; and (ii) supports the staged development and release of land for new communities.	Complies Detailed land use and infrastructure planning has occurred by the developer of the site. For these reasons, the subdivision proposes a mix of lot sizes including small housing lots (<400m ²). Additionally, the development is intended to be delivered in stages which has been designed appropriately to release land as such.
(e) New communities:	Complies

- (i) will be subject to detailed site based investigations, and guided by the development intent identified in the following conceptual land use maps:
 - (A) **Gilston;**
 - (B) **Broadlakes;**
 - (C) **Helensvale;**
 - (D) **Maudsland and Oxenford South;**
 - (E) **Ormeau and Ormeau Hills;**
 - (F) **Pimpama;**
 - (G) **Reedy Creek;**
 - (H) **Upper Coomera;**
 - (I) **Worongary;** and
 - (J) Oxenford gateway.

As mentioned above, the subdivision of land has been designed to align with the concept plan and detailed site investigations. It is considered that this concept will contribute to a cohesive environment and transition between the surrounding developments currently under construction. The lots are oriented to support energy efficient outcomes for future developments, as well to achieve liveable community outcomes.

Note: For these areas, refer to the Conceptual land use maps in Schedule 2 Mapping.

- (ii) involve a staged transition of vacant urban land to new communities to ensure:
 - (A) essential infrastructure and services can be provided in a timely, cost effective and environmentally responsible manner;
 - (B) new communities have timely and easy access to an appropriate range of goods and services, and employment opportunities, public transport and community and recreational facilities;
 - (C) high risk natural hazard areas are not developed, or are sensitively developed; and
 - (D) matters of environmental significance and landscape character are protected.
- (iii) contribute to the development of a safe, healthy and cohesive environment;
- (iv) have an interconnected system of streets and open spaces that offer a pleasant and comfortable walking and cycling environment;
- (v) are designed to encourage an effective and efficient public transport system;
- (vi) have well designed streets and a lot configuration to support energy efficient outcomes; and
- (vii) achieve a high standard of urban design and safety to encourage liveable communities and promote the city image.

The purpose of the Upper Coomera (Courtney Drive) precinct (refer to Figure 6.2.15-3 Upper Coomera (Courtney Drive) precinct plan) will be achieved through the following additional overall outcomes:

- (a) New communities:
 - (i) Development is informed by a comprehensive plan of development in accordance with SC6.6 City Plan policy – Comprehensive plans of development.
 - (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:
 - (A) 19 to 23 dwellings per net hectare, where located in sub-precinct Courtney North-east;

Complies in part

The net density for the 15 hectare site is proposed at 24 dw/ha. Whilst this is a slight exceedance of the provision in (a)(ii)(A), the layout and delivery of lots is appropriate for the site constraints and opportunities.

The site encompasses several open space corridors that are to be retained and also includes the provision of delivering a 1ha local park. The density is not reflective of complying with the provision of housing choice and diversity, protection of ecological features and the delivery of community infrastructure (public park). The layout of development is suitable for the site as follows:

- (B) 13 to 17 dwellings per net hectare, where located in sub-precinct Courtney South-east; and
- (C) 11 to 14 dwellings per net hectare, where located in sub-precinct Courtney West.
- 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.
- Note: Extent of development within Courtney West sub-precinct may be constrained by bushfire hazard unless an acceptable precinct wide mitigation approach is provided. Development in all sub-precincts is subject to a bushfire risk management plan.
- contribute to safe, healthy and cohesive communities that reduce social isolation and promote community wellbeing;
 - include an interconnected system of streets and open spaces that provide pleasant and comfortable walking and cycling environments and support public transport;
 - respond to opportunities and constraints on site;
 - orientate streets and lots to support energy efficient design;
 - enable the efficient development of adjoining land and does not accelerate, place or shift unreasonable costs of infrastructure to adjoining properties, such as recreation facilities, stormwater management facilities, roads and bridges; and
 - achieve a high standard of urban design and safety.

(iii) Retirement facility development:

- (A) only occurs in sub-precinct Courtney North-east;
- (B) is located on flat land (1:15 slope or flatter); and
- (C) is integrated within the wider new community, including establishing a connected and legible street network maximising opportunities for casual surveillance.

Not applicable

The land use is for a reconfiguration of a lot.

(iv) Multiple dwelling development in sub-precinct Courtney North-east:

- (A) is located on flat land (1:15 slope or flatter);
- (B) is located within 400m walking distance to a local recreation park delivered through a development approval;
- (C) achieves a maximum residential density of RD2 (up to 33 dwellings per net hectare); and
- (D) positively contributes to a safe and accessible streetscape and fronts public streets and open space area to maximise opportunities for casual surveillance.

Not applicable

The land use is for a reconfiguration of a lot.

(v) Multiple dwelling development in sub-precinct Courtney West and sub-precinct Courtney South-east:

- (A) is designed to have the appearance of individual dwellings positioned in a generous landscaped setting;
- (B) achieves a residential density consistent with that envisaged for the sub-precinct; and
- (C) positively contributes to a safe and accessible streetscape and fronts public streets and open space areas to maximise opportunities for casual surveillance.

Not applicable

The land use is for a reconfiguration of a lot.

(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; and
- (C) has an appropriate site cover to provide adequate area for private open space and landscaping.

Not applicable

The land use is for a reconfiguration of a lot.

(vii) Where located within sub-precinct Courtney North-east:

Complies

(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; 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). The planned location for the local recreation park is on 41 Courtney Drive and 288 Reserve Road (Lots 185 RP173727 and 56 RP162858). (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 (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.	The development meets the needs of delivery a 1ha local park in a central location that is co located with the surrounding environmental open space corridors. The local park embellishments have been considered as part of the landscape concept plans. An access street is provided from Baileys Mountain Road to the development that services majority of the lots. A new road is required from Courtney Drive and cul-de-sac from Richardson Crescent to service lots without the need to cross the environmental corridors / drainage lines.
(viii) Where on slope affected land (1:10 slope or steeper), development mitigates visual amenity impacts through utilising slope sensitive house design. 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.	Complies Proposed batters are achieving a 1:2 slope where land is affected by steep land. It is also proposed that the steeper lots are split level to avoid significant earthworks where required to establish flat pads. Refer to engineering services report.
(ix) Where earthworks and retaining walls are proposed, development does not create negative visual impacts.	Complies The earthworks and retaining walls are sensitive to avoid walls greater than permitted and will utilise the stepped wall and landscape alternative to integrate with the development.
(x) Development maximises road frontage to the local recreation park and watercourses in public open space.	Complies Road networks are preferred to be oriented towards the open space network.
(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.	Complies A buffer around the waterway line is proposed at a minimum 40m to 65m where adjacent to Reserve Road. The measurements are based on the ground truth mapping and taken from top of bank.
(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. Editor's note – Buffers to these watercourses will be determined through assessment against the Environmental significance overlay code.	Complies The land within the environment open space corridors will be rehabilitated to standards described in the Planning Scheme. The buffers provided around the waterways is appropriate for their function and existing use. The proposal as a whole is an improvement to the existing corridors, by establishing the corridors and rehabilitation from the existing rural residential use.
(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 development is in the north east sub precinct.

(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.	Complies The development has accounted for the upgrades to Courtney Drive where lots are fronting the road.
(xv) Earthworks associated with the Courtney Drive extension results in acceptable visual amenity through use of vegetated batters.	Complies The development has accounted for the upgrades to Courtney Drive where lots are fronting the road.
(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 Development does not intersect with Jenkins Court.
(xvii) New road crossings over Yaun Creek are avoided.	Complies No crossings are proposed within Yaun creek
(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.	Complies No structures are proposed within Yaun creek
(xix) Where road crossings over the Green space network are required, fauna movement infrastructure is provided. Note: Refer to Emerging community zone Figure 6.2.15-3 – Upper Coomera (Courtney Drive) precinct plan when interpreting overall outcomes for the Upper Coomera (Courtney Drive) precinct.	Complies The ecological report has addressed the requirements for fauna crossings where required.

9.4.8 Reconfiguring a lot code

9.4.8.1 Application

This code applies to assessing reconfiguring a lot for development where indicated within **Part 5 Tables of assessment**.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

9.4.8.2 Purpose

- (1) The purpose of the Reconfiguring a lot code is to ensure that the reconfiguring a lot lays the foundations for high-quality urban design that supports the outcomes for the zone and is sensitive to the environment, topography and landscape features.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Subdivisions provide a range of lot sizes and frontages to facilitate:
 - (i) different development expected in the zone;
 - (ii) on-street parking which generally caters for demand within the street; and
 - (iii) public utilities and street trees.
 - (b) Reconfiguring a lot allows for increased yields in close proximity to public transport, retail, commercial, community, and recreation facilities.
 - (c) Reconfiguring a lot where creating small lots, demonstrates a Dwelling house can be accommodated, where it meets the relevant zone code and the **Small lot housing (infill focus) code**, through:
 - (i) a site plan for all lots with an area of 250m² to 400m²; and
 - (ii) site plan, floor plan and elevations for all lots with an area less than 250m².
 - (d) Reconfiguring a lot results in safe and interconnected streets that promote the use of public transport, walking and cycling, and reduces dependency on vehicles. The street network is permeable and legible, facilitating high connectivity between all users and nodes.
 - (e) Reconfiguring a lot 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.
 - (f) Reconfiguring a lot results in lot configuration and orientation to facilitate climatically responsive site design.
 - (g) Reconfiguring a lot takes into account the physical, environmental and infrastructure constraints, creating lots that respond to the natural topography of the land by minimising the extent of earthworks required.
 - (h) Reconfiguring a lot contributes to the provision of a safe, accessible, convenient and useable network of open space for local communities.
 - (i) Reconfiguring a lot provides for community infrastructure and other non-residential activities to support the local neighbourhood, commensurate with the stages of development.
 - (j) Reconfiguring a lot ensures that new lots are connected to essential services and public utilities to meet the demand of end users whilst minimising risk of failure or environmental harm.
 - (k) Where necessary, new lots are provided with on-site sewerage facilities that are appropriately sited to respond to on and off site constraints.

Note: Indicative access and mobility outcomes for the Coomera Town Centre area are identified on Figure 9.4.13-2 Coomera Town Centre Indicative Access and Mobility within Part 9.4.13 Transport code.

9.4.8.3 Specific benchmarks for assessment

Part A applies to accepted development subject to requirements.

Part B applies to assessable development.

PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

There are no requirements for accepted development for this code.

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 9.4.8-1: Reconfiguring a lot code – for assessable development

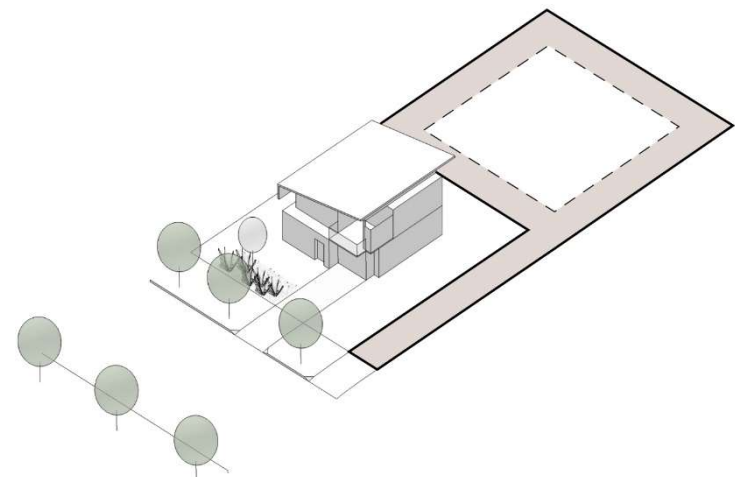
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Reconfiguration of sloping lots			
PO1 Where the development is for residential uses and would result in allotments with an average finished slope that exceeds 10%: (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 (b) earthworking is undertaken in a way that provides good quality amenity outcomes for future lot users and to the public realm. Note: an earthworking plan illustrating compliance with the above components is Council's preferred method of addressing the above.	AO1 Allotments have an average finished slope less than 10%.	COMPLIES AO1 The finished lots will have a slope less than 10%.	
Additional provisions for creation of rear lots in residential zones			
PO2 Reconfiguration of a lot that creates a rear lot: (a) does not result in unreasonable amenity impacts for adjoining lots by limiting the number of rear lots to one; (b) protects the safety of pedestrians and cyclists by ensuring that access strips to the road frontage are designed to maintain visibility to the verge; (c) provides an adequate internal manoeuvring area for vehicles to exit the rear lot in a forward gear; and (d) allows sufficient street frontage for waste collection.	AO2.1 The rear lot has the same width as the lot it is positioned behind.	COMPLIES PO2 Out of the 149 lots only 4x rear lots are proposed. The development of each of the rear lots does not have the same width as the lot positioned in front. Nonetheless, the rear lots are not expected to have unreasonable impacts on the adjoining lots to which is sits behind. Rear lots are created with their own access handle to avoid any impacts on access to the front lot. Access handles are also provided with front visibility to avoid any conflict with vehicle and pedestrians.	
	AO2.2 Only one rear lot is created.		
	AO2.3 The rear lot is created for a dwelling house.		
			Adequate access is provided for the rear lot outside for the access handle. No rear lots are less than 450m ² which is sufficient for a dwelling house.
Road access			
PO3 Lot configuration provides safe and efficient access for vehicles and pedestrians to a constructed public road.	AO3 All lots have direct legal access to a constructed public road in accordance with SC6.12 City Plan policy – Land development guidelines, Section 2 – Transport network standards.	COMPLIES All proposed lots have legal access to a public road, newly created or existing.	

Figure 9.4.8-1
Illustration showing the Reconfiguring a lot outcomes for creation of rear lots in residential zones

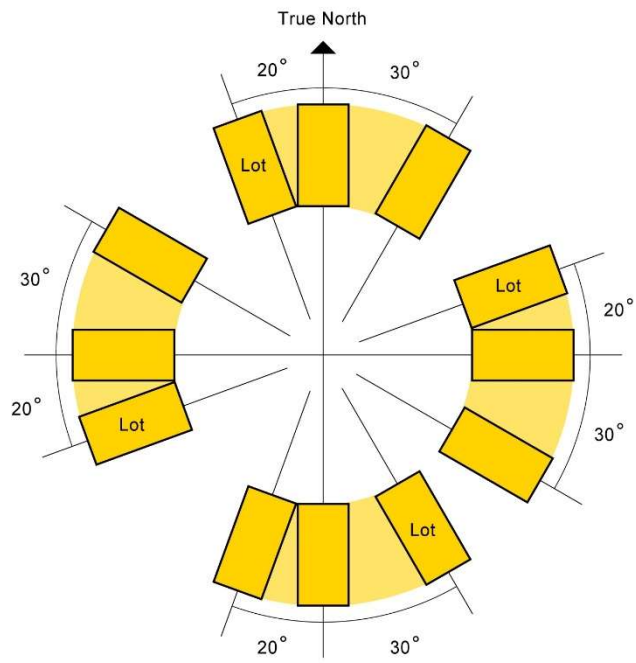
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO4 Design and management arrangements of access strips and easements: (a) provide safe and efficient access for vehicles and pedestrians and: (i) are of an adequate width to facilitate the intended function; (ii) are constructed to an appropriate standard; and (iii) do not result in unreasonable detriment or nuisance to an adjacent premises (a) allow for effective and reasonable ongoing maintenance.	AO4.1 Minimum widths for access strips and easements comply with Table 9.4.8-2: Minimum width of access strips or easements.	COMPLIES The 4 rear lot access strips have been designed to comply with the requirements.	
	AO4.2 Parties to an access easement are limited to two lots (e.g. The burdened lot and one benefiting lot).	NOT APPLICABLE No access easements are being created.	
Infrastructure			
PO5 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: (a) meet the needs of users; (b) enhance the health, safety and convenience of the community; (c) be cost effective over their life-cycle; (d) minimise adverse impacts to the environment (including the amenity of the local area); (e) minimise risk of failure or damage during a natural hazard event; and (f) support connection to fibre telecommunication infrastructure.	AO5.1 All lots are connected to electricity supply and telecommunications services, with the telecommunications infrastructure designed to support connection to fibre telecommunications infrastructure.	COMPLIES All new lots will be connected to relevant infrastructure to support development.	
	AO5.2 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.	COMPLIES Underground infrastructure is proposed.	
	AO5.3 All new lots within the Local government infrastructure plan boundary are connected to reticulated water supply in accordance with SC6.12 City Plan policy – Land development guidelines, Section 6 – Water supply and sewerage reticulation standards , except in the Extractive industry, Rural and Conservation zones.	COMPLIES All lots will be connected to reticulated water.	
	AO5.4 All new lots within the Local government infrastructure plan boundary are connected to reticulated sewerage in accordance with SC6.12 City Plan policy – Land development guidelines, Section 6 – Water supply and sewerage reticulation standards , 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.	COMPLIES All lots will be connected to sewer.	
	AO5.5 On-site water supply is provided in accordance with SC6.12 City Plan policy – Land development guidelines, Section 6 – Water supply and sewerage reticulation standards 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.	NOT APPLICABLE	
	AO5.6 On-site sewage disposal is provided in accordance with Council's Guidelines for the Installation and Operation of Aerobic Wastewater Treatment Plants for Domestic and Small Scale Commercial Users 1995 and AS1547 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.	NOT APPLICABLE	
On-site sewerage provision			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO6 The sewerage disposal area is located in a position that is sufficiently separated from adjoining property boundaries and nearby waterways.	AO6 For development involving on-site sewage disposal, an Effluent Disposal Report prepared by a qualified expert shall be submitted demonstrating that new lots are of a sufficient size and design to allow for the required separation distances of the disposal area from: (a) adjoining property boundaries; (b) adjacent wastewater systems; (c) nearby waterways; (d) inappropriate soil types; and (e) other general site constraints that would inhibit the disposal of wastewater to an acceptable environmental and health standard. Note: the Effluent Disposal Report shall demonstrate the type, size and location of the effluent disposal and dispersal area, the extent of vegetation clearing that is required to achieve the disposal and dispersal area, and the extent of earthworks required to achieve the effluent disposal.	NOT APPLICABLE	
Rearranging lot boundaries			
PO7 Rearranging a lot boundary results in lots which have practical shapes and allow for the intended uses described in the zone. Note: irregular shaped lots will only be accepted to address encroachments.	AO7.1 The rearranging of a lot boundary does not restrict the lawful use of either lot.	NOT APPLICABLE The development is for a reconfiguration of a lot – standard subdivision.	
	AO7.2 The rearranging of a lot boundary results in lots which comply with the applicable zone requirements.	NOT APPLICABLE The development is for a reconfiguration of a lot – standard subdivision.	
	AO7.3 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.	NOT APPLICABLE The development is for a reconfiguration of a lot – standard subdivision.	
Additional provisions for volumetric subdivisions			
PO8 Volumetric subdivision (of the space above or below ground level) facilitates efficient delivery of development and does not result in the creation of parcels that cannot achieve any development rights, or that will not have adequate access to infrastructure. Note: a Building Management Statement(s) ('BMS') may be conditioned to ensure compliance with this provision. The BMS will be required to note the continuing application of existing development permits.	AO8 No acceptable outcome provided.	NOT APPLICABLE The development is for a reconfiguration of a lot – standard subdivision.	
PO9 The volumetric subdivision does not compromise any of the requirements of the earlier development approval.	AO9 No acceptable outcome provided.	NOT APPLICABLE The development is for a reconfiguration of a lot – standard subdivision.	
PO10 Adequate access to services and facilities is provided for all lots, including water, sewer, access, car parking, etc. in accordance with earlier development approvals. Note: a Building Management Statement(s) ('BMS') may be conditioned to ensure compliance with this provision. The BMS will be required to note the continuing application of existing development permits.	AO10 No acceptable outcome provided.	NOT APPLICABLE The development is for a reconfiguration of a lot – standard subdivision.	
Housing diversity			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO11 Residential subdivisions creating 10 or more lots vary lot sizes to accommodate potential multiple dwelling development where the zone allows.	AO11 No acceptable outcome provided.	COMPLIES – PO11 The development has proposed to provide 5 different lot typologies and sizes to provide housing diversity.	
PO12 Small lots in residential subdivisions are distributed amongst larger lots to facilitate variation in dwelling form and to meet the purpose of the zone.	AO12 No acceptable outcome provided.	COMPLIES – PO12 Small lots are included in this development application and have been disbursed within the overall footprint. As mentioned above, a variety of lot sizes are proposed to facilitate variation in dwelling form.	
PO13 Narrow lots are distributed amongst wider lots to provide: (a) variation in dwelling form; (b) space for public utilities and street trees; and (c) on-street parking. Note: Rear lane layout is required for a series of lots with frontages less than 10m.	AO13 No acceptable outcome provided.	COMPLIES – PO13 narrow lots are included in this development application and have been disbursed within the overall footprint.	
Creation of small lots			
PO14 Reconfiguring a lot where creating small lots demonstrates a Dwelling house can be accommodated, where it meets the relevant zone code and the Small lot housing (infill focus) code , through: (a) a site plan for all lots with an area 250m ² to 400m ² ; and (b) site, floor plans, and elevations for all lots with an area less than 250m ² . Notes: (a) PO14 does not apply to the creation of small lots where associated with an existing residential building. (b) House plans provided as part of a Reconfiguring a lot application will not be conditioned as part of an approval.	AO14 No acceptable outcome provided.	COMPLIES – PO14 Small lots are included in this development application and have been disbursed within the overall footprint. as mentioned above, a variety of lot sizes are proposed to facilitate variation in dwelling form. Building envelopes are provided for small lots.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Circulation and street access design			
PO15 An overall street network is provided which: (a) prioritises pedestrians and cycling over motor vehicles; (b) establishes a connected and legible street network; (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); (d) creates safe conditions for pedestrians, cyclists and vehicles for both day and night-time usage; (e) caters for the extension of existing or future public transport routes to provide services that are convenient and accessible for all the community; (f) facilitates connections for future development, minimising travel distances; (g) are designed to be responsive to the natural contours of the land; (h) facilitates safe and efficient access for service vehicles including refuse collection; and (i) does not compromise future development to achieve the same outcomes listed above.	AO15 Streets are designed to: (a) comply with design standards in SC6.12 City Plan policy – Land development guidelines, Section 2 – Transport network standards; (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; (c) provide street trees in accordance with SC6.13 City Plan policy – Landscape work; (d) allow for efficient, safe and unimpeded movement of buses alongside pedestrians, cyclists and other motorists; (e) incorporate signals, pedestrian refuge and splitter islands for the safe crossing of pedestrians and cyclists for intersections and long roads; (f) accommodate service vehicle requirements; (g) have footpaths that link to existing footpaths, road crossings, parks and public transport facilities, and designed in accordance with SC6.12 City Plan policy – Land development guidelines, Section 2 – Transport network standards; (h) provide street lighting in accordance with SC6.12 City Plan policy – Land development guidelines, Section 2 – Transport network standards; and (i) provide for future extensions to the street network.	COMPLIES New streets are proposed such that they comply with the outcomes of the City Plan policy – transport network standards. Inclusive of the design requirements for public, private and service vehicles. The location of new streets has been designed to align with topographical constraints, whilst also ensuring sufficient access to public spaces and surrounding road networks.	
PO16 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. Note: A Traffic Impact Assessment is Council's preferred method of addressing the above outcome, particularly for the following instances: (a) site access is from a road identified on the Functional road hierarchy (indicated on the Zone maps in Schedule 2); or (b) site access is from a road identified on the Pacific motorway service road types overlay map; or (c) site access is within 100m of a signalised intersection; or (d) site access is within 50m of a roundabout; or (e) a new intersection is proposed; or (f) density outcomes in a zone code are exceeded; or (g) development has the potential to increase existing background traffic (peak period or daily traffic movements) ≥ 5 percent.	AO16 No acceptable outcome is provided.	COMPLIES The function of the surrounding road networks being Courtney Drive, Baileys Mountain Road and Reserve Road are preserved. Recommendations have been incorporated into the design to ensure proposed and existing transport networks are not impacted upon.	
PO17 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.	AO17 No acceptable outcome provided.	NOT APPLICABLE Development is not within the town centre area.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Note: 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.			
Driveways and vehicle crossings			
PO18 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. Note: A subdivision plan showing indicative driveways and vehicle crossings for proposed lots is the method of demonstrating compliance with this performance outcome.	AO18 No acceptable outcome provided.	COMPLIES Only where necessary would a driveway crossover be included in this development proposal.	
PO19 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 SC6.12 City Plan policy – Land development guidelines and <i>AS2890:2009 Parking Facilities</i> . Note: 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.	AO19 No acceptable outcome provided.	COMPLIES Only where necessary would a driveway crossover be included in this development proposal.	
Additional provisions for subdivisions which result in the creation of 20 lots or more			
Neighbourhood design, character and integration			
PO20 Development provides a neighbourhood with a strong and positive identity, through: (a) clearly readable streets and useable open space networks; (b) an appropriate response to site characteristics and settings (including landmarks and views); (c) development of a scale consistent with the surrounding urban area, with open space and roads interconnecting to adjoining networks; (d) allowing for increased densities in close proximity to public transport and local services; (e) location of community, retail and commercial facilities at walkable focal points; and (f) providing for a safer community by maximising opportunities for casual surveillance, minimising opportunities for crime and vandalism. Note: a Comprehensive Plan of Development submitted as part of a material change of use application, prepared in accordance with SC6.6 City Plan policy – Comprehensive plans of development , is Council's preferred method of addressing the above outcomes.	AO20 No acceptable outcome provided.	COMPLIES It is thought that the development proposal has a conclusive identity through the design of streets, lots and extensive open space/parks. The scale and density is consistent with the local area and provisions identified in the precinct of the emerging community zone. A range of lot sizes are proposed to also allow for a number of housing typologies. Majority of new lots are oriented towards a new road to ensure surveillance of the local street. The design of this subdivision ensures that community spaces are within walking distance, to build upon the neighbourhood identity.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Climatically responsive design			
PO21 The street and lot orientation facilitates the construction of energy-efficient buildings that respond to the local climatic conditions by: (a) maximising solar access to the north in winter; (b) minimising solar access to the east and west in the summer; (c) maximising access to any prevailing summer breezes; and (d) minimising exposure to prevailing winter winds.	AO21.1 A site analysis prepared in accordance with SC6.14 City Plan policy – Site analysis identifies how the proposed lot orientation results in the potential for energy efficient buildings that respond to the local climatic conditions.	COMPLIES A number of lots are oriented North – South to maximise access to daylight. This will also assist in the potential for reduction in energy usage for future dwelling house constructions.	
	AO21.2 Roads and lots are generally configured in a grid pattern and run in: (a) north-south direction within 20° west and 30° east of north; and (b) east-west direction within 30° south and 20° north of east.	COMPLIES Predominantly lots are either north-south or east west with a degree similar to the orientations in AO21.2	
 True North 20° 30° 30° 20° 20° 30° 20° 30° Preferred orientation of new lots Figure 9.4.8-2 Illustration showing the Reconfiguring a lot preferred lot orientation outcomes			
Public transport integration			
PO22 Subdivision design supports public transport integration.	AO22 At least 60% of lots are within 400m walking distance of roads which have a minimum carriageway width of 10m and are capable of supporting a bus route.	COMPLIES All lots are connected to a road that has capacity for a bus route.	
Centre design outcomes			
PO23 Subdivision provides on-street car parking opportunities within neighbourhood and mixed use centres that are designed to a suitable standard to allow for: (a) the activation of the activity node; and (b) the creation of pedestrian friendly streets.	AO23 No acceptable outcome provided.	COMPLIES On street carparking will be available due to the provisions of standard street dimensions.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Retail and community services			
PO24 Large developments include a site for the location of neighbourhood stores and community facilities to promote a walkable neighbourhood. Note: an adaptable sales office which is used as a shop after the completion of subdivision sales would satisfy this performance outcome.	AO24.1 Lots are allocated and designed to accommodate neighbourhood stores and for community facilities in subdivisions of more than 250 lots.	NOT APPLICABLE Development does not create more than 150 lots.	
	AO24.2 Any lots identified as suitable for neighbourhood stores or community facilities are located in prominent and easily accessible locations within the development.	NOT APPLICABLE Development does not create more than 150 lots.	
Open space provision			
PO25 A public open space network is provided which: (a) has a range of recreation settings and adequate facilities to meet the needs of the community; (b) offers opportunities for residents to conveniently participate in passive recreational activities; (c) delivers well distributed public open space that contributes to the legibility, accessibility, safety, and character of the development; (d) creates safe and attractive settings and focal points; (e) facilitates casual surveillance from adjacent streets and land uses and provides for open space areas with public road frontages; (f) delivers stormwater and flood management and care of valuable environmental resources; and (g) is cost effective to maintain.	AO25.1 Land intended for public open space is of a physical standard and condition in accordance with the SC6.12 City Plan policy – Land development guidelines, Section 5 – Public open space standards .	COMPLIES Trunk park space and drainage corridors are required to be provided. Delivery of public spaces will align with the City Plan Policy.	
	AO25.2 For trunk recreational open space Recreation and sporting parklands and land for community facilities are designed and provided in accordance with the Local government infrastructure plan and approved Council master plans. OR Public open space is provided in accordance with an already approved open space strategy, relevant approved material change of use, adopted concept plan, master plan or structure plan.	COMPLIES Trunk park space and drainage corridors are required to be provided. Delivery of public spaces will align with the City Plan Policy and LGIP.	
	AO25.3 For non-trunk recreational open space Residential subdivisions creating more than 100 lots provide a minimum of 20m ² of land per dwelling, for open space that is: (a) within 400m walking distance of all residential lots; and (b) designed to adequately meet the recreational needs of users.	COMPLIES Open spaces are provided at the rate described in AO25.3.	
PO26 The design and location of open space results in high-quality parkland which: (a) enables the retention and protection of matters of environmental significance, their associated buffers, assessable vegetation, habitat features and natural cultural features; (b) contributes to the visual amenity of the area and facilitates casual surveillance; (c) can be easily accessed along road frontages; (d) directly adjoins existing or proposed open space areas; and (e) creates opportunities for linkages between open space areas.	AO26.1 Open space is provided adjacent to waterway buffers with roads servicing linear parkland, and lots located on the opposite side of the road.	COMPLIES Open spaces are provided at the rate described in AO26.1.	
	AO26.2 Open space for conservation purposes is consolidated with other conservation areas to allow for a connected movement corridor.	COMPLIES Connected movements through the open space networks proposed in this development are provided.	
	AO26.3 Recreational open space areas less than 5,000m ² directly adjoin existing or proposed recreational open space areas to provide: (a) a consolidated useable area; and (b) connectivity between open spaces.	NOT APPLICABLE Open spaces are above 5,000m ²	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Open space, safety and design			
PO27 Open space areas are designed and managed to promote user safety.	AO27.1 Areas intended for use during times of darkness are lit in accordance with SC6.12 City Plan policy – Land development guidelines, Section 5 – Public open space standards .	COMPLIES areas in this development that are intended for use during darkness will likely be fitted with lighting.	
	AO27.2 Casual surveillance is achieved by parks and open space being overlooked by housing, commercial or other development, as well as passing pedestrian and vehicle traffic.	COMPLIES Housing and local streets are granted casual surveillance of community spaces.	
	AO27.3 Fencing greater than 1.2m in height adjoining a park is to be at least 50% transparent (i.e. swimming pool style or timber picket fencing) and any landscaping adjacent to the fence is to be designed to maximise the opportunity for casual surveillance.	COMPLIES This can be conditioned.	
Staging of subdivision			
PO28 Staging of the subdivision ensures that: (a) all development within the stage is connected to a constructed road; (b) all development within the stage is connected to appropriate infrastructure to service the lots; and (c) safe and convenient access is provided to public transport, open space, community facilities, convenience shopping and local employment opportunities.	AO28 Subdivision staging is designed to ensure each stage provides: legal and practical access to all lots from a constructed road; (d) all infrastructure (water mains, sewer reticulation, electricity etc.) to all the lots; (e) safe and convenient access to public transport, open space, community facilities, convenience shopping and local employment opportunities.	COMPLIES the staging outcome as shown on the proposed plans ensures that each stage is provided a constructed road, infrastructure to service new lots and access to community open space as per the staged boundary.	

9.4.4 General development provisions code

9.4.4.1 Application

The code applies to assessing material change of use, building work, reconfiguring a lot or operational work where indicated within **Part 5 Tables of assessment**.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

9.4.4.2 Purpose

- (1) The purpose of the General development provisions code is to provide a consistent approach to city wide issues and avoid duplication of regulation throughout the City Plan.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is designed to maintain the expected level of amenity for the area.
 - (b) Development promotes a safe environment and reduces the potential for crime.
 - (c) Development is designed to respect the natural values of the land, including vegetation, natural topography and development on steep slopes to minimise impacts on the landscape character of the city's rural, urban and hinterland areas.
 - (d) Development does not result in unsightly retaining walls.
 - (e) Building services and storage areas are designed and located to avoid nuisance to adjoining premises and avoid an unattractive appearance when viewed from the street.
 - (f) Development does not cause adverse stormwater drainage impacts on or off the site.
 - (g) Development is connected to essential services and public utilities in accordance with infrastructure provider requirements.
 - (h) Development is designed and located to ensure it does not adversely impact on Council infrastructure.

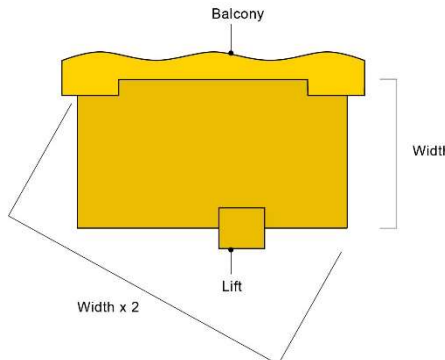
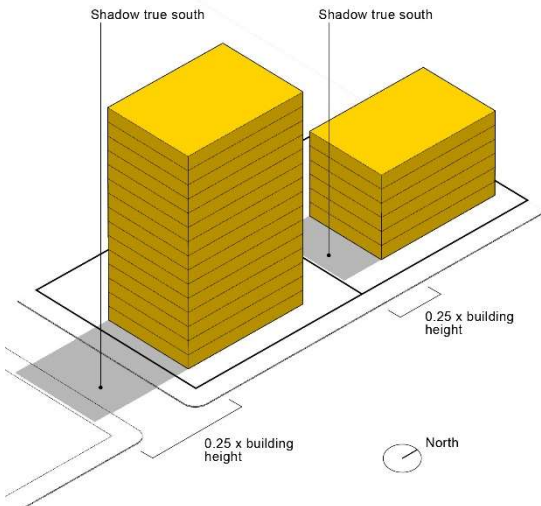
9.4.4.3 Specific benchmarks for assessment

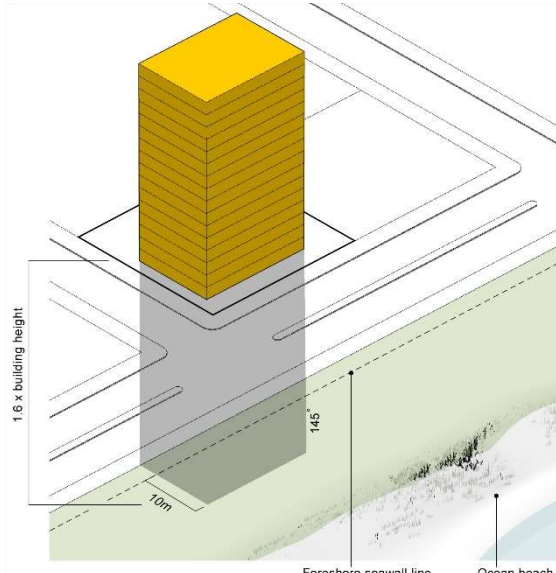
PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 9.4.4-2: General development provisions code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Amenity protection			
PO1 Development mitigates any negative effects to amenity, health and safety from existing surrounding activities having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) signage; (e) visual amenity; (f) wind effects; (g) privacy; (h) vibration; (i) contaminated substances; (j) hazardous chemicals; (k) odour and emissions; and (l) safety.	AO1 No acceptable outcome provided.	COMPLIES The development will not affect the amenity and safety of the surrounding dwellings, as the development is for a residential subdivision. It is reasonable to expect a certain level of activity during construction, however this will be managed at this time with a construction management plan.	
PO2 The proposed development prevents loss of amenity and threats to health and safety, having regard to:	AO2 No acceptable outcome provided.	COMPLIES The development will prevent loss of amenity and threats to health and safety.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
(a) noise; (b) hours of operation; (c) traffic; (d) signage; (e) visual amenity; (f) wind effects; (g) privacy; (h) vibration; (i) contaminating substances; (j) hazardous chemicals; (k) odour and emissions; and (l) safety.			
Development along the Pacific Motorway and heavy railway line			
PO3 Development adjacent to the Pacific Motorway and heavy railway line minimises views of the storage of outdoor plant and equipment, including service areas to provide an attractive outlook for persons using the transport network.	AO3 Where the site is adjacent to the Pacific Motorway or a heavy rail line, areas used for outdoor storage, including service areas are screened from view from users of the motorway or heavy rail line by buildings, solid fencing or vegetation.	NOT APPLICABLE Development is not along the Pacific Motorway or Heavy Railway Line.	
Landscaping			
PO4 The proposal provides landscape work that protects and enhances the character of the local area.	AO4.1 For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences a Statement of Landscape Intent prepared in accordance with SC6.13 City Plan policy – Landscape work demonstrating that the landscaping will provide amenity for site users and will protect and enhance the character of the local area. AO4.2 An Open Space Management Statement is prepared in accordance with SC6.13 City Plan policy – Landscape work where landscape works are proposed to be undertaken on land that is or is intended to be, public open space.	COMPLIES A landscape intent and open space management statement has been prepared. The documents are prepared in accordance with the City Plan Policy and ensure that the amenity and character of the local area will be enhanced.	
Building services			
PO5 All mechanical equipment is located and housed so as not to cause disturbance to residents within or adjoining the development.	AO5 For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences: The mechanical equipment, including air-conditioning plant and swimming pool pumps, is incorporated within the building. OR The mechanical equipment, including air-conditioning plant and swimming pool pumps, is housed external to the principal building and: (a) is contained within a solid structure; and (b) located no closer than 1.5m to any site boundary.	NOT APPLICABLE No buildings are proposed within this development application.	
Casual surveillance and lighting			
PO6 Development facilitates casual surveillance of public areas and incorporates lighting to reduce opportunities for crime.	AO6 No acceptable outcome provided.	COMPLIES A lighting plan will be incorporated into the operational works permits required for this development. However, maximisation of lot orientation and public spaces has been included in this application to allow for maximisation of surveillance of street networks.	
Lighting			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO7 Lighting associated with any development does not cause a nuisance.	A07 Direct or reflected light emissions from the premises must be positioned and shielded to prevent light spillage outside the boundaries of the site.	NOT APPLICABLE No built form is proposed.	
Shadow impacts – for all development 3 or more storeys			
PO8 The building is designed and located to ensure that the shadow cast by the building does not detract from a comfortable living and ground level environment and the access of adequate sunlight to private and public spaces having regard to: (a) the degree of containment of the shadow on the subject site at different times of the day on the summer and winter solstice and spring and autumn equinox; (b) the cumulative impact of the shadow and existing shadows; (c) the effect of the shadow on the ocean beach, Broadwater foreshore, or riverside or beachside public open space; (d) the location of the shadow on non-residential areas external to the site; and (e) the effect of the shadow on any other site or other building.	A08.1 The width of the shadow cast in any direction by each level of the building, excluding balconies and lift wells, does not exceed twice the width of the shadow cast in any other direction.  Figure 9.4.4-1 Illustration showing width ratio shadow outcome	NOT APPLICABLE No built form is proposed.	
	A08.2 The shadow cast by the building in a true south direction has a length 0.25 times the height of the building, as measured from ground level adjacent to the southern side of the subject building to the top of the topmost storey, and does not intrude onto any other site, or does not cast shadow onto any other building on the same site.  Figure 9.4.4-2 Illustration showing southern shadow outcome	NOT APPLICABLE No built form is proposed.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	AO8.3 Bermuda Point precinct The shadow cast by the building in a true south direction has a length 0.25 times the height of the building, as measured from the top of the podium adjacent to the southern side of the subject building to the top of the topmost storey, and does not intrude onto any other site, or does not cast shadow onto any other building on the same site. Note: The podium is excluded from any southern shadow calculations.	NOT APPLICABLE No built form is proposed.	
	AO8.4 The shadow cast by any building does not cover any part of the ocean beach or Broadwater foreshore when the shadow has a bearing of 145° east of true north and the length of the shadow is 1.6 times the height of the building as measured from the ground level to the top of the topmost storey. Note: For the purpose of this acceptable outcome, the ocean beach is defined as that area east of a line 10m east of and parallel to the foreshore seawall line and the Broadwater foreshore is defined as that area east of the leading edge of the revetment wall.  Figure 9.4.4-3 Illustration showing ocean beach and Broadwater foreshore shadow outcome	NOT APPLICABLE No built form is proposed.	
	AO8.5 The shadow cast by the building in the direction of true south does not intrude more than 10m into a riverside public open space reserve.	NOT APPLICABLE No built form is proposed.	
Earthworks and treatment of retaining walls			
PO9 Earthworks and retaining walls associated with the development do not create a negative visual impact upon neighbouring properties or the streetscape.	AO9 Retaining walls and batters comply with the requirements of SC6.12 City Plan policy – Land development guidelines, Section 3 – Change to ground level standards.	COMPLIES Refer to engineering report provided in appendix E.	
Stormwater drainage			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO10 Development does not cause adverse stormwater drainage impacts on or off the site.	AO10 All development incorporates stormwater drainage works to comply with the requirements of SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards .	COMPLIES Refer to engineering report provided in appendix E.	
Infrastructure			
PO11 All development ensures connection to public utilities to meet the needs of the development, including sewer, water, electricity and communications services.	AO11 All development is provided with services, as follows: (a) electricity supply and communication services (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 (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.	COMPLIES All lots will be provided with electrical supply, telecommunication, water and sewer.	
PO12 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> .	AO12 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> .	COMPLIES Development will comply with the build over or near relevant infrastructure as per QDC MP1.4	
Site analysis			
PO13 Development is designed to: (a) complement the character and address any impacts on the amenity and environment of the local area; (b) avoid any risk to life or property arising from natural hazards; and (c) protect significant natural habitat areas, wildlife corridors, wetlands and waterway corridors.	AO13 A site analysis plan is prepared in accordance with SC6.14 City Plan policy – Site analysis .	COMPLIES The town planning report touches on the site analysis and surrounding character of the local courtney drive precinct plan area.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO3 Hydrants are suitably identified so that fire services can locate them at all hours.	AO3 Hydrants are identified as specified in the South East Queensland Water Supply and Sewerage Design and Construction Code standard drawing SEQ-WAT-1300-1 'Typical valve and hydrant identification markers'. Note: Standard drawing SEQ-WAT-1300-1 is available from http://www.seqcode.com.au/seq-water-supply-code/	COMPLIES	

Editor's note – For further information on how to address the above benchmarks please see Queensland Fire and Emergency Service: Fire hydrant and vehicle access guidelines for residential and industrial lots.