

SECTION 2: SUPPORTING DOCUMENTS



60 Dutton St, Coolangatta

Application Letter including:

- Appendix A. City Plan Property Report
- Appendix B. City Plan Code Responses

Our ref: 2024-12-722 (01)

26 February 2025

The Chief Executive Officer
City of Gold Coast
City Development Branch
PO Box 5042
GCMC QLD 9729

Dear Sir,

RE: SUBMISSION OF A DEVELOPMENT APPLICATION
PROPOSAL: DEVELOPMENT PERMIT FOR OPERATIONAL WORKS (TREE WORKS) –
CODE ASSESSABLE
PROPERTY: 60 DUTTON STREET, COOLANGATTA (LOT 2 ON RP86756)

Enhance Urban Planning ('**EUP**') has been engaged by *Southern Cross Property Holdings Pty Ltd* (the '**Applicant**') to prepare and lodge a Development Application seeking approval from City of Gold Coast (the '**Council**') for a Development Permit for Operational Works (Tree Works) on land situated at the abovementioned site.

The removal is proposed to facilitate redevelopment of the site in accordance with the intentions of the Medium density residential zone in which the site is located. The redevelopment will be subject to a further coming Development application for a Material change of use (Multiple dwelling).

We enclose the following information in support of the Development Application in accordance with Section 51 of the *Planning Act 2016* and as required by Council:

- **Section 1 – Forms:** Completed DA form;
- **Section 2 – Supporting Documents:** Application letter including:
 - Appendix A: City Plan Property Report;
 - Appendix B: City Plan Code Responses;
- **Section 3 – Plans:** Tree Removal Plans; and
- **Section 4 – Specialist Reports:** Arborist Assessment

Pursuant to Council's *Register of Fees and Charges 2024-25*, the Development application fee is as follows:

- *Fee 12072 - OPW Tree Works (Tree works not associated with a Development application (4 to 15 trees))*
= \$362.00

Payment of the application fee will be paid upon receipt of the Notice to Pay.

An overview of the site and the proposed development, and the required assessment follows.



1 Project Overview

This application seeks the removal of all vegetation on the subject site. Details of the site and Development application are summarised in the tables below.

Table 1.1: Site Details

Aspect	Details
Title Details	Lot 2 on RP86785
Address	60 Dutton St, Coolangatta
Site Area	703m ²
Local Government Area	Gold Coast
Division	14
Zone	Medium density residential zone
Overlay Map Constraints	Acid sulfate soils (Land at or below 5m; and Land at or below 20m AHD) Airport environs - Airservices Australia aviation facilities (Airport infrastructure) Airport environs – Lighting area buffer zones Airport environs - Obstacle Limitation Surface (OLS) Airport environs - PANS-OPS contour Airport environs - Wildlife hazard buffer zones Building height (23m) Dwelling house Environmental significance – wetlands and waterways (Wetlands and waterways buffer areas: Waterway 30m buffer area) Residential density (RD5)
Regional Plan Designation	Urban footprint
State Assessment Overlays	SEQ Regional Plan land use categories Water resource planning area boundaries

Table 1.2: Development Application Details

Aspect	Details
Approval Sought	Development permit for Operational work (Vegetation clearing)
Level of Assessment	Code assessment
Referral Agencies	N/A
Identified Code Responses	Medium density residential zone code General development provisions code Vegetation management code



2 Site

The 703m² site is located on the eastern side of Dutton Street in Coolangatta. It is adjoined to the rear by the south-western corner of Council owned Goodwin Park. It is improved by a 2-storey block of 4 units and surrounding by mature trees and bushes. The site is bound by a recently constructed duplex to the south, and a single level house to north. The site's location is shown in **Figure 2.1** and in the aerial photograph of the site in **Figure 2.2**.

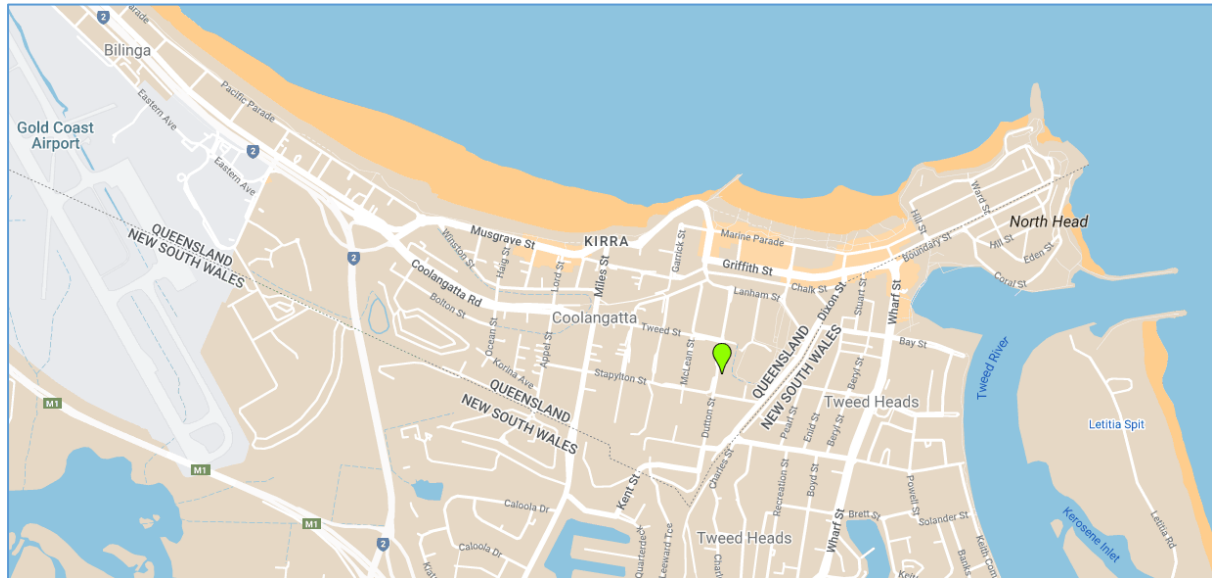


Figure 2.1: Site Location Map (Google)

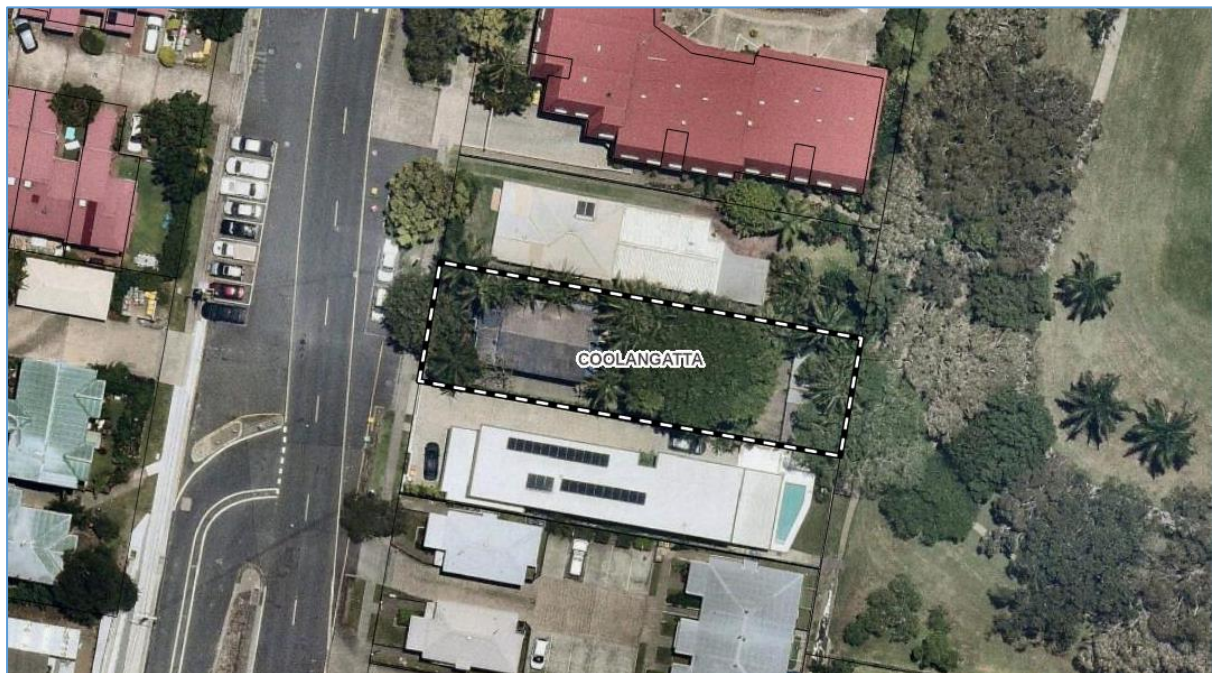


Figure 2.2: Aerial Photograph Site (Gold Coast City Plan Interactive Mapping)



3 Proposed Development

The proposal involves the removal of all vegetation on the site in preparation for a redevelopment subject to a yet-to-be lodged Development application for a Material change of use (Multiple dwelling).

An extract of the **Tree Removal Plans (Section 3 – Plans)** is provided below. Of note, much of the identified vegetation is located within 1.5m of the boundary (shown in blue) or 3m of the existing buildings (shown in red). As shown, six (6) assessable trees are located outside of this area and approval for their removal is required. Details of these trees are provided in the accompanying **Arborist Assessment (Section 4 – Specialist Reports)** – extract overleaf. Of note, Tree '3' (shown below) is a multi-trunk tree which has been confirmed to be located within the boundary of the property (not in Goodwin Park).



Figure 3.1: Tree Identification Plan (TPZ Project Arborists)

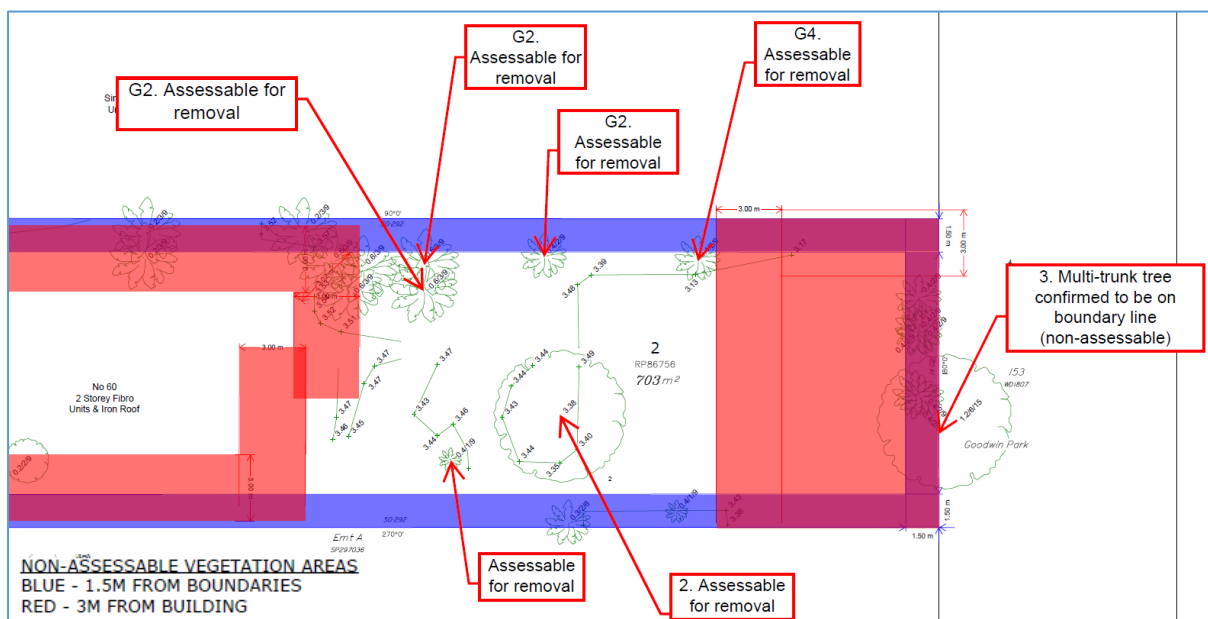


Figure 3.2: Extract of Tree Removal Plan



Tree No.	Species	DBH (mm)	Height (m)	TPZ radius (m)	Vitality	Structure	Notes	Proposed
1	<i>Candlenut - Aleurites moluccanus</i>	400	15	N/A	Good	Average	<500mm from front boundary fence. As of right removal.	Remove
G1	<i>Mixed sp. Palms x 14</i>	200-300	14	N/A	Average	Average	Coco's, Fishtail, Alexander Palms, Golden Canes. All trees in close proximity to existing house and/or boundary fence. As of right removal.	Remove
G2	<i>Mixed sp. Palms x 20</i>	300	16	N/A	Average	Average	Predominantly Alexander Palms with some Golden Cane	Remove
2	<i>Ficus sp.</i>	900	28	N/A	Good	Average	Codominant from approx. 2m with included bark noted at the main union. There is a large wound adjacent to the union (site of an old stem removal) where there is some active decay. The remainder of the tree has been well pruned in the past. The surrounding hard surfaces (driveway, parking etc) have been severely impacted by tree root growth.	Remove
3	<i>Ficus sp.</i>	1000	25	N/A	Poor	Average	The canopy of this tree is very sparse for the species. The tree has been over-pruned in the past (although the pruning cuts are of good quality). There is some significant active decay in the main stem. The tree appears to be on the property boundary and if so, is as of right removal.	Remove
G3	<i>Alexander Palms - Archontophoenix alexandrae X 6</i>	300 x 6	15	N/A	Average	Average	These trees are situated on the property boundary. As of right removal.	Remove
G4	<i>Mixed sp.</i>	250	12	N/A	Average	Average	Crepe Myrtle, Fishtail Palm, Cabbage Palm, Golden Cane. As of right removal.	Remove
4	<i>Cheese Tree & Cocos Palm</i>	250	14	N/A	Average	Average	As of right removal.	Remove

Figure 3.3: Identified Trees (TPZ Project Arborists)



4 Development Assessment

With regard to Development Assessment, the following aspects are relevant –

- Planning Scheme: The site is subject to the *Gold Coast City Plan (Version 11)* (**‘the City Plan’**).
- City Plan Zoning: The site is identified within the **Medium density residential zone**.
- City Plan Overlay maps: The site is also identified on the following *City Plan* overlay maps:
 - Acid sulfate soils (Land at or below 5m; and Land at or below 20m AHD)
 - Airport environs - Airservices Australia aviation facilities (Airport infrastructure)
 - Airport environs – Lighting area buffer zones
 - Airport environs - Obstacle Limitation Surface (OLS)
 - Airport environs - PANS-OPS contour
 - Airport environs - Wildlife hazard buffer zones
 - Building height (23m)
 - Dwelling house
 - Environmental significance – wetlands and waterways (Wetlands and waterways buffer areas: Waterway 30m buffer area)
 - Residential density (RD5)
- State DA Overlay Maps: The site is also identified on the following State overlay maps:
 - SEQ Regional Plan land use categories (Urban footprint)
 - Water resource planning area boundaries

Please refer to **City Plan Property Report (Appendix A)** for further details.

A review of the above matters concluded the following:

- Part A of the Vegetation management code
 Exemptions apply to assessable vegetation which complies with a Required Outcome in Part A of the *Vegetation management code*. As relevant to the vegetation clearing on the site RO1 (Vegetation close to boundaries) or RO2 (Vegetation close to buildings) apply and allow clearing of vegetation located within 1.5m of the boundary or 3m of an existing building to be removed without a Development permit.

 As shown on the **Tree Removal Plans (Section 3 – Plans)**, majority of the trees (including tree ‘3’ being a *Ficus* species just inside the rear boundary of the site) are located within 1.5m of the boundary or 3m of an existing building and therefore do not require approval for their removal.

 A total of six (6) trees identified as ‘G2’, ‘2’, and ‘G4’¹ and another unidentified tree are not identified in the Required Outcomes and therefore approval for their removal is required as follows.
- Level of assessment

 ‘Table 5.8.4: Operational work – Vegetation clearing’ of the *City Plan* identifies that Vegetation clearing that results in damage to assessable vegetation where not identified as a Required Outcome in Part A of the *Vegetation management code* is subject to Code Assessment.

 None of the overlays change the level of assessment and therefore the development is subject to **Code Assessment**.

¹ While TPZ Project Arborists have noted that G4 is ‘as of right approval’, the survey indicates that the tree is slight further than 1.5m from the boundary, and therefore this tree has been included for approval to be removed.



- State referral requirements

A review of the *Planning Regulation 2017*, did not identify any relevant referral triggers, and further assessment is not necessary.

4.1 Assessment Benchmarks (Codes)

A review of the assessment benchmarks (i.e. 'Codes') identified by the *City Plan* and their relevance to this application is provided in the table below.

Table 4.1: Review of identified codes

Code title	Review
Zone Code	
Medium density residential zone code	Applicable – Please refer to Appendix B for the completed Code response.
Development Codes	
General development provisions code	Applicable – Please refer to Appendix B for the completed Code response.
Vegetation management code	Applicable – Please refer to Appendix B for the completed Code response.
Overlay Codes	
Acid sulfate soils overlay code	<u>Not applicable</u> – Pursuant to Table 5.10.1 of the <i>City Plan</i> , this code does not apply as excavation and filling are not proposed.
Airport environs overlay code	<u>Not applicable</u> – As per Table 5.10.2 of the <i>City Plan</i> , assessment of this code is not required as the development relates to Operational Works (vegetation clearing) only.
Environmental significance – wetlands and waterways	<u>Not applicable</u> – As per Table 5.10.8 of the <i>City Plan</i> , assessment of this code is not required as the site does not contain a 'Vegetation management' type identified on the Environmental significance – vegetation management overlay map.

Assessment against the identified Codes determined that the development complies with all relevant requirements. For more information, please refer to **Appendix B (Code responses)**.



5 Conclusion

The removal of all vegetation located on 60 Dutton Street, Coolangatta is proposed in preparation for redevelopment of the site. Majority of the vegetation can be removed without approval as it is located within 1.5m of the boundaries of the site or within 3m of the existing buildings. There are six (6) trees outside of these areas which require approval to be removed.

The removal of the trees is supported by an Arborist Assessment, and is congruent to the redevelopment of the site in line with the intentions of the Medium density residential zone in which the site is located.

Should you have any queries during the assessment of the Development Application please do not hesitate to contact the writer or Brendon Walkinshaw on (07) 5592 4663.

Yours faithfully,

Chris Goold

B. UrbanEnv Plan (Hons)

Principal Planner

Enhance Urban Planning

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Email Address: chris@enhanceup.com



Appendix A. City Plan Property Report

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
E: mail@goldcoast.qld.gov.au
W: cityofgoldcoast.com.au

Property Details

Property address	60 DUTTON STREET, COOLANGATTA, 4225
Lot and Plan	2RP86756
Area	703 m ²

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, The Spit northern tourism precinct
- Major tourism, The Spit eastern tourism precinct
- Major tourism, The Spit southern tourism 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
- Waterfront and marine industry, The Spit marine industry precinct

Other zones category

- Community facilities
- Emerging community
- Emerging community, Upper Coomera precinct
- 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

- Property boundaries
- Selected property

Applicable mapping content	Related City Plan content
Division	
Division 14 (view divisional contact details)	
Zones	
Medium density residential zone	Medium density residential zone code Tables of assessment: • Material change of use • Reconfiguring a lot • Building work • Operational work
Overlay maps	
Acid sulfate soils: • Land at or below 5m AHD	Acid sulfate soils overlay code Tables of assessment: • Acid sulfate soils overlay
Acid sulfate soils: • Land at or below 20m AHD	Acid sulfate soils overlay code Tables of assessment: • Acid sulfate soils overlay
Airport environs – Airservices Australia aviation facilities: • Airport infrastructure	Airport environs overlay code Tables of assessment: • Airport environs overlay
Airport environs - lighting area buffer zones: • Lighting area buffer zones	Airport environs overlay code
Airport environs- Obstacle Limitation Surface (OLS): • Obstacle Limitation Surface (OLS)	Airport environs overlay code Tables of assessment: • Airport environs overlay
Airport environs - Procedures for Air Navigation Services, Aircraft Operational (PANS-OPS) surfaces: • PANS-OPS contour	Airport environs overlay code Tables of assessment: • Airport environs overlay
Airport environs - wildlife hazard buffer zones: Wildlife hazard buffer zones	Airport environs overlay code
Building height	
Dwelling house • Dwelling house overlay area	Tables of assessment: • Dwelling house overlay
Environmental significance – wetlands and waterways Wetlands and waterways buffer areas: • Waterway 30m buffer area	Environmental significance overlay code Tables of assessment: • Environmental significance- wetlands and waterways overlay

Residential density			
LGIP			
Local Government Infrastructure Plan: • Priority infrastructure area		Local Government Infrastructure Plan	
Local Government Infrastructure Plan: • LGIP projection areas		Local Government Infrastructure Plan	
Date created	8 Oct 2024	Version	v11 - Current



Appendix B. City Plan Code Responses

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

6.2.2 Medium density residential zone code

6.2.2.1 Application

This code applies to assessing all development in the Medium density residential zone.

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

Where development is identified in the **Calypso Bay precinct**, additional outcomes will apply to development.

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

6.2.2.2 Purpose

- (1) The purpose of the Medium density residential zone code is to provide for a range and mix of dwelling types including Dwelling houses and Multiple dwellings supported by Community uses and small-scale services and facilities that cater for local residents.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Land uses:
 - (i) include a range of medium density residential uses, predominantly permanent accommodation;
 - (ii) such as Multiple dwellings, Dual occupancies, Dwelling houses on small lots and Community residences are included in the zone to provide a mix of dwelling types and increase residential density;
 - (iii) including Relocatable home parks and Rooming accommodation may be included to deliver housing choice, providing they do not reduce the potential to supply a sufficient number of medium density residential dwellings and do not detract from the residential amenity of the area;

- (iv) include neighbourhood centres and stand-alone small scale non-residential development consistent with the **Strategic framework**;
 - (v) which carry higher potential for impacts on amenity such as Car washes, Childcare centres, Health care services, Food and drink outlets, Shops (other than a supermarket), Veterinary services, Community care centres, Community uses, Emergency services, Educational establishments, and Places of worship may be considered if appropriately designed and located and not detract from the residential amenity of the area;
 - (vi) involving tourist-related development such as Short-term accommodation and Tourist parks but not Party houses, may be considered where they can be supported by City services and do not compromise the amenity or character of the zone and local area; and
 - (vii) do not detract from the residential amenity of the area.
- (b) Housing is provided at a form, scale and intensity that is appropriate for the zone and each particular locality it is in where the following outcomes are satisfied:

Orderly and economically efficient settlement pattern

- (i) degree of public transport service within a 400 metre walking distance, being the most desirable distance for pedestrian access, and the ease and safety of pedestrian access to that service;
- (ii) proximity to major employment concentrations, centres, social and community infrastructure facilities and important amenity features, including the coast, recreational waterways and parkland;
- (iii) capacity of available infrastructure to support the development, including water, sewer, transport and social and community facilities;

Housing needs

- (iv) delivery of a generous mix of housing form, sizes and affordability outcomes that meet housing needs (including housing needs of the future) for the locality;

Design and amenity

- (v) whether intended outcomes for building form/city form and desirable building height patterns are negatively impacted, including the likelihood of undesirable local development patterns to arise if the cumulative effects of the development are considered;
- (vi) retention of important elements of neighbourhood character and amenity, and cultural heritage;
- (vii) whether adjoining residential amenity is unreasonably impacted;
- (viii) achievement of a high quality urban design through highly functional, accessible, attractive, memorable and sustainable buildings and public spaces;

Environment

- (ix) the impacts of any site constraints, including natural hazard and environmental-based constraints and;

Community Benefit

- (x) where the development:
 - (A) is appropriate having regard to overall outcome (b) (i) to (ix);
 - (B) meets all other overall outcomes for the zone; and
 - (C) incorporates community benefits in addition to those that could be lawfully conditioned to be provided (i.e. that are required to be provided by this City Plan or reasonably required in relation to the development or use of premises as a consequence of the development),

development bonuses are applied in accordance with the **SC6.5 City Plan policy – Community benefit bonus elements**.

Note: SC6.5 City Plan policy – Community benefit bonus elements provides guidance on what might constitute additional community benefits and the supporting material that may be required to demonstrate the degree of benefit.

Note: Development is not required to incorporate community benefits in order to demonstrate that housing has been provided at a form, scale and intensity that is appropriate having regard to overall outcome (b) (i) to (ix).

- (c) Character consists of:
 - (i) urban neighbourhoods that vary from pockets of detached housing on smaller lots to medium or higher intensity places containing medium-rise buildings;
 - (ii) well serviced and compact urban neighbourhoods that offer a level of amenity appropriate to the intensity of the area; and
 - (iii) walking and cycling paths, street trees and local streets for shared car and bike use.
- (d) Built form (excluding Dwelling houses on small lots) :
 - (i) has a building height that does not exceed that indicated on the **Building height overlay map**;
 - (ii) contributes to a transitioning density from lower intensity areas to higher intensity areas near centres, the high rise coastal spine and areas well serviced by public transport;
 - (iii) is setback from road frontages to promote an urban setting and interface with the street;
 - (iv) is setback from side and rear boundaries to protect the amenity of adjoining residences; and
 - (v) has varying site cover to reduce building dominance and provide areas for landscaping.
- (e) Built form for Dwelling houses on small lots:
 - (i) has a building height that does not exceed that indicated on the **Building height overlay map**;
 - (ii) protects the amenity of adjacent residences;
 - (iii) visually integrates with the character of the locality;
 - (iv) provides differentiation by means of articulation; and

- (v) provides adequate space for landscaping along street frontages.
 - (f) Lot design:
 - (i) supports a mix and variety of housing forms envisaged in the zone; and
 - (ii) addresses site constraints.
 - (g) Variations in the zone are:
 - (i) **Calypso Bay precinct.**
- (3) The purpose of the Calypso Bay precinct will be achieved through the following additional overall outcomes:
- (a) The cumulative residential density does not exceed 1852 dwellings within this precinct and the **Calypso Bay precinct** in the **Low density residential zone**.
 - (b) Development does not compromise planned infrastructure delivery to other land within the catchment.
 - (c) Development proposals do not comprise the achievement of other parts of the precinct being developed in accordance with the zone.

6.2.2.3 Specific benchmarks for assessment

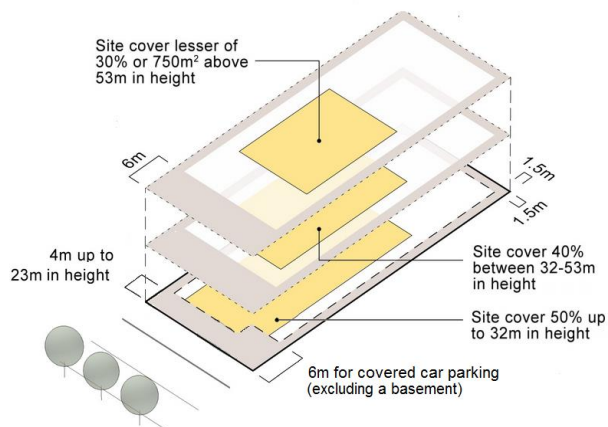
PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

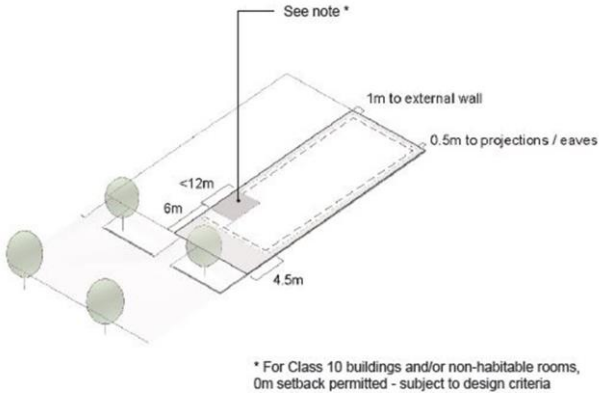
Table 6.2.2-2: Medium density residential zone code – for assessable development

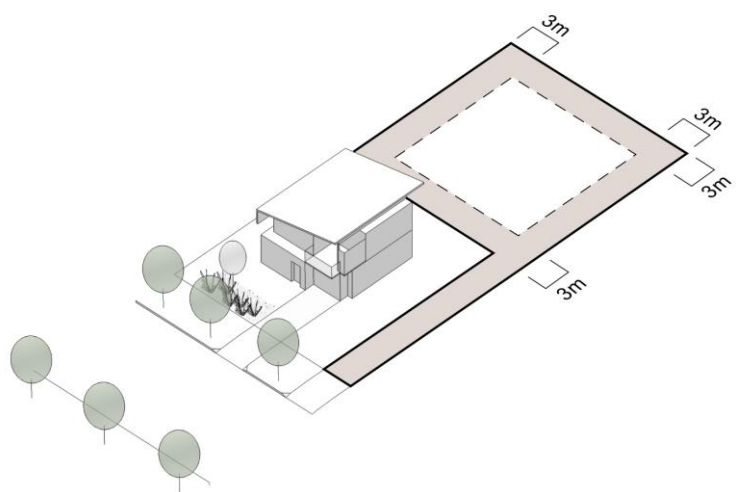
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use		
Setbacks					
PO1 Setbacks: (a) assist in the protection of adjacent amenity; (b) allow for access around the building; (c) contribute to the streetscape character; and (d) allow for on-site car parking. OR Setbacks for Dwelling houses on small lots: (a) protect the amenity of adjacent residences; (b) visually integrate with the character of the locality; (c) provide differentiation by means of articulation; and (d) allow for on-site car parking.	AO1 Setbacks are as follows:	NOT APPLICABLE			
	Setback			Minimum distances measured in metres (m)	
				Height	Setback
	Front for covered car parking (excluding a basement)			all	6m
	Front (excluding covered car parking)			up to 23m	4m
				for that part exceeding 23m	6m
	Side and rear			up to 4.5m	1.5m
				for that part between 4.5m – 7.5m	2m
				for that part exceeding 7.5m	an extra 0.5m is added for every 3m in height or part thereof over 7.5m.
	Between on site habitable buildings (where not attached)			Double the applicable side setback.	

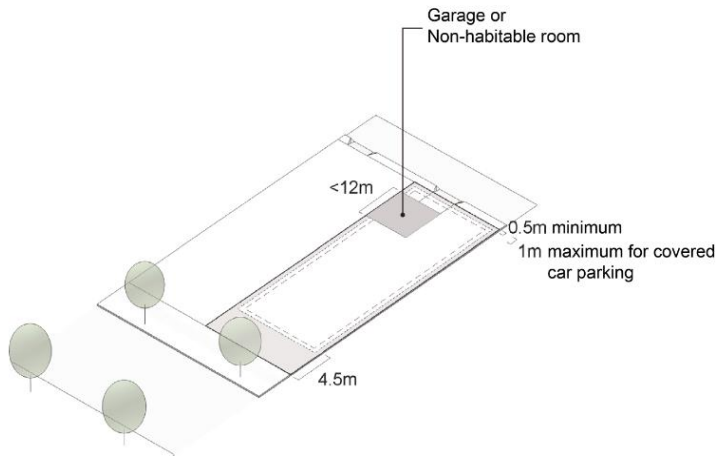
Performance outcomes	Acceptable outcomes		Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use	
	OR Setbacks for Dwelling houses on small lots:				
	Setback	Minimum distances measured in metres (m)			
	Front	4.5m to wall and balcony			
	Secondary frontage of corner lot	4m (not including projections up to 2m)			
	Covered car parking (not applicable to the rear lane access)	1m behind front wall or balcony; and 6m from the frontage where vehicles access the lot.			
	Side and rear (not applicable to the secondary frontage of corner lots)	Height			Setback
		up to 4.5m			1m to wall and balcony 0.5m to outermost projection 0m to class 10 building and/or non-habitable room where: (a) located along a southern or western boundary ; (b) a maximum length

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
			of 12m where no single part exceeds 6m in length; and (c) at least 1m separatio n from a habitable window of a neighbou ring dwelling.		

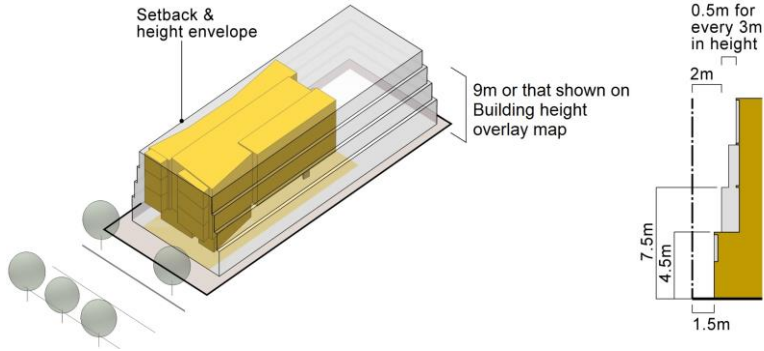
Performance outcomes	Acceptable outcomes			Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
		for that part between 4.5m – 7.5m	1.5m to wall and balcony 1m to outermost projection		
		for that part exceeding 7.5m	2m to wall and balcony 1.5m to outermost projection		
	Rear lane	0.5m minimum 1m maximum for covered car parking			
	OR For development on rear lots the setback is 3m from all boundaries.			NOT APPLICABLE	
					

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
Figure 6.2.2-1 Illustration showing Medium density residential zone setbacks and site cover outcomes (excludes Dwelling houses on small lots)			
 Figure 6.2.2-2 Illustration showing Medium density residential zone setbacks for Dwelling houses on 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
	 Figure 6.2.2-3 Illustration showing Medium density residential zone setback outcomes for Dwelling houses on rear 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
 Figure 6.2.2-4 Illustration showing Medium density residential zone rear lane setbacks for Dwelling houses on small lots			
Site cover PO2 Site cover: (a) is balanced between built form and green areas for landscaped private open space; (b) contributes to neighbourhood character and amenity; (c) promotes slender bulk form; (d) promotes an open, attractive and distinct skyline; and (e) facilitates small, fast moving shadows.		NOT APPLICABLE	
	A02 Site cover does not exceed 50% for Dwelling houses on lots with areas equal to or greater than 400m² and Dual occupancies. OR Site cover does not exceed 60% for Dwelling houses on lots less than 400m². OR For all other uses, site cover does not exceed a cumulative total of: (a) 50% of net site area up to 8 storeys; (b) 40% of net site area from 9 to 15 storeys;		

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
	and (c) 30% of net site area or 750m ² per building, whichever is the lesser, above 15 storeys.		
Height			
PO3 Building height and structure height does not exceed that shown on the Building height overlay map . OR Where not identified on the overlay map building height and structure height does not exceed: (a) 2 storeys with a maximum of 9m; or (b) a partial third storey if within 9m.	AO3 No acceptable outcome provided.	NOT APPLICABLE	
PO4 Free standing garages and carports present to the street as single storey.	AO4 Freestanding garages and carports do not exceed a height of 3.5m.	NOT APPLICABLE	

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
 Figure 6.2.2-5 Illustration showing Medium density residential zone setbacks and height outcomes (excludes Dwelling houses on small lots)			
Density PO5 For Dwelling houses density is one Dwelling house per lot. OR Density does not exceed that shown on the Residential density overlay map. OR Where not identified on the overlay map, density does not exceed one dwelling per 400m². OR For Residential care facilities and Retirement facilities there is no performance outcome provided. OR For Rooming accommodation, accommodating more than four unrelated			
	AO5 No acceptable outcome provided.	NOT APPLICABLE	

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
people, density does not exceed one bedroom per 133m ² .			
PO6 Calypso Bay precinct The cumulative density (as a consequence of any material change of use or reconfiguring of a lot application) of this precinct and the Calypso Bay precinct in the Low density residential zone does not exceed 1852 dwellings. Development proposals do not comprise the achievement of other parts of this precinct being developed in accordance with the zone. Note: A reconciliation table is to be provided to Council identifying the proposed and total dwellings in this precinct and the Calypso Bay precinct in the Low density residential zone. Sufficient density reserves should be demonstrated to show that balance land can be developed consistent with the zone and precinct intent.	AO6 Calypso Bay precinct No acceptable outcome provided.	NOT APPLICABLE	

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																		
Lot design (for subdivision only)																					
PO7 Lot size and configuration supports a mix and variety of housing forms envisaged in the zone. Note: PO7 does not apply to the creation of small lots where associated with an existing residential building.	AO7.1 Where the site is not mapped on the Residential density overlay map the minimum lot size is 400m ² . OR Where the site is mapped on the Residential density overlay map , new lots meet the following:	NOT APPLICABLE																			
	<table><tr><th>Residential density overlay map designation</th><th>Minimum lot size</th></tr><tr><td>RD1</td><td>400m²</td></tr><tr><td>RD2</td><td>300m²</td></tr><tr><td>RD3</td><td>250m²</td></tr><tr><td>RD4</td><td>200m²</td></tr><tr><td>RD5</td><td>125m²</td></tr><tr><td>RD6</td><td>No minimum</td></tr><tr><td>RD7</td><td>No minimum</td></tr><tr><td>RD8</td><td>No minimum</td></tr></table>			Residential density overlay map designation	Minimum lot size	RD1	400m ²	RD2	300m ²	RD3	250m ²	RD4	200m ²	RD5	125m ²	RD6	No minimum	RD7	No minimum	RD8	No minimum
	Residential density overlay map designation			Minimum lot size																	
	RD1			400m ²																	
	RD2			300m ²																	
	RD3			250m ²																	
	RD4			200m ²																	
	RD5			125m ²																	
	RD6			No minimum																	
	RD7			No minimum																	
	RD8			No minimum																	
	Note: Lot sizes referenced must be determined exclusive of access strip or access easement area for rear lots.																				
Lot design within the Ridges and significant hills protection overlay area (for subdivision only)																					
PO8 New lots proposed within the Ridges and significant hills protection overlay area: (a) support the intent of the Ridges and significant hills protection overlay	AO8.1 The minimum lot size is 600m ² .	NOT APPLICABLE																			
	AO8.2 Minimum road frontage is 17m.	NOT APPLICABLE																			

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
code; and (b) address site constraints.	OR Minimum road frontage is 4.5m for a rear lot.		
Land uses			
PO9 Non-residential uses (other than community uses and neighbourhood centres) are small scale and stand alone.	AO9 A non-residential use (such as a Health care service or a Child care centre) includes a single tenancy and does not adjoin another existing or approved non-residential use.	NOT APPLICABLE	

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

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

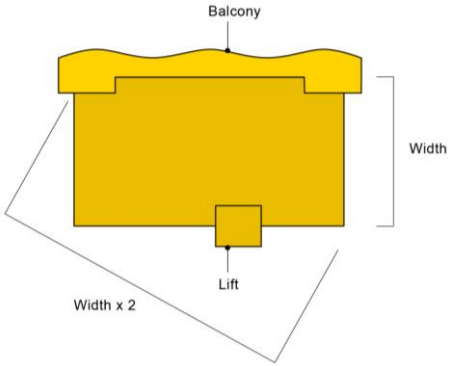
PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

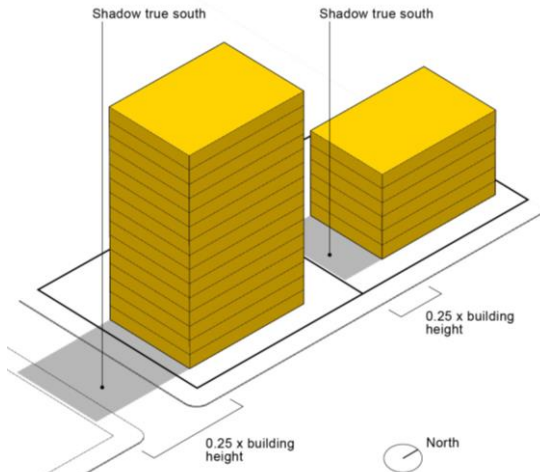
Table 9.4.4-2: General development provisions code – for assessable development

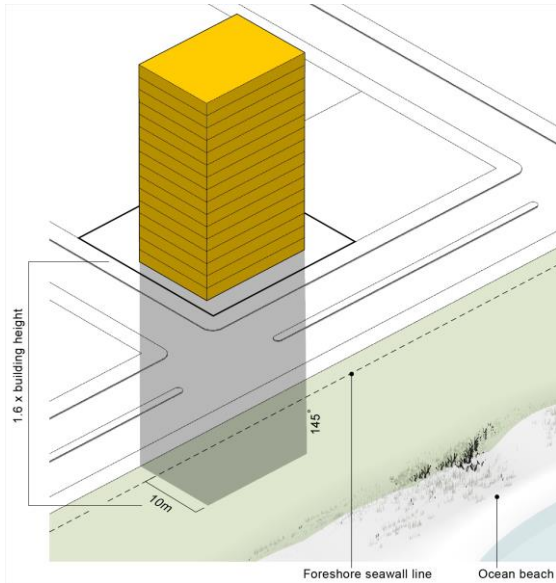
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Amenity protection			
PO1 Development mitigates any negative effects to amenity, health and safety from 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 WITH PO1 No negative effects from the surrounding activities are identified.	
PO2 The proposed development prevents loss of amenity and threats to health and safety, having regard to: (a) noise;	AO2 No acceptable outcome provided.	COMPLIES WITH PO2 The site is proposed to be redeveloped in accordance with the intentions of the Medium density residential code. To facilitate the yet to be approved development, demolition of the buildings (by way of a Building approval) and clearing of vegetation the site	

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
(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.		is proposed. The works will be conducted by qualified personnel and safety, traffic, noise, etc. will be addressed through best practice. Conditions of approval to this effect may be applied.	
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	
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	NOT APPLICABLE Landscaping will be addressed through the redevelopment of the property.	

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
	are proposed to be undertaken on land that is or is intended to be, public open space.		
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	
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.	NOT APPLICABLE	
Lighting			
PO7 Lighting associated with any development does not cause a nuisance.	AO7 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	
Shadow impacts – for all development 3 or more storeys			

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
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.	AO8.1 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	
	AO8.2 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.	NOT APPLICABLE	

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
	 Figure 9.4.4-2 Illustration showing southern shadow outcome		
	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	
	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	NOT APPLICABLE	

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
	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		
	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	

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
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.	NOT APPLICABLE	
Stormwater drainage			
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.	NOT APPLICABLE	
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.	NOT APPLICABLE	

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
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> .	NOT APPLICABLE	
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 .	NOT APPLICABLE	

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

9.4.14 Vegetation management code

9.4.14.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational work 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**.

The requirements for accepted development in Part A of this code provide guidance on what is considered acceptable damage to assessable vegetation before it becomes assessable development. Each required outcome in Part A will apply to a particular circumstance. The table below outlines the applicable provision relating to the type of damage.

Damage type	Provision(s)
Vegetation close to property boundaries	RO1 – RO2
Vegetation close to buildings	RO3
Vegetation close to pool fencing	RO4
Pest species vegetation	RO5
Threatening vegetation	RO6
Damage to vegetation for fire safety	RO7
Damage on agricultural land	RO8

Damage type	Provision(s)
Vegetation maintenance	RO9
All damage not described in the required outcomes	PO1
Note: The required outcomes in Part A of this code will not apply to vegetation that is identified under a vegetation protection order or planted as an approved landscape plan or condition of approval. Note: For general guidance on pruning and managing the growth of vegetation refer to <i>AS 4373–2007 Pruning of amenity trees</i>. Note: Vegetation clearing must not result in harm to native wildlife. Where native wildlife is present it is recommended that a licensed wildlife spotter catcher be employed to oversee works.	

9.4.14.2 Purpose

- (1) The purpose of the Vegetation management code is to provide for the protection and management of assessable vegetation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Vegetation of environmental, historical, cultural, visual and character significance is retained.
 - (b) Vegetation is retained to provide habitats for threatened flora and fauna, prevent erosion and ensure slope stabilisation.
 - (c) Damage to assessable vegetation is only undertaken if it directly obstructs approved development or is a threat to persons or property.
 - (d) Vegetation management plans are prepared for development which has the potential to cause damage to vegetation.
 - (e) Any potential damage caused to vegetation by development is extensively investigated and mitigated.

9.4.14.3 Specific benchmarks for assessment

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 9.4.14-2: Vegetation management 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
Vegetation management plan			
PO1 Damage to assessable vegetation does not occur where the vegetation: (a) provides habitats for threatened flora	AO1 A Vegetation Management Plan, prepared by a suitably qualified person, is submitted as part of an Operational Work (Vegetation	COMPLIES WITH AO1 The site is proposed to be redeveloped in accordance with the intentions of the Medium density residential zone code. To facilitate the yet to be approved development, demolition of	

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
and fauna; (b) is of historical, cultural or visual significance; (c) provides erosion prevention and slope stabilisation; (d) is necessary to maintain the character of the local area; or (e) assists in the conservation of the city's biodiversity. Note: A Vegetation Management Plan, prepared in accordance with SC6.8 City Plan policy – Environmental management plans is the Council's preferred method of addressing this performance outcome.	Clearing) application to show compliance with the Performance outcome. This plan includes, but is not limited to: (a) the location of the existing or approved dwellings, building or structures; (b) the location of waterways, ridge tops and steep slopes (greater than 25%) on and adjacent to the site; (c) the location of the assessable vegetation to which the damage is proposed, and reasonable particulars of its vegetation type, including species, height and girth and whether it is: • habitat for threatened flora and fauna; • of historical, cultural, character or visual significance; • essential for erosion prevention and slope stabilisation, including within waterway buffers; • significant to the conservation of the city's biodiversity; • vegetation that contributes to waterway and wetland health. (d) a statement of the reasons for the damage and any relevant factors associated with the purpose of the proposed damage; (e) particulars of how vegetation to be	the buildings (by way of a Building approval) and clearing of vegetation the site is proposed. With regards to the items listed in PO1 – (a) The trees are not identified on any environmental overlay maps, and to the best of the knowledge of the applicant, they do not provide habitat for threatened flora or fauna; (b) To the best of the knowledge of the applicant, the trees do not have any historical, cultural or visual significance; (c) As noted, the site is proposed to be redeveloped and erosion control and slope stabilisation can be managed until construction commences; (d) As noted, the site is proposed to be redeveloped and the intended urban character of the local area will be addressed as part of the MCU application; (e) The removal of the trees in the urban environment does not impact on the city's biodiversity. Please refer to the Arborist assessment provided in Section 4 – Specialist Reports for full details.	

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
	retained will be protected during works in accordance with AS 4970–2009 <i>Protection of trees</i> on development sites; (f) particulars of how the vegetation is to be damaged and, if relevant, how the damaged material is to be removed or disposed of; (g) a plan indicating the location, size and species of replacement vegetation to compensate for the loss of damaged vegetation; and (h) a staging plan for clearing greater than 4ha of vegetation. Note: To remove a single tree on residential premises only a basic Vegetation Management Plan is required to be submitted to Council. The Vegetation Management Plan can be prepared by the property owner and may only require limited details about the above elements. Guidance on the content of a Vegetation Management Plan can be found in SC6.8 City Plan policy – Environmental management plans.		