PART 2
SUPPORTING DOCUMENTS

- Cover letter
- Planning report
- Site analysis
- Planning scheme code assessments:
  - Medium density residential zone code
  - General development provisions code
  - Multiple accommodation code
  - Airport environs overlay code
  - Industry community infrastructure and agriculture land interface area overlay code
  - Water resource catchment overlay code
  - Solid waste management code
- Property report
- Waste management plan

MCU, ROL & OPW

2 KARINGAL DRIVE, PIMPAMA

JOB – 25218

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Business Association

Urban Development
Institute of Australia

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27 March 2026 Our Ref. 25218

Chief Executive Officer
Gold Coast City Council
PO Box 5042
Gold Coast MC 9729
Via Electronic Lodgement

Dear Sir/Madam,

RE: DEVELOPMENT APPLICATION:
COMBINED MATERIAL CHANGE OF USE, RECONFIGURING A LOT, & OPERATIONAL WORKS (DEVELOPMENT PERMIT) MULTIPLE DWELLINGS (57 X TOWNHOUSES), 1 INTO 3 LOT SUBDIVISION, CHANGE TO GROUND LEVEL, AND TREE WORKS.
2 KARINGAL DRIVE, PIMPAMA.
LOT 19 ON RP152380.

Please find attached a development application seeking Council approval for multiple dwellings (57 x townhouses), 1 into 3 lot subdivision, and change to ground level at the abovementioned property.

SUPPORTING INFORMATION

The following supporting information is attached for Council's assessment of the development application:

PART 1 – DEVELOPMENT APPLICATION FORMS

- DA form 1
- OPW forms
- Infrastructure charges summary
- Current title
- ASIC search
- Owner's consent

PART 2 – SUPPORTING DOCUMENTS

- Cover letter
- Planning report
- Site analysis
- Planning scheme code assessments:
  - Medium density residential zone code
  - General development provisions code
  - Multiple accommodation code
  - Airport environs overlay code
  - Industry community infrastructure and agriculture land interface area overlay code
  - Water resource catchment overlay code
  - Solid waste management code
- Property report
- Waste management plan

PART 3 – PLANS

- Architectural plans
- Subdivision drawing
- Statement of landscape intent

PART 4 – SPECIALIST REPORTS

- Stormwater management plan
- Civil engineering report
- Hydraulic impact assessment

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- Ecological site assessment
- Rehabilitation management plan
- Vegetation management plan
- Bushfire risk assessment and risk mitigation compliance report
- Traffic and Transport Assessment
- Acoustic report

FEES

The application will be lodged electronically via Council's SmartForm system. Subsequently, the associated Council fees will be paid post lodgement upon receipt of Council's notice to pay.

The application fee calculation is as follows:

1. **Preamble**
   - A development application for two or more of the following development types: Material Change of Use, Reconfiguring a Lot, Operational Work
     - If a development application for a site includes two or more of the above development types, **Council's application fee is the prescribed fee for the development type attracting the highest fee, together with 50% of the prescribed fee for the other development type/s. Does not include Tree Works applications.**
   - A development application for two or more uses of the same development type
     - If a development application for a site includes two or more uses, **Council's application fee is the prescribed fee for the use attracting the highest fee, together with 50% of the prescribed fee for the other use/s.**
2. **MCU – Multiple dwelling (57 x townhouses)**
   - Code
   - Multiple Dwelling (if more than 11 dwellings) - Fee is base amount plus dwelling fee amount per dwelling over 10 up to 100 plus dwelling fee amount per remaining dwellings above 100 dwellings
     - $16,165 + $273 / unit over 10 + $161 / unit over 100 = 47 x $273 = $12,831
     - Total MCU = **$28,996**
3. **ROL – 1 into 3 lot subdivision**
   - Code
   - Subdivision Residential and Non Residential (Includes Community Titles, Freehold Subdivisions, Subdivision by Lease and Volumetric Subdivision)
     - $1,052 per lot / lease to 150 + $166 per lot / lease over 150 = 3 x $1,052 = $3,156 @ 50% = **$1,578**
4. **OPW – Change to ground level**
   - All earthworks, including cut/fill, dam and car park Major works > **5000 m²**
     - $4,132 @ 50 % = **$2,066**
5. **OPW – Tree work (DA)**
   - Tree works linked to a development application (**>501 trees**), includes vegetation management plan and fauna management plan when the MCU/ROL requires these plans to be submitted in conjunction with Tree Works application.
     - $1,594

Total fee = $34,234

We will await Council's Confirmation Notice in due course and should you have any questions or require additional information, please do not hesitate to contact us.

Yours Faithfully

MICHEL
GROUP SERVICES

Michel Group Services Pty Ltd



Mr Leigh Fox | Planner

Cc.: Bosform Pty Ltd

PLANNING REPORT

PROPOSAL	MCU, ROL & OPW
ADDRESS	2 Karingal Drive, PIMPAMA
LEGAL DESCRIPTION	Lot 19 on RP152380
CLIENT	Bosform Pty Ltd

MICHEL
GROUP SERVICES
LAND AND HYDROGRAPHIC SURVEYING
TOWN PLANNING SERVICES

DATE	March 2026
AUTHOR	Leigh Fox
CONTACT	(07) 5502 2500



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EXECUTIVE SUMMARY

SITE DETAILS	
ADDRESS OF SITE	2 Karingal Drive, PIMPAMA 4209
REAL PROPERTY DESCRIPTION	Lot 19 on RP152380
SITE AREA	24,590 m²
ZONE/PRECINCT	Medium Density Residential Zone.
APPLICABLE OVERLAYS	Acid Sulfate Soils – Land at or below 20 m & 5 m AHD Airport Environs – Aircraft Operational (PANS-OPS) surfaces - PANS-OPS contour, and Obstacle Limitation Surface (OLS) Building Height – 2 storey / 9 metres Bushfire hazard area – Medium potential bushfire intensity Dwelling House Environmental significance: – Priority species – Vegetation management – Wetlands and waterways Flood: – maximum defined flood level is approximately 2.766 m Industry, community infrastructure and agriculture land interface area - Community infrastructure interface area – waste and recycling centre State controlled roads, rail corridor and transport noise corridors – Railway corridor 100m buffer – Transport noise corridor - railway (for information purposes only) Water catchments and dual supply system area: – Woongoolba flood mitigation catchment area: Flood Mitigation Catchment Area
OWNER	GROCORP RESIDENCES PTY LTD A.C.N. 689 957 686

APPLICANT DETAILS	
APPLICANT	Bos Property C/ Michel Group Services Pty Ltd.
CONTACT PERSON	Mr Leigh Fox
	Ph: (07) 5502 2500 Fax: (07) 5500 4890
	Mobile: 0427 386 207
	Email: Leigh.Fox@mgs-gc.com.au
OUR FILE REFERENCE	25218

1.0 INTRODUCTION

The proposed development is seeking Council approval for a Material Change of Use (Development Permit) for combined material change of use, reconfiguring a lot, & operational works (development permit) multiple dwellings (57 x townhouses), 1 into 3 lot subdivision, change to ground level & tree works.

The following Planning Report outlines details of the subject site, relevant background information, a summary of the surrounding pattern of development, the specific details of the proposed development and an assessment against the relevant Planning Regulations (the Planning Act 2016, the South East Queensland Regional Plan, the State Development Assessment Provisions and the Gold Coast City Plan).

It is believed that the development is appropriate and justifiable and therefore Council's favourable consideration is requested.

2.0 BACKGROUND

The Applicant purchased the site with a view to constructing a residential townhouse complex to meet demand for new residential dwellings in the local area. The development will include a 1 into 3 lot subdivision, with 2 of the lots containing the multiple dwelling developments, and 1 lot servicing as conservation area / park, which will be rehabilitated and dedicated to Council.

Rather than the surrounding dwelling houses on freehold lots, due to the site constrains (namely the environment significance of the watercourse dissecting the site), the site is seen to be better suited to a townhouse development. Said development style ensures the required level of residentially amenity is provided (including private and communal open space), whilst protecting and enhancing the ecologically sensitive areas of the subject site.

3.0 PROPOSAL

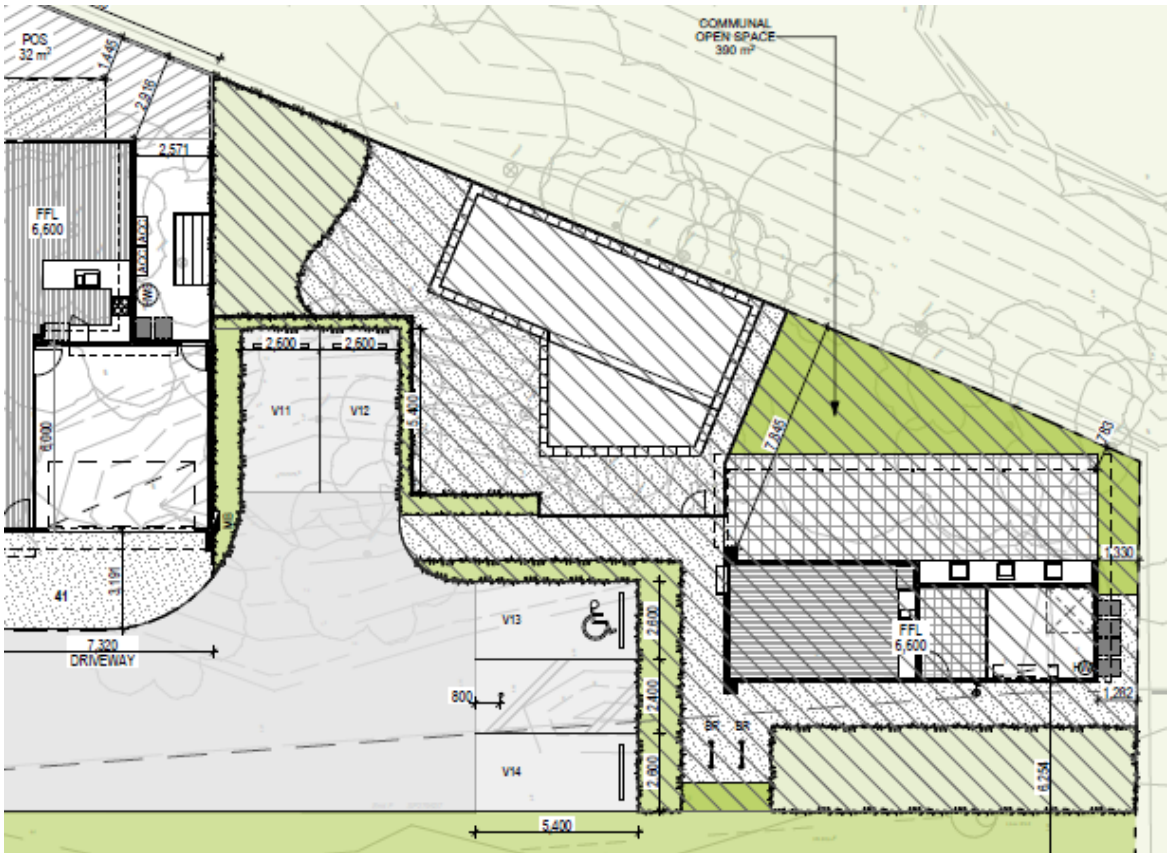
As indicated above, the proposed development is seeking Council approval for a combined material change of use, reconfiguring a lot, & operational works (development permit) multiple dwellings (57 x townhouses), 1 into 3 lot subdivision, and change to ground level. The proposal is separated into sections below:

3.1 MATERIAL CHANGE OF USE

3.1.1 THE BROOKFIELD

The proposed development is divided into two parcels divided by the central waterway. The northern parcel, being 'The Brookfield' (41 dwellings) development is detailed in the table below:

ASPECTS	DETAILS				
DWELLING TYPE A	GROUND LEVEL	Living, kitchen, dining, laundry, powder room, terrace, and single garage.			
	FIRST LEVEL	3 x bedrooms, 2 x bathrooms, and multi-purpose room.			
DWELLING TYPE A END	GROIUND LEVEL	Living, kitchen, dining, laundry, powder room, terrace, and single garage.			
	FIRST LEVEL	3 x bedrooms, 2 x bathrooms, and multi-purpose room.			
DWELLING TYPE B END	GROIUND LEVEL	Living, kitchen, dining, laundry, powder room, terrace, and double garage.			
	FIRST LEVEL	3 x bedrooms, 2 x bathrooms, and multi-purpose room.			
HEIGHT	The maximum building height is 6.7 m. Structures do not exceed 2 storeys of 9 metres high. Measurement is from the natural ground level to the highest point on a single vertical plane.				
PRIVATE OPEN SPACE	Min. area	Max. area	Total	Average	
	25 m²	101 m²	1310 m²	31.9 m²	
SITE COVERAGE	20.69% (5,090 m²) (includes all 57 dwellings over the whole current parcel)				

DENSITY	1 dwelling per 431.4 m². (includes all 57 dwellings over the whole current parcel)
MINIMUM SETBACKS	North boundary (frontage): - 1.28 m to patio - 2.0 m to habitable rooms South boundary (rear – border conservation park) - 1.44 m to patio - 2.9 m to habitable rooms
	The development is non-compliant with the following prescribed setbacks: - Northern (Karingal Drive Frontage) o 1.2 m to 2.3 m to Outer most projection (patio) o Minimum 2 m to habitable room
COMMUNAL OPEN SPACE	Communal open space (COS) is proposed. The communal space includes landscaped areas as well as communal facilities (pool, entertainment area, alfresco area, barbeque etc.). The COS size, being 390 m². It is also noted: ▪ Each dwelling is proposed to have a surplus of POS (averaging 31.9 m²). ▪ The communal facility will include open seating areas and will be embellished by high amenity features including a pool and barbeque / communal enclosure as shown on the architectural and landscape plan. ▪ Opportunity for social interaction is provided in all areas (i.e. pool and lounge area and barbeque/outdoor dining area). ▪ The COS can be accessed by all residents via the internal driveway. ▪ Casual surveillance of the COS is available from Unit 41, making a safe environment for residents. ▪ The COS provides shaded areas through alfresco areas and evergreen trees.
	 *Figure 1: COS for 'The Brookfield'*
BIN LOCATION	43 x bulk bin for general waste and 43 x wheelie bins for recyclable waste will be stored at the frontage, in a designated area. It is noted that bins are provided for units and the communal facility. For collection, bins will be walked to kerb side within designated areas. The travel path will not have movement / roll impeding elements (i.e., will be free of obstacles).
CAR PARKING	Per the traffic report – part 4, 82 resident spaces and 14 visitor spaces will be provided for 'The Brookfield'.

PRIVACY	Regarding privacy, windows do not overlook neighbouring properties private open space, the bathroom windows are to be highset, and the windows along the side elevations are minimised to obscure views in and out.
DESIGN	The building appearance employs a light and non-intrusive colour scheme, using a variety material, including vertical battens, vertical glazing elements, recessed ground levels, and modular styling. The design aligns with modern design aesthetics and is an improvement on the built form of the Pimpama.
	 *Figure 2: Internal perspective.*
LANDSCAPING	The landscaping strategy incorporates a diverse mix of planting types to enhance visual amenity, provide shade, and support ecological values across the site. The proposed mix includes a combination of evergreen canopy trees to define streetscapes, frame communal areas, and provide year-round screening; smaller feature trees and large shrubs to soften built form and reinforce driveway and pedestrian spaces. Ground covers and low-growing species are utilised to stabilise soils, reduce erosion, and minimise maintenance requirements.
	 *Figure 3: Overall landscape design 'The Brookfield'*

3.1.2 THE FERNHURST

The southern parcel, being 'The Fernhurst' development is detailed in the table below:

ASPECTS	DETAILS				
DWELLING TYPE A	GROUND LEVEL	Living, kitchen, dining, laundry, powder room, terrace, and single garage.			
	FIRST LEVEL	3 x bedrooms, 2 x bathrooms, and multi-purpose room.			
DWELLING TYPE A END	GROIUND LEVEL	Living, kitchen, dining, laundry, powder room, terrace, and single garage.			
	FIRST LEVEL	3 x bedrooms, 2 x bathrooms, and multi-purpose room.			
DWELLING TYPE B END	GROIUND LEVEL	Living, kitchen, dining, laundry, powder room, terrace, and double garage.			
	FIRST LEVEL	3 x bedrooms, 2 x bathrooms, and multi-purpose room.			
HEIGHT	The maximum building height is 6.7 m. Structures do not exceed 2 storeys of 9 metres high. Measurement is from the natural ground level to the highest point on a single vertical plane.				
PRIVATE OPEN SPACE	Min. area	Max. area	Total	Average	
	50 m²	263 m²	1265 m²	79.0 m²	
SITE COVERAGE	20.69% (5,090 m²) (includes all 57 dwellings over the whole current parcel)				
DENSITY	1 dwelling per 431.4 m². (includes all 57 dwellings over the whole current parcel)				
COMMUNAL OPEN SPACE	Communal open space (COS) is proposed. The communal space includes landscaped areas as well as communal facilities (entertainment area, barbeque, etc.). The COS size, being 511 m². It is also noted: ▪ Each dwelling is proposed to have a surplus of POS (averaging 79.0 m²). ▪ The communal facility will include an open seating areas and embellished by high amenity features (feature such as barbeque / communal area as shown on the architectural and landscape plan). ▪ Opportunity for social interaction is provided in all areas (i.e. barbeque / outdoor dining area). ▪ The COS can be accessed by all residents via the internal driveway. ▪ Casual surveillance of the COS is available from Unit 16, making a safe environment for residents. ▪ The COS provides shaded areas through alfresco areas and evergreen trees.				

	 *Figure 4: COS for 'The Fernhurst'*
BIN LOCATION	34 x bulk bin for general waste and 34 x wheelie bins for recyclable waste will be stored at the frontage, in a designated area. It is noted that bins are provided for units and the communal facility. For collection, bins will be walked to kerb side. The travel path will not have movement / roll impeding elements (i.e., will be free of obstacles).
CAR PARKING	Per the traffic report – part 4, 32 resident spaces and six visitor spaces will be provided within 'The Fernhurst'.
PRIVACY	Regarding privacy, windows do not overlook neighbouring properties private open space, the bathroom windows are to be highset and the windows along the side elevations are minimised to obscure views in and out.
DESIGN	The building appearance employs a light and non-intrusive colour scheme, using a variety material, including vertical battens, vertical glazing elements, recessed ground levels, and modular styling. The design aligns with modern design aesthetics and is an improvement on the built form of the Pimpama.
	 *Figure 5: Internal perspective.*
LANDSCAPING	The landscaping strategy incorporates a simple mix of evergreen canopy trees, feature trees and shrubs, turfed areas, and low-growing ground covers to enhance visual amenity, provide shade, and support site functionality. Turf and ground covers are used within private and communal open spaces to soften built form, stabilise soils, and reduce maintenance requirements.



Figure 6: Overall landscape design 'The Fernhurst'

3.3 RECONFIGURING A LOT

A 1 into 3 lot freehold subdivision is proposed with the table below outlining some key statistics for the proposal. It is noted that the subdivision creates management lots for the units (each complex will utilise a separate body corporate structure) as well as a park lot.

LOT	TOTAL AREA (m²)	PURPOSE
191	11,929	Multiple dwelling development 'The Brookfield'
192	7,439	Multiple dwelling development 'The Fernhurst'
901	5,227	Conservation Park
		Within said lot, the watercourse and vegetation will be rehabilitated (per the rehabilitation management plan – Doc No. BE200223-RP-RMP-00 – included in part 4), and the lot will be dedicated to Council as park.

The following table details the future servicing arrangements of the lots:

LOT	SERVICE TYPE	LOCATION	EXISTING OR PROPOSED	ACTIONS
191	WATER	Karingal Drive	Proposed	Connection to the existing Ø 150 mm water service located within Karingal Drive is proposed. Refer to the civil engineering report – part 4.
	SEWER	EMT E SP259689		Connection to the existing sewerage service located on-site, with EMT E SP259689. Refer to the civil engineering report – part 4.
	STORMWATER	Internal		Internal stormwater management is proposed via the internal driveway. A legal point of discharge is demonstrated within the civil engineering report – part 4.
	ELECTRICAL	Karingal Drive		New connections from Karingal Drive infrastructure will be required.
	TELECOMM	Karingal Drive		

	VEHICLE ACCESS	Karingal Drive		A new vehicle access via the cal-de-sac head within Karingal Drive is proposed. Refer to the civil engineering report – part 4.
192	WATER	Imelda Way	Proposed	Connection to the existing water meter located within Imelda Way is proposed. Refer to the civil engineering report – part 4.
	SEWER	EMT E SP259689		Connection to the existing sewerage service located on-site, with EMT E SP259689. Refer to the civil engineering report – part 4.
	STORMWATER	Internal		Internal stormwater management is proposed via the internal driveway. A legal point of discharge is demonstrated within the civil engineering report – part 4.
	ELECTRICAL	Imelda Way		New connections from Imelda Way infrastructure will be required.
	TELECOMM	Imelda Way		
	VEHICLE ACCESS	Imelda Way		A new vehicle access via the existing road within Imelda Way is proposed. Refer to the civil engineering report – part 4.

3.4 OPERATIONAL WORKS

3.4.1 CHANGE TO GROUND LEVEL

Reference is made to the civil engineering report created by Burchills consulting included in part 4 (Doc No. BE200223-RP-CER-01). Said report includes proposed site earthworks, with assessment against the applicable codes. Additionally, Council operational works application forms are included in part 1.

3.4.2 TREE WORKS

Reference made to the vegetation management plan created by Burchills consulting included in part 4 (Doc No. BE200223-RP-VFMP-00). Said report details the proposed trees works (i.e., vegetation removal), with assessment against the applicable codes.

4.0 SITE & ENVIRONMENT

4.1 CHARACTERISTICS OF SITE

4.1.1 ROAD FRONTAGE



Figure 7: Site frontage (Karingal Drive)

The site has frontage and vehicle access to Karingal Drive and Imelda Way. The frontages equate to approx. 135 metres.

4.1.2 TOPOGRAPHY

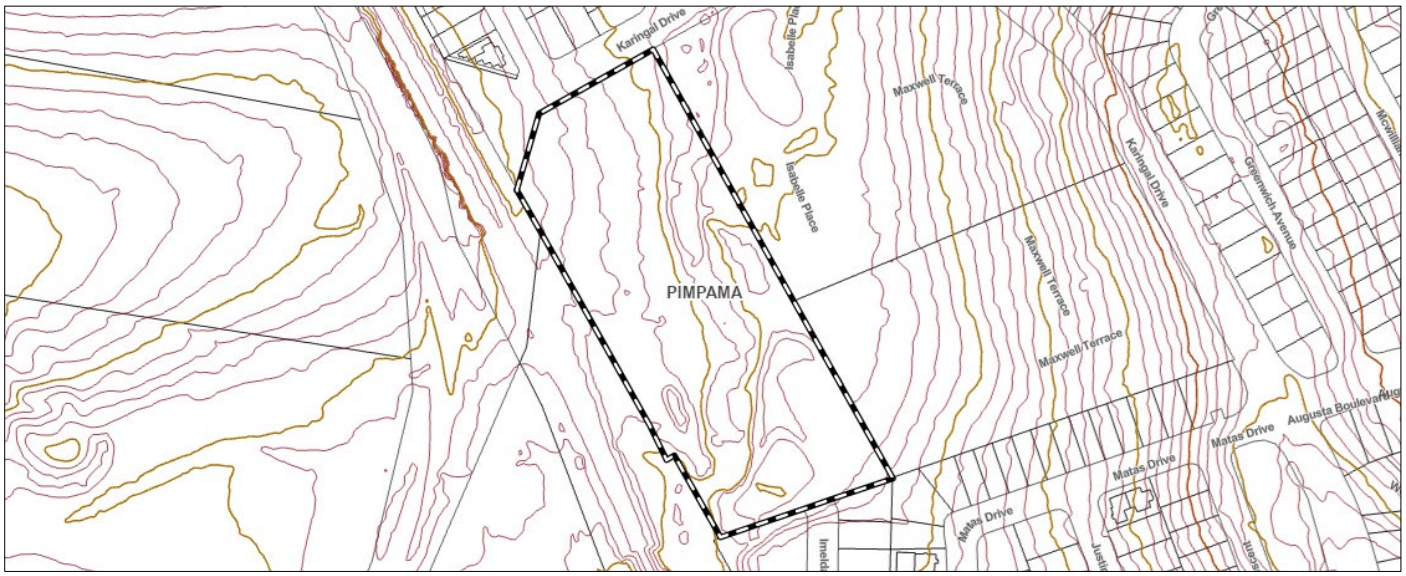


Figure 8: Topography.

The site slopes slightly from the north-western boundary, downward to a central waterway and then back up again to the south-eastern corner.

4.1.3 WATERWAYS & WETLANDS



Figure 9: tributary of Pimpama River.

A tributary of Pimpama River runs through the relative middle of the property. Additionally, some dams are located within the southern portion of the site in proximity to Imelda Way. These dams are proposed to be drained and filled.

4.1.4 VEGETATION



Figure 10: vegetation north of watercourse.

The site is a mix of open grassed areas, native vegetation near the western boundary, and invasive (i.e. palm trees, etc) scattered throughout the site. Site investigations suggest that the site has historically been used for nursery purposes given the varisty and location of tree species etc.

4.1.5 WATER SUPPLY

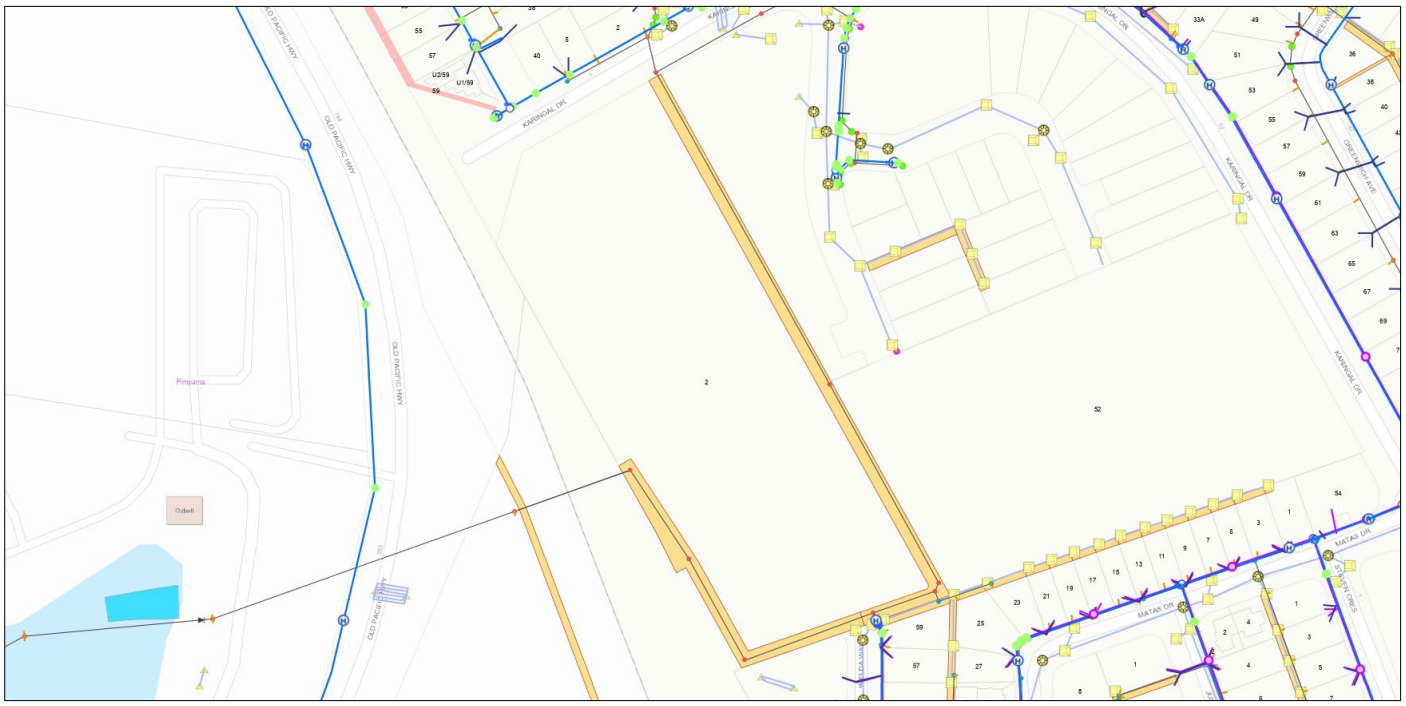


Figure 11: CoGC Infrastructure Assets Map

Council's reticulated water supply is located within the Karingal Drive and Imelda Way road reserves.

4.1.6 SEWERAGE

Council's reticulated sewerage service is located within easements (EMT E SP259689 & EMT F SP279637) that burden the property.

4.1.7 STORMWATER

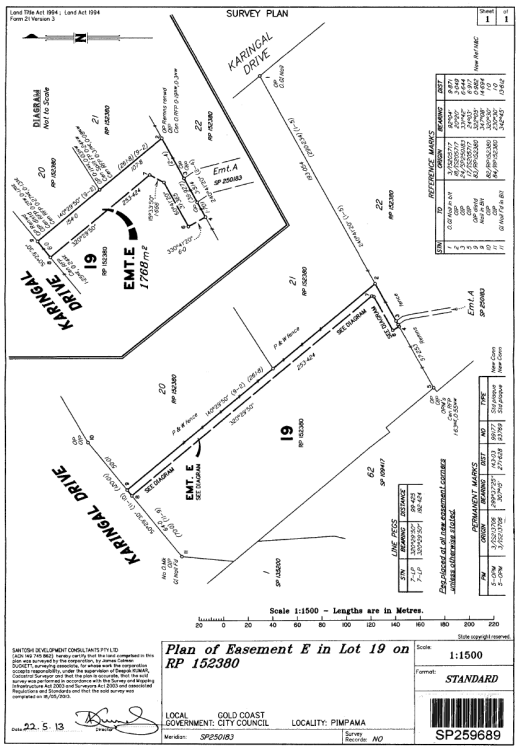
Roof and surface stormwater will be directed to a legal point of discharge (natural watercourse). Refer to the stormwater management plan – part 4.

4.1.8 EASEMENTS

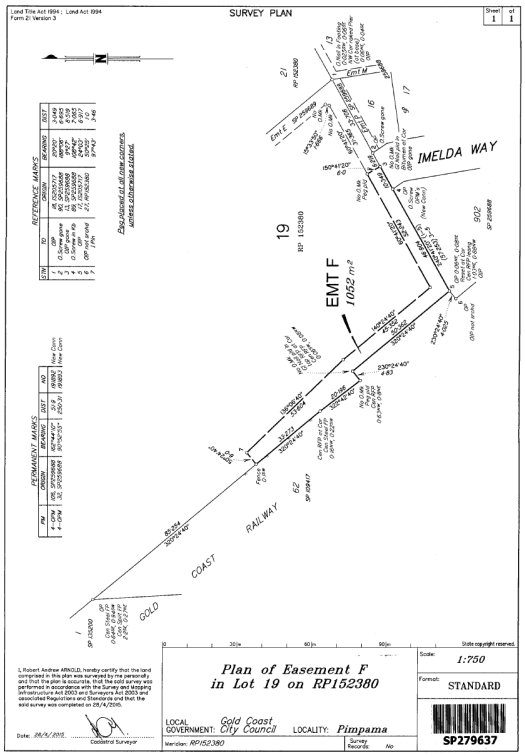


Figure 12: QLD Globe Extract.

The site is burdened by EMT E SP259689 & EMT F SP279637. These easements will be maintained with no change to use or purpose of the easement.



Extract of SP259689



Extract of SP279637

4.2 CHARACTERISTICS OF SURROUNDING ENVIRONMENT

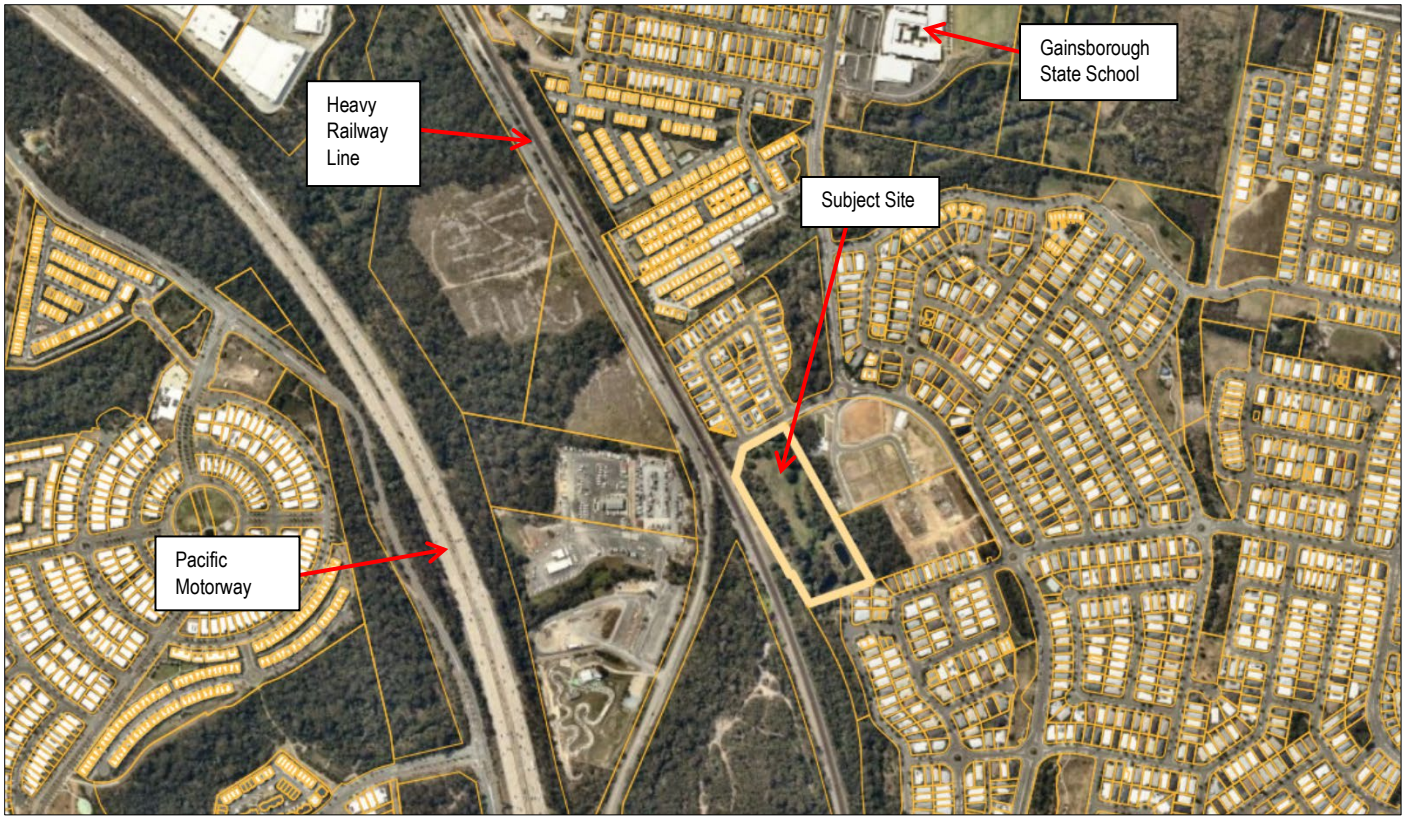


Figure 13: Aerial View of Surrounding Areas.

NORTH	SOUTH	EAST	WEST
Medium density residential uses, Gainsborough State School, gold course, etc.	Medium density residential uses, etc.	Medium density residential uses, Pimpama Junction Shopping Centre, etc.	Railway line, Pacific Motorway, etc.

4.3 OVERLAY MAPPING

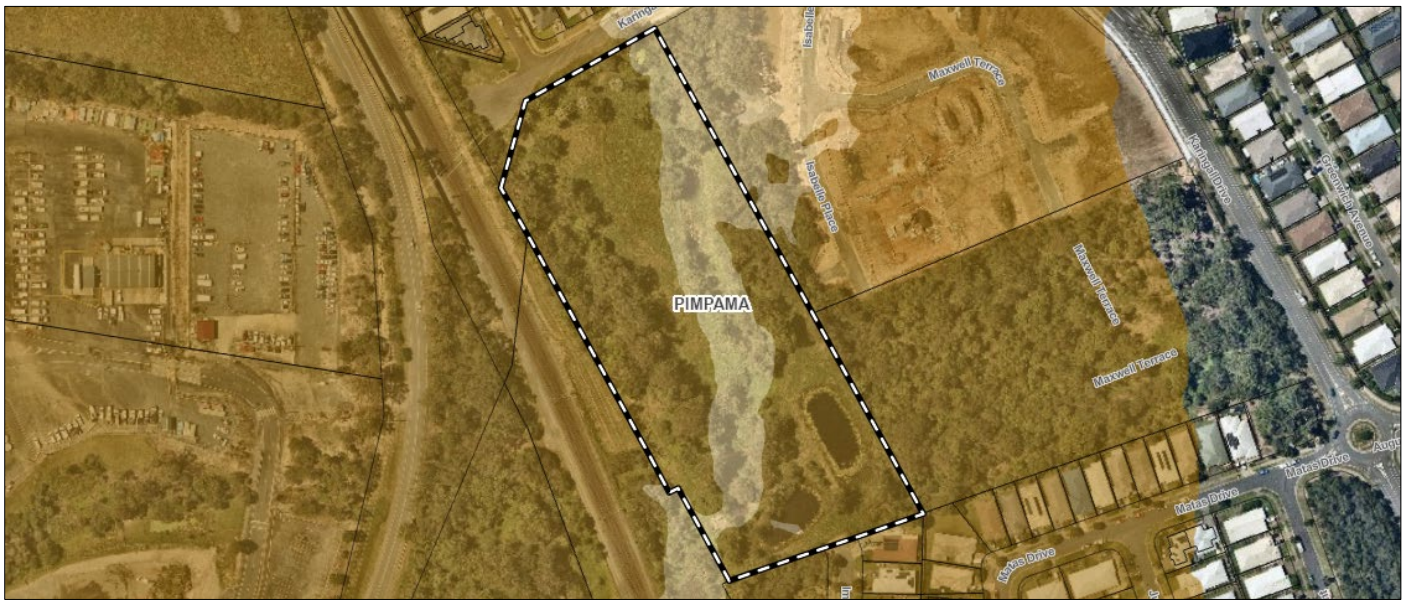


Figure 14: Acid Sulfate Soils

- Regarding figure 14, the site is within the acid sulfate soils overlay. It is anticipated that Council's conditions will reflect the construction and operation standards required in these areas (i.e., sediment and erosion measures, etc.). It is noted basements are not proposed.

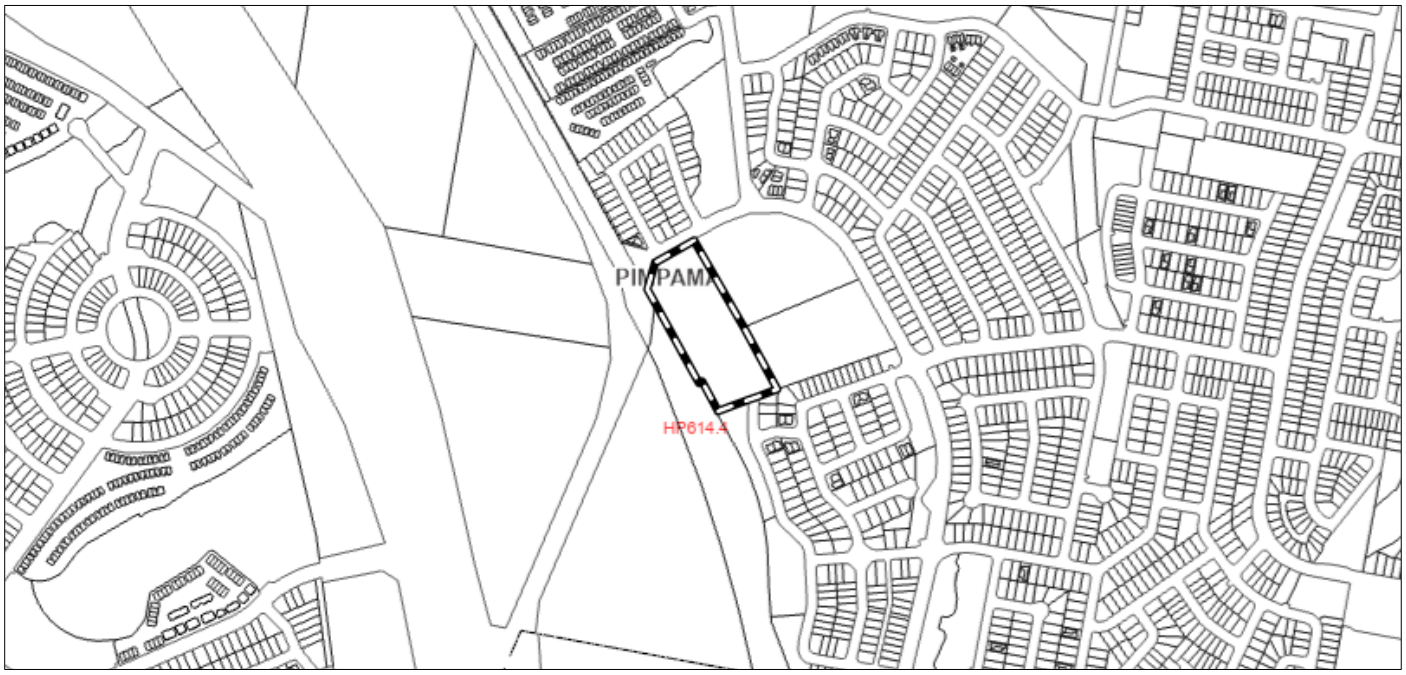


Figure 15: Airport environs – Aircraft Operational (PANS-OPS) surfaces - PANS-OPS contour, and Obstacle Limitation Surface (OLS).

- As shown in the figure above, the site is within an airport environs. As the proposed buildings will not exceed the prescribed height limit and no reflective surfaces will be used and an assessment against the overlay code is included in Part 2.



Figure 16: Building Height – 2 Storeys / 9 metres

- Regarding figure 16, the buildings do not exceed the prescribed height limit – noting 2 storey townhouses are proposed.



Figure 17: Bushfire hazard

- Regarding figure 17, the site is within the bushfire hazard overlay. The attached bushfire report details recommendations which ensure the development is adaptive to bushfire risks. It is anticipated that Council will condition a property notification detailing the site's bushfire hazards.



Figure 18: Environmental significance - priority species - Koala habitat areas



Figure 19: Environmental significance - vegetation management - Regulated vegetation, medium priority vegetation and General priority vegetation



Figure 20: Environmental significance - wetlands and waterways

- Regarding figure 20, the site is constrained by several environmental significance overlays – primarily due to the watercourse (tributary of Pimpama River) dissecting the site. The ecological site assessment (ESA) and rehabilitation management plan details the protection and enhancement of areas of ecological significance. Furthermore, an assessment against the environmental significance code is included within the ESA (part 4).



Figure 21: Flood planning map

- Regarding figure 21, the site has minor mapped flood impact. A hydraulic impact assessment (Doc no. BE200223-RP-HIA-01) has been created in this regard, refer to part 4.



Figure 22: Industry, community infrastructure and agriculture land interface area - Community infrastructure interface area - waste and recycling centre

- Regarding figure 22, the site is proximity to the waste and recycling centre. The site will not be adversely impacted by said land use. Furthermore, the included acoustic report makes recommendations regarding noise attenuation measures for external noise emissions.



Figure 23: State controlled roads, rail corridor and transport noise corridors - Transport noise corridor - State-controlled road

- Regarding figure 23, the site is proximity to a state transport corridor (heavy railway line). The acoustic report recommends noise attenuation measures (particularly related to dwelling construction methods and material) to mitigate rail noise impacts.



Figure 24: Water catchments and dual supply system area – Flood Mitigation Catchment Area

- Regarding figure 24, the subject site is within the water catchments and dual supply system area overlay. As the development is being serviced by the reticulate water supply and sewerage system, no impacts upon flood mitigation catchment area will occur.

5.0 PLANNING ASSESSMENT

5.1 CITY PLAN

5.1.1 APPLICABLE CODES

An assessment of the proposal against the relevant codes is outlined in Part 2 & 4 of the application material. The following codes are relevant to the proposal, and we note that where compliance with the relevant acceptable outcome is not achieved suitable alternative solutions have been proposed:

PART 2	PART 4 (INCLUDED WITHIN ASSOCIATED SPECIALIST REPORTS)	
▪ Medium density residential zone code ▪ General development provisions code ▪ Multiple accommodation code ▪ Airport environs overlay code ▪ Industry community infrastructure and agriculture land interface area overlay code ▪ Water resource catchment overlay code ▪ Solid waste management code	Civil Engineering Report	▪ Change to ground level and creation of new waterways code ▪ Driveway and vehicle crossings code ▪ Works on infrastructure code
	Bushfire report	▪ Bushfire hazard overlay code
	Traffic impact assessment	▪ Transport code
	Ecological site assessment	▪ Environmental significance code

5.1.2 MEDIUM DENSITY RESIDENTIAL ZONE

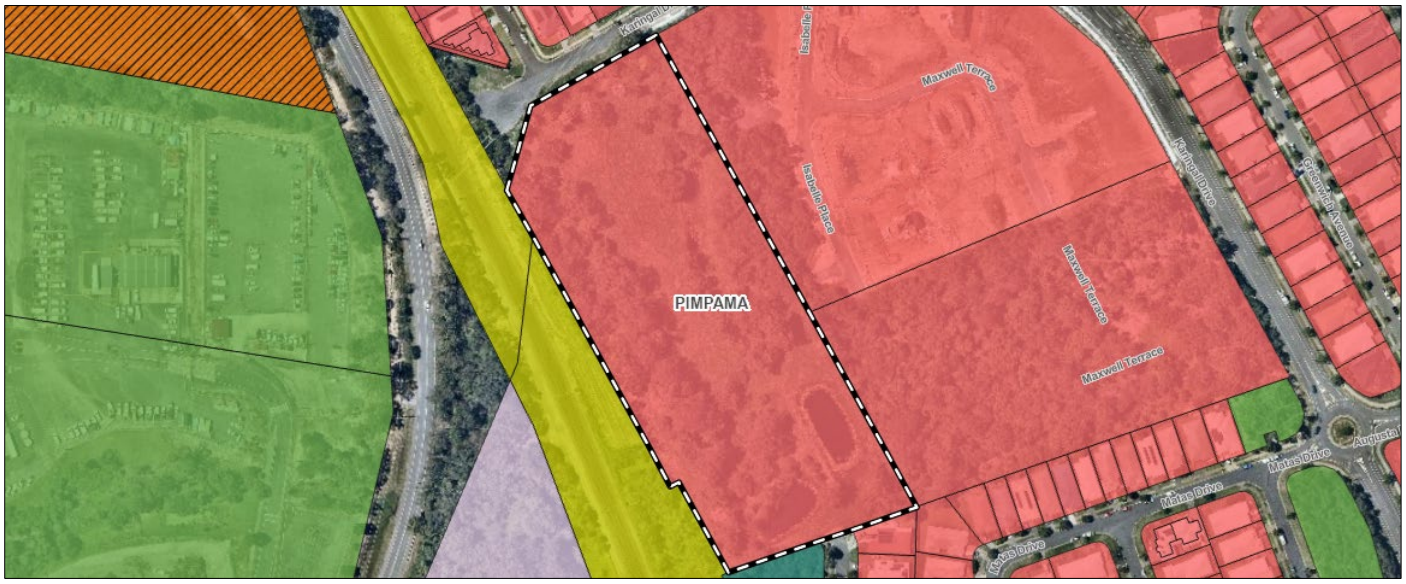


Figure 25: Subject Site - Medium Density Residential Zone.

"*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.'*

The proposal is consistent with the overall purpose statement (shown below) as multiple dwellings is the intended use for land within this zone.

Below is an assessment of the proposal against the Medium Density Residential Zone overall outcomes noting that only those sections relevant to a residential development as proposed have been addressed (i.e., the proposal does not involve commercial development, so provisions related to such development have not been addressed).

OVERALL OUTCOMES	DEVELOPMENT RESPONSE
Include a range of medium density residential uses, predominantly permanent accommodation, 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;	The proposed development involves multiple dwellings in a townhouse development incorporating private and communal open spaces, and appropriate built form outcomes.
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; proximity to major employment concentrations, centres, social and community infrastructure facilities and important amenity features, including the coast, recreational waterways and parkland; capacity of available infrastructure to support the development, including water, sewer, transport and social and community facilities	The site is within an established residential locality that is serviced by public transport including a bus station (500 metres from Gawthern Dr stop (ID: 321281) at Gainsborough State School, and 500 metres from Augusta Bvd stop (ID: 321380) at Brookfield Street Furthermore, the proposed development is 1.5 km to Pimpama Junction shopping centre. Public parks and amenities are also located in proximity, including: ▪ Deez Park is located within 500 m

	▪ Aspect Street Park is within 450 m; and Additionally, urban services are available to the site.
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;	The proposed townhouses product is considered to represent a more affordable form of housing than the historical detached dwellings found nearby.
Design and amenity 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; retention of important elements of neighbourhood character and amenity, and cultural heritage; whether adjoining residential amenity is unreasonably impacted; achievement of a high-quality urban design;	The proposed design is considered to respond to the site conditions while maintaining consistency with the character and amenity of the locality. The materials and finishes combined with landscaping will ensure an attractive built form outcome.
Character consists of urban neighbourhoods that vary from pockets of detached housing on smaller lots to medium or higher intensity places containing medium-rise buildings; well serviced and compact urban neighbourhoods that offer a level of amenity appropriate to the intensity of the area; and walking and cycling paths, street trees and local streets for shared car and bike use.	As mentioned previously, the medium density proposal looks to take advantage of the multiple community facilities and available infrastructure.

6.0 STATE PLANNING REGULATORY PROVISIONS



Figure 26: Urban Footprint

- Regarding figure 26, the site is located within the Urban Footprint for the purposes of the South-East Queensland Regional Plan.



Figure 27: Fish habitat areas

- Regarding figure 27, the site is mapped with State fish habitat areas. Said fish habitat areas, are proposed to be wholly contained within a dedicated conservation park and not adversely impacted upon. Referral to SARA is not triggered in this regard.



Figure 28: Vegetation management regional ecosystem map

- Regarding figure 28, the site is mapped with State vegetation management overlay. Majority of the mapped areas are located with the exempt clearing areas proximity to boundaries, and therefore, mapped vegetation will not be adversely impacted in this regard. Referral to SARA is not triggered for vegetation management overlays (reference is made to the ecological site assessment included in part 4).



Figure 29: Koala habitat area

- The subject site is overlaid with State koala habitat mapping. The ecological site assessment provides assessment against the application SDAP code – noting, as more than 500 m² of koala habitat area is being impacted by the development, referral to SARA is triggered.



Figure 30: Area within 25m of a railway corridor

- The subject site is within 25 metres of state transport corridor, which triggers referral to SARA in this regard. The acoustic report recommends noise attenuation measures (particularly related to dwelling construction methods and material) to mitigate rail noise impacts.

7.0 SPECIALIST CONSULTANTS/REPORTS

The proposal triggers the need for the following specialist reporting:

REPORT	CONSULTANT
Stormwater management plan	Burchills Consulting
Civil engineering report	Burchills Consulting
Hydraulic impact assessment	Burchills Consulting
Ecological site assessment	Burchills Consulting
Rehabilitation management plan	Burchills Consulting
Vegetation management plan	Burchills Consulting
Bushfire risk assessment and risk mitigation compliance report	Queensland Bushfire Risk Assessments
Traffic and Transport Assessment	Geleon
Statement of landscape intent	Byrns Lardner
Waste management plan	Michel Group Services
Acoustic report	Acoustic

8.0 CONCURRENCE AGENCIES & PUBLIC NOTIFICATION

As the site is within 25 metres of a State Transport Corridor (railway line), and more the 500 m² of koala habitat area is being impacted upon, referral to the State Assessment and Referral Agency is triggered. Reference to the SDAP codes is included in the acoustic reporting and ecological site assessment.

As the proposal is code assessable, public notification is not required.

9.0 CONCLUSION

The preceding report demonstrates the suitability of the proposal in terms of the Gold Coast City Plan, the South East Queensland Regional Plan, and the Planning Act 2016. It is argued that the proposal is appropriate for the subject site and will not generate impacts on adjoining properties or the local area.

Having regard to the issues raised in this Planning Report, it is considered appropriate for Council to provide its support for the proposal and issue the necessary approvals in accordance with the Planning Act 2016.

SITE ANALYSIS

ADDRESS: 2 KARINGAL DRIVE, PIMPAMA 4209
RPD: LOT 19 RP152380
CLIENT: BOSFORM PTY LTD

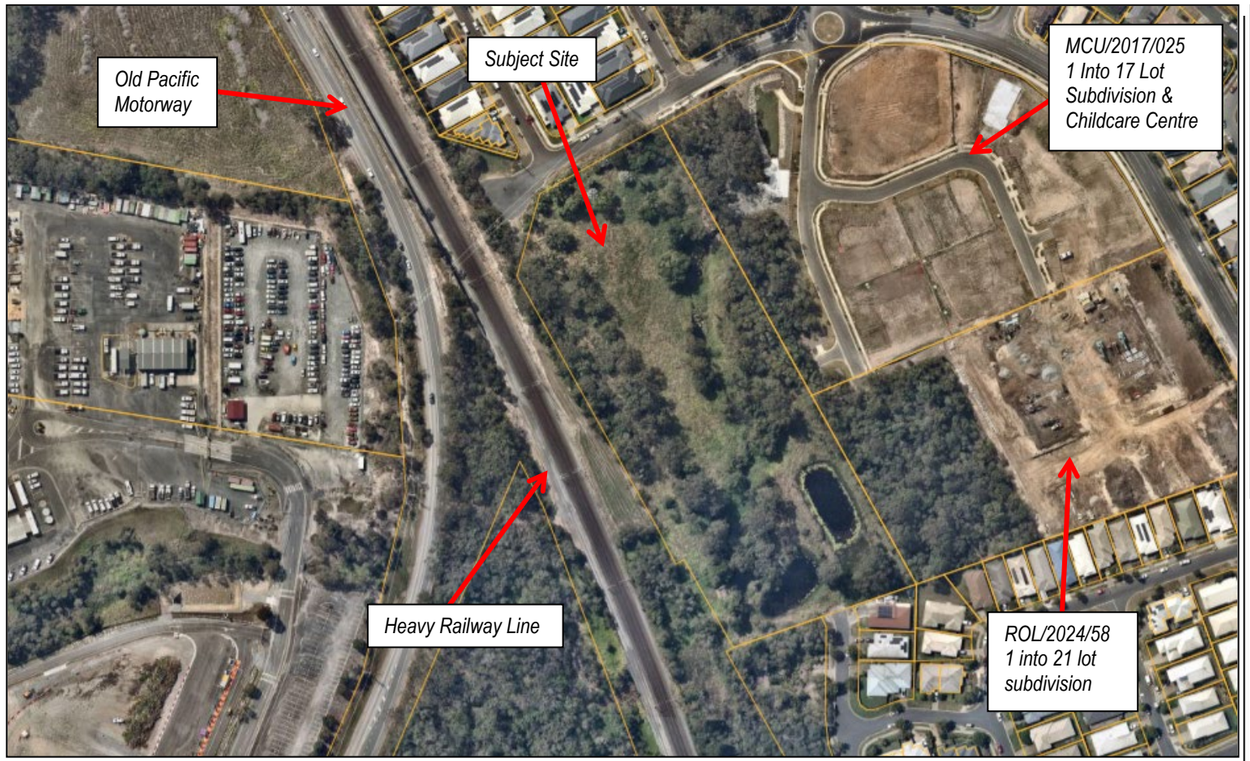


Figure 1 – Aerial view, source: QLD Globe



Figure 2 – View of Site Frontage (Karingal Drive)



Figure 3 – Cleared area of subject site



Figure 4 – Watercourse



Figure 5 – Cleared area of subject site



Figure 6 – Dam near Imelda Way frontage

Notes:

- *The subject site is 2 Karingal Drive, PIMPAMA (Lot 19 RP152380).*
- *The site is currently vacant.*
- *The site is located within the medium density residential zone.*
- *A mapped watercourse runs through the relatively middle of the property.*
- *The site is 400 metres from Gainsborough State School, and 1.5 km from Pimpama Junction shopping centre.*

MICHEL
GROUP SERVICES

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

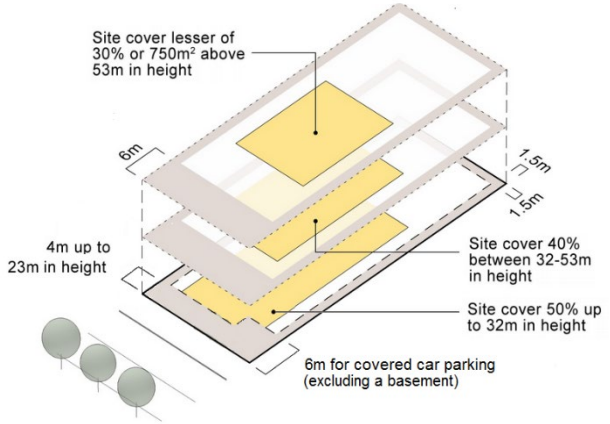
<table>
<tr><th>Performance outcomes</th><th>Acceptable outcomes</th><th>Does the proposal meet the acceptable outcome?
If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome</th><th>Internal use</th></tr>
<tr><td colspan="2">Setbacks</td><td></td><td></td></tr>
<tr><td>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.

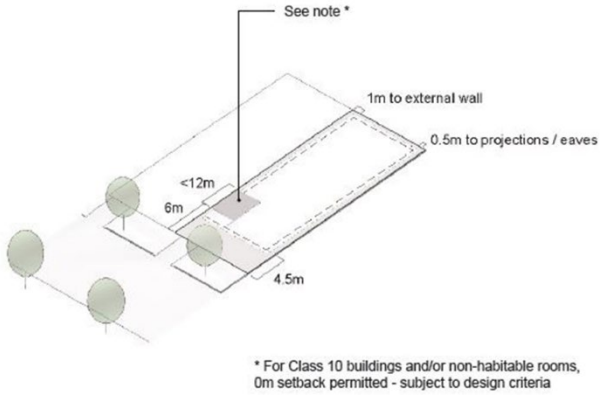
OR
Setbacks for Dwelling houses on small lots:
(a) protect the amenity of adjacent residences;
(b) visually integrate with the character of the locality;
(c) provide differentiation by means of articulation; and
(d) allow for on-site car parking.</td><td>AO1
Setbacks are as follows:<table>
<tr><th rowspan="2">Setback</th><th colspan="2">Minimum distances measured in metres (m)</th></tr>
<tr><th>Height</th><th>Setback</th></tr>
<tr><td>Front for covered car parking (excluding a basement)</td><td>all</td><td>6m</td></tr>
<tr><td rowspan="2">Front (excluding covered car parking)</td><td>up to 23m</td><td>4m</td></tr>
<tr><td>for that part exceeding 23m</td><td>6m</td></tr>
<tr><td rowspan="3">Side and rear</td><td>up to 4.5m</td><td>1.5m</td></tr>
<tr><td>for that part between 4.5m – 7.5m</td><td>2m</td></tr>
<tr><td>for that part exceeding 7.5m</td><td>an extra 0.5m is added for every 3m in height or part thereof over 7.5m.</td></tr>
<tr><td>Between on site habitable buildings (where not attached)</td><td colspan="2">Double the applicable side setback.</td></tr>
</table></td><td>COMPLIES WITH PO1 –
The development is non-compliant with the following prescribed setbacks:
- Northern (Karingal Drive Frontage)
o 1.2 m to 2.3 m to Outer most projection (patio)
o Minimum 2 m to habitable room
Below is an assessment against the PO1:
a. The setback to habitable rooms maintains privacy and solar access, while high-amenity landscaping, including layered shrubs, screening plants, and small canopy trees, softens building bulk and reduces overlooking.
b. Clear side and rear setbacks provide uninterrupted access for maintenance, services, and safe movement, with landscaping arranged to keep circulation paths unobstructed.
c. The street tree planting coupled with treated boundary fencing contributes to the streetscape.
d. All required car parking is provided on-site with compliant manoeuvring, and the minor setback variation does not impact parking function or access.</td><td></td></tr>
</table>

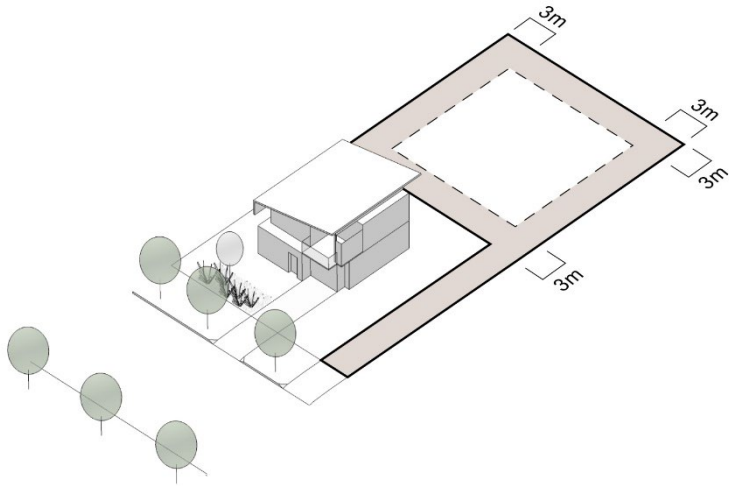
<table>
<tr><th>Performance outcomes</th><th>Acceptable outcomes</th><th>Does the proposal meet the acceptable outcome?
If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome</th><th>Internal use</th></tr>
<tr><td></td><td>OR
Setbacks for Dwelling houses on small lots:
<table><tr><td>Setback</td><td colspan="2">Minimum distances measured in metres (m)</td></tr><tr><td>Front</td><td colspan="2">4.5m to wall and balcony</td></tr><tr><td>Secondary frontage of corner lot</td><td colspan="2">4m (not including projections up to 2m)</td></tr><tr><td>Covered car parking (not applicable to the rear lane access)</td><td colspan="2">1m behind front wall or balcony; and
6m from the frontage where vehicles access the lot.</td></tr><tr><td></td><td>Height</td><td>Setback</td></tr></table></td><td></td><td></td></tr>
</table>

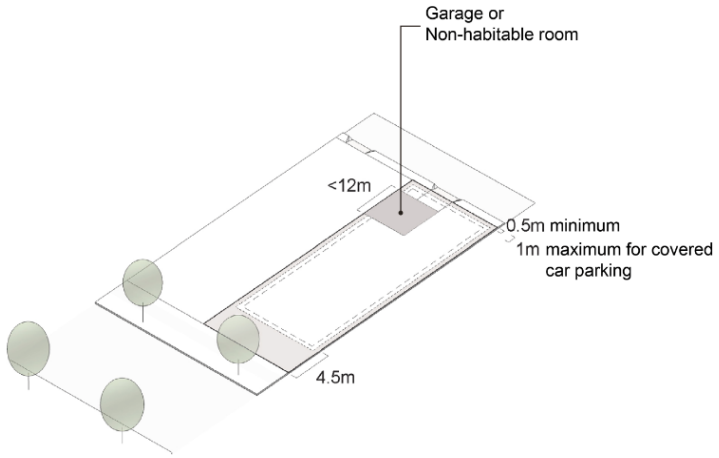
Performance outcomes	Acceptable outcomes			Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	Side and rear (not applicable to the secondary frontage of corner lots)	up to 4.5m	1m to wall and balcony 0.5m 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 of 12m where no single part exceeds 6m in length; and (c) at least 1m separation from a habitable window of a neighbouring dwelling.		

Performance outcomes	Acceptable outcomes			Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either 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		

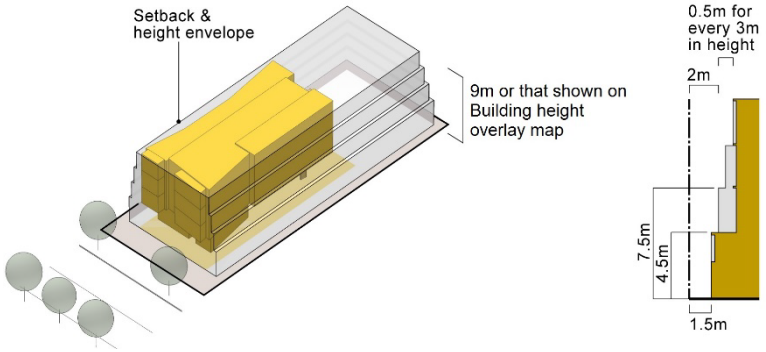
Performance outcomes	Acceptable outcomes			Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
		for that part exceeding 7.5m	2m to wall and balcony 1.5m to outermost projection		
	Rear lane	0.5m minimum 1m maximum for covered car parking			
	OR For development on rear lots the setback is 3m from all boundaries.				
 **Figure 6.2.2-1**					

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
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 either 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 either 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:	**AO2** Site cover does not exceed 50% for Dwelling houses on lots with areas equal to or greater than 400m^2 and Dual occupancies.	**COMPLIES WITH AO2 –** Site coverage is 20.69%	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
(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.	OR Site cover does not exceed 60% for Dwelling houses on lots less than 400m^2. 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; 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.	**COMPLIES WITH PO3 –** Structures do not exceed 2 storeys or 9 metres high.	
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 either 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			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
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 400m^2. OR For Residential care facilities and Retirement facilities there is no performance outcome provided. OR For Rooming accommodation, accommodating more than four unrelated people, density does not exceed one bedroom per 133m^2.	**AO5** No acceptable outcome provided.	**COMPLIES WITH PO5 –** The proposed residential density is 1 dwelling per 431.4 m².	
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.	**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 either the performance outcome or overall outcome	Internal use
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.**			

<table>
<tr><th>Performance outcomes</th><th>Acceptable outcomes</th><th>Does the proposal meet the acceptable outcome?
If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome</th><th>Internal use</th></tr>
<tr><td colspan="2">Lot design (for subdivision only)</td><td></td><td></td></tr>
<tr><td>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.</td><td>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:
<table><tr><th>Residential density overlay map designation</th><th>Minimum lot size</th></tr><tr><td>RD1</td><td>400m^2</td></tr><tr><td>RD2</td><td>300m^2</td></tr><tr><td>RD3</td><td>250m^2</td></tr><tr><td>RD4</td><td>200m^2</td></tr><tr><td>RD5</td><td>125m^2</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>Note: Lot sizes referenced must be determined exclusive of access strip or access easement area for rear lots.</td><td>COMPLIES WITH AO7.1 –
The proposed lots exceed 400 m².</td><td></td></tr>
<tr><td colspan="2">Lot design within the Ridges and significant hills protection overlay area (for subdivision only)</td><td></td><td></td></tr>
</table>

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
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 code**; and (b) address site constraints.	**AO8.1** The minimum lot size is 600m^2.	**NOT APPLICABLE.**	
	AO8.2 Minimum road frontage is 17m. OR Minimum road frontage is 4.5m for a rear lot.	**NOT APPLICABLE.**	
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

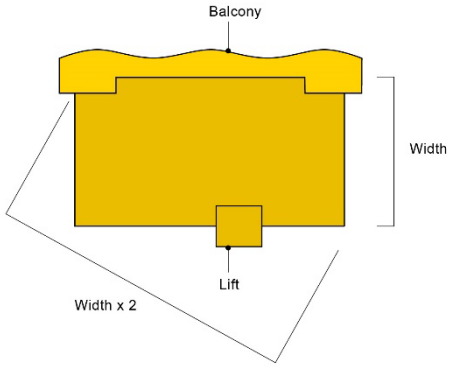
PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

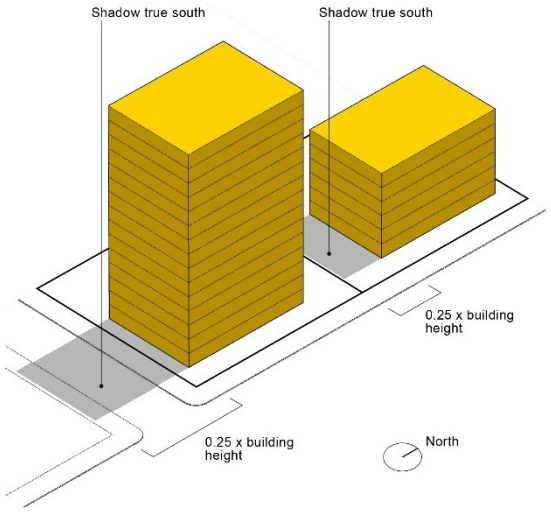
Table 9.4.4-2: General development provisions code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either 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 –** The proposal is consistent with surrounding land uses in terms of amenity outcomes etc., and it is argued that there will be no detrimental impacts on the proposed development. Reference should also be made to the acoustic report in Part 4.	
PO2	**AO2** No acceptable outcome provided.	**COMPLIES WITH PO2 –** The proposal is consistent with surrounding land	

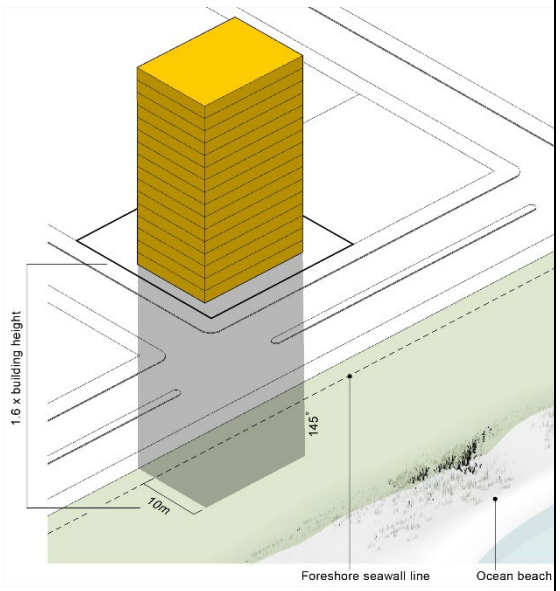
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
The proposed development prevents loss of amenity and threats to health and safety, having regard to: (a) noise; (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.		uses in terms of amenity outcomes etc and it is argued that there will be no detrimental impacts from the proposed development. Reference should also be made to the acoustic report in Part 4.	
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.	**COMPLIES WITH AO3 –** Refer to the statement of landscape intent – part 3.	
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	**COMPLIES WITH AO4.1 –** SLI provided in Part 3 for Council's assessment. It is also noted that conditions of approval can reflect Council's requirements for subsequent OPW applications etc as needed.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	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.		
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.	**COMPLIES WITH AO5 –** Conditions of approval can reflect the need to comply with the requirements of AO5.	
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 WITH PO6 –** The proposed design facilitates casual surveillance of the internal driveway. Conditions of approval can reflect any specific requirements of Council in terms of lighting as necessary.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
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.	**COMPLIES WITH AO7 –** It is anticipated that conditions of approval will reflect the requirements of AO7.	
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:	**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.**	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets **either** the performance outcome or overall outcome	Internal use
(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.	**AO8.2** 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		

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either 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.**		
	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.**		

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets **either** the performance outcome or overall outcome	Internal use
	 **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.		

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either 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**.	**COMPLIES WITH AO9 –** Earthworks drawings are provided in Part 3 for Council's assessment. It is also noted that conditions of approval can reflect Council's requirements for AO9	
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**.	**COMPLIES WITH AO10 –** A stormwater management plan has been prepared for the development and is included in part 4.	
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 WITH AO11 –** The site is connected to all urban services. Refer to the engineering services report – part 4 noting conditions of approval can reflect specific requirements of Council in this regard.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
PO12 Development is undertaken in accordance with the Performance Criteria specified in the *Queensland Development Code MP1.4 – Building over or near relevant infrastructure*.	**AO12** Development is undertaken in accordance with the Acceptable Solutions specified in the *Queensland Development Code MP1.4 – Building over or near relevant infrastructure*.	**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**.	**COMPLIES WITH AO13 –** Site analysis included in Part 2.	

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.

9.3.13 Multiple accommodation code

9.3.13.1 Application

This code applies to assessing material change of use for development for Multiple dwellings, Short-term accommodation, Resort complexes, Residential care, Retirement facilities and Rooming accommodation uses up to 32 metres in height 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**.

9.3.13.2 Purpose

(1) The purpose of the Multiple accommodation code is to encourage high quality, attractive, well designed developments that promote a high standard of living for residents and make a positive contribution to the character of the city.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) Development is designed to create attractive, high-quality visually appealing buildings and protect the privacy and amenity of the occupants of the dwelling and neighbouring residential premises.
- (b) Development is designed and orientated to promote a safe environment within the site, adjoining streets and public realm.
- (c) Development is complemented by high-quality landscaping that contributes to the desired character of the area.
- (d) Development is designed to promote safe and convenient pedestrian and vehicle access to and from the site.
- (e) Development supports the provision of diversity of housing for various types of households within the city to meet the needs of existing and future residents.

(f) Development is designed to add visual interest to the streetscape, to contribute positively to the local and wider city character and image, and to achieve a high quality urban design, with highly functional, accessible, attractive, memorable and sustainable buildings and spaces.

(g) Multiple dwellings, Short-term accommodation, Resort complexes, Residential care, Retirement facilities and Rooming accommodation uses up to 32 metres in height, promote a high standard of living and care for residents through their design, recreation facilities and location.

(h) Development provides private and communal open spaces that respond to the subtropical climate, maximise outdoor living opportunities, enhance amenity for residents and provide for engagement of streets and public open spaces.

(i) Residential care facilities and retirement facilities are provided with self contained services and recreational facilities to meet the needs of residents.

9.3.13.3 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 9.3.13-1: Multiple accommodation code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
Road frontage			
PO1 The site has sufficient frontage to ensure that: (a) safe and convenient vehicular and pedestrian access can be provided; and (b) adequate landscaping is provided adjacent to the road frontage.	**AO1** The minimum road frontage is 20m.	**COMPLIES WITH AO1**	
PO2 The use is not established on a rear lot.	**AO2** No acceptable outcome is provided.	**COMPLIES WITH PO2**	
Design and appearance			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
PO3 All buildings and ancillary structures are designed to: (a) contribute to the envisaged urban character of the local area; (b) promote casual surveillance of public streets, public open space and public areas; (c) add visual interest to the streetscape; (d) enable differentiation between buildings; and (e) avoid stark or austere appearance.	**AO3.1** All development is oriented so as to address public streets, public open space and public areas.	**COMPLIES WITH PO3 –** An assessment against PO3 is detailed below: a. The buildings adopt a contemporary two-storey townhouse form consistent with the planned medium-density residential character of the area, with scale, setbacks and landscaping that integrate with the surrounding residential context. b. Dwellings are oriented to internal driveways and communal open spaces, with habitable rooms, balconies and entries providing passive surveillance of shared areas. c. Façades incorporate articulation, recessed elements, varied materials and glazing, complemented by landscaped setbacks to create an attractive and visually engaging internal shared area. d. Variation in façade treatments, and material finishes provides visual diversity for the built form outcome. e. A light colour palette, contemporary materials, extensive glazing and integrated landscaping soften the built form and ensure a well-scaled, non-austere residential environment.	
	AO3.2 Buildings located on a street corner are to address both street frontages.		
	AO3.3 All visible walls are articulated, or otherwise architecturally treated, to create visual interest and to avoid a broad expanse of featureless wall.		
	AO3.4 The building design and materials visually integrate with the prevailing or intended character of the area.		
	AO3.5 The degree of reflection (both heat and light) of any reflective glass does not exceed 20%. **Note: this provision does not apply to class 1A and class 10A buildings.**		

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
 **Figure 9.3.13-1** Illustration showing Multiple accommodation outcomes where all development is oriented so as to address public streets, public open space and public areas			
			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
Figure 9.3.13-2 Illustration showing Multiple accommodation outcomes where all visible walls are articulated to create visual interest and the building design and materials visually integrate with the prevailing or intended character of the area			
PO4 Building form, orientation and articulation promotes sub-tropical design excellence and innovation, through: (a) optimising orientation to the north; (b) incorporation of generous outdoor living spaces; (c) privacy and utility of open space; (d) building articulation and ventilation; and (e) shading and climate protection.	**AO4** No acceptable outcome is provided.	**COMPLIES WITH PO4 –** An assessment against PO4 is detailed below: a. Building forms and layouts endeavour to maximise northern exposure where practicable to enhance daylight access and passive solar performance. b. Private terraces and yards extend living areas and support indoor–outdoor living consistent with sub-tropical lifestyles. c. Private open spaces are well-dimensioned, directly accessible from living areas, and screened to maintain usability and privacy. d. Articulated façades and dwelling layouts support cross-ventilation, reduce bulk and enhance passive cooling. e. Feature facades and recessed elements, along with landscaping provide shading and weather protection appropriate to the local climate.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
Roof form for buildings with 3 or more storeys			
PO5 Building caps and rooftops are provided to contribute an attractive roofscape that enhances the architectural distinction of the building and effectively screens service structures, plant and equipment. **Note: building height incorporates allowance for plant and equipment, attractive building caps and rooftop features.**	**AO5.1** Building caps and rooftops are provided to contribute an attractive roofscape that enhances the architectural distinction of the building	**NOT APPLICABLE.**	
	AO5.2 Service structures, lift motor rooms and mechanical plant are: (a) designed as an architectural feature of the building; (b) incorporated into the roof form; or (c) screened effectively.		
	AO5.3 The rooftop and roof form is designed to enable future inclusion of plant and equipment such as satellite dishes/telecommunications facilities in an unobtrusive manner.		
	AO5.4 Where rooftops are used for open space, plant and equipment is visually and acoustically screened from the communal open space and the open space area is integrated into an attractive roofscape to enhance the architectural distinction of the building.		

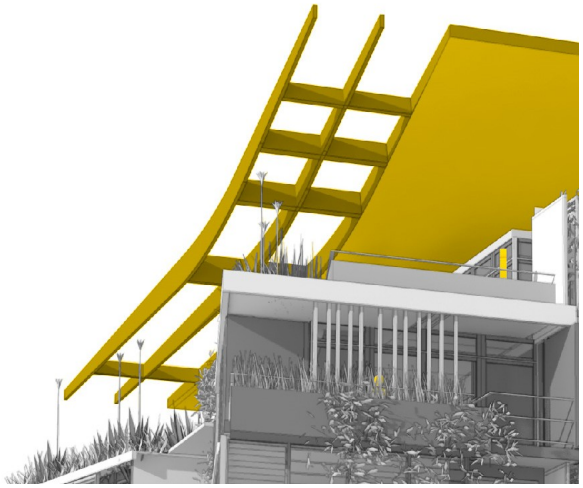
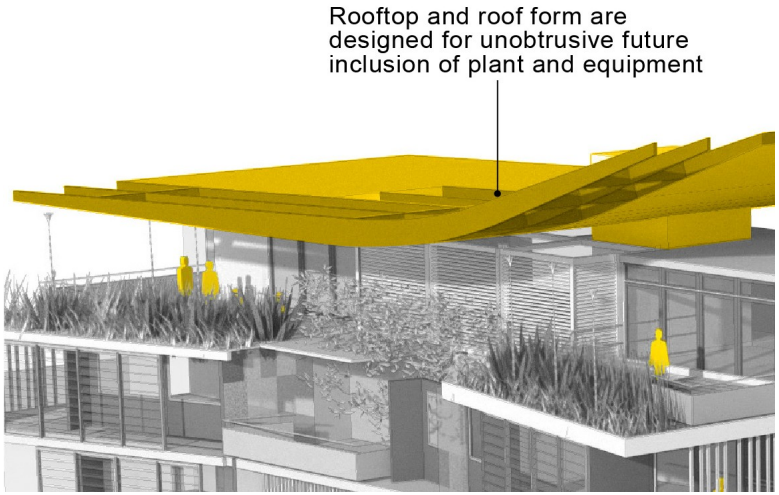
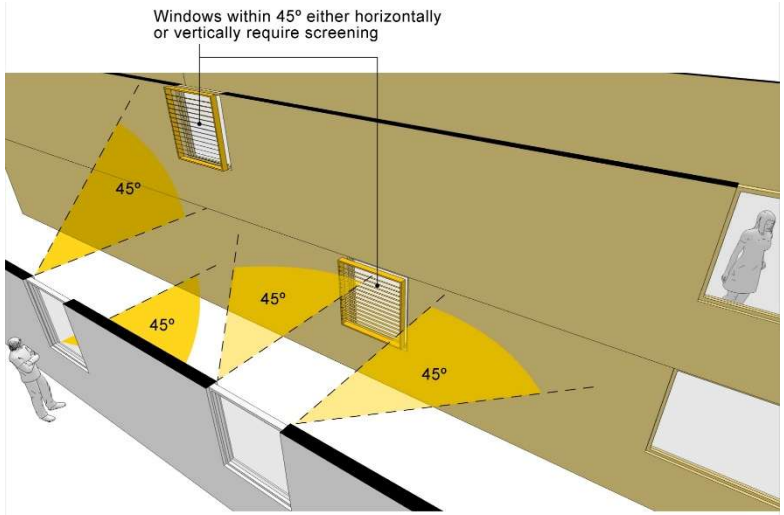
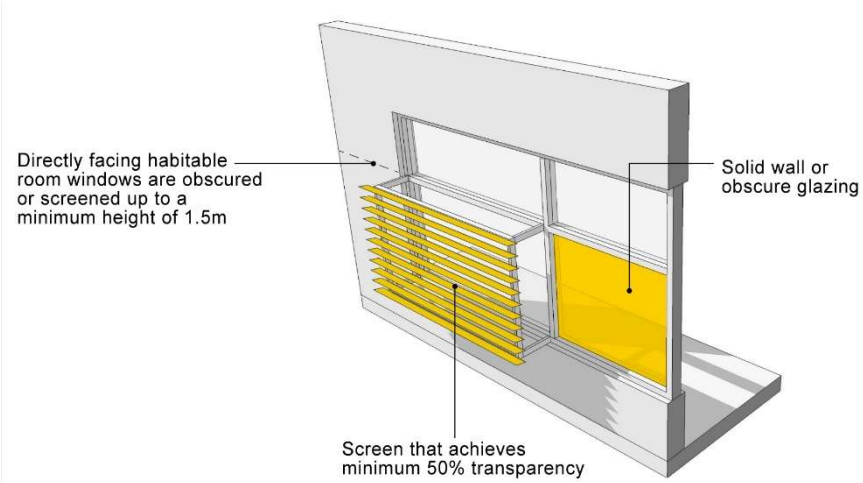
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	Building caps provide an at 		

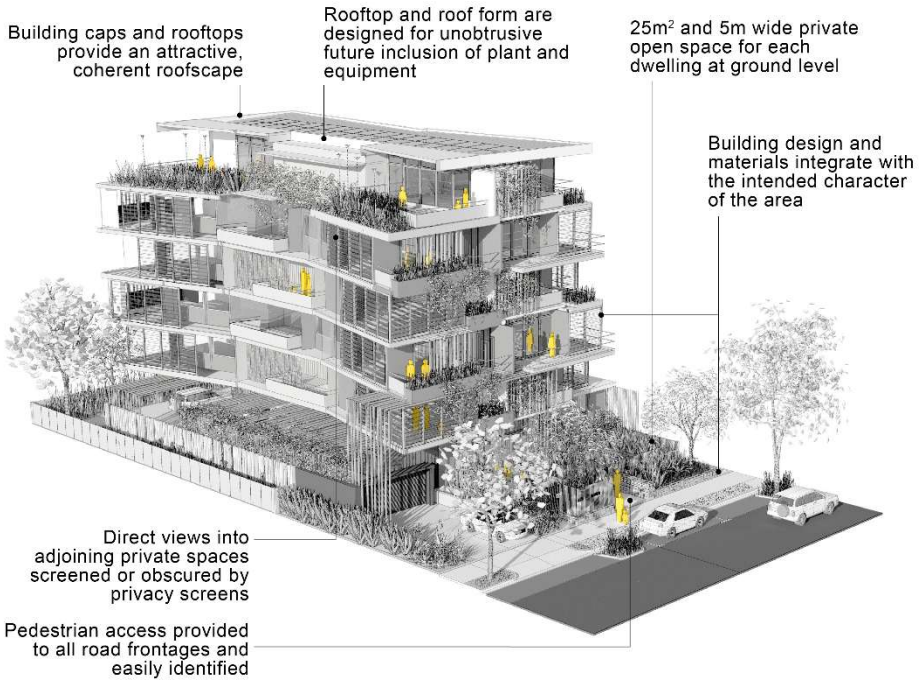
Figure 9.3.13-3
Illustration showing Multiple accommodation outcomes for building caps and rooftops

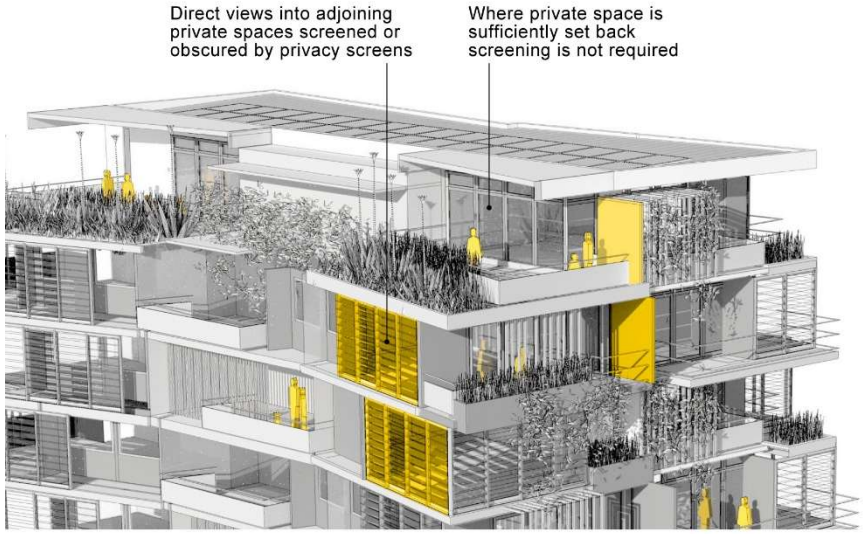
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
 **Figure 9.3.13-4** Illustration showing Multiple accommodation outcomes for rooftop and roof form			
Ground floor and entry requirements for buildings with 3 or more storeys			
PO6 The ground floor entrance area is easily identifiable and built to a human scale.	**AO6** No acceptable outcome provided	**NOT APPLICABLE.**	
Privacy			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
PO7 The building is designed to achieve an acceptable level of privacy for the occupants of the dwelling and neighbouring dwellings.	**AO7.1** Habitable room windows do not directly face: (a) a habitable room window of another building within 10m; and (b) an access way, footpath or communal open space area within 3m. OR Habitable room windows: (a) have a fixed obscure glazing in any part of the window below 1.5m above floor level; (b) have privacy screens that cover a minimum of 50% window view. **Note: 'directly face' means an angle within 45° either horizontally or vertically.**	**COMPLIES WITH AO7.1 –** Refer to architectural plan set.	
	AO7.2 Where a direct view exists into the private open space of an adjoining dwelling, the outlook from windows, stairwells, terraces, decks and other private, communal or public areas, is obscured or screened by privacy screens.	**COMPLIES WITH AO7.2 –** Highset windows are utilised for upper levels.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
 **Figure 9.3.13-5** Illustration showing Multiple accommodation design privacy outcomes where windows and doors are appropriately obscured by screening.			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
 **Figure 9.3.13-6** Illustration showing Multiple accommodation outcomes for privacy			

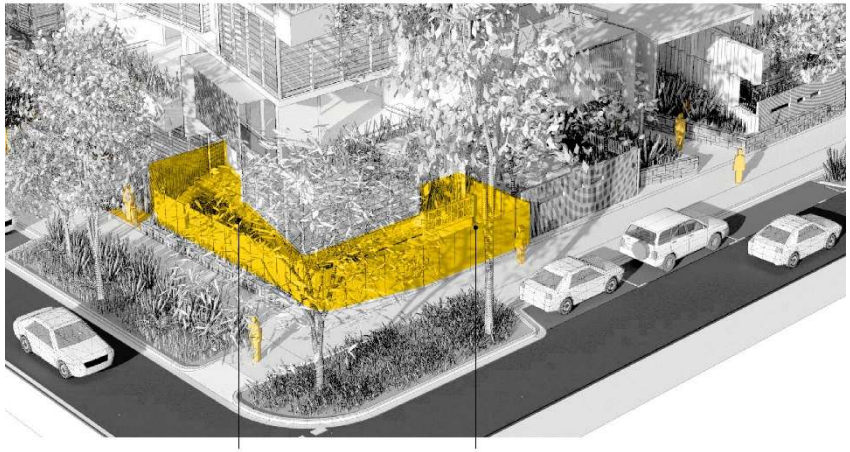
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
 **Figure 9.3.13-7** Illustration showing Multiple accommodation outcomes			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
 **Figure 9.3.13-8** Illustration showing Multiple accommodation outcomes for privacy			

<table>
<tr><th>Performance outcomes</th><th>Acceptable outcomes</th><th>Does the proposal meet the acceptable outcome?
If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome</th><th>Internal use</th></tr>
<tr><td colspan="2">Private open space</td><td></td><td></td></tr>
<tr><td>PO8
Development provides attractive, accessible and functional private open space for residents, which is designed for the subtropical climate, to maximise outdoor living opportunities and enhance amenity for residents.</td><td>AO8
If the dwelling is located above ground, private open space for each dwelling shall:
(a) mitigate negative wind effects on intended users;
(b) be accessible from the living room; and
(c) be supplied at the following rates:
<table><tr><th>No. of bedrooms</th><th>Minimum balcony area</th></tr><tr><td>1 bedroom and studio</td><td>9m² with a minimum dimension of 3m</td></tr><tr><td>2 bedrooms</td><td>12m² with a minimum dimension of 3m</td></tr><tr><td>3 or more bedrooms</td><td>16m² with a minimum dimension of 3m</td></tr></table>OR
If the dwelling is located at ground level, private open space for each dwelling:
(a) has a minimum area of 25m²;
(b) has a minimum width of 5m;
(c) is located adjacent to each dwelling unit;
(d) is accessible from the living room;
(e) has a maximum gradient not exceeding one in ten; and
(f) is sufficiently screened or elevated for privacy
OR
Bermuda Point precinct
<table><tr><th>No. of bedrooms</th><th>Minimum balcony areas</th></tr></table></td><td>COMPLIES WITH AO8 –
POS breakdown for ‘The Brookfield’:
- Min area = 25 m²
- Max area = 101 m²
- Total = 1310 m²
- Average = 31.9 m²

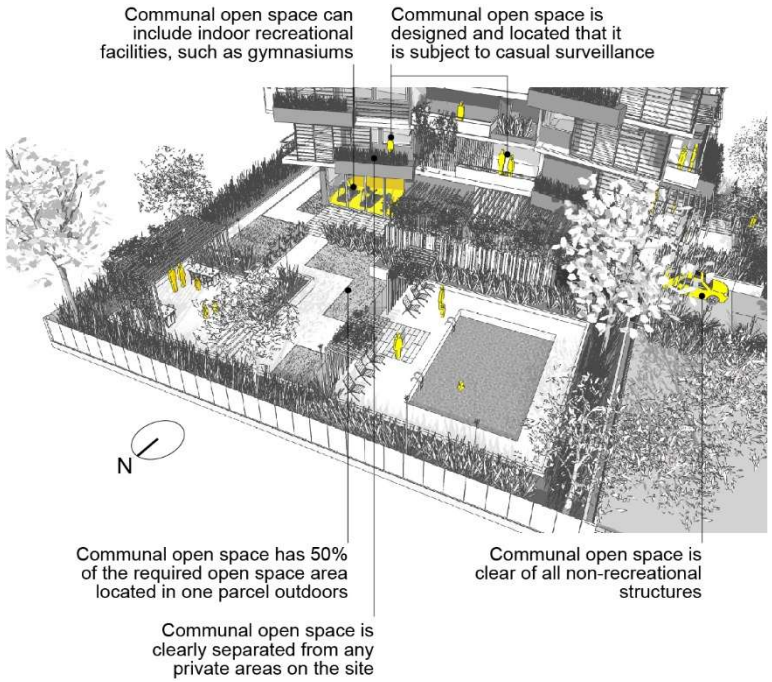
POS breakdown for ‘The Brookfield’:
- Min area = 50 m²
- Max area = 263 m²
- Total = 1265 m²
- Average = 79.0 m²

POS are all accessed via the ground level living areas.</td><td></td></tr>
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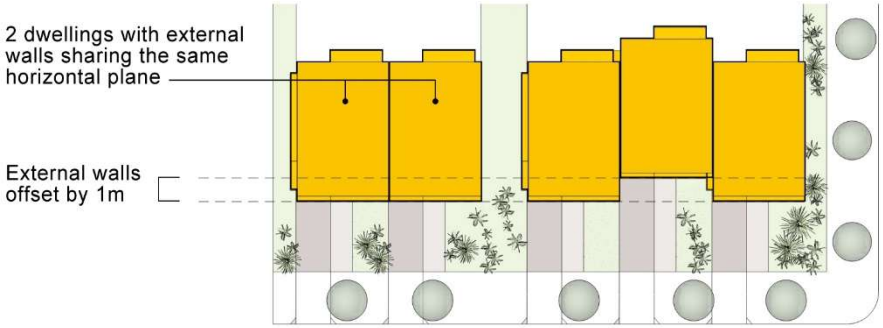
Performance outcomes	Acceptable outcomes		Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	1, 2, 3 or more bedroom/studio	$8m^2$ with a minimum dimension of 2m		
	OR For residential care facilities, no acceptable outcome provided.			
	 **Figure 9.3.13-9** Illustration showing Multiple accommodation outcomes for private open space			
Communal open space				
PO9	**AO9.1**		**COMPLIES WITH PO9 –** An assessment against PO9 is detailed below:	

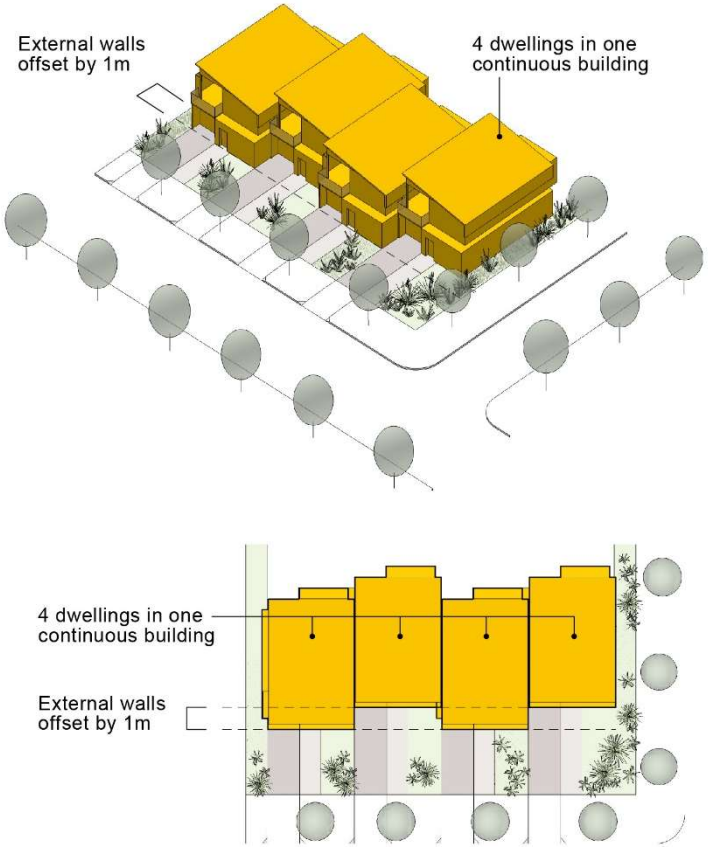
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
Where the development includes ten or more dwellings, communal open space is provided on site that: (a) is accessible, useable and safe; (b) is designed for the subtropical climate, maximising outdoor living opportunities, and enhancing amenity for residents; (c) is available for the recreational use of all occupants of the development; (d) provides outdoor recreational areas required to service the open space needs of residents or guests of the development; (e) aesthetically complements buildings on the site; (f) provides opportunities for social interaction; (g) is designed and located to reduce internal and external impacts on the amenity of residents and neighbouring premises; and (h) creates a pleasant streetscape by establishing landscaped (incorporating shade trees where practicable) areas adjoining the frontages of the development.	Principal communal open space areas are oriented to the north and receive at least three hours of sun between 9am and 5pm on 21 June over a portion of their surface. OR **Bermuda Point precinct** Principal communal open space areas are orientated to the north.	a. COS are easily accessible from all dwellings via the internal driveway / pedestrian network and are overlooked by nearby units to provide passive surveillance and a safe environment. b. The communal areas incorporate landscaped open space, pool and alfresco facilities designed to support year-round outdoor use, maximising comfort and amenity in a sub-tropical climate. c. All COS and facilities are shared and available for use by all residents of the development without restriction. d. The COS provide active and passive recreation opportunities that complement private open space and adequately service the recreational needs of residents and visitors. e. Landscaping, materials and built-in facilities are integrated with the architectural form of the buildings, achieving a cohesive and visually balanced development outcome. f. Shared amenities such as pool, barbeque and seating areas create focal points that encourage informal gathering and social interaction among residents. g. COS is appropriately located and buffered to minimise noise and disturbance to dwellings within proximity. h. Note applicable – COS is not viewable from the streetscape.	
	AO9.2 Where the development includes ten or more dwellings, communal open space (including any landscaped areas) is provided at a rate of 6.5m^2 per dwelling.		
	AO9.3 The communal open space required in **AO9.2**:		

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	(a) includes a communal open space area of at least 50% of the total open space requirement in one parcel and, this parcel is outdoors and has a maximum length to breadth ratio of 2.5:1; (b) has a gradient not exceeding one in ten; (c) is clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking and garbage receptacles; (d) is readily safe, accessible and convenient to residents; (e) includes an area being at least 10% for deep planting; (f) is designed and located so that it is subject to casual surveillance; (g) utilises hard and soft landscape treatment; (h) is clearly separated from any private areas of the site; and (i) can include indoor recreation facilities such as gymnasiums.		

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
 **Figure 9.3.13-10** Illustration showing Multiple accommodation outcomes for communal open space, landscaping and design			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	AO9.4 Where the communal open space is for a residential care facility or retirement facility, the open space is provided with outdoor facilities for the health and wellbeing of residents such as sheltered gardens, circuit walkways, gardening beds and a space of sufficient size for a resident to take a visiting family with young children.	**NOT APPLICABLE.**	
Additional design and appearance requirements for multiple dwellings comprising townhouses			
PO10 Multiple dwellings comprising townhouses are designed to visually integrate with the desired built form of the area as expressed by the zone and provide differentiation between buildings by means of articulation.	**AO10.1** No more than two adjacent dwellings have external walls in the same horizontal plane, unless they are offset by at least 1m. **AO10.2** The number of dwellings in the one continuous building does not exceed four.	**COMPLIES WITH PO10 –** The townhouse development is designed to visually integrate with the intended medium-density character of the zone through a built form comprising short runs of two, four and five attached two-storey townhouses, reflecting the varied, fine-grained residential pattern envisaged for the area. This approach avoids long uniform building rows and reinforces a human-scaled streetscape. Visual articulation is achieved through recessed ground-floor setbacks, which break up the perceived bulk of the buildings, create depth and shadow to façades. Additional differentiation is provided through façade modulation, material changes and detailing, ensuring each row of dwellings reads as a collection of distinct residential forms rather than a single continuous structure. Collectively, these design measures achieve a cohesive yet articulated built form that aligns with the desired character outcomes of the Medium Density Residential Zone.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
 **Figure 9.3.13-11** Illustration showing Multiple accommodation outcomes for additional design and appearance requirements for multiple dwellings comprising townhouses			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
 **Figure 9.3.13-12** Illustration showing Multiple accommodation outcomes for additional design and appearance requirements for multiple dwellings comprising townhouses			
Pedestrian access			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
PO11 Safe and convenient access is provided for pedestrians.	**AO11.1** Pedestrian access is provided to all road frontages and is easily identified.	**COMPLIES WITH AO11.1 –** An entry statement at both road frontages will clearly show pedestrian access and demonstrate that the internal driveway is a shared environment.	
	AO11.2 Footpaths are provided to connect dwellings with communal open-space areas, external roads and public open space. OR In low-speed traffic environments, driveways are designed to be a shared space.		



Figure 9.3.13-13
Illustration showing Multiple accommodation outcomes for pedestrian access

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
Car park areas			
PO12 The car parking area and associated structures do not dominate the street frontage of the development.	**AO12** No acceptable outcome provided.		
Provision of access for multiple dwellings comprising townhouses			
PO13 Multiple dwellings, in the form of townhouse development, integrate within the overall street network.	**AO13** Pedestrian and cycle connections are provided to adjoining streets.	**COMPLIES WITH PO13 –** Karingal Drive and Imeda Way are sufficiently sized for cycle movement. A footpath is proposed for the Karingal Drive frontage.	
Safety and security			
PO14 Building design enhances safety and security on and off the site.	**AO14.1** Above ground floor dwellings have windows or balconies that provide clear lines of sight towards private access ways, the street, and all adjacent public space.	**NOT APPLICABLE.**	
	AO14.2 Lighting is provided to driveways, property entrances, pathways, communal service areas, car-parking areas, lobbies stairwells, steps and ramps.	**COMPLIES WITH AO14.2 –** The communal driveway and open space will be appropriately illuminated in evening hours.	
	AO14.3 Entrances and exits to the street are directly accessible, illuminated and highly visible from public areas.	**COMPLIES WITH AO14.3 –** Entry statements are proposed.	
	AO14.4 Dead-end corridors, alleyways, pathways and refuse areas are secured to prevent unauthorised access.	**NOT APPLICABLE.**	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
Housing need and choice			
PO15 Development provides a mix of housing sizes and affordability outcomes to meet housing needs.	**AO15** No acceptable outcome provided.	**COMPLIES WITH PO15 –** The development provides an alternative the typical single dwelling house on a lot common in the surrounding area.	
 **Figure 9.3.13-14** Illustration showing Multiple accommodation outcomes where above ground floor dwellings have windows and balconies that provide clear lines of sight towards private access ways, the street, and all adjacent public space			
Services and recreational facilities for residential care facilities and retirement facilities			
PO16 A range of self-contained services and recreational facilities are provided.	**AO16** Developments that have between 11 and 25 units include a community meeting room. OR	**NOT APPLICABLE.**	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	Developments that have 26 units or more include a community meeting room and one or more of the following: (a) community vehicle; (b) on-site personal care; (c) on-site meal service; and (d) recreational facilities, in addition to the communal open space requirements in **PO9**.		

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.

8.2.2 Airport environs overlay code

8.2.2.1 Application

This code applies to assessing any Operational work or Material change of use where indicated as accepted subject to requirements or assessable development within **Part 5.10 Categories of development and assessment – Overlays**.

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

8.2.2.2 Purpose

(1) The airport environs overlay deals with issues relating to development in the vicinity of certain airports and aviation facilities. This includes:

- the Obstacle Limitation Surface (OLS)
- public safety area
- wildlife hazard buffer zones
- lighting area buffer zones
- Australian Noise Exposure Forecast (ANEF) contour
- Procedures for Air Navigation Services – Aircraft Operational (PANS-OPS) surfaces
- aviation facilities
- it may also include locally identified issues that relate to airport environments.

(2) The purpose of the Airport environs overlay code is to

(a) recognise Gold Coast Airport as essential economic infrastructure and protect and assure its ongoing operation and continued development;

(b) regulate development that may affect the operational efficiency of Gold Coast Airport at Coolangatta and the Airservices Australia Aviation Facilities related to the operation of the airport;

(c) minimise incompatible development within the public safety area adjacent to the airport;

(d) minimise the adverse impacts of airport noise on residential and other noise sensitive land uses in the vicinity of the airport.

(3) The purpose of the code will be achieved through the following overall outcomes:

(a) The Gold Coast Airport continues to contribute to the tourism industry, the business sector and communities of Gold Coast.

(b) Development does not impact on the operation of Gold Coast Airport.

(c) The maximum height of buildings and other structures, within the area designated as the airport's 'prescribed airspace' pursuant to the Airports (Protection of Airspace) Regulations 1996, as shown in the mapping of the **Obstacle Limitation Surface (OLS)** and the **Procedures for Air Navigation Services – Aircraft Operational (PANS-OPS) surfaces**, is not exceeded.

(d) Buildings and other structures do not encroach into the sensitive areas around aviation facilities pursuant to International Civil Aviation Organisation (ICAO) principles and *Air Services Act 1996*.

(e) The operation of artificial lighting sources does not exceed the maximum light source intensities imposed by the Gold Coast Airport Master Plan and the Civil Aviation Safety Authority.

(f) Potential hazards to safety of aircraft operations brought about by bird or bat strikes are minimised.

(g) Potential hazards to safety of aircraft operations resulting from the emission of smoke, dust or other particulate matter, or creation of air turbulence are minimised.

(h) Potential hazards to safety of aircraft operations resulting from reflection of sunlight, and any another potential causes of temporary interference with pilot vision are minimised.

(i) New development within the public safety area of the airport does not significantly increase population density or the use and storage of hazardous materials within this area.

(j) Potential impacts on residential and other noise-sensitive development in close proximity to the airport are minimised by ensuring that new development is subject to appropriate acoustic treatment pursuant to *AS 2021:2015 Acoustics – Aircraft noise intrusion – Building siting and construction*, according to noise contours shown on **Airport environs – Australian Noise Exposure Forecast (ANEF) contour overlay map**.

8.2.2.3 Specific benchmarks for assessment

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 8.2.2-2: Airport environs overlay code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
Heights of buildings and other structures			
PO1 Building height and structure height does not affect the current or future operational efficiency of Gold Coast Airport or create a hazard to the safe navigation of aircraft using the airport's prescribed airspace. **Note: The requirements associated with the heights of buildings are also applicable to temporary intrusions into prescribed airspace, such as cranes utilised during building construction.** Editor's note – A development proposal involving a building, structure, crane or other construction equipment which exceeds 110m is required to be notified to CASA. Furthermore, any building, structure, crane or other construction equipment which exceeds 150m above ground level must be regarded as an obstacle unless assessed otherwise by CASA. Council is required to refer such development proposals to the airport manager for assessment, who will then refer the proposal to CASA. Refer to the SPP guidelines for more information regarding the Australian Government's role and assessment processes for intrusions into operational airspace of strategic airports.	**AO1** Building height and structure height does not exceed the current maximum allowable height applicable to the subject site, as identified on **Airport environs – Procedures for Air Navigation Services – Aircraft Operational (PANS-OPS) surfaces overlay map** and **Airport environs – Obstacle Limitation Surface (OLS) overlay map**. Editor's note – A development proposal involving a building, structure, crane or other construction equipment which encroaches into the operational airspace of a Leased Federal or other strategic airport must be referred by Council to the airport manager for assessment, who will on refer the proposal to the Australian Government if required.	**COMPLIES WITH AO1 –** Dwellings do not exceed the prescribed height limit.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
Acoustic treatment to buildings to lessen the impact of aircraft noise (on land within the Airport environs – Airport Noise Exposure Forecast (ANEF) contour overlay map)			
PO2 Development, other than an extension to an existing Dwelling house, on land within the 20 ANEF contour or greater as shown on the latest approved ANEF plan for Gold Coast Airport, is designed and constructed to prevent adverse impacts from aircraft noise. **Note: The current ANEF mapping for Gold Coast Airport as at the date of adoption of the planning scheme is shown in Airport environs – Australian Noise Exposure Forecast (ANEF) contour overlay map.**	**AO2** Development within the 20 ANEF contour or greater, as identified on **Airport environs – Australian Noise Exposure Forecast (ANEF) contour overlay map** is acoustically insulated to the applicable standard required by *AS 2021:2015 Acoustics – Aircraft noise intrusion – Building siting and construction*.	**NOT APPLICABLE.**	
Reflective roof materials, advertising devices and artificial light sources (on land within the Gold Coast Airport lighting zone)			
PO3 Development involving reflective roof materials, illuminated advertising devices or other artificial light sources, including street lighting and coloured lights, do not create a visual hazard for aircraft operation on approach to, or take off from, the Gold Coast Airport. **Note: For advice on how to meet aviation safety requirements refer to *Civil Aviation Safety Authority (CASA) guidelines: Lighting in the Vicinity of Aerodromes – Advice to Lighting Designers.***	**AO3.1** The illuminated advertising device or artificial light source does not exceed the maximum intensity of illumination within the respective light intensity zone, as identified on **Airport environs – lighting area buffer zones overlay map**.	**NOT APPLICABLE.**	
	AO3.2 Configurations of lights in straight parallel lines 500m to 1,000m long (e.g. sporting fields and large parking areas) are not located within the Outer lighting zone, as identified on **Airport environs**	**NOT APPLICABLE.**	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
Note: Use of a reflective roof surface in the Lighting Zone of Gold Coast Airport constitutes a 'controlled activity', and requires approval from the operator of Gold Coast Airport. (Roof materials having solar absorbency greater than 0.35 are deemed to be pre-approved).	**– lighting area buffer zones overlay map**.		
	AO3.3 Glare or flashes (e.g. sporting stadia), flare plumes, refineries, upward shining lights, laser lights, flashing or sodium (yellow) lighting are not located within 6 km of the airport runway, as identified on **Airport environs – lighting area buffer zones overlay map**.	**NOT APPLICABLE.**	
	AO3.4 The roof of any building located on land identified on **Airport environs – lighting area buffer zones overlay map** has a solar absorbency greater than 0.35.	**NOT APPLICABLE.**	
Development within public safety areas			
PO4 Development within the Public Safety Area for Gold Coast Airport as identified on **Airport environs – public safety area overlay map** does not increase the amount of people living and using the area or increase the risk to airport operations.	**AO4** Development within the Public Safety Area for the Gold Coast Airport as identified on the **Airport environs – public safety area overlay map** does not:	**NOT APPLICABLE.**	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	(a) Increase the number of people living in the area, and proposes no greater density than a Dwelling house. (b) Introduce or intensify community, commercial, industrial or any other uses. (c) Involve the manufacturing or bulk storage of hazardous (explosive or noxious) or flammable materials.		
Aviation facilities			
	AO5.1 Development that involves electrical or electromagnetic fields (e.g. arc welding) or that creates a permanent or temporary physical line of sight obstruction between transmitting and receiving devices, is not located within the VHF 500m buffer overlay for the Springbrook VHF facility (as identified on the **Airport environs – Airservices Australia aviation facilities overlay map**).	**NOT APPLICABLE.**	
	AO5.2	**NOT APPLICABLE.**	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
PO5 Development in the area, around Airservices Australia Aviation Facilities identified on **Airport environs – Airservices Australia aviation facilities overlay map**, does not adversely impact on the functioning of these facilities. **Note: If development has the potential to adversely affect the functioning of Airservices Australia Aviation Facilities, approval is required from the Manager, Operational Requirements and Services (Airservices Australia).**	Development that involves any of the following, is not included within the VOR 1000m buffer overlay for the Jacobs Well VOR facility (as identified on **Airport environs – Airservices Australia aviation facilities overlay map**): (a) creating a permanent or temporary physical line of sight obstruction; (b) overhead lines exceeding 5m in height; (c) metallic structures exceeding 8m in height; (d) trees and open lattice towers exceeding 10m in height; (e) wooden structures exceeding 13m in height.		
	AO5.3 Development that involves any of the following, is not located within the building restricted area for the Mt Somerville PSR and SSR facilities (as identified on the **Airport environs - Airservices Australia aviation facilities overlay map**). (a) creating a permanent or temporary physical line of sight obstruction; (b) overhead lines exceeding 5m in height; (c) metallic structure exceeding 8m in height.	**NOT APPLICABLE.**	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	AO5.4 Development that involves any of the following, is not located within the building restricted area for the Coolangatta DVOR, DME and NDB facilities (as identified on the **Airport environs - Airservices Australia aviation facilities overlay map**). (a) creating a permanent or temporary physical line of sight obstruction; (b) overhead lines exceeding 5m in height; (c) metallic structures exceeding 8m in height.	**NOT APPLICABLE.**	
Potential bird or bat strike on aircraft (on land within the Gold Coast Airport wildlife hazard buffer zones)			
PO6 Development in the bird/bat strike zones of Gold Coast Airport, as identified on **Airport environs – wildlife hazard buffer zones overlay map**, does not exacerbate the potential for bird or bat strike on aircraft.	**AO6.1** In locations within 3km of the Gold Coast Airport, as identified on **Airport environs – wildlife hazard buffer zones overlay map**, where planting as part of a development could result in increased attraction of birds or bats, with the possibility of creating a hazard for aircraft operations, plant species will be selected which are not subject to heavy flowering or fruiting. **Editors Note: The operator of Gold Coast Airport maintains a preferred plant species list that is available for the assistance of development proponents, if required.**	**NOT APPLICABLE.**	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	AO6.2 In the case of any development within an allotment located within 3km of the Gold Coast Airport, as identified on **Airport environs – wildlife hazard buffer zones overlay map**, with the potential to create or increase a hazard of bird or bat strike on aircraft evidence is provided to confirm that approval has been obtained from the operator of Gold Coast Airport.	**NOT APPLICABLE.**	
	AO6.3 The following land uses are not located within 3km of the airport runway, as identified on **Airport environs – wildlife hazard buffer zones overlay map**: (a) Cropping (turf farm or fruit tree farm) (b) Intensive animal industry (piggery) (c) Aquaculture (fish processing/packing plant) (d) Conservation state (e.g. wetland) (e) Major sport, recreation and entertainment facility (showground) (f) Low impact industry, Medium impact industry, high impact industry (food processing plant) (g) Food/organic waste facility: and (h) Putrescible waste facility (e.g. landfill, transfer station)	**NOT APPLICABLE.**	
	AO6.4	**NOT APPLICABLE.**	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	Where the uses listed in AO6.3 are located between 3km and 13km from the airport runway, as identified on the **Airport environs – wildlife hazard buffer zones overlay map**, measures that prevent wildlife attraction are undertaken (e.g. covering of potential food/waste sources and other wildlife deterrence methods). **Note: Where exceptional circumstances justify approval of development within 3km – 13km of the airport runway, rigorous wildlife management measures to avoid attracting wildlife should be incorporated in the development proposal.**		

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	AO6.5 The following land uses include appropriate measures that prevent wildlife attraction (e.g. covering of potential food/waste sources and other wildlife deterrence methods) if located within 13km of the airport runway, as identified on the **Airport environs – wildlife hazard buffer zones overlay map:** (a) Animal husbandry (cattle/dairy farm); (b) Intensive animal industry (poultry farm); (c) Conservation estate (all other than mentioned in AO6.3); (d) Major sport, recreation and entertainment facility (all other than mentioned in AO6.3); (e) Outdoor sport and recreation; (f) Park; (g) Non-putrescible waste facility (e.g. landfill, transfer station) (h) Sewerage/wastewater treatment facility	**NOT APPLICABLE.**	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
Emission of particulate matter and air turbulence (inside the outer horizontal surface 15km)			
PO7 Development in the Gold Coast Airport's prescribed airspace does not compromise the operation of aircraft engines or create air turbulence or a potential visual hazard for aircraft operation around the Gold Coast Airport due to emission of smoke, steam or other particulate matter. **Note: The Gold Coast Airport's 'Prescribed Airspace' is indicated by the OLS and the PANS-OPS on Airport environs – Procedures for Air Navigation Services – Aircraft Operational (PANS-OPS) surfaces overlay map and Airport environs – Obstacle Limitation Surface (OLS) overlay map.** **Note: If development has the potential to cause a hazard to aircraft operations through the emission of particulate matter, approval of the operator of Gold Coast Airport is required.**	**AO7.1** The development will not cause a potential hazard to the operation of aircraft through the emission of smoke, steam, dust or other particulate matter.	**NOT APPLICABLE.**	
	AO7.2 The development will not cause a potential hazard to the operation of aircraft through the emission of a gaseous plume at a velocity exceeding 4.3m per second.	**NOT APPLICABLE.**	
Transient aviation activities			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
PO8 Development does not adversely impact on the Gold Coast Airport's prescribed airspace. **Note: The Gold Coast Airport's 'Prescribed Airspace' is indicated by the OLS and the PANS-OPS on Airport environs – Procedures for Air Navigation Services – Aircraft Operational (PANS-OPS) surfaces overlay map and Airport environs – Obstacle Limitation Surface (OLS) overlay map.**	**AO8** Activities involving transient intrusions such as parachuting, hot air ballooning or hang gliding are not located within the airspace of the Gold Coast Airport.	**COMPLIES WITH AO8.**	

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.

8.2.10 Industry, community infrastructure and agriculture land interface area overlay code

8.2.10.1 Application

This code applies to assessing material change of use and reconfiguring a lot for development for a sensitive land use subject to the Industry, community infrastructure and agriculture land interface area overlay and where identified in **Part 5.10 Categories of development and assessment – Overlays.**

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

8.2.10.2 Purpose

(1) The purpose of the Industry, community infrastructure and agriculture land interface area overlay code is to:

(a) manage development that may have an adverse impact on the current or future viability of community infrastructure and medium and high impact industry land; and

(b) ensure that areas identified as comprising agricultural land are not compromised by development.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) Subdivision, residential and other sensitive land uses do not constrain or adversely impact on the safe and optimal operation of existing and planned community infrastructure, agricultural land or medium and high impact industry land.

(b) Development for sensitive land uses mitigates the risk to amenity, health and safety that may arise as a result of noise, odour and/or air quality from community infrastructure facilities associated with sewage treatment plants, effluent re-pump facilities, waste recycling and waste transfer centres and landfill sites. Where it is not possible to mitigate the impacts to an acceptable or tolerable level, development avoids being located within the Community infrastructure interface area.

8.2.10.3 Specific benchmarks for assessment

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 8.2.10-2: Industry, community infrastructure and agriculture land interface area overlay code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
Sensitive land uses (including a Dwelling house) within the Industry interface area as shown on the Industry, community infrastructure and agriculture land interface area overlay map			
PO1 Development for a sensitive land use (including a Dwelling house) within the Industry interface area as shown on the **Industry, community infrastructure and agriculture land interface area overlay map** is designed to mitigate the amenity and health and safety impacts of existing and potential industrial development.	**AO1** No acceptable outcome provided.	**COMPLIES WITH PO1 –** The acoustic reporting makes recommendations to mitigate the dwellings being adversely impact by potential industrial developments and transport emissions.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
Sensitive land uses (excluding a Dwelling house or Dual occupancy) within the Agriculture land interface area			
PO2 Development for a sensitive land use (excluding a Dwelling house or Dual occupancy) within the Agriculture land interface area, as shown on the **Industry, community infrastructure and agriculture land interface area overlay map**, includes buffers and other design features that mitigate the risk to amenity and health and safety that may arise from existing and future agricultural uses as a result of: (a) noise; (b) odour; (c) dust, smoke and ash; or (d) chemical spray drift.	**AO2** No acceptable outcome provided.	**COMPLIES WITH PO2 –** The acoustic reporting makes recommendations to mitigate the dwellings being adversely impact by potential industrial developments.	
Residential sensitive land uses within the Community infrastructure interface area as shown on the Industry, community infrastructure and agriculture land interface area overlay map			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
PO3 Development for residential activities only occurs in an area affected by odour and/or air quality from sewage treatment plant facilities and effluent re-pump facilities as identified on the **Industry, community infrastructure and agriculture land interface area overlay map**, where the risks to amenity health and safety are mitigated to an acceptable level. **Note: Where odour and/or air quality impact is the concern; an odour and/or air quality impact assessment is the preferred method for addressing this performance outcome. Refer to the *Environmental Protection (Air) Policy 2019* which provides the acceptable level for air quality/odour objectives. For odour impact assessments, refer to the Odour Impact Assessment from Developments guideline provided by the Department of Environment and Science.** **Note: Where more than one Community infrastructure interface buffer applies (e.g. Sewage treatment plant and waste and recycling centre interface buffer), development is to assess amenity risks against the infrastructure buffer/s it falls within.**	**AO3.1** Development does not increase the number of dwellings located in the **Community infrastructure interface area**.	**NOT APPLICABLE –** Odour and/or air quality impact is not a concern. It is noted that subject site is surrounding by residential developments.	
	AO3.2 Reconfiguring a lot does not result in the creation of additional residential lots in the **Community infrastructure interface area**.		

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	AO4.1 Development does not increase the number of dwellings located in the **Community infrastructure interface area**.		

PO4 Development for residential activities only occurs in an area affected by noise, odour and/or air quality from landfill facilities, waste recycling and waste transfer centres as identified on the **Industry, community infrastructure and agriculture land interface area overlay map**, where the risks to amenity, health and safety are mitigated to an acceptable level. **Note: Where odour and/or air quality impact is the concern; an odour and/or air quality impact assessment is the preferred method for addressing this performance outcome. Refer to the *Environmental Protection (Air) Policy 2019* which provides the acceptable level for air quality/odour objectives. For odour impact assessments, refer to the Odour Impact Assessment from Developments guideline provided by the Department of Environment and Science.** **Note: Where noise impact is the concern; a noise impact assessment is the preferred method for addressing this performance outcome. Refer to the *Environmental Protection (Noise) Policy 2019* which provides the acceptable level for acoustic quality objectives.** **Note: Where more than one Community infrastructure interface buffer applies (e.g. Sewage treatment plant and waste and recycling centre interface buffer), development is to assess amenity risks against the infrastructure buffer/s it falls within.**	**AO4.2** Reconfiguring a lot does not result in the creation of additional residential lots in the **Community infrastructure interface area**.	**NOT APPLICABLE –** Odour and/or air quality impact is not a concern. It is noted that subject site is surrounding by residential developments.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
Non-residential sensitive land uses within the Community infrastructure interface area as shown on the Industry, community infrastructure and agriculture land interface area overlay map			
PO5 Development for non-residential sensitive land uses mitigates the risk to amenity and health and safety that may arise as a result of odour and/or air quality from the ultimate operation of sewage treatment plant facilities and effluent re-pump facilities. **Note: Where odour and/or air quality impact is the concern; an odour and/or air quality impact assessment is the preferred method for addressing this performance outcome. Refer to the *Environmental Protection (Air) Policy 2019* which provides the acceptable level for air quality/odour objectives. For odour impact assessments, refer to the Odour Impact Assessment from Developments guideline provided by the Department of Environment and Science.** **Note: Where more than one Community infrastructure interface buffer applies (e.g. Sewage treatment plant and waste and recycling centre interface buffer), development is to assess amenity risks against the infrastructure buffer/s it falls within.**	**AO5** No acceptable outcome provided.	**NOT APPLICABLE.**	

PO6 Development for non-residential sensitive land uses mitigates the risk to amenity and health and safety that may arise as a result of noise, odour and/or air quality from the ultimate operation of landfill facilities, waste recycling and waste transfer centres. **Note: Where odour and/or air quality impact is the concern; an odour and/or air quality impact assessment is the preferred method for addressing this performance outcome. Refer to the *Environmental Protection (Air) Policy 2019* which provides the acceptable level for air quality/odour objectives. For odour impact assessments, refer to the Odour Impact Assessment from Developments guideline provided by the Department of Environment and Science.** **Note: Where noise impact is the concern; a noise impact assessment is the preferred method for addressing this performance outcome. Refer to the *Environmental Protection (Noise) Policy 2019* which provides the acceptable level for acoustic quality objectives.** **Note: Where more than one Community infrastructure interface buffer applies (e.g. Sewage treatment plant and waste and recycling centre interface buffer), development is to assess amenity risk against the infrastructure buffer/s it falls within.**	**AO6** No acceptable outcome provided.		
Sensitive land uses within the Community infrastructure interface area as shown on the Industry, community infrastructure and agriculture land interface area overlay map			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
PO7 Development for a sensitive land use mitigates the risk to amenity, health and safety that may arise as a result of noise and air quality from the ultimate operation of Motor sport facilities. **Note: Where more than one Community infrastructure interface buffer applies (e.g. Sewage treatment plant and waste and recycling centre interface buffer), development is to assess amenity risk against the infrastructure buffer/s it falls within.**	**AO7** No acceptable outcome provided	**COMPLIES WITH PO7 –** The acoustic reporting makes recommendations to mitigate the dwellings being adversely impact by potential industrial developments and transport emissions.	

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.

8.2.19 Water resource catchment overlay code

8.2.19.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational work for development subject to the Water catchments and dual supply system overlay and identified within **Part 5.10 Categories of development and assessment – Overlays**.

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

8.2.19.2 Purpose

(1) The Water resource catchment overlay deals with catchment areas and areas identified by a local government or Bulk Water Supply Authority as a water resource requiring protection of water quality (e.g. local catchments or bores).

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) Water supply catchment areas are managed to ensure the highest level of protection possible to the city's potable water supply.
- (b) Development is located and designed to ensure that it does not create an adverse impact or present a risk to water quality in water resource catchment areas.
- (c) Management of development contributes to the maintenance and protection of water quality in water resource catchment areas by preventing contaminants, sedimentation and solid or liquid waste from entering surface water or groundwater.
- (d) The physical integrity of waterways, wetlands, lakes, springs, riparian areas and natural ecosystems that support water quality are protected.

8.2.19.3 Specific benchmarks for assessment

Part A applies to accepted development subject to requirements.

Part B applies to assessable development.

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 8.2.19-3: Water resource catchment overlay code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
All development (excluding any use within the Industrial activities group (refer to SC1.1.1 Defined activity groups), Intensive animal industry, Intensive horticulture, Animal keeping, Wholesale nursery, Motor sport facility and Outdoor sport and recreation)			
PO1 Appropriate separation distances are maintained between all development activity and waterways, groundwater recharge areas, on-site water supplies and urban water supply storages to ensure water quality is maintained and protected.	**AO1** Development complies with the horizontal separation distances (setbacks) within **Table 8.2.18-2: Minimum horizontal separation distances required in water resource catchment area**.	**NOT APPLICABLE –** The development will be serviced by the reticulated water supply and sewerage system.	
PO2 The capture of solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.	**AO2.1** Run-off and sediment from roadways and impervious surfaces are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.	**NOT APPLICABLE –** The development will be serviced by the reticulated water supply and sewerage system.	
	AO2.2 Management, handling and storage of substances (including fuelling) must be undertaken in secured, climate controlled, weather proof (roofed), level		

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	and bunded enclosures.		
	AO2.3 No incineration or burial of waste is to be undertaken on-site.		
	AO2.4 Solid waste is collected and stored in weather proofed, sealed waste receptacles, located in roofed and bunded areas, for collection by a licenced contractor.		
	AO2.5 Holding tanks are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.		
	AO2.6 No excavation or fill on-site is to exceed 0.5 metres in depth or more than 10 cubic metres.		
On-site sewerage systems			
PO3 Wastewater is managed to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality. **Editor's Note- For guidance refer to the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments**	**AO3** The secondary treated wastewater treatment system must include: (a) emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for desludging;	**NOT APPLICABLE.**	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
2012.	(b) back up pump installation and backup power; (c) MEDLI modelling to determine irrigation rates and sizing of irrigation areas; (d) vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and (e) wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.		

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
Rural activities			
PO4 Development and associated activities are managed in a sustainable manner, to ensure water quality is maintained and protected.	**AO4.1** Where development is for the purposes of a permanent plantation there must be no movement of sediment or nutrients beyond the boundary of the site.	**NOT APPLICABLE.**	
	AO4.2 Fertilisers, treated wastewater and soil conditioners are placed in soils before mulching and not via surface spreading following planting.	**NOT APPLICABLE.**	
	AO4.3 15% of runoff from irrigation events is captured via recovery dams, drainage systems and first flush/sediment controls, including vegetated filters.	**NOT APPLICABLE.**	
PO5 Development provides for the protection, maintenance, management and rehabilitation of the riparian area adjacent to waterways and water storages.	**AO5.1** Riparian vegetation is retained.	**NOT APPLICABLE.**	
	AO5.2 Stock and equine access to riparian areas and waterways is controlled by fencing.	**NOT APPLICABLE.**	
	AO5.3 Vegetation within overland flow and natural drainage lines is retained and trails are located and maintained to minimise scour, erosion and to avoid steep gullies.	**NOT APPLICABLE.**	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
For any use within the Industrial activities group (refer to SC1.1.1 Defined activity groups), Intensive animal industry, Intensive horticulture, Animal keeping, Wholesale nursery, Motor sport facility and Outdoor sport and recreation only			
PO6 Development must maintain or enhance water quality in water resource catchment areas. **Note: refer to the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.**	**AO6** No acceptable outcome provided.	**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.

9.4.12 Solid waste management code

9.4.12.1 Application

This code applies to assessing material change of use for development requiring waste management where indicated within **Part 5 Tables of assessment,** unless the use is Caretaker's accommodation, Car wash, Community residence, Dwelling house, Dual occupancy, Environmental facility, Home based business, Landing, Major electrical infrastructure, Park, Parking station, Permanent plantation, Roadside stall, Sales office, Substation or Telecommunications facility.

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

9.4.12.2 Purpose

(1) The purpose of the Solid waste management code is to ensure development provides appropriate solid waste and recycling storage and servicing facilities.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) Development provides waste and recycling storage and servicing points that are safe, convenient, efficient, appropriately sized, and minimise disruption to traffic.

(b) Waste and recycling storage and servicing facilities minimise risk to public health and the environment.

(c) The location and design of waste and recycling storage and waste servicing points protect the amenity of occupants and adjoining properties.

(d) Development provides suitable waste management measures in non-serviced areas.

9.4.12.3 Specific benchmarks for assessment

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 9.4.12-1: Solid waste management code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
Waste and recycling storage and bin wash-down facilities			
PO1 Development provides waste and recycling storage and servicing facilities that are safe, convenient, efficient, appropriately sized for the type and volume of waste generated.	**AO1.1** Development includes waste storage points of sufficient size to accommodate the required number of waste and recyclable bins consistent with **SC6.16 City Plan policy – Solid waste management**.	**COMPLIES WITH AO1.1 –** 57 x waste, and 57 x recycling 240 litre wheelie bins will service the 57 x townhouses in addition to bins in the common areas.	
	AO1.2 Waste and recycling storage points are located, designed and sized consistent with **SC6.16 City Plan policy – Solid waste management**.	**COMPLIES WITH AO1.2 –** Bins are stored within designated areas screened from communal areas (i.e., internal driveway).	
	AO1.3 Development with a dwelling above the third storey include appropriate waste removal systems which incorporate: (a) waste chutes; (b) hoppers; and (c) separate waste storage rooms. **Note: Waste removal system design is to be consistent with SC6.16 City Plan policy – Solid waste management.**	**NOT APPLICABLE.**	
	AO1.4	**NOT APPLICABLE.**	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	Development that includes a commercial kitchen or generates clinical or related waste incorporate additional waste facilities consistent with **SC6.16 City Plan policy –Solid waste management**.		
PO2 Development provides a bin wash-down facility that maintains appropriate environmental health and amenity standards.	**AO2** Development includes appropriately sized and located bin wash-down facilities consistent with **SC6.16 City Plan policy –Solid waste management**.	**COMPLIES WITH PO2 –** Bins can be washed down within the designated collection areas (gravel surface).	
Amenity			
PO3 Waste and recycling storage and servicing points are appropriately located and designed for convenient and safe access by all users and to minimise the potential for nuisance to occupants of the development or adjoining properties.	**AO3.1** Direct unobstructed paths exist between waste and recycling storage and servicing points and road frontages.	**COMPLIES WITH AO3.1 –** Bins can be carted within out interruption to collection points in proximity to the internal driveway.	
	AO3.2 Waste and recycling storage points are screened by solid fencing or vegetation to ensure they are not visible from a public place or sensitive land use.	**COMPLIES WITH AO3.2 –** Bins will be stored within areas screened from the internal communal driveway.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
Waste servicing			
PO4 Waste and recycling servicing points are appropriately located and designed to facilitate safe, unobstructed and efficient servicing of waste containers.	**AO4** Waste and recycling servicing points are located, designed and sufficiently sized consistent with **SC6.16 City Plan policy –Solid waste management**. **Note: Regulation of the access, stopping and manoeuvring of refuse collection vehicles are subject to meeting, Part 9.4.13 Transport code and associated City Plan guidelines.**	**COMPLIES WITH AO4 –** Refer to the traffic and transport assessment – part 4.	
Non-serviced areas			
PO5 Developments in non-serviced areas have appropriate solid waste management measures to adequately service the development. **Note: For Commercial developments a Waste management plan, prepared in accordance with SC6.16 City Plan policy – Solid waste management, is Council's preferred method of addressing the above outcome.**	**AO5** No acceptable outcome provided.	**NOT APPLICABLE.**	

CITY OF GOLDCOAST.

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	2 Karingal Drive, PIMPAMA, 4209
Lot and Plan	19RP152380
Area	24,590 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 1 (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 - Procedures for Air Navigation Services, Aircraft Operational (PANS-OPS) surfaces: • PANS-OPS contour	Airport environs overlay code Tables of assessment: • Airport environs overlay
Building height	
Bushfire hazard: • Bushfire hazard area	Bushfire hazard overlay code Tables of assessment: • Bushfire hazard overlay
Dwelling house • Dwelling house overlay area	Tables of assessment: • Dwelling house overlay
Environmental significance –priority species Matters of state environmental significance: • Koala habitat areas	Environmental significance overlay code Tables of assessment: • Environmental significance- priority species overlay
Environmental significance – vegetation management Matters of state environmental significance: • Regulated vegetation	Environmental significance overlay code Tables of assessment: • Environmental significance - vegetation management overlay
Environmental significance – vegetation management Matters of local environmental significance: • Vegetation management	Environmental significance overlay code Tables of assessment: • Environmental significance - vegetation management 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
Flood: • Flood assessment required	Flood overlay code Tables of assessment: • Flood overlay
Industry, community infrastructure and agriculture land interface area: • Community infrastructure interface area - Waste and recycling centre	Industry, community infrastructure and agriculture land interface area overlay code Tables of assessment: • Industry, community infrastructure and agriculture land interface area overlay
State controlled roads, rail corridor and transport noise corridor: • Railway corridor 100m buffer	Regional infrastructure overlay code Tables of assessment: • State controlled roads, rail corridor and transport noise corridors overlay
State controlled roads, rail corridor and transport noise corridor: • Transport noise corridors	
Water catchments and dual supply system area: • Woongoolba flood mitigation catchment area	Healthy waters code Tables of assessment: • Water catchments and dual supply system area overlay
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	16 Oct 2025	Version	v12 - Current

1.0 CITY PLAN EXTRACTS

1.1 SC6.15 CITY PLAN POLICY – SOLID WASTE MANAGEMENT

1.1.1. Appendix A – Waste generation rates and servicing frequency

Type of Premises	Estimated General Waste Generation	Estimated Recycling Generation	Notes on The Use of Container Type
Multiple dwelling (residential only) – 3 bedroom and above	120 L / dwelling / week	80 L / dwelling / week	Wheelie Bins (Recycling Waste)

1.1.2 Appendix B – Waste Bin Types and Dimensions

Wheelie bins			
Wheelie bin Capacity (L)	Length (mm)	Width (mm)	Height (mm)
140	615	505	915
240	730	550	1060
360	865	650	1100

Bulk bins				
Size	Bulk Bin Capacity (L)	Length (mm) (incl. pockets)	Width (mm)	Height (mm) (incl. wheels)
1	660 – Plastic	1510	780	1330
2	1000	1738	901	1310
3	1100 – Plastic	1490	1100	1330
4	1500	2040	1051	1304
5A	2000	2050	965	1553

1.2 POLICY MEASUREMENTS AND REQUIREMENTS

1.2.1 Vehicle operating dimensions

Collection vehicle type	Travelling height (m)	Width (m)	Length (m)	Servicing Height (m)	Total Tonnage (max)	Turning Radius (m)
Side lift truck (Wheelie bins)	4.1	2.5	9.8	4.25	23	11.5 (wall to wall) 10.5 (kerb to kerb)
Front end loader (Bulk bins)	4.3	2.5	10.2	6.4	27.5	13.2 (wall to wall) 12.3 (kerb to kerb)

1.2.2 Servicing, bin storage points, and bin wash-down facility requirements

Design Element	Requirement
Wheelie bin and bulk bin servicing points	• Bin-carting route must allow bins to be easily manoeuvred and be devoid of steps or steep rises. • Bin-carting route must not extend through habitable parts of a building, or a food premises, and only occur through common property or publicly accessible locations. • Where site has frontage to a number of roads, the servicing occurs on the roadway of the lowest order where possible. • Positioned on a level pad. • Bins to be removed from and returned to the storage point.
Bulk bin storage points	• Constructed hardstand area with a solid concrete base or acceptable equivalent. • Roofed and designed to prevent entry to rainwater. • Waste area to be level and accessible by the contractor with no lip on the vehicle crossover (zero invert). • Graded to fall to a drainage point within the storage point.

2.0 WASTE MANAGEMENT PROPOSAL

2.1 CALCULATIONS

Use		Waste Generation	Recycling Generation
Multiple dwelling (residential only) – 3 bedroom and above	City Plan Requirement	120 L / dwelling / week	80 L / dwelling / week
	Development Demand	6,840 L per week	4,560 L per week

2.2 PROPOSED BINS

Waste Bin	General Waste				Recyclable Waste			
	61 x 240 L Wheelie Bin				61 x 240 L Wheelie Bin			
	Wheelie bin Capacity (L)	Length (mm)	Width (mm)	Height (mm)	Wheelie bin Capacity (L)	Length (mm)	Width (mm)	Height (mm)
	240	730	550	1060	240	730	550	1060
	Once weekly collection for a total volume of 14,640 L per week				Fortnightly collection for a total volume of 14,640 L per fortnight			
Required Area	57 m²				57 m²			

2.3 SUMMARY OF WASTE MANAGEMENT

A summary of the waste management for the development is detailed below. Conditions of approval can reflect any waste management requirements if deemed necessary.

ITEM	RESPONSE	
General waste generation	240 L Wheelie Bin	
Recyclable waste generation	240 L Wheelie Bin	
Bin location	Bins will be located within a dedicated bin areas at the side and frontage of dwellings.	
Collection vehicles	Side lift truck for wheelie bin. Collection will be achieved by the vehicle briefly standing on internal driveway and bins being wheeled out to the collection points next to the internal driveway.	
Collection Frequency	General waste	Once a week
	Recyclable waste	Once a fortnight

2.4 PROPOSAL PLAN EXTRACTS

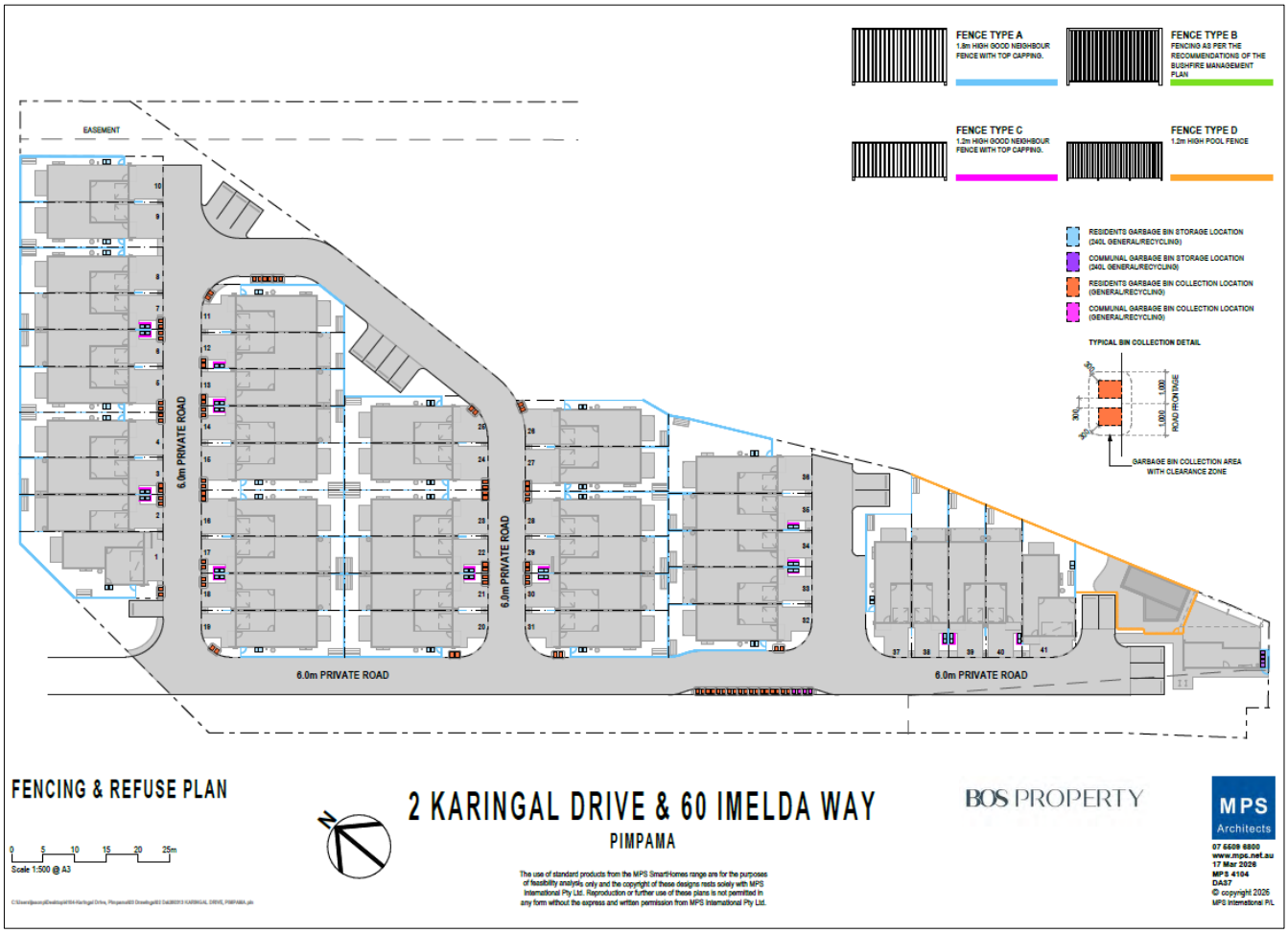


Figure 1: Site Plan.

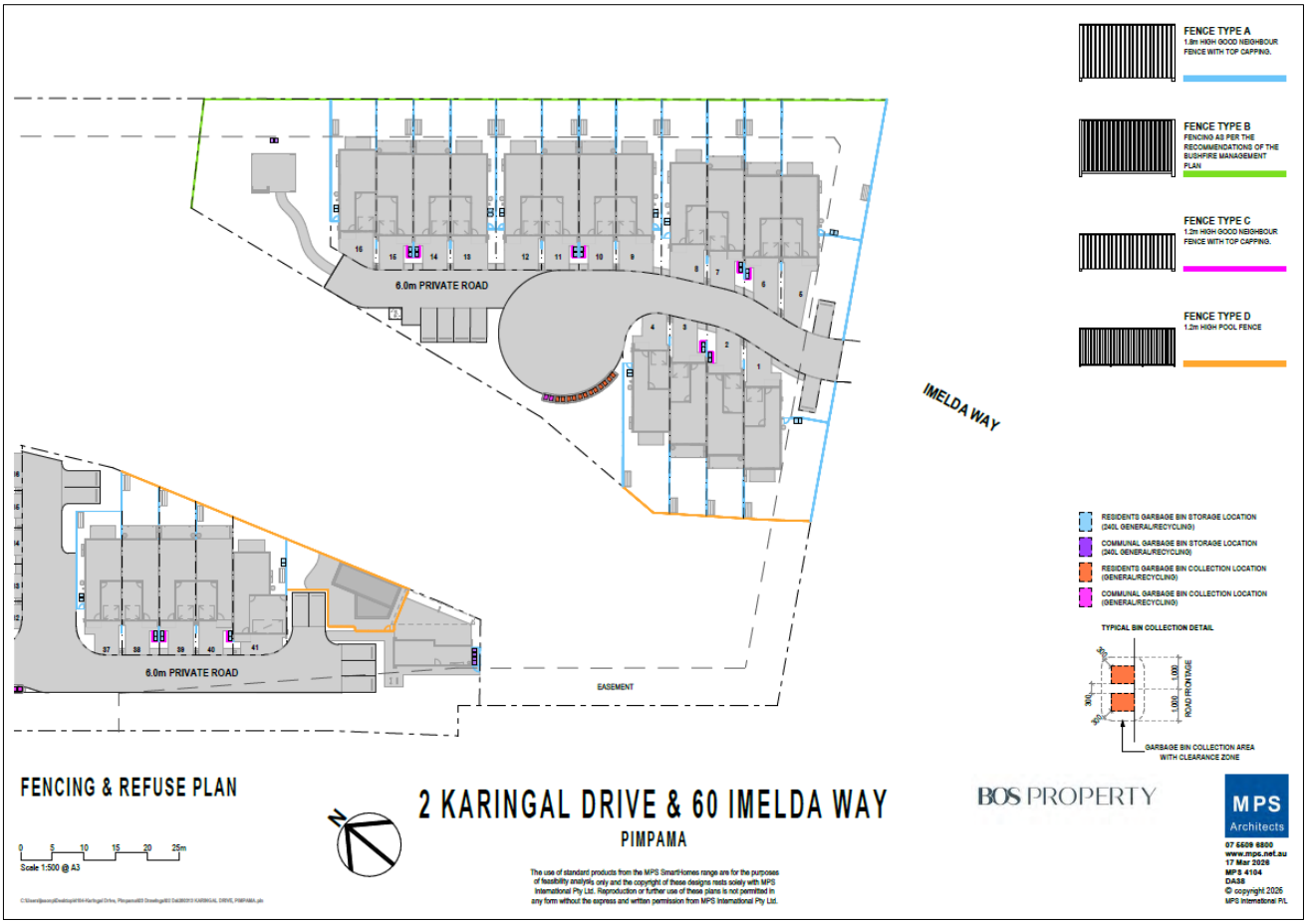
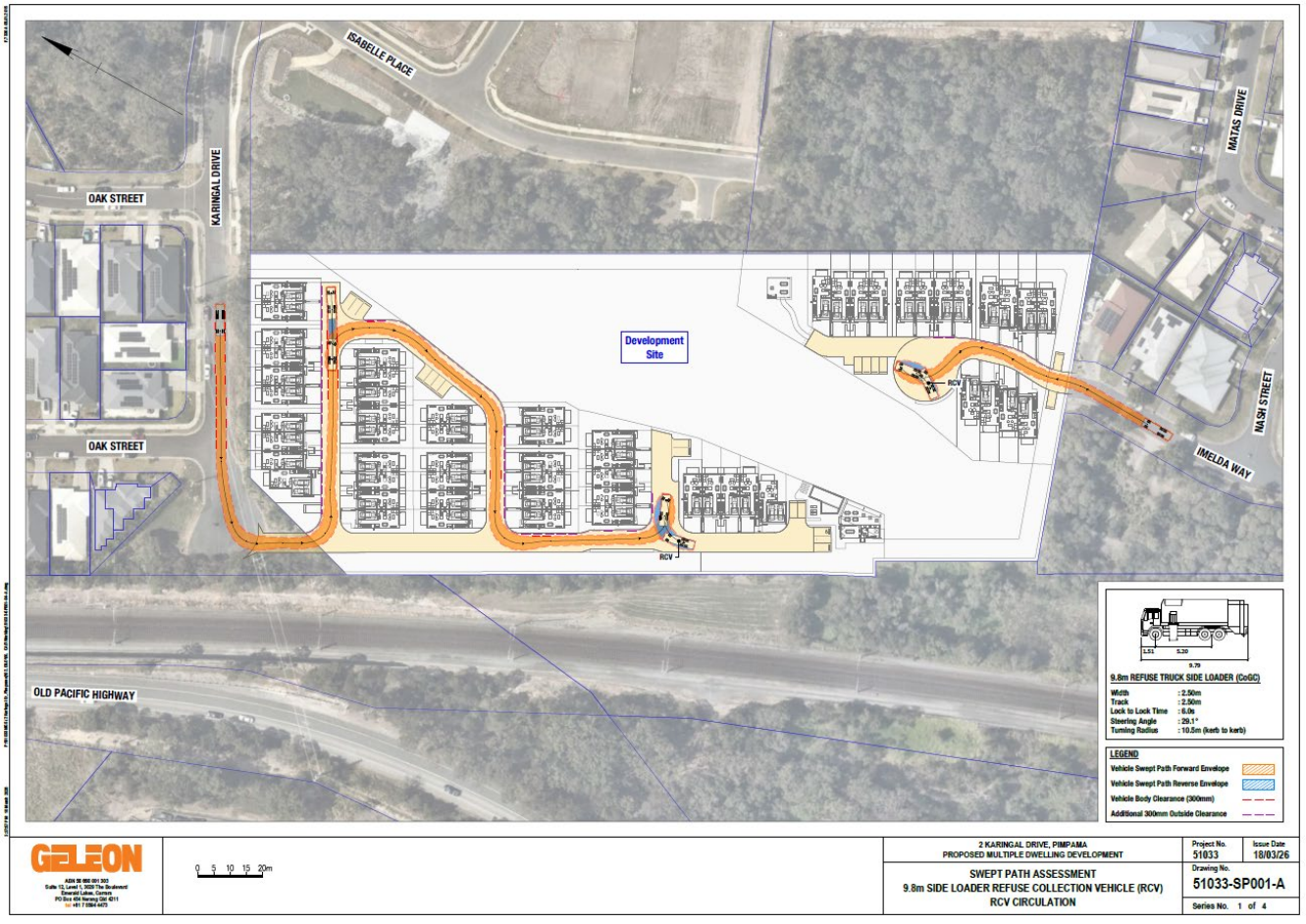


Figure 2: Site plan.



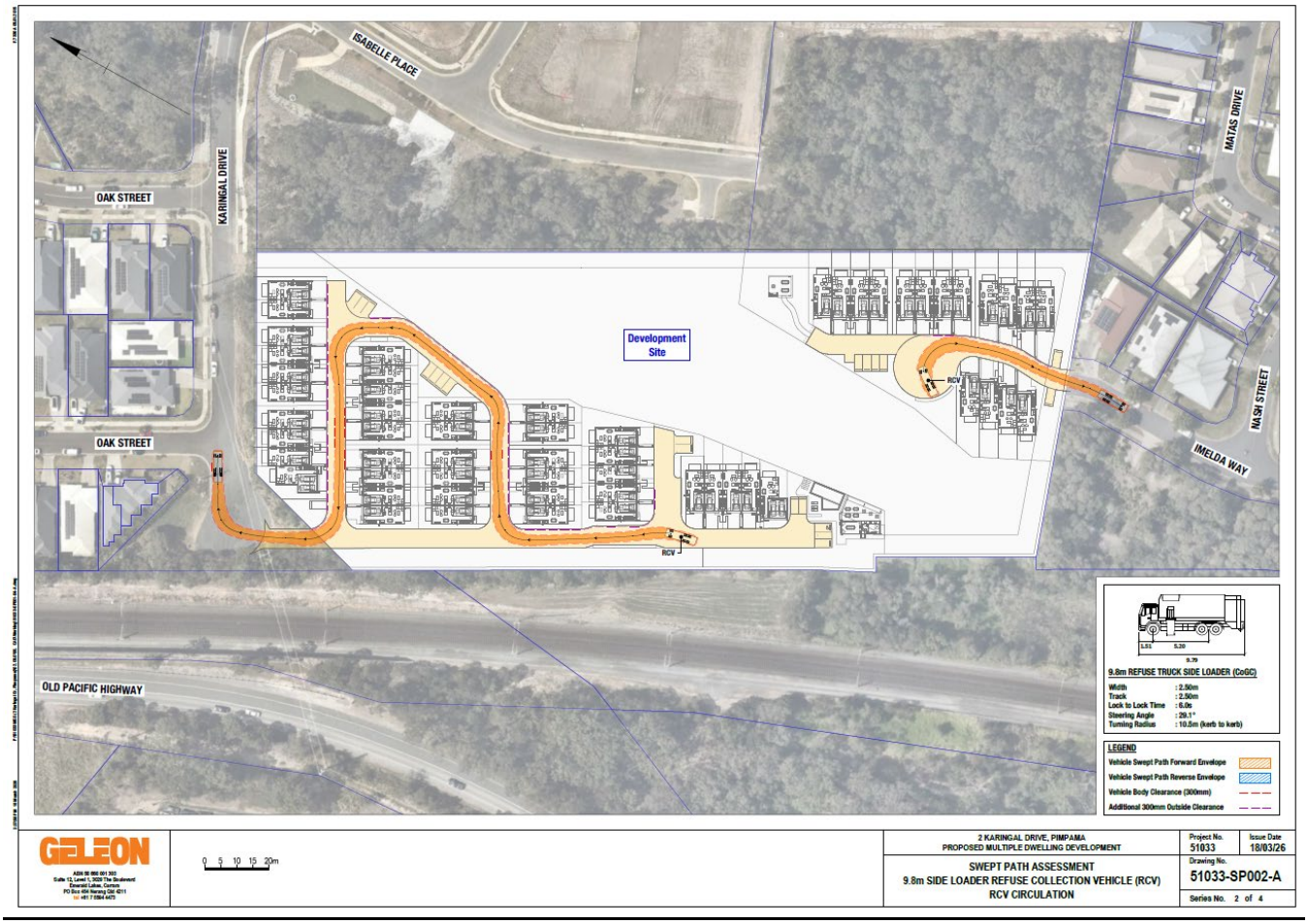


Figure 2: Swept path extracts.