SECTION 2:
SUPPORTING DOCUMENTS

65 Courtney Dr, Upper Coomera

Planning Assessment Report

- Appendix A: Site Analysis Plan
- Appendix B: Site Photos
- Appendix C: City Plan Property Report
- Appendix D: State Overlay Maps
- Appendix E: City Infrastructure Assets Map
- Appendix F: Prelodgement Meeting Minutes
- Appendix G: City Plan Code Responses
- Appendix H: Plans For Adjoining Sites



PLANNING ASSESSMENT REPORT – PROPOSED ROL (1 INTO 26 LOT SUBDIVISION)

65 Courtney Drive, Upper Coomera

Prepared for Needham Ground Pty Ltd and JNG Property Investments 1 Pty Ltd

enhance
URBAN PLANNING

Report Details

Title	Ref	Date	Author
Planning Assessment Report – Proposed ROL (1 into 26 lot subdivision) – 65 Courtney Drive, Upper Coomera	2025-03-740	26-Feb-26	Fatima Butalid

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Draft	-	27-Mar-26	Chris Goold
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1 Introduction

Enhance Urban Planning ('**EUP'**) has been engaged by *Needham Ground Pty Ltd and JNG Property Investments 1 Pty Ltd* (the '**Applicant'**) to prepare and lodge a Development Application (the '**Development Application**') seeking approval from the City of Gold Coast Council (the '**Council'**) for a Development Permit for Reconfiguration of a lot (1 into 26 lot subdivision) (the '**development**'). The development is proposed at 65 Courtney Drive, Upper Coomera (formally described as Lot 187 on RP173728) (the '**site**'). This Development Application requires Impact assessment.

The following key aspects of the development are noted:

- The site is located in the Upper Coomera (Courtney Drive) precinct of the Emerging community zone of the Gold Coast City Plan.
- The intention of the Emerging community zone is to '…*identify land that is suitable for urban purposes and protect land that may be suitable for urban development in the future*', and '*manage the timely conversion of non-urban land to urban purposes*'.
- The development proposes the Reconfiguration of the existing 30,100m^2 parcel of land into 26 lots ranging in size from 248m^2 to 2,455m^2 plus new roads, sewer, water, and stormwater provisions, and a central environmental and open space adjoining Yuan Creek which traverses the middle section of the site.
- The layout has been designed in accordance with the precinct plan and to align with the adjoining approvals / proposals adjoining the site to the west and east.
- Matters of ecological significance are protected through the provision of a 60m wide buffer over Yaun Creek which includes areas of rehabilitation.
- The area also extends the network of open space to the benefit of the community.
- The development represents the logical sequencing of development in the area consistent with the precinct planning applied by the City Plan, and delivers much needed housing opportunities in a desired location.

As this report will demonstrate, the development complies with all relevant local and state planning requirements and it is therefore our opinion that it warrants the approval of Council, subject to reasonable and relevant conditions.

Any queries arising during the course of the assessment of this Development Application should be directed to Brendon Walkinshaw on (07) 5592 4663 or by email – brendon@enhanceup.com.

2 Project Overview

Key details applicable to this Development Application are summarised in the tables below.

Table 2.1: Site Details

Aspect	Details
Title Details	187RP173728
Address	65 Courtney Drive, Upper Coomera
Site Area	30,100 m^2
Site Frontage	107 metres
Easements	N/A
Land Owner	JNG PROPERTY INVESTMENTS 1 PTY LTD A.C.N. 681 255 390 NEEDHAM GROUND PTY LTD A.C.N. 677 443 033
Local Government Area	Gold Coast
Division	Division 3 (Cr Donna Gates)
Planning Scheme	Gold Coast City Plan (version 13)
Strategic Framework	New Community
Zone	Emerging community
Precinct	Upper Coomera precinct • Courtney North-east (CNE) (front portion) • Courtney South-east (CSE) (rear portion) • Green Space Network (public open space)
Overlays	Airport Environs Overlay Bushfire Hazard Overlay Dwelling House Overlay Environmental Significance- Wetlands and Waterways Overlay Landslide Hazard Overlay
Regional Plan Designation	Urban Footprint
State Assessment Overlays	SEQ Regional Plan Land Use Categories Queensland Waterways for Waterway Barrier Works Water Resource Planning Area Boundaries

Table 2.2: Development Application Details

Aspect	Details
General Description	1 into 26 lot residential subdivision
Application Type	Reconfiguring a lot
Level of Assessment	Impact assessment
Pre-Lodgement Meeting	Yes – 8 July 2025 (refer to Section 5 and Appendix F)
Referral Agencies	N/A
Applicable Codes	Bushfire hazard overlay code Environmental significance overlay code Landslide hazard overlay code Reconfiguring a lot code Emerging community zone code General development provisions code Healthy waters code Vegetation management code
Submitted Documents	**Section 1 – Forms:** - DA Form 1; - Land Owners Consent; and - Infrastructure Charge Proposal Summary; **Section 2 – Supporting Documents:** - Planning Assessment Report including: - Appendix A: Site Analysis Plan - Appendix B: Site Photographs - Appendix C: City Plan Property Report; - Appendix D: State Overlays; - Appendix E: City Infrastructure Assets Map; - Appendix F: Prelodgement Meeting Minutes; and - Appendix F: City Plan Code Responses. **Section 3 – Plans:** - Development Plans **Section 4 – Specialist Reports:** - Geotechnical Report - Serviceability Report - Stormwater Management Plan - Traffic and Transport Assessment - Bushfire Management Plan - Ecological Assessment - Vegetation Management Plan - Dam Dewatering & Fauna Management Plan - Rehabilitation Management Plan - Landscape Plan

Table 2.3: Applicant Details

Aspect	Details
Applicant	Needham Ground Pty Ltd and JNG Property Investments 1 Pty Ltd
Applicant Contact	Brendon Walkinshaw C/- Enhance Urban Planning PO Box 7143, Southport Park Qld 4215
Applicant Contact Details	brendon@enhanceup.com (07) 5592 4663
Applicant Reference	2025-03-740

Table 2.4: Project Team

Organisation	Role	Contact Details
enhance URBAN PLANNING	Planning Assessment Site Analysis Plan	Chris Goold or Brendon Walkinshaw (07) 5592 4663 chris@enhanceup.com brendon@enhanceup.com
JENSEN BOWERS SURVEYING 3D SPATIAL SOLUTIONS DEVELOPMENT ADVISORY jensenbowers.com.au	Survey Development Plans	Scott Morrison 0411 599 518 ScottMorrison@jensenbowers.com.au
BORNHORST +WARD +61 (7) 3013 4699 www.bornhorstward.com.au	Serviceability Report Site Based Stormwater Management Plan	Nick Rozis 0418 755 661 n.Rozis@bornhorstward.com.au
BIOME WATER AND ENVIRONMENTAL CONSULTING	Dewatering & Fauna Management Plan Ecological Assessment Rehabilitation Management Plan Vegetation Management Plan	Nadya Lees 0409 474 482 nadya@biomeconsulting.com.au
Pacific Geotech Consulting Geotechnical Engineers	Geotechnical Report	Leigh Bexley (07) 5636 4680 info@pacgeo.com.au
GELEON	Traffic and Transport Assessment	James Goodman 07 5594 4473 james.goodman@geleon.com.au
BUSHFIRE RISK REDUCERS	Bushfire Hazard Assessment	Alistair Hill 0438 994 465 ahill@bushfire.biz
	Landscape Plan	Ed Lardner 0401 346 543 ed@byrnslardner.com.au

3 Site and Environment

The site is situated on the southern side of Courtney Drive in Upper Coomera and comprises a substantial allotment with a total area of approximately 30,100 m². The site is generally vacant, with the exception of an existing dwelling positioned within the elevated southeastern portion of the land.

In terms of surrounding land uses, the site is adjoined by a residential area to the southeast, which reflects a more suburban development pattern. To the south, the land has been subdivided, demonstrating ongoing or recent development activity in the locality. A vacant lot is located to the north. To the west an approved residential subdivision is currently being delivered, while the rural lot to the east is subject to an application for a residential subdivision.

The higher parts of the site are on the Courtney Drive frontage and the rear boundary. The site falls from the high points towards Yaun Creek which runs east-west through the centre portion of the site. The site also includes a dam and scattered native vegetation mostly concentrated along Yuan Creek.

Site location plans, Aerial photographs and photograph of the site are provided in **Figures 3.1** to **3.4**.

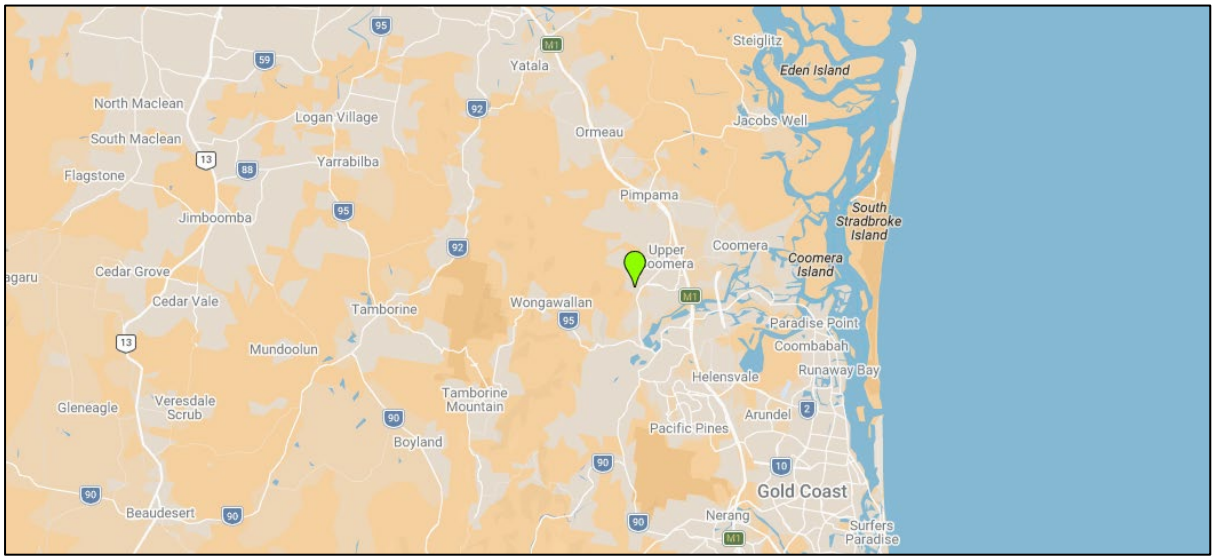


Figure 3.1: Site Location

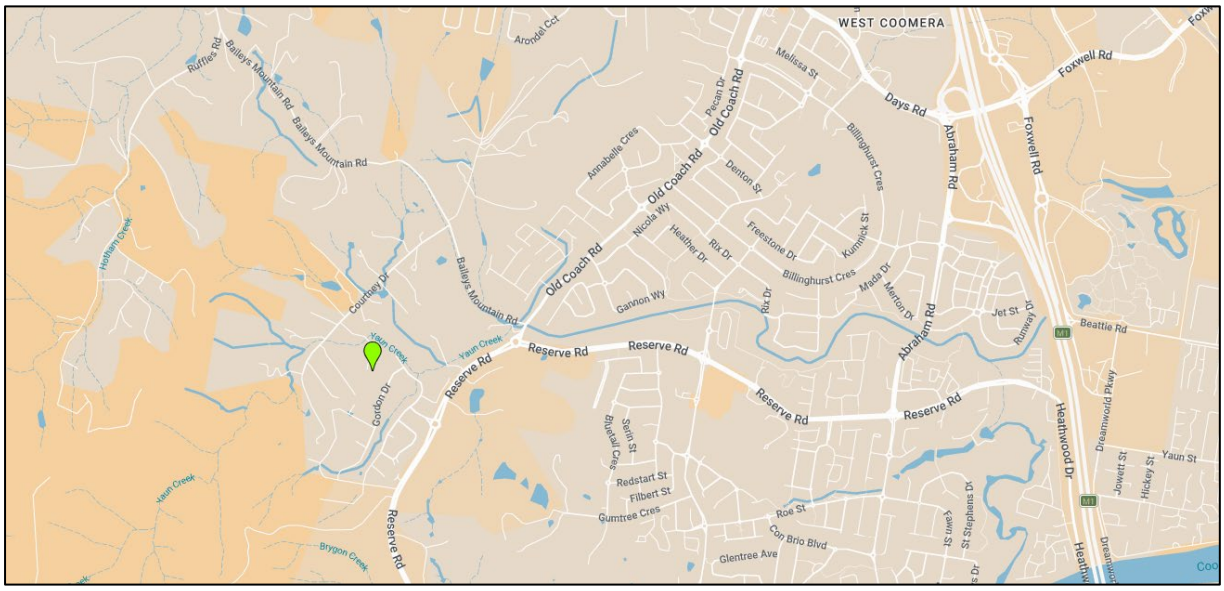


Figure 3.2: Site Location (Google Maps)



Figure 3.3: Aerial Photograph of Area (Queensland Globe)



Figure 3.4: Aerial Photograph of Site (Queensland Globe)



Figure 3.5: Photograph of Site

Please refer to **Appendix A – Site Analysis Plan** and **Appendix B – Site Photos** for further details.

3.1 Local Context

The site surrounds are described as follows:

North: Abutting the site to the north is Courtney Drive. The opposite side of Courney Drive includes several rural residential properties featuring dwellings and outbuildings, all of which are substantially setback from the front boundary.

East: Immediately abutting the site in the east is 53 Courtney Drive. The site features vegetation throughout, with clearings in the front and middle to rear section of the site. There is no significant built form on the site. An application for the subdivision for this site is currently being assessed by Council (discussed further below).

South: Several residential properties border the site to the southeast - 3, 5, 7, 9 and 11 Gordon Drive. Notably, these properties are suburban lots of around 1,000m^2. Each property contains a single storey detached dwelling.

West: A substantial subdivision is currently under construction to the west. The approval (Council ref: COM/2019/82) comprises a 208 lot subdivision, with 196 residential lots.



Figure 3.6: Photograph of Subdivision to west (Google Streetview - April 2025)

As relevant, the area directly interfacing with the site (described in order from north to south) is as follows:

- Environmental reserve (6,042m^2);
- Drainage (3,532m^2);
- Road connections to the site;
- Residential Lots 291, 295, 296 & 280; and
- Sewer connection.

Please refer to **Appendix A – Site Analysis Plan** for further details.

3.2 Frontage and Access

The site has a 107m frontage to Courtney Drive which includes a vehicle crossover. Courtney Drive is a formed road however there is no kerb and channel or footpaths. Please refer to **Appendix B – Site Photos** for further details.

3.3 Topography

The higher parts of the site are on the Courtney Drive frontage (42-44m AHD) and the southwestern corner of the site (50m AHD). The front of the site falls from Courtney Drive towards Yaun Creek, which runs east-west through the centre portion of the site; the rear portion of the site falls from the southwest to the north east towards Yuan Creek and the eastern boundary of the site.

3.4 Natural Features

Yaun Creek runs east to west through the central portion of the site. The site includes large native trees and other vegetation scattered throughout the site, with the denser areas located along Yuan Creek.



Figure 3.7: Wetlands & Waterways Buffer Area along Yuan Creek

3.5 Natural Hazards

A portion of the site falls within the Bushfire Hazard Overlay (Medium potential bushfire intensity), with the entirety of the site within the Potential impact buffer. The area affected by the Medium potential bushfire intensity contains existing vegetation which follows the Yaun Creek buffer.



Figure 3.8: Bushfire Hazard Area

3.6 Civil Infrastructure

As shown on Council infrastructure mapping (below and in Appendix E), there is minimal reticulated services near the site. However, various reticulated services will be supplied to the site via adject development as the adjoining stages of the precinct are delivered. Approved plans for a tunnel-bored sewer line and accompanying 3m easement that will run through the subject site in an area immediately adjacent to Yaun Creek.

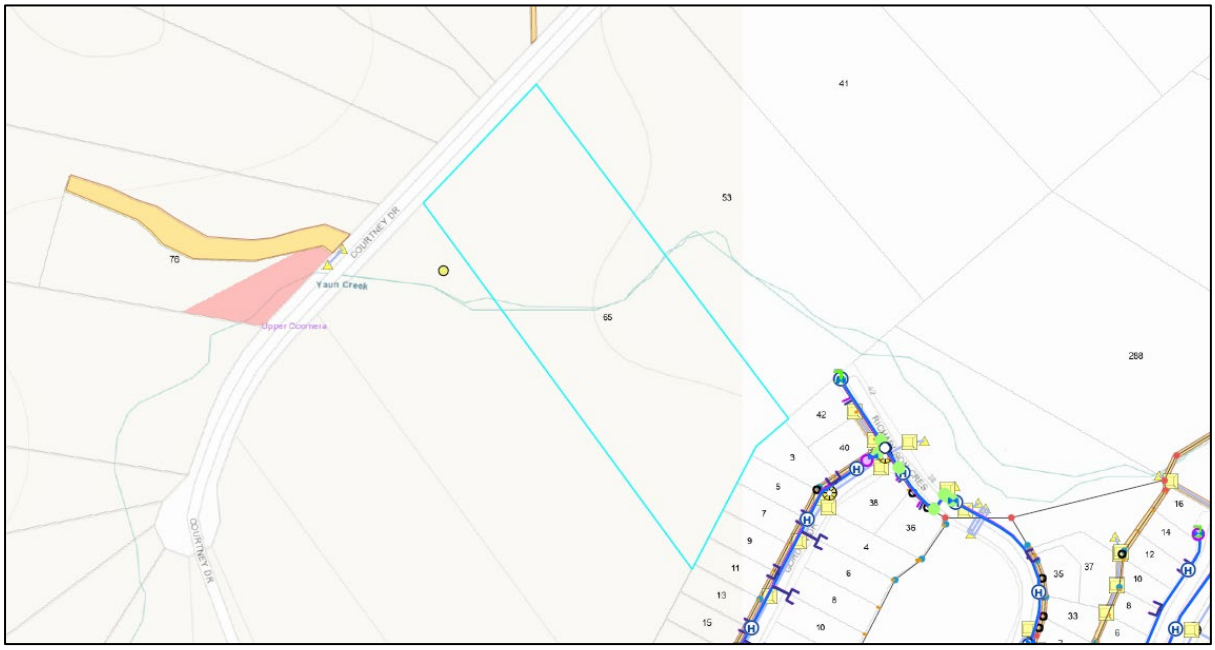


Figure 3.9: Council Infrastructure Assets Map

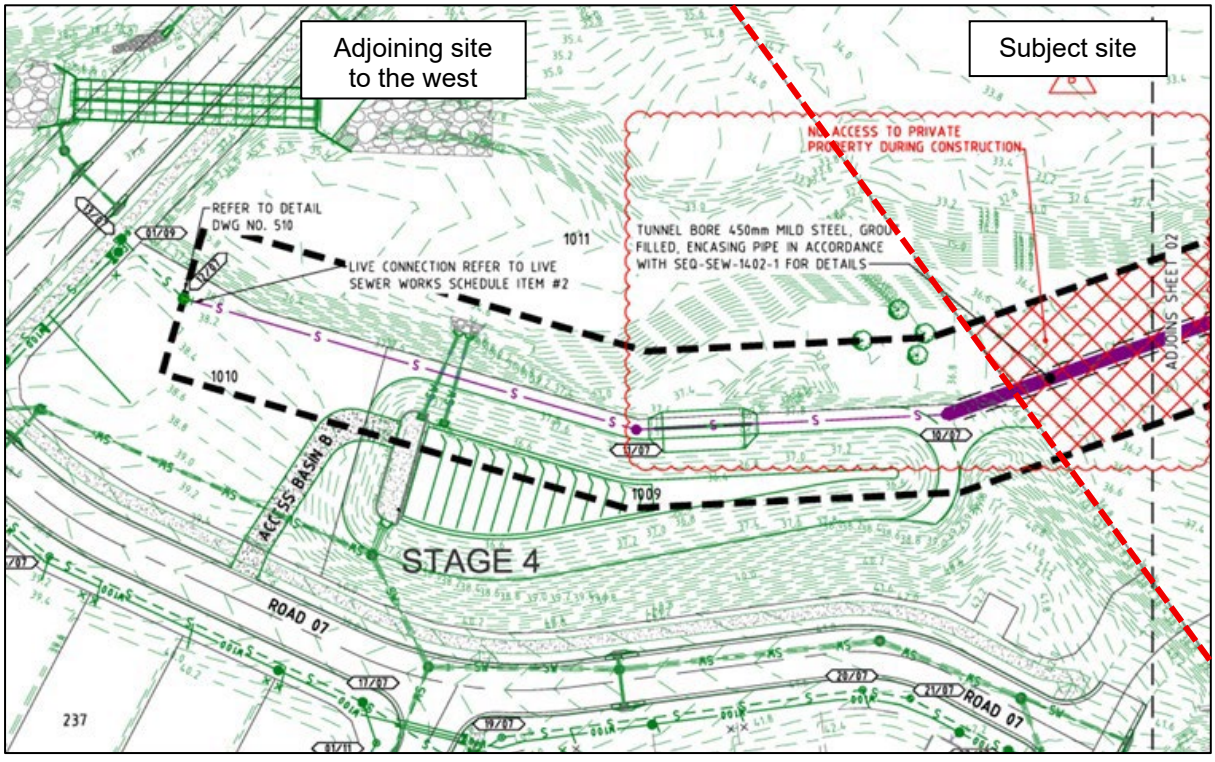


Figure 3.10: Approved Sewer Plan for the Site to the West

Please refer to **Appendix E – Council Infrastructure Assets Map** for further details.

3.7 Easements and Encumbrances

The site includes a single easement – ASP350299 – which is understood to burden the site to Council for the purpose of access to a sewer main noted in **Section 3.6** of this report.



Figure 3.11: Easement (Qld Globe)

3.8 Strategic Designation

The site is located in the Upper Coomera (Courtney Drive) precinct of the Emerging community zone of the Gold Coast City Plan.

The intention of the Emerging community zone is to '…*identify land that is suitable for urban purposes and protect land that may be suitable for urban development in the future', and 'manage the timely conversion of non-urban land to urban purposes*'.

The Upper Coomera (Courtney Drive) precinct is supported by a 'precinct plan' which is (shown overleaf) identifies that the site is located in the Courtney Northeast (CNE) sub-precinct, the Courtney Southeast (CSE) sub-precinct, and the Greenspace network (public open space) area along Yuan Creek.

Further consideration of the precinct is provided in **Sections 7 and 8** of this report.

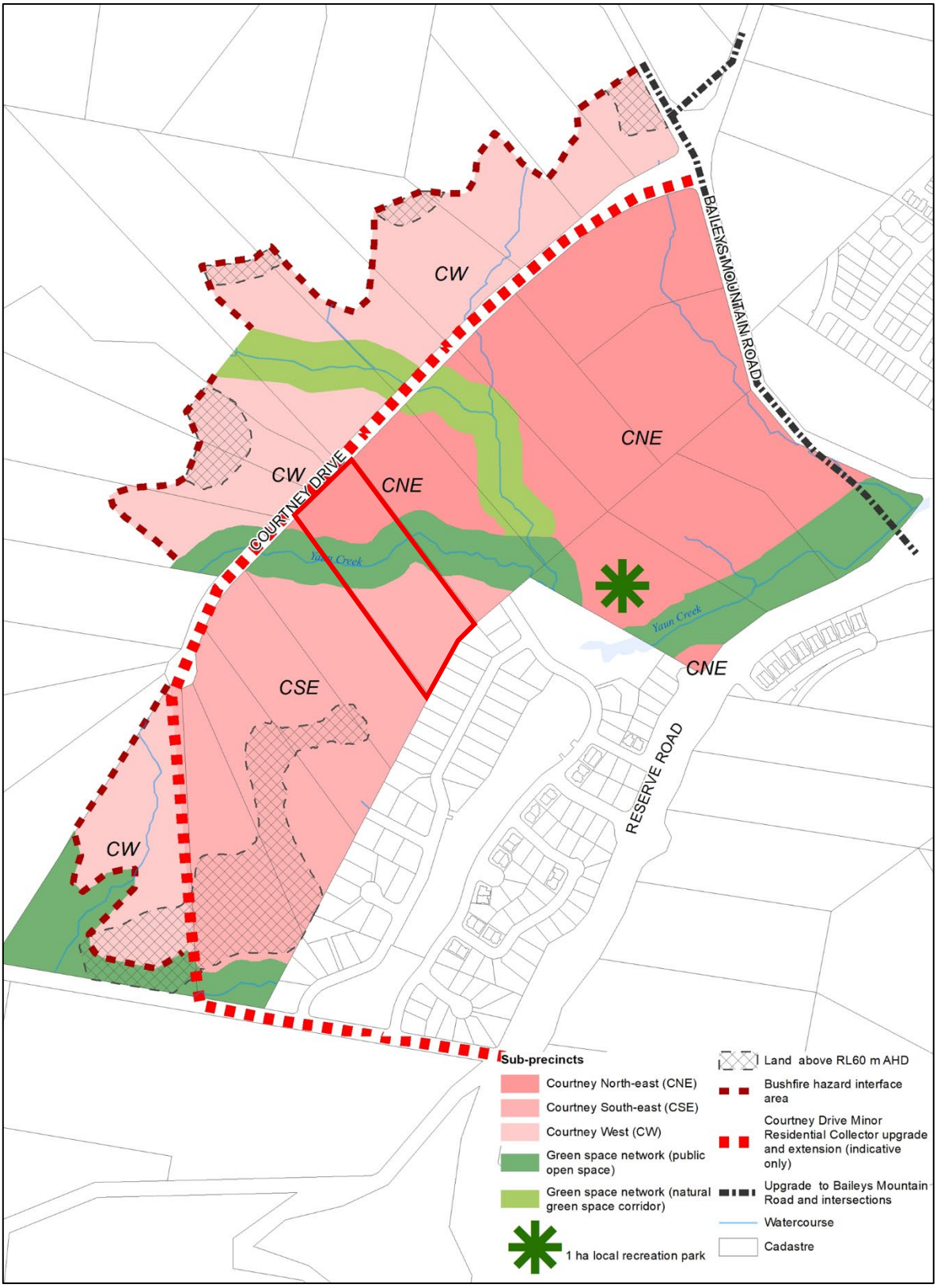


Figure 3.12: Upper Coomera (Courtney Drive) Precinct Plan

3.9 Similar Approvals / Applications

ROL/2024/116

- 176 Baileys Mountain Road, Upper Coomera
- Reconfiguring a Lot (Impact assessment)
- Lodged 17/12/2024 (currently under assessment)
- 149 lot subdivision with a minimum lot size – 294sqm



Figure 3.13: Proposal to the east of the Site

A copy of the latest plan is provided in **Appendix H**.

COM/2019/82

- 79-99 Courtney Drive, Upper Coomera
- Development permit for Reconfiguring a lot (Impact assessment) for a 5 into 208 lot subdivision (including 196 residential lots, 4 Open space (Environmental) lots, 5 Open space (Drainage) lots, 2 Open space (Recreation) lots and 1 utility lot)
- Approved 15 June 2023
- Minimum lot size – 400sqm

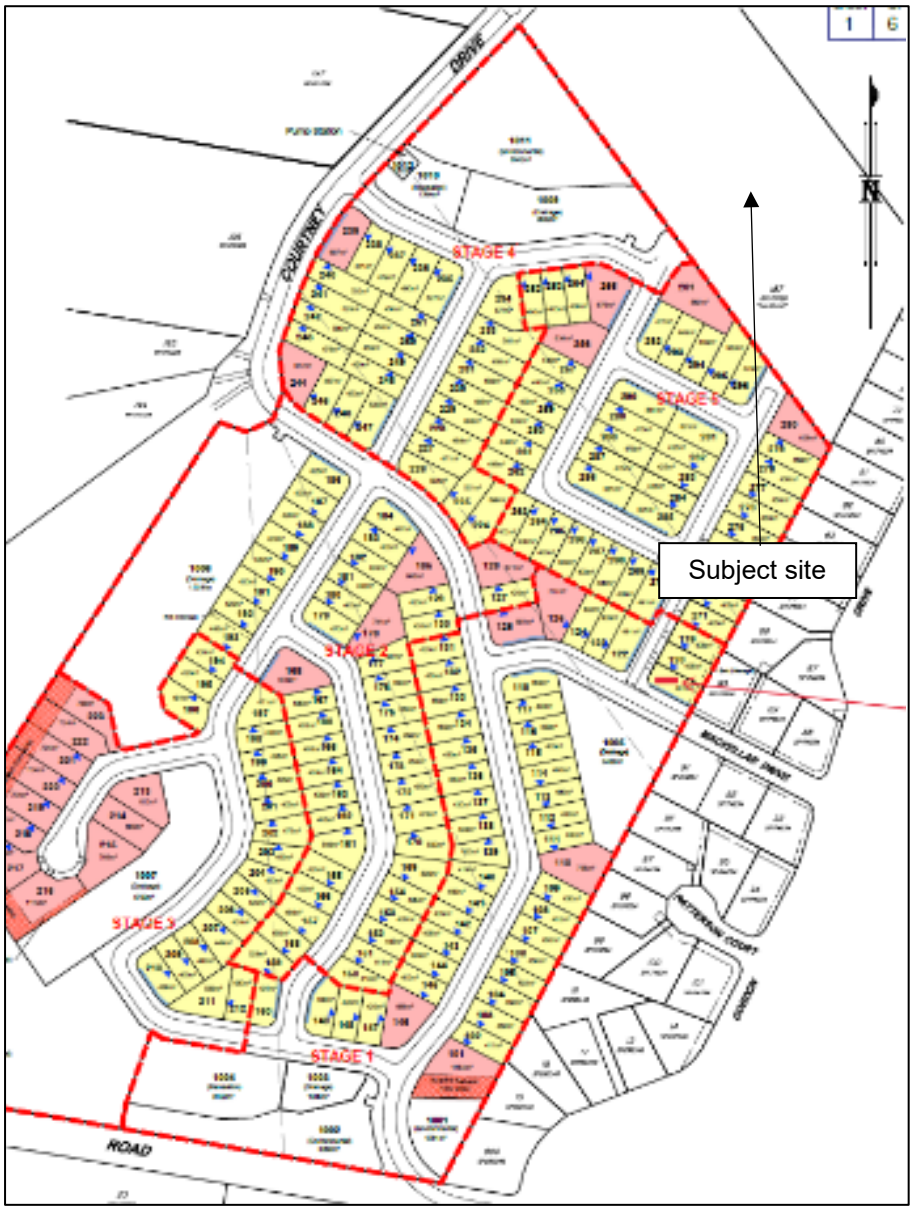


Figure 3.14: Proposal to the west of the Site

Copies of the approved plans are provided in **Appendix H**.

4 Proposed Development

The proposal involves the subdivision of the site to create 26 residential lots supported by new road infrastructure, environmental protection areas / open space and associated infrastructure services.

The subdivision (refer to plan below) is arranged into two sub-precincts and has been designed in response to both the physical constraints of the site and the surrounding subdivision pattern. The northern portion of the site (Lots 1–14) is accessed via a new road connecting to Courtney Drive and comprises a mix of standard residential lots and smaller terrace-style lots, generally ranging from 276m² to 691m², with one larger lot (Lot 14) which is 1,091m². The southern portion of the site (Lots 16–26) is accessed via an extension of the internal road network from the adjoining approved / proposed developments. In this sub-precinct ranging between approximately 248m² and 641m², with one larger lot (Lot 15) which is 2,455m² and is intended for a future townhouse development (subject to further approvals).



Figure 4.1: Proposed Site Layout

Lot sizes across the subdivision vary to provide housing diversity, with a variety of lot sizes and widths, rear lots, and a larger lot suitable for townhouses or similar. Building Location Envelopes (BLEs) are nominated for each lot, with some lots incorporating built-to-boundary provisions for garages indicative of a terrace housing product. Access throughout the development is facilitated by new roads of 15.5 to 16.5 metres wide to align with adjoining developments.

The design of the subdivision is strongly influenced by the presence of Yaun Creek, which traverses the site and is protected by a 30 metre buffer along with the retention of significant areas of environmental open space and drainage reserves. Other constraints include the undulating topography, provision of dwelling exclusion zones to reduce risk from bushfire, and alignment with the adjoining approvals / proposals. The proposal also incorporates necessary servicing infrastructure, including sewerage and water connections, and centrally located drainage reserves.

Overall, the subdivision represents a considered response to the site's environmental constraints, providing an efficient and connected road network, a range of lot sizes and potential housing outcomes, and integration with the surrounding context.

Development data is provided in **Table 4.1**, below and the proposed Development Plans are available in **Appendix D**.

Table 4.1: Proposal Details

Aspect	Details
Description	Subdivision of the land – 26 residential lots
Lot Sizes	248m^2 to 2,455m^2
Lot Descriptions	All allotments to provide frontage for adequate dwelling design. 2 battle-axe arrangements proposed.
Vehicular Access / Network	• Lots 1-14 via a shared crossover to Courtney Drive • Lots 15-26 via adjacent internal road network
Drainage reserves	Bio retention basins are provided either side of the Yaun Creek buffer area. They are sized appropriately for the relevant catchments either side of the creek (264m^2 and 529m^2 in area respectively).
Site Servicing	Water and sewer services to be provided by existing or future services currently under construction predominantly from the development site to the west.

4.1 Key Considerations

Key considerations of the development are provided below.

4.1.1 Lot Sizes / Density

The proposal involves lots between 248m^2 and 2,455m^2.

As noted, pursuant to the Upper Coomera (Courtney Drive) precinct plan, the portion of the site to the north of Yuan Creek is located in the Courtney Northeast (CNE) sub-precinct, and the portion of the site to the south of Yuan Creek is located in the Courtney Southeast (CSE) sub-precinct. Each sub-precinct has different intentions for residential density prescribed in the *Emerging community zone code* as follows –

- 19 to 23 dwellings per net hectare, where located in sub-precinct Courtney North-east; and
- 13 to 17 dwellings per net hectare, where located in sub-precinct Courtney South-east.

Consideration of these is provide below.

Precinct	Area	Intended Density	Proposed Density (lots)
CNE	8,018m^2 0.8017ha	15.23 – 18.44	14
CSE	10,705m^2 1.0705ha	13.91 – 18.20	12[1]

As shown above, the proposal is generally consistent with the intended density identified in the *Emerging community zone code*.

4.1.2 Vegetation Removal

The site currently contains existing vegetation, which is proposed to be removed to facilitate the subdivision. The vegetation removal is necessary to enable site preparation, construction activities, and the implementation of the proposed layout. It is limited to nominated vegetation within a vegetation clearing plan (extract below). An Ecological Assessment, a Dam Dewatering and Fauna Management Plan, Vegetation Management Plan, and Rehabilitation Management Plan are provided in **Section 4 – Specialist Reports** of this application.

[1] Lot 15 is intended to be for a Multiple dwelling land use subject to further approvals. This would provide for a further 5-8 dwellings



Figure 4.2: Proposed Tree Clearing Plan (Vegetation Management Plan)

4.1.3 Dam Dewatering & Fauna Management Plan

The environmental consultant, Biome, has prepared a Dam Dewatering & Fauna Management Plan for the development (refer to **Section 4 – Specialists Reports**). The report outlines the dewatering plan and associated procedures, as well as fauna management procedures.

Dewatering Plan

Two options are proposed as part of the dewatering process:

- *Pump out the dam and irrigate the surrounding land; or*
- *Pump to water tankers and discharge offsite.*

It is not recommended that water be discharged directly or indirectly into Yaun Creek. Other alternatives, such as those listed above, must be first considered.

The DETSI has produced a procedural guide for erosion and sediment control where water is released from land development sites. Where water is to be discharged, the procedures identified in the guide are to be implemented.

Pre-clearing Procedures

Pre-clearing surveys are to be undertaken before the commencement of any clearing activities by a registered fauna spotter-catcher. The pre-clearing surveys will identify:

- *Locations of fauna habitat areas (e.g., rock piles, hollow logs, native bee hives, arboreal termitaria);*
- *Locations of trees with hollows;*
- *Locations of any nests; and*
- *Preferred location/s to relocate fauna and fauna habitat.*

Pre-clearing surveys are to take place 1-2 weeks before the commencement of clearing, and all trees with hollows/termitaria or those containing nests are to be marked using flagging tape or line-marking paint.

Where an animal's breeding place is to be destroyed (i.e. an active nest), a Species Management Plan is to be prepared and submitted to the Department of Environment, Tourism, Science and Innovation.

Fauna Management During Vegetation Clearing

A licensed and qualified fauna spotter-catcher is to be on-site during all clearing activities. The spotter-catcher is to be in constant radio communication with machinery operators and on-ground clearing crews.

It is the responsibility of the spotter-catcher to identify significant wildlife safety risks both for wildlife retained on-site, as well as wildlife in adjacent areas or widely ranging wildlife that may use, or move through, the site during operational works.

4.1.4 Ecological Assessment

The environmental consultant, Biome, has prepared an Ecological Assessment for the development (refer to **Section 4 – Specialists Reports**). The assessment identifies the matters of environmental significance potentially occurring on the site, dominant vegetation associations, presence of any conservation significant fauna and/or their habitat, potential impacts upon any matters of ecological significance, recommends mitigation and management measures to minimise the environmental impacts of the development and required specialist reports or permits.

4.1.5 Rehabilitation Management Plan

The environmental consultant, Biome, has prepared a Rehabilitation Management Plan for the development (refer to **Section 4 – Specialists Reports**). The Rehabilitation Management Plan includes a rehabilitation strategy, identifies the rehabilitation zones, provides rehabilitation schedules for the zones, and includes a planting palette, rehabilitation procedures, weed control, rehabilitation area management, and monitoring

4.1.6 Vehicle Access & Movement

New roads are proposed including connection to Courtney Drive providing access to lots 1 to 14, and connection to the approved / proposed roads within the properties to the west and east providing access to the southern lots (lots 15-26). New roads are to be either 15.5m or 16.5m wide. Of note, the narrower 15.5m width is required to align with the roads of the adjoining developments. They are limited to sections of road that adjoin open space on one side which facilitates a slightly reduced width. Vehicle crossover locations are nominated for each lot.

4.1.7 Retaining Walls

The site comprises significantly undulating topography. To enable relatively flat and practical lots, retaining walls are required across the development. Heights have been minimised wherever possible.

Landslide hazard including retaining wall design is addressed in the Geotechnical Report, while wall locations and design details are provided in the Serviceability Report (**Section 4 – Specialist Reports)**.

4.1.8 Geotechnical Report

The geotechnical engineer, Pacific Geotech, has prepared a Geotechnical Report for the development (refer to **Section 4 – Specialists Reports**). The report recommends –

> *To maintain the long term performance of the proposed development, good management of the soil conditions and the development is vital throughout the life of the development.*
>
> *The following are some specific comments with respect to site management and general development at the site:*
>
> - *The ground surface around the perimeter of the buildings should slope away from the structure and fall to the stormwater system. Water should not be allowed to pond adjacent to the buildings.*
> - *Founding soils should not be allowed to become saturated.*
> - *Service trenches under the buildings should be kept to a minimum. Saturation of the on-site material will result in an increase in potential ground surface movements.*
> - *Footings should be poured immediately after excavation. If footings cannot be poured on the same day as excavation, a blinding layer of 50mm thickness is recommended.*
> - *Trees, garden beds and other vegetation should be planted at a distance at least equivalent to three quarters of their mature height away from the structures. This will assist in minimising shrinkage movements in the expansive on-soils.*
> - *Trafficability across the site at the time of the investigation was assessed to be fair. If significant rainfall events occur during the earthworks operation, some difficulties could be experienced in trafficking the exposed surface, particularly following stripping of the ground surface to expose the high plasticity clay soils or clayey sands. Site trafficability may be improved by constructing haulage roads into and on the site or placing rock along high traffic areas.*
> - *All permanent excavations exceeding 1.0m must be supported by adequately engineered retaining walls incorporating drainage or battered at appropriate angles.*
> - *All retaining walls must be individually designed to have a factor of safety of at least 1.5 with respect to internal stability, including sliding and overturning. This is the responsibility of the retaining wall designer.*
> - *The residential development within all Lots must be designed, constructed and maintained in accordance with the attached Guidelines for Hillside Construction and the development examples of good and poor hillside practice.*
> - *Revegetation must commence immediately after the completion of any potential earthworks to minimise future erosion.*
> - *Excavations into the slope must not undermine the stability of any existing structures. Ie. all footings from adjacent buildings or structures must be founded at least 200mm below a line drawn up at 45 degrees from the base of any excavation.*
> - *A detailed geotechnical investigation of any proposed new development must also be carried out prior to development to confirm the foundation requirements stated above. All structures*

must also be adequately designed to restrain any upper level soil creep and withstand lateral forces from the movement of soil.

- *The feasibility and suitability of the site for the proposed residential development based on existing geotechnical conditions of the site is considered satisfactory providing the recommendations stated in this report are followed and implemented.*

4.1.9 Serviceability Report

The civil engineer, Bornhorst + Ward, has prepared a Serviceability Report for the development (refer to **Section 4 – Specialists Reports**). The report concludes that –

- *The proposed development site has no flood levels or flags for building or development purposes and is expected to be low risk.*
- *It is proposed to discharge stormwater to Yaun Creek. Minor flows will be conveyed through an internal drainage system, while major flows will be conveyed through the internal road network via overland flow;*
- *Two stormwater detention basins will be constructed to manage increase peak flows as a result of the development. These basins will also include bio retention systems placed immediately upstream of the detention basin to treat stormwater runoff in the 3 month ARI event.*
- *Major earthworks will be required to level the site and provide appropriate road grades.*
- *Water connections to existing surrounding infrastructure to the north and west are proposed to service the development. A water reticulation system will service each lot of the proposed development.*
- *A manhole will be constructed over the trunk sewer main running within Emt A. A reticulated sewer system will service each lot of the proposed development.*
- *There is existing electrical and telecommunications services surrounding th site which may be used to service the development.*

4.1.10 Site Based Stormwater Management Plan

The civil engineer, Bornhorst + Ward, has prepared a Site Based Stormwater Management Plan for the development (refer to **Section 4 – Specialists Reports**). The report concludes that –

This Engineering Report has demonstrated that the proposed subdivision development located at 65 Courtney Drive, Upper Coomera, can be developed in accordance with Engineering Best Management Practice, City of Gold Coast guidelines, QUDM (2017) and the State Planning Policy (2017). The following points summarise the findings and recommendations:

- *It is proposed to discharge stormwater to Yaun Creek. Minor flows will be conveyed through an internal drainage system, while major flows will be conveyed through the internal road network via overland flow;*
- *There will be an increase in peak stormwater runoff as a result of the development, therefore detention will be required. Two detention basins will be constructed to reduce peak flows exiting the site in the developed scenario.*
- *As the works involved is larger than 2,500m2, stormwater runoff is to be treated via bio-retention system before being directed to Yaun Creek. These will be placed prior to the proposed detention basins and will treat the 3 month ARI flows.*

4.1.11 Traffic and Transport Assessment

The traffic engineer, Geleon, has prepared a Traffic and Transport Assessment for the development (refer to **Section 4 – Specialists Reports**). The report has identified –

Traffic impacts

The total net traffic generation in the AM peak hour is 21 trips, with 11 trips utilising Courtney Drive, equating to one external vehicle movement every 5.45 minutes, and 10 trips utilising Richardson Crescent, equating to one external vehicle movement every 6 minutes. The total traffic generation in the PM peak hour is 22 trips, with 11 trips each utilising Courtney Drive and Richardson Crescent, equating to one external vehicle movement every 5.45 minutes.

The development is expected to generate approximately 106 vehicles per day (vpd) along Courtney Drive. A review of the surrounding development applications (ROL/2024/116) indicates that Courtney Drive is forecast to carry up to 1,250 vpd in 2037. Accordingly, the ultimate daily traffic volume on Courtney Drive in 2037, including the proposed development, is estimated to be 1,356 vpd. Given that the ultimate capacity of Courtney Drive is approximately 3,000 vpd, it can be concluded that the road will have sufficient capacity to accommodate the development generated traffic, while retaining substantial spare capacity for future development.

With regard to Richardson Crescent, the road is classified as a Residential Collector Street and has an adopted capacity of approximately 3,000 vpd. A review of the surrounding development approvals, including COM/2019/82 and ROL/2024/116, indicates that an additional 73 lots (COM/2019/82) may utilise Richardson Crescent for access. Further analysis identifies a further 76 lots from Gordon Drive, Richardson Crescent, O'Connor Place, Murray Circuit and Wright Court that are also expected to access the broader network via Richardson Crescent. Including the 12 lots associated with the current proposal, Richardson Crescent is forecast to accommodate approximately 1,213 vpd post-development. This is well below the available capacity of 3,000 vpd.

Accordingly, it can be concluded that Richardson Crescent has sufficient capacity to accommodate the development generated traffic, and no further detailed investigations are warranted.

Access arrangement

Access to lots 2-11 and lot 14 will be provided via a new road connection to Courtney Drive, while lots 15-26 will access the external road network via new road connections linking to the adjacent developments located at 79 Courtney Drive, Upper Coomera and 176 Baileys Mountain Road, Upper Coomera (COM/2019/82 and ROL/2024/116) (Figure 4.1). Direct property access from Courtney Drive to lots 1, 12 and 13 is proposed. All new road connections and intersections will be designed in accordance with Austroads Guidelines and Council's SC6.12 City Plan Policy – Land Development Guidelines.

Conclusion

This report presents the findings related to assessment of traffic and transport related matters for a proposed residential subdivision, located at 65 Courtney Drive, Upper Coomera. Based on the assessment undertaken, it can be concluded that the proposed development will not introduce any adverse traffic or transport impacts which would prevent its approval with appropriate conditions.

4.1.12 Bushfire Hazard Assessment

The bushfire consultant, Bushfire Risk Reducers, has prepared a Bushfire Management Plan for the development (refer to **Section 4 – Specialists Reports**). The report recommends –

1. *That future dwellings will be constructed in accordance with AS3959 – 2018, as indicated in Table 2 and Figure 10 of this Plan.*

Any Class 10a structure built within 6m of either dwelling shall also be constructed in accordance with this Standard.

2. *Asset Protection Zones shall be constructed all residential Lots in the form of IPA, as described in Section 7.2 of this Plan. The proposed Linear Park will be routinely mown beneath individual shade trees.*
3. *Water supplies dedicated to fire fighting will be installed as described in Section 7.4 of this Plan.*
4. *Emergency management arrangements will be implemented as described in Section 7.5 of this Plan.*
5. *Residents should give consideration to their preparedness for fire in terms of their emergency response plan, guidance for which is available upon request, or from material published and made available by Queensland Fire and Emergency Service.*

Summary

The area of retained "hazard" faced by the proposed development is marginal, and generally in a relatively high moisture condition, lessening the nature of the hazard, but the likelihood of bushfire occurring at some time is regarded as possible. The likely adverse consequences of bushfire are reduced as a result of compliant construction under AS3959-2018.

Along with, adequate water supply and emergency management arrangements, compliant construction under AS3959-2018 and APZs to reduce the exposure of life and property to bushfire, these combined measures assist prepare residents for the possibility of fire in the area.

4.1.13 Landscape / Streetscape Design

The landscape architect, Byrns Lardner, has prepared a Statement of Landscape Intent for the development (refer to **Section 4 – Specialists Reports**). The report states that –

The proposed residential subdivision at 66 Courtney Drive, Upper Coomera establishes a cohesive landscape framework that strengthens the streetscape character and delivers a high-amenity setting for future residents. The landscape strategy has been shaped to integrate sensitively with the Yuan Creek waterway corridor while creating a green, attractive neighbourhood identity.

Along the Courtney Drive frontage, new statement trees reinforce the vegetated edge and provide a strong visual address for the subdivision. Within the internal road reserve, evergreen street trees are arranged to create a consistent canopy structure that enhances shade, walkability, and overall streetscape appeal. Adjacent to the Yuan Creek waterway, native tree planting extends the ecological corridor and contributes to a greener streetscape interface. A new footpath links these elements, supporting safe and legible pedestrian movement throughout the estate

The development incorporates a bio-retention basin planted with suitable WSUD species to manage stormwater quality and flow. These plantings contribute to improved downstream water quality while providing a soft, naturalised landscape feature within the estate. Retaining walls of varying heights are integrated into the subdivision earthworks, with a 1.2 m high open-style safety fence installed at the top of walls where required to ensure safety without compromising visual

permeability. Rear and side residential boundaries are defined by Good Neighbour fencing, providing privacy and a consistent interface between lots.

Rehabilitation works within the Yuan Creek waterway buffer further enhance the ecological function of the corridor through targeted revegetation and weed management. These works strengthen habitat connectivity and contribute to the long-term environmental performance of the site. The subdivision design also responds sensitively to the adjacent residential development, ensuring compatible streetscape character and seamless integration with the surrounding neighbourhood.

Overall, the landscape works will ensure 66 Courtney Drive is well integrated with its surrounds while establishing a resilient and attractive residential environment for the Upper Coomera community.

4.2 Plans for Approval

Development plans for approval are referenced in **Table 4.2**:

Table 4.2: Plan Details

Sheet No.	Issue	Title	Date	Prepared by
1	G	Proposal Plan Sheet 1 of 3	27/03/26	Jensen & Bowers
2	G	Proposal Plan Sheet 2 of 3	27/03/26	Jensen & Bowers
3	G	Proposal Plan Sheet 3 of 3	27/03/26	Jensen & Bowers

Plans are provided in **Section 3 – Plans** of this application.

4.3 Specialist Assessment

Various specialist assessments were undertaken as a part of this application as identified in **Table 4.3**:

Table 4.3: Plan Details

Subject	Issue	Date	Prepared by
Dam Dewatering & Fauna Management Plan	1	29 October 2025	Biome
Ecological Assessment	3	25 March 2026	Biome
Rehabilitation Management Plan	A	29.10.2025	Biome
Vegetation Management Plan	C	25.03.26	Biome
Geotechnical Report	1	8 December 2025	Pacific Geotech
Traffic and Transport Assessment	A	16 March 2026	Geleon
Serviceability Report	B	Mar 2026	Bornhorst + Ward
Site Based Stormwater Management Plan	B	Mar 2026	Bornhorst + Ward
Bushfire Hazard Assessment	1	27.03.2026	Bushfire Risk Reducers
Landscape Plans	A	March 2026	Byrns Lardner

Each of the assessments are contained within **Section 4 – Specialist Reports** of this application.

5 Council Prelodgement Meeting

Prior to lodgement of this application the Applicant sought formal consideration from Council planning officers as outlined below. A full copy of the meeting minutes prepared by Council are provided with this Development Application (**Appendix F**). Specific items raised during the meeting and relevant responses are provided in the table below.

Table 5.1: Prelodgement Key Issues and Responses

Officer Comments	Response
Proposed Application mechanism:	
• The prescribed minimum lot size in the Emerging community zone is 4 hectares. Notwithstanding, the subject site is identified as being located within the Upper Coomera (Courtney Drive) precinct. The New communities element of the Strategic framework, namely Specific outcome 3.3.4.1(6), contemplates urban development in this precinct where it "utilises land and infrastructure efficiently and responds to site constraints and opportunities to deliver a mix of Dwelling houses (including small lot housing) and Dual occupancies".	Noted. The proposal is consistent with the Upper Coomera (Courtney Drive) precinct, including Specific outcome 3.3.4.1(6) of the Strategic Framework.
• City officers consider that the proposed Dual occupancy allotments are contemplated by the higher order provisions of the City Plan. A preliminary approval (including variation request) is not considered necessary. Notwithstanding, it is the applicant's prerogative to explore various planning mechanisms to suit the intended development outcome.	Noted. The application is for a Development permit for Reconfiguration of a lot. Preliminary approval is not proposed.
• Design parameters for a Dwelling house cannot be endorsed through a permit for Reconfiguring a lot. Officers will assist in advising the appropriate mechanism for the delivery of dwelling house product on future lots (and will discuss potential further application mechanisms) after the layout of the current application is better refined.	Noted.
Zoning/Proposed Density:	
• The site is identified on the Upper Coomera (Courtney Drive) precinct plan as being located in the Courtney North-east (CNE) and Courtney South-east (CSE) sub precincts. Overall outcome (3)(a)(ii) of the Emerging community zone code outlines the following densities for these areas: ○ 19 to 23 dwellings per net hectare, where located in sub-precinct Courtney North-east ○ 13 to 17 dwellings per net hectare, where located in sub-precinct Courtney South-east	Noted. The proposal generally aligns with the density provisions as shown in **Section 4.1.1** of this report.
• As part of lodgement, the applicant will be required to split the site into each precinct to determine whether the proposal meets the density requirements. However, based on conservative numbers, the current layout appears to comply with the intended densities.	Please refer to **Section 4.1.1** of this report whereby this assessment is provided.
• The current layout provides a minimum lot size of 400m2 (excluding a detention basin). Officers support small lots where it can be demonstrated that all necessary infrastructure (i.e., street trees, gully pits, VXO's) can be accommodated. Please note, where lots under 400m2 are proposed, the Small lot housing (infill focus) code will be applicable.	Noted. Building envelopes are provided for lots less than 400m^2.

Officer Comments	Response
Subdivision Design:	
Planning Assessment	
• The intention of the Emerging communities zone is to ensure appropriate urban development is provided to create new communities. This means that the development of individual lots is not considered in isolation, but rather as a piece of a larger, interconnected system of streets and open spaces across the precinct.	Noted. The layout aligns with the approved and proposed developments to the west and east.
• The current development layout does not align with outcomes achieved (or requested to be achieved) on adjacent lots. Specifically: ○ The green space network (Environmental open space) does not align with that proposed to the east. It is requested that this is amended to align with the neighbouring lot which may impact proposed lots 16-18. ○ Connections are required west to east through the subject site. Specifically, Richardson Crescent should connect through to Valley Circuit of the Calli Estate. It is also considered that a future connection with the eastern development will be required within the northern portion of the site. ○ Sections through the site / adjacent sites will be required to demonstrate no substantial grade difference between the lots. ○ Lot 15 adjoins Environmental open space of the approved development to the west. The applicant will be required to show how the lot is able to safely interact with this space through specialist report, particularly Bushfire management plan.	The layout has been amended to address these aspects. Lots 13 and 14 adjoin the Environmental open space of the approved development to the west. These lots include 'dwelling exclusion zones' where they adjoin the open space to ensure that bushfire risk is minimised. The lots are suitable sized to ensure there is adequate area outside of the exclusion zones to facilitate houses. The exclusions zones and bushfire risk is addressed in the Bushfire Management Plan.
• The applicant is encouraged to review Council's Information Request for the adjacent development (ROL/2024/116) to identify specific areas of interest / requested changes to development layout to ensure the proposed development layout is consistent.	Noted.
Civil Engineering	
• Details of the proposed bio-basin are to be provided in a Stormwater Management Plan.	Noted. A Stormwater Management Plan showing the bio-basins is provided with this application.
• Connectivity is required to surrounding lots in order to comply with Performance outcome PO20(c) and 9.4.8.2(2)(d) Overall Outcomes of the Reconfiguring a lot code and Specific outcome 3.4.1(8)(e) New communities element of the Strategic Framework. Road connections are required from proposed public roads to eastern adjoining lots.	Noted. The revised layout includes connection to the adjoining lots.
Landscape and Open Space	
• The extent of the drainage reserves to inside the conservation area would not be supported. Any drainage reserves to be dedicated to Council, are requested to be wholly located outside of the conservation area (waterway buffer), to align with the Strategic Framework and design of the drainage reserves must follow relevant SC6.12 City Plan policy – Landscape work guidelines.	Noted. The revised layout positions the drainage reserves outside of the 30m waterway buffers.

Officer Comments	Response
Vegetation buffer:	
Planning Assessment	
• In accordance with Overall outcome 6.2.15.2(3)(xi) of the Emerging communities zone code: *"Yaun Creek is rehabilitated to achieve a minimum 60m wide natural green space corridor (public open space) providing an ecological connection, improved water quality outcomes and amenity for the new community (refer to Figure 6.2.15-3 – Upper Coomera (Courtney Drive) precinct plan). This includes removal of existing dams and exclusion of stormwater detention areas from the corridor."*	Noted. Rehabilitation is proposed as per a Rehabilitation management plan accompanying this application.
• As discussed in response to Item 3 above, this buffer should connect and align east to west with adjacent developments.	Noted.
Environmental Assessment	
• To comply with Acceptable outcome AO5.5 and Performance outcome PO5 of the Environmental significance overlay code the applicant would be requested to ensure a 30m buffer is provided between the development and the outer bank of the mapped waterway. All development, including earthworks, are required to be outside of this 30m buffer area. If the applicant disputes this buffer width, alternative widths are to be identified and justified within an Ecological Site Assessment, prepared in accordance with SC6.7 City Plan policy – Ecological site assessments.	Noted. A 30m buffer proposed.
• To achieve compliance with Performance outcome PO26 of the Environmental significance overlay code, the applicant would be requested to rehabilitate the riparian corridor within the waterway buffer that is proposed to be dedicated as Open space area. Rehabilitation is to be in accordance with Bushfire management practices, outlined in the submitted Bushfire management plan. The Rehabilitation Management Plan must be prepared by a suitably qualified person and in accordance with SC6.8 City Plan policy – Environmental management plans.	Noted. Rehabilitation is proposed as per a Rehabilitation management plan accompanying this application. Species selection with low-fire risk is supported by the Bushfire Management Plan.
• To ensure protection of rehabilitated areas, the applicant is required to demonstrate a suitable buffer (as prescribed by a bushfire consultant) between the dedicated conservation areas and any proposed development.	Noted. Suitable buffers are proposed outside of the 30m waterway buffer.
Further Comment:	
Bushfire Assessment	
• The site is located within the Medium potential bushfire hazard and Potential bushfire hazard impact buffer as identified in the Bushfire Hazard overlay. As such, a Bushfire Hazard Assessment, and if required, a Bushfire Management Plan, prepared by a suitably qualified professional in accordance with SC6.3 City Plan policy – Bushfire management plans is to be submitted to demonstrate compliance with the Bushfire hazard overlay code.	A Bushfire Management Plan accompanies this application.
• All proposed residential lots will be required to demonstrate they can achieve an acceptable level of bushfire risk or a radiant heat flux equal or less than 29kW/m^2.	The Bushfire Management Plan shows compliance with this aspect.

Officer Comments	Response
• All asset protection zones are to be fully contained within the proposed residential allotments in accordance with Performance outcome PO3. No vegetation management for bushfire mitigation is to occur within the open space area.	Dwelling exclusion zones are provided for Lots 13 and 14. Other lots are suitably separated from areas presenting bushfire risk.
• A perimeter road and or/fire trail is to be provided between all proposed lots and the proposed open space area in and adjacent to the site to provide adequate separation distances and access for maintenance and emergency vehicles in accordance with Performance outcome PO3, PO6 and PO9. The perimeter roads are to align with the connecting roads requested to be provided on 53 Courtney Drive. No dead end roads are to be proposed.	The layout aligns with the buffer areas and road layouts of the adjoining developments allowing for inter-lot access.
• For development to the north of the creek, the proposed drainage reserve as well as lots 7, 8, 9, 15 and potentially lots 6, 10 and 14 are to be removed to facilitate road access.	The revised layout addresses this aspect.
• For development to the south of the creek, lots 16,17, 18, 19, 20, 21 and potentially 22 and 23 are to be removed to facilitate road access.	The revised layout addresses this aspect.
• As requested in the neighbouring development to the east, Council will continue to seek a fire trail to link all approved and proposed open space areas on 41-53 Courtney Drive, the subject site and Lot 900 Courtney Drive.	The layout aligns with the buffer areas and road layouts of the adjoining developments allowing for inter-lot access.
Landscape Assessment	
<u>New Communities</u> • Aligned with Element 3.3.4 New communities within the Strategic Framework, the applicant must show evidence that they are compliance with 3.3.4.1 (6) e) & f), as shown below: *a) Yaun Creek is rehabilitated to achieve a minimum 60m wide natural green space corridor (public open space) providing an ecological connection, improved water quality outcomes and amenity for the new community.* *b) Where located within **sub-precinct Courtney South-east and sub-precinct Courtney West**, development restores and enhances watercourses, their buffers and other matters of environmental significance on the southern boundary through dedication and public open space.*	The layout has accommodated a 60m wide buffer to be rehabilitated in accordance with the accompanying Rehabilitation management plan.
<u>Green Space Network</u> • As per the Strategic Framework, the applicant is requested to indicate how they will achieve the Specific Outcomes as outlined in Part 3 – Element 3.7.3 – Green space network. Particular focus to 3.7.3 (2), 'to link local and regional green space, including linking matters of environmental significance'. Element 3.7.3 (5) & (9), are to also be considered in the proposal.	Assessment against the Strategic Framework is provided in Section 9 of this report.
<u>Conservation</u> • Subject to detailed ecological assessment it is recommended that mapped matters of environmental significance are protected through public open space dedication to comply with Acceptable outcome AO23 of the Environmental significance overlay code where areas are to be protected form part of a buffer to a major waterway.	Ecological assessment is provided with this application whereby mapped matters of environmental significance are to be rehabilitated and protected; however dedication of the land is not proposed.

Officer Comments	Response
Additional comments and Actions	
Planning Assessment:	
• Town Planning Report ○ Including assessment against the Strategic framework and applicable codes. ○ If intending to pursue a preliminary approval involving a variation request - a categorising instrument document, and assessment of each aspect of development the categorising instrument contemplates. ○ Detailed assessment of the preliminary approval against the provisions of the variation component will also be necessary.	Noted. This report contains the necessary assessment, noting that preliminary approval involving a variation request is *not* proposed.
• Detailed plan set fully dimensioned (including sections, colours and materials of any proposed retaining)	Please refer to **Section 4 – Specialist Reports** for this documentation.
• Civil drawings	Please refer to **Section 4 – Specialist Reports** for this documentation.
• Indicative road network plan (including adjoining/surrounding lots) and footpath plan	Please refer to **Section 4 – Specialist Reports** for this documentation.
• Earthworks drawings identifying full extent of earthworks and finished ground levels for each proposed allotment and infrastructure connections eat-west.	Please refer to **Section 4 – Specialist Reports** for this documentation.
Civil Engineering:	
• Geotechnical Report	Please refer to **Section 4 – Specialist Reports** for this documentation.
• Stormwater Management Plan (Quantity and Quality)	Please refer to **Section 4 – Specialist Reports** for this documentation.
• Swept Paths following change to conceptual road layout	Please refer to **Section 4 – Specialist Reports** for this documentation.
• VXO, Sewer and Water, electrical, streetlighting, stormwater layout.	Please refer to **Section 4 – Specialist Reports** for this documentation.
• Longitudinal and cross sections for all proposed road showing natural ground levels at common boundaries of adjoining lots	Please refer to **Section 4 – Specialist Reports** for this documentation.
• Pedestrian Linkage Plan	Please refer to **Section 4 – Specialist Reports** for this documentation.
• Finish levels of all proposed Lots adjacent to property boundaries should be less than 1m from existing ground levels of adjoining lots unless otherwise	Please refer to **Section 4 – Specialist Reports** for this documentation.
Landscape Assessment:	
• Statement of Landscape Intent (SLI): ○ Submit an SLI in accordance with SC6.13 City Plan policy – Landscape work code. The SLI is to provide the following: • Location and type (single or double tier/concrete sleeper etc.) of all proposed retaining walls and batters within private lots including side and rear boundaries as well as any walls adjacent to road reserves. Retaining walls are to be designed and constructed in accordance with City	Please refer to **Section 4 – Specialist Reports** for this documentation.

Officer Comments	Response
Plan policy SC6.13 – Landscape work. This is to be consistent with the Conceptual bulk earthworks OPW plans. Retaining walls are to be suitably screened. • Retaining walls are requested to be wholly contained within private lots. No retaining lots outside or in future Council dedicated lots. • Sections and the like showing road layouts inclusive of street tree placements etc. • Screening of any frontage fencing to Courtney Drive interface and the development through landscape treatment which would include articulation of the fence, screening shrubs and canopy trees.	
• Preliminary Bulk Earthworks Plan o A Conceptual Bulk Earthworks Plan is to be submitted to detail the following: • Retaining walls (type, location, colour and finish) and batters (grade (V:H) and height of each wall. • Cut and fill areas	Please refer to **Section 4 – Specialist Reports** for this documentation.
Open Space Assessment:	
• Statement of Landscape Intent: <u>Conservation Lot:</u> o Details around the conservation lot and how this intends to integrate with the surrounding developments and the 60m wide buffer to be provided. o Advice note: It would be highly recommended to include an informal pedestrian recreation linkage that assists with connection between the two developments <u>Retaining Walls / Fences:</u> o All retaining walls are to be wholly located within private lots. No retaining walls are supported to future Council dedicated lots. <u>Street trees:</u> o Detail location of all street trees within public road reserves and ensure that any proposed utilities and underground services do not impact upon the ability to locate street trees in accordance with City Plan policy SC6.12 – Land development guidelines. <u>Bio-retention basin:</u> o Details for the proposed drainage reserves must be provided with any future applications. Aligned with SC6.12 City Plan policy – Land development guidelines, batters across the proposed subdivision are to be no more than 1:3. Design of any batters should be aligned with the policy.	Please refer to **Section 4 – Specialist Reports** for this documentation.
• Rehabilitation Management Plan (RMP) o Submit a Rehabilitation Management Plan in accordance with PO26 of the Environmental significance overlay code to address rehabilitation of all areas to be dedicated as public open space for conservation purposes.	Please refer to **Section 4 – Specialist Reports** for this documentation.

Officer Comments	Response
• Reconfiguring a lot plan ○ Submit a Reconfiguring a lot plan to include the following: • Detail all areas of public open space to be dedicated to Council including; Conservation, Open Space Linkages, Drainage, and Utility. • Provide detail of each park lot as separate lots as well as the area (m2 or Ha).	Please refer to **Section 4 – Specialist Reports** for this documentation. Dedication is not proposed.
• Stormwater Management Plan ○ A stormwater management plan is requested to be submitted to provide additional details for the bio-retention basins proposed. The batters should be identified.	Please refer to **Section 4 – Specialist Reports** for this documentation.
Environmental Assessment:	
• Rehabilitation management plan	Please refer to **Section 4 – Specialist Reports** for this documentation.
• Ecological Site Assessment	Please refer to **Section 4 – Specialist Reports** for this documentation.
• Bushfire hazard assessment and management plan	Please refer to **Section 4 – Specialist Reports** for this documentation.
• Geomorphological assessment report	Please refer to **Section 4 – Specialist Reports** for this documentation.

6 Assessment of the State Planning Framework

6.1 Introduction

This Development Application is made pursuant to Section 50 the *Planning Act 2016* (‘**the *Act’***). The purpose of the *Act*, as outlined in Section 3, is to ‘*establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning, development assessment and related matters that facilitates the achievement of ecological sustainability’.*

The *Planning Regulation 2017* (‘the ***Regulation***’) supports the principal planning legislation by outlining the mechanics for the operation of the *Act*. Relevant matters of the *Regulation* as they relate to the Development Application are outlined in the following parts.

6.2 Type of Development

This application seeks a Development Permit for a Reconfiguration of a Lot that is deemed to be assessable development by the planning scheme, being the *Gold Coast City Plan, version 13 (‘***the *City Plan****’)*.

6.3 Assessment Manager

Pursuant to Schedule 8 of the *Regulation*, the assessment manager is taken to be the Local Government, being City of Gold Coast Council.

6.4 Level of Assessment

The *City Plan* states that the development requires **Impact assessment**. Impact assessment is to be undertaken in accordance with Section 45(5) of the *Act*.

6.5 Assessment Benchmarks

When considering an application that is subject to Impact assessment, the Assessment Manager must assess the Development Application against the assessment benchmarks (stated in Section 30 of the Regulation) and having regard to any matters prescribed by the Regulation, as per Section 45 (5) of the *Act*. The Assessment Manager may have regard to any other relevant matters, such as planning need, or the current relevance of the assessment benchmarks in the light of changed circumstances.

In addition, the Assessment Manager must have regard to any development approval for, and any lawful use of, the premises or adjacent premises, any Referral Agency response for the Development Application, and the purposes of any regulation or planning instrument containing an applicable code.

6.6 Development Assessment Process

The *Development Assessment Rules* (the '***DA Rules'***) set out the development assessment process that must be followed for the lodgement and assessment of a Development Application. The *DA Rules* identify the stages that apply to a Development Application, as well as the general requirements of each stage, and when each stage commences and ends. It also outlines the requirements for public notification (for Impact Assessable applications only) as well as various other provisions relating to the assessment process. Version 1.3 of the *DA Rules* currently applies and will be used to inform the process that applies to this Development Application.

6.7 Public Notification

Section 53 (4) (b) (iii) of the *Act* outlines a notification period of **15 business days** for an Impact assessable Development Application.

6.8 State Planning Instruments

State Planning Instruments under the *Act* include:

- State Planning Policy; and
- Regional Plans.

The State Planning Instruments which are relevant to the development are discussed below.

6.8.1 State Planning Policy

The State Planning Policy ('**the SPP**', updated July 2017) outlines matters of interest to the State Government and provide a mechanism to ensure that such interests are adequately considered as part of the development assessment process.

In general terms, the SPP is intended to provide '*…efficiency, consistency and certainty in Queensland's land use planning and development system*' by addressing 17 relevant State interests arranged under 5 themes as follows:

- Liveable communities and Housing;
- Economic Growth;
- Environment and Heritage;
- Safety and Resilience to Hazards; and
- Infrastructure.

There are various development assessment provisions contained within the SPP, which may be given regard to during the assessment of Development Applications. To assist in determining the relevance of the assessment provisions, the SPP includes supporting overlay maps. The site is identified in various SPP overlay maps as shown in **Figure 6.1**.

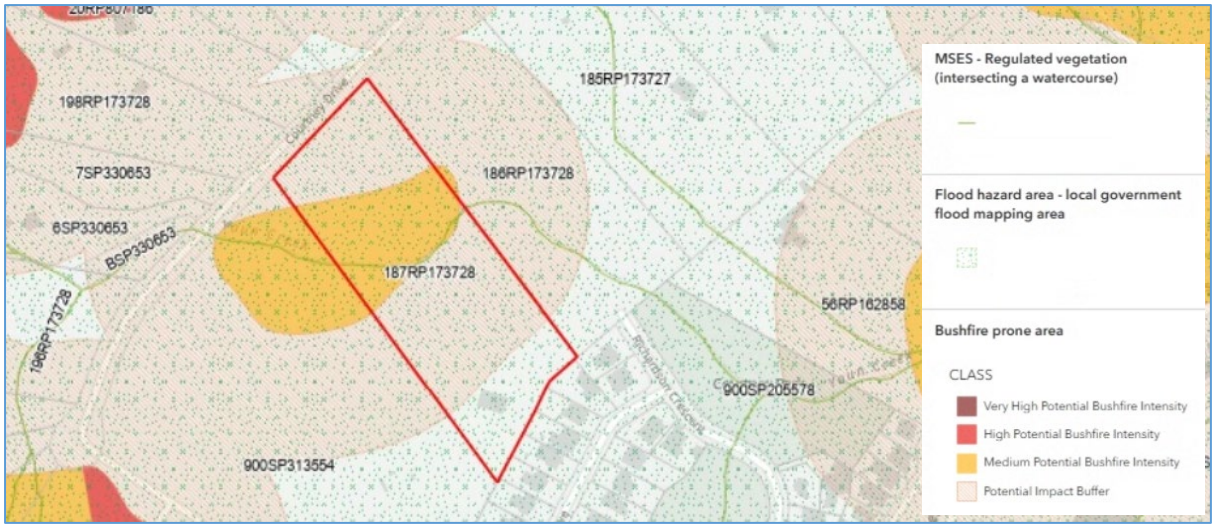


Figure 6.1: SPP Overlays

Local governments are required to amend or replace their respective planning schemes to ensure they are consistent with the SPP. Until such implementation practically occurs however, development assessment requirements contained within the SPP may be given regard during the assessment of any planning proposals.

Part 2, Section 2.1 of *City Plan* identifies that all aspects of the SPP are appropriately integrated except for Natural hazards, risk and resilience (coastal hazards), Biodiversity – Policy (2), and Water quality – Policies (4) and (5). The site is not affected by any of the associated SPP overlay maps and therefore further assessment is not necessary.

6.8.2 Regional Plans

ShapingSEQ 2023 ('**the Regional Plan**') applies to the Gold Coast local government area.

The Regional Plan adopts a regional land use pattern to define the spatial framework for the region to achieve desired environmental outcomes. It identifies:

Regional land use categories;

Land that can accommodate urban development in the future;

Land that is protected from further urban development; and

Sub regional narratives.

The Regional Plan allocates all land into one of three regional land use categories, being:

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

The subject site is located within the **Urban Footprint**. The intent of the Urban Footprint land use category is to identify land suitable for the region's future urban development needs. The proposed use is an 'urban use', considered appropriate within the Urban Footprint.

6.9 State Assessment and Referral Agency

The State Assessment and Referral Agency seeks to deliver a coordinated, whole-of-government approach to the state's assessment of Development Applications. The State Development Assessment Provisions ('**SDAP**') are a statutory instrument made under the *Act* which sets out matters of interest of the state for development assessment, where the chief executive of administering the *Act* is the assessment manager or a referral agency. Importantly, the SDAP outlines the criteria for assessment in relation to state matters.

6.9.1 Assessment of Referral Triggers

A review of the **State DA Overlays** (**Figure 6.2** and **Appendix D**) identified that the site is contained within the following overlays:

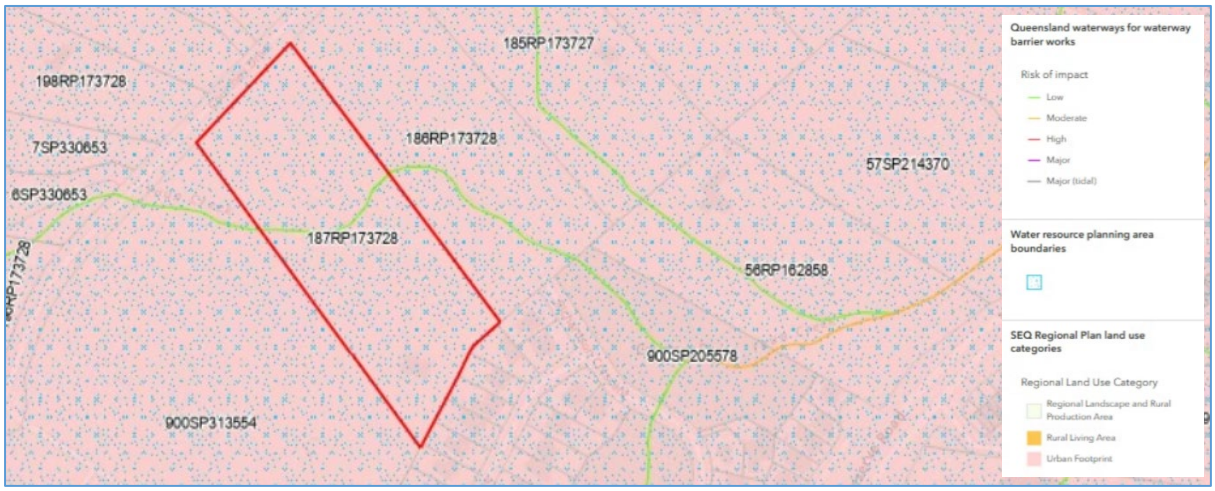


Figure 6.2: Extract of State DA Overlay Maps (Qld Gov)

A review of the relevant referral triggers identified that the development does not trigger referral to the State and as such, assessment against the SDAPs is not required.

6.10 Schedule 12A of the Planning Regulation

Table 6.1: Assessment benchmarks

Assessment benchmarks	Response
Purpose of part (1) This part sets out assessment benchmarks for reconfiguring a lot to which this schedule applies. (2) The purpose of this part is to ensure the reconfiguration supports convenient and comfortable walking for transport, recreation, leisure and exercise in the locality of the lot.	The proposed development is designed to support convenient and comfortable walking for transport, recreation, leisure and exercise in the locality of the lot.
Connectivity The reconfiguration provides connectivity for pedestrians by— (a) ensuring that any roads constructed or extended in association with the reconfiguration are connected in a grid-like pattern that is responsive to topography and other physical constraints; and (b) ensuring that, to the extent topography and other physical constraints reasonably permit, any roads constructed or extended in association with the reconfiguration, or footpaths provided in relation to the reconfiguration— (i) connect to roads and footpaths in surrounding areas; or (ii) allow for connection to future roads and footpaths in surrounding areas.	The proposed development road will connect to the existing road network and is designed to allow future connections to roads on adjacent properties ensuring connectivity with the surrounding area.
Maximum length of particular blocks (1) The reconfiguration provides for convenient pedestrian movement by ensuring the length of each boundary of a block for the reconfiguration does not exceed the lesser of— (a) a maximum length for a boundary of a block stated in a local assessment benchmark for the reconfiguration; or (b) 250m. (2) Subsection (1) does not apply in relation to a block for the reconfiguration that the development application for the reconfiguration states will be subdivided as part of a future stage of development.	All proposed 'blocks' of the development has a maximum length of under 250m.
Street trees The reconfiguration provides shade for comfortable walking by— (a) if a local assessment benchmark for the reconfiguration requires the planting of more than 1 tree per 15m on each side of a new road—complying with the local assessment benchmark; or (b) otherwise—ensuring at least 1 tree is planted per 15m on each side of a new road.	The proposed development provides shade for comfortable walking by providing street trees along the side of the proposed road with an 8m spacing between each tree. Refer to Statement of Landscape Intent.
Footpaths The reconfiguration provides for convenient and comfortable pedestrian movement by ensuring—	The proposed development provides for convenient and comfortable pedestrian movement by providing footpaths on both

Assessment benchmarks	Response
(a) for a new road used mainly for providing direct access to a created lot—a footpath is constructed— (i) if a local assessment benchmark for the reconfiguration requires the construction of a footpath on both sides of the new road—on both sides of the road; or (ii) otherwise—on at least 1 side of the new road; or (b) for another new road—a footpath is constructed on both sides of the road.	sides of the proposed road. Refer to Statement of Landscape Intent.
Parks and other areas of open space (1) The reconfiguration ensures access to areas for recreation, leisure or exercise by ensuring that, to the extent topography and other physical constraints reasonably permit, a part of each block for the reconfiguration is within 400m of a park or another area of open space that is accessible to the public.	A proposed environmental open space lot is provided within the centre of the site which ensures that all lots are within 400m of an open space. Refer to Reconfiguring of a Lot Plans.

6.11 Summary

Overall, the assessment of the state planning framework has confirmed the following:

- The application is for a Development Permit for a Reconfiguration of a Lot;
- The application is subject to Impact assessment;
- Public notification is required;
- The assessment manager is City of Gold Coast Council;
- The proposal must be assessed against the assessment benchmarks being the *City Plan* (including the strategic framework), and historical development approvals for, and adjacent to the site;
- The Assessment Manager may give regard to the applicable sections of the SPP;
- The site is within the Urban Footprint pursuant to the Regional Plan; and
- The application is not required to be referred to the State for matters of interest of the state for development assessment.

7 Assessment of the Local Planning Framework

Local planning instruments under the *Act* include:

- Planning Schemes; or
- a TLPI; or
- Planning Scheme Policies.

An assessment against the relevant local planning instruments is provided in the sections below.

7.1 Planning Scheme Attributes

As specified earlier, this Development Application is made assessable development under the *Act* and will be assessed against the provisions of the relevant planning scheme for the City of Gold Coast Local Government Area, being the *City Plan*.

7.1.1 Use Definition

Reconfiguration of a lot is defined in the *Planning Act 2016* as follows:

'Means –
a. creating lots by subdividing another lot; or
b. amalgamating 2 or more lots; or
c. rearranging the boundaries of a lot by registering a plan of subdivision under the Land Act or Land Title Act; or
d. dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by an agreement that is –
i. a lease for a term, including renewal options, not exceeding 10 years; or
ii. ii. an agreement for the exclusive use of part of the common property for a community titles scheme under the Body Corporate and Community Management Act 1997; or
e. creating an easement giving access to a lot from a constructed road.''

7.1.2 Zone and Precinct

Pursuant to the *City Plan*, the site is located within the **Upper Coomera (Courtney Drive) precinct** of the **Emerging Community Zone** (refer to **Appendix C – City Plan Property Report**).

As noted in **Section 3.8** of this report, the Upper Coomera (Courtney Drive) precinct is supported by a 'precinct plan' which is identifies that the site is located in the **Courtney Northeast (CNE) sub-precinct**, the **Courtney Southeast (CSE) sub-precinct**, and the **Greenspace network (public open space) area** along Yuan Creek.

Further consideration of the precinct is provided in **Sections 8 and 9** of this report.

7.1.3 Overlay Maps

The site is identified within various City Plan Overlay Maps as identified in **Table 7.2** below and in the **Appendix C – City Plan Property Report**.

Table 7.1: City Plan Overlay Mapping

Overlay	Designation
Airport environs overlay	• PANS-OPS contour
Bushfire hazard overlay	• Medium Potential Bushfire Intensity • Potential Impact Buffer
Dwelling house overlay	• Dwelling house overlay area
Environmental significance – Wetlands and waterways overlay	• Matters of local environmental significance - wetlands and waterways - Waterways: Minor - Waterway 30m buffer area
Landslide hazard overlay	• Moderate

The relevance of the overlays is discussed in detail in **Section 9 (Assessment of Relevant Codes)** of this report.

7.1.4 Level of Assessment

The site is located within the Emerging Community Zone of the *City Plan*. Pursuant to *Table 5.6.1 Reconfiguring a lot – Emerging Community Zone (Upper Coomera precinct)* of the *City Plan*, a Reconfiguration of a lot resulting in lots less than 4ha is identified as Impact assessable.

None of the overlays change the level of assessment.

Based on the above, the development is subject to **Impact assessment**.

8 Strategic Framework

The Strategic Framework sets the overall intent and policy direction for the *City Plan*. It includes the following:

a) a strategic intent;
b) six city shaping themes;
c) strategic outcomes for each theme;
d) elements for each theme; and
e) specific outcomes for each element.

The *City Plan* includes strategic mapping to provide a spatial element to the strategic framework to assist in determining the relevance of the themes and elements. The relevance of the mapping to the subject site is shown below:

Table 8.1: Strategic Framework Maps and Designations

Strategic Framework Map	Designation
SF Map 1 – Designated urban area	Urban area
SF Map 2 – Settlement pattern	New communities
SF Map 3 – Light rail urban renewal area	Not identified
SF Map 4 – Greenspace network	Public open space as per the Upper Coomera (Courtney Drive) precinct plan (Figure 6.2.15-3 of the City Plan)
SF Map 5 – Focus areas for economic activity	Not identified
SF Map 6 – Integrated transport	Not identified
SF Map 7 – Strategic infrastructure sites and corridors	Not identified
SF Map 8 – Coomera town centre area	Not identified
SF Map 9 – Consolidation and expansion areas	Expansion area

An assessment of the development against the strategic framework is provided overleaf.

8.1 Strategic Intent

The *City Plan* includes a 'Strategic intent' which includes broad intentions for the function, role, and form of the City. The Strategic intent is implemented through the Themes (Strategic outcomes), Elements (Specific outcomes) and applicable codes which are addressed in the following sections of this report.

8.2 Themes and Elements

An assessment of the Themes and Elements as they relate to the development and subject site is provided below.

8.2.1 Theme 1 – Creating liveable places

Table 8.2: Assessment of Theme 1 – Creating Liveable Places

Strategic Outcome	Assessment
Strategic Outcome 1 *Urban activity is contained within the city's urban area.*	**Consistent** The proposal is within the city's urban area.
Strategic Outcome 2 *The Gold Coast's settlement pattern provides housing choices and diverse lifestyle opportunities in mixed use centres and specialist centres, neighbourhood centres, urban neighbourhoods, suburban neighbourhoods, new communities, and rural residential and township areas. Limited opportunities also exist in the Merrimac/Carrara flood plain special management area.*	**Consistent** The proposal is located in the 'New communities' designation and is consistent with the intentions of this designation.
Strategic Outcome 12 *New communities are located in the urban area to achieve an orderly and efficient use of land and deliver a mix of housing forms. They are supported by social and essential infrastructure, an appropriate range of goods and services and employment opportunities, and active and public transport.*	**Consistent** The proposal is located in the 'New communities' designation and is consistent with the intentions of this designation.

Table 8.3: Assessment of New Communities Element

Specific Outcome	Assessment
Specific Outcome 1 *New communities will emerge within the city's urban area, where suitable.*	**Consistent** The proposal facilitates the delivery of housing as intended.
Specific Outcome 2 *These areas will be an integrated part of the city's urban fabric and support well-designed, walkable communities, focused around centres, public transport stops and community facilities.*	**Consistent** The proposal facilitates the delivery of housing in the 'new communities' designation identified in the City Plan. The design includes open space, pedestrian paths, and street trees to promote a localised walking environment.
Specific Outcome 3	**Generally Consistent**

<table>
<tr><th>Specific Outcome</th><th>Assessment</th></tr>
<tr><td>Generally new communities achieve a minimum dwelling yield of between 15 to 25 dwellings per hectare net. These yields will be higher surrounding the Pimpama mixed use centre.</td><td>Across the two sub-precincts, the proposal delivers approximately 13.9 dwellings per net hectare (excludes the green space area). While slightly below, the intended minimum, the site is constrained by topography, and bushfire buffers to adjoining sites, which necessitates larger allotments to ensure adequate buffers and minimise the height and number of retaining walls.</td></tr>
<tr><td>Specific Outcome 4
New communities provide a diversity of housing choices, through a mix of lot sizes and higher intensity housing forms, if they are within walking distance of a high frequency public transport stop, a major employment area, neighbourhood centre or a district and regional level community and recreation facility. Larger lot urban housing occurs on land where services and infrastructure are not as advanced, to appropriately respond to environmental and landscape features, on steeper slopes to minimise earthworks and to provide a transition to the city's non-urban areas.</td><td>Consistent
The development includes a range of lot sizes from 248m^2 to 2,588m^2, with all but three lots being between 275m^2 and 691m^2. Lot 15, being the 2,455m^2 lot, presents the opportunity for approximately 5-8 dwellings in a villa / townhouses style, while the other lots generally cater for a variety of home sizes from small 3 bedroom dwellings, to large dwellings with 4-5 bedroom or more. Some larger lots may also cater for Secondary dwellings.</td></tr>
<tr><td>Specific Outcome 6
In the Upper Coomera (Courtney Drive) new community:
(a) urban development utilises land and infrastructure efficiently and responds to site constraints and opportunities to deliver a mix of Dwelling houses (including small lot housing) and Dual occupancies achieving a residential density between:
(i) 19 to 23 dwellings per net hectare, where located in sub-precinct Courtney North-east;
(ii) 13 to 17 dwellings per net hectare, where located in sub-precinct Courtney South-east; and;
(iii) 11 to 14 dwellings per net hectare, where located in sub-precinct Courtney West.
(b) Multiple dwelling development occurs in sub-precinct Courtney North-east, where it meets the following criteria:
(i) located on flat land (1:15 slope or flatter);
(ii) located within 400m walking distance to a local recreation park required to support this new community; and
(iii) achieves a maximum residential density of RD2 (up to 33 dwellings per net hectare).
(c) Multiple dwelling development in sub-precinct Courtney West and sub-precinct Courtney South-east:</td><td>Generally Consistent
(a) The proposal includes the following densities –
<table><tr><th>Sub-precinct</th><th>Area</th><th>Density</th></tr><tr><td>CNE</td><td>8,018m^2
0.8017ha</td><td>15.23 – 18.44</td></tr><tr><td>CSE</td><td>10,705m^2
1.0705ha</td><td>13.91 – 18.20</td></tr></table>While slight less than intended, the maximum yield is lowered in response to the site topography and bushfire protection requiring larger lots.
(b) Multiple dwellings are not proposed in the CNE sub-precinct
(c) Lot 15 in the CSE sub-precinct is 2,455m^2 which allows for further development of a villa / townhouse style of development of approximately 5-9 dwellings.
(d) Multiple dwelling design outcomes will be determined as part of a future application for Lot 15.
(e) A 60m buffer to Yaun Creek is proposed and is to be rehabilitated in accordance with the accompanying Rehabilitation Management Plan.
(f) As above.</td></tr>
</table>

Specific Outcome	Assessment
(i) is designed to have the appearance of individual dwellings positioned in a generous landscaped setting; and *(ii) achieves a residential density consistent with that envisaged for the sub-precinct.* *(d) Multiple dwelling development positively contributes to a safe and accessible streetscape and fronts public streets and open space areas to maximise opportunities for casual surveillance.* *(e) Yaun Creek is rehabilitated to achieve a minimum 60m wide natural green space corridor (public open space) providing an ecological connection, improved water quality outcomes and amenity for the new community.* *(f) Where located within sub-precinct Courtney South-east and sub-precinct Courtney West, development restores and enhances watercourses, their buffers and other matters of environmental significance on the southern boundary through dedication and public open space.*	
Specific Outcome 7 *The transition of vacant urban land to new communities will:* *(a) ensure essential infrastructure and services can be provided in a timely, cost effective and environmentally responsible manner;* *(b) ensure timely and easy access to an appropriate range of goods and services, and employment opportunities, public transport and community and recreational facilities;* *(c) avoid natural hazard areas, or ensure these are sensitively developed; and* *(d) protect matters of environmental significance and landscape character.*	**Consistent** (a) Essential infrastructure is proposed and integrates with the broader area; (b) The proposal represents logical development sequencing in line with the intentions of the City Plan. (c) Cut and fill is unavoidable based on the challenging topography; however yield has been reduced and larger lots proposed where necessary to respond to the land and minimise retaining where possible. (d) Protection and rehabilitation of the waterway is proposed.
Specific Outcome 8 *The layout and design of new communities:* *(a) contribute to safe, healthy and cohesive communities that reduce social isolation and promote community wellbeing;* *(b) include an interconnected system of streets and open spaces that provide pleasant and comfortable walking and cycling environments and support public transport;*	**Consistent** (a) The design facilitates an expansion of the local community and provides an attractive and welcoming environment to promote social interaction and connection. (b) The layout integrates road, footpaths, sewer, water, and open space provisions with the adjoining approved and proposed developments. (c) Yuan Creek and the surrounding area is protected and rehabilitated to maintain waterway connection through the broader area.

Specific Outcome	Assessment
(c) respond to opportunities and constraints both on site and from the surrounding locality, including ecological and hydrological functions and corridors, topography, scenic amenity and landscape features, natural hazards and other factors; *(d) orientate streets and lots to support energy efficient design;* *(e) enable the efficient development of adjoining land and does not accelerate, place or shift unreasonable costs of infrastructure to adjoining properties, such as recreation facilities, stormwater management facilities, roads and bridges; and* *(f) achieve a high standard of urban design and safety, with dwellings and other buildings appropriately addressing all road frontages.*	(d) The street layout has been designed consistently with the plan of development and to align with the approved and proposed roads on the adjoining lots. (e) The layout aligns with adjoining developments and does not impose and impacts thereto. (f) While dwelling design will be subject to other approval processes, the layout provides standard lot configuration which promotes logical dwelling design and positioning towards road frontages.

8.2.2 Theme 5 – Living with Nature

Table 8.4: Assessment of Theme 5 – Living with Nature

Strategic Outcome	Assessment
Strategic Outcome 1 *A comprehensive green space network of natural landscape areas is enhanced, maintained and protected for the nature conservation and recreation needs of the city and enhances the city's powerful image of green, gold and blue.*	**Consistent** The proposal includes the protection and rehabilitation of Yuan Creek including a 30m buffer and adjoining open space. The area provides connection to the green space along Yuan Creek on the adjoining properties.
Strategic Outcome 2 *Land, freshwater, estuarine and marine ecological processes and other matters of environmental significance are protected and supported through a connected green space network.*	**Consistent** Protection and rehabilitation of the waterway and adjoining area is proposed. Ecological Assessments and Rehabilitation Management Plan have been completed.
Strategic Outcome 8 *Water quality and quantity in drainage catchments maintains the operation and health of ecosystems, provides flood mitigation and meets requirements for water-based primary and secondary leisure activities.*	**Consistent** Bio-retention basins are proposed to ensure water quality is maintained. A Stormwater management plan has been prepared which addressed these requirements.

Table 8.5: Assessment of Green Space Network Element

Specific Outcome	Assessment
Specific Outcome 1 *The diverse green space network provides for recreation, community wellbeing, biodiversity, scenic amenity, water catchment management, cultural heritage, tourism, education and research. It includes:* *(a) hinterland areas including rural production areas, rural residential areas and natural landscape areas;* *(b) water supply catchment areas;* *(c) biodiversity areas and other matters of environmental significance;* *(d) the Merrimac/Carrara floodplain special management area;* *(e) the inter-urban break; and* *(f) open space and recreation areas, including sports grounds, bushland and paths.* *The city's green space network also contains smaller open spaces and corridors not shown on the strategic framework maps that provide important green space values within the city's urban form and character.*	**Consistent** The development includes the protection and enhancement of the waterway and greenspace area providing connection through the adjoining lots.
Specific Outcome 2 *The green space network links local and regional green space, including linking matters of environmental significance and extending hinterland to coast critical corridors.*	**Consistent** The development includes the protection and enhancement of the waterway and greenspace area providing connection through the adjoining lots.
Specific Outcome 5 *Waterways and riparian areas are protected as natural green space corridors to:* *(a) protect vegetation, wildlife habitat and ecological corridors;* *(b) protect scenic amenity;* *(c) provide continuous public access and parkland corridors for recreation, walking and cycling;* *(d) provide visual relief from the built environment and a retreat from developed areas;* *(e) provide flood mitigation, flood resilience, drainage and water quality functions;* *(f) provide natural and renewable water cycle processes (water health and water quality); and* *(g) protect foreshores from erosion and stormwater inflows.*	**Consistent** The development includes the protection and enhancement of the waterway and green space corridor. Ecological Assessments and a Rehabilitation Management Plan have been completed demonstrating these outcomes.
Strategic Outcome 7	**Consistent**

Public sport and recreation areas are retained for health, community and cultural benefits.	Large areas of open spaces (linear park) are proposed adjoining Yuan Creek.
Strategic Outcome 9 *Development does not erode, and, wherever practicable, contributes to, the expansion of the extent, function and values of the green space network.*	**Consistent** Large areas of open spaces (linear park) are proposed adjoining Yuan Creek.
Strategic Outcome 10 *Development facilitates accessible, safe and integrated local open space networks that contribute to sense of place and quality of life.*	**Consistent** The green space corridor is protected and integrated through the adjoining properties.

8.2.3 Theme 6 – A Safe, Well Designed City

Table 8.6: Assessment of Theme 6 – A Safe, Well Designed City

Strategic Outcome	Assessment
Strategic Outcome 1 *Areas of landscape character that contribute to the city's unique landscape and built form are identified and protected.*	**Consistent** The key contributor to the landscape character of the site and area – Yuan Creek – is to be protected and enhanced.
Strategic Outcome 3 *The design and development of new or renewed communities foster a strong sense of community identity and promote community wellbeing.*	**Consistent** The proposal includes an attractive streetscape and lot configuration based around the central green space and open space area which facilitates connection and wellbeing.
Strategic Outcome 14 *Greater resilience to the impacts from natural hazards is achieved by managing and minimising risks in susceptible areas. Some parts of the city are unsuitable for development due to the extent of natural hazard affectation.*	**Consistent** Geotechnical assessment has been completed to guide the required earthworks for the development. Yield has been reduced to minimise the extent of retaining and minimise risk.
Strategic Outcome 15 *Sustainable infrastructure provision is efficient, timely and environmentally responsible.*	**Consistent** The development inclusive of new infrastructure is proposed as part of the logical development sequencing of the area.

Table 8.7: Assessment of Urban Design, Character and Community Identity Element

Specific Outcome	Assessment
Specific Outcome 1 *Development is cognisant of the function and desired future appearance of each individual area and reinforces or reinterprets the character of that area.*	**Consistent** The design facilitates the development of a suburban residential area as intended through lots that support the construction of 1-2 storey dwelling houses of varying size and scale consistent with the existing and planned character for the area.
Specific Outcome 1 *Development integrates neighbourhood, street, lot, building and landscape design to achieve:* *(a) attractive, shaded and safe streets;*	**Consistent** The development – (a) provides attractive streetscape comprising street trees, lighting, and pedestrian paths. (b) Integration of the central greenspace corridor with adjoining development is proposed.

Specific Outcome	Assessment
(b) integration with local green spaces and networks and urban landscape features, such as street trees, parks and waterway corridors; *(c) a positive city image through a high quality public realm and shaded, attractive built environment;* *(d) a legible urban environment where the intended function of buildings is easily understood;* *(e) an enhanced local identity and sense of place for the various communities of the city, while respecting important elements of local character and amenity, and cultural heritage;* *(f) safe environments that discourage antisocial behaviour;* *(g) opportunities for social interaction through the use of shared and multiple-use areas and facilities;* *(h) appropriate protection against sun and heat exposure and subdivision designs that maximise solar access to new allotments, supports energy efficient buildings and is balanced with other environmental factors including slope-sensitive design to retain the natural geography;* *(i) high levels of permeability for all forms of transport; and* (j) *the real and perceived impression that open space areas and thoroughfares are safe public spaces.*	(c) The development provides an attractive streetscape comprising street trees shading the pedestrian paths which promotes high-quality built form outcomes on each lot. (d) The layout represents a logical design consistent with the plan of development and adjoining developments. (e) Yuan Creek provides the opportunity to provide a key focal point to enhance local identity and sense of place. It is to be protected and rehabilitated accordingly. (f) The design promotes passive surveillance through housing addressing the street and overlooking the greenspace network. (g) The proposal includes an attractive streetscape and lot configuration based around the central green space and open space area which facilitates connection and wellbeing. (h) The layout is based upon a site response to the topography and connection to the adjoining developments. Lots are sufficiently sized and arranged to allow dwelling designs to maximum solar access and breezes. (i) Roads connect with adjoining developments and include paths for walking and cycling. (j) The open space area is designed to be and spacious linear park outside of the 30m waterway buffer. The proposal provides a high degree of permeability and casual surveillance.

Table 8.8: Assessment of Natural Hazards Element

Specific Outcome	Assessment
Specific Outcome 1 *Development avoids natural hazard areas where the risk to life and property, the likely cost of damage, or the measures needed to effectively mitigate the risk are unacceptable. Natural hazards include bushfire, flooding, landslide and coastal risks.*	**Consistent** A Geotechnical Assessment has been undertaken to ensure the development presents a low-risk of landslide. The layout responds to risk from bushfires through separation from key sources of risk such as dense vegetation. Lots 13 and 14 include dwelling exclusion zones to create separation from areas of risk on the adjoining property to the west.
Specific Outcome 1 *Development in natural hazard areas only occurs if it:* *(a) is located, designed and managed to mitigate the risk to life and property;* *(b) does not occur at the expense of other environmental values; and*	**Consistent** The development has been designed to mitigate risk from landslide and bushfire. The response does not impact environmental values, and does not unduly burden disaster response or capability given that it does not rely on coordination evacuation or similar resources intensive strategies.

Specific Outcome	Assessment
(c) *supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.*	

8.3 Summary of Strategic Framework Assessment

A review of the development against the Strategic Framework including the written key themes and associated mapping identified the following:

- The proposal is located in the 'New communities' designation and is consistent with the intentions of this designation.
- The proposal facilitates the delivery of housing balances both the desired density for the area with the hazard constraints and environmental attributes.
- The development protects and enhances Yuan Creek through rehabilitation, and open space provisions in adjacent to the waterway.
- The layout integrates road, footpaths, sewer, water, and open space provisions with the adjoining approved and proposed developments.
- The key contributor to the landscape character of the site and area – Yuan Creek – is to be protected and enhanced.
- The design facilitates the development of a suburban residential area as intended through lots that support the construction of 1-2 storey dwelling houses of varying size and scale consistent with the existing and planned character for the area.
- The proposal includes an attractive streetscape and lot configuration based around the central green space and open space area which facilitates connection and wellbeing.
- The development has been designed to mitigate risk from landslide and bushfire. The response does not impact environmental values, and does not unduly burden disaster response or capability given that it does not rely on coordination evacuation or similar resources intensive strategies.

As such, the development is consistent with the Strategic Framework and therefore the intent of the *City Plan*.

9 City Plan Code Assessment

Table 5.6.1 Reconfiguring a lot – Emerging Community Zone (Upper Coomera precinct) of the *City Plan*, identifies codes that may apply to this Development Application. The identified codes and whether they apply is outlined in the table below.

Table 9.1: Summary of Identified Codes

Code title	Review
Zone Code	
Emerging community zone code	Applicable – Please refer to **Section 9.1** below and **Appendix G** for the completed **Code response**.
Development Codes	
Reconfiguring a lot code	Applicable – Please refer to **Section 9.2** below and **Appendix G** for the completed **Code response**.
General development provisions code	Applicable – Please refer to **Section 9.2** below and **Appendix G** for the completed **Code response**.
Healthy waters code	Applicable – Please refer to **Section 9.2** below and **Appendix G** for the completed **Code response**.
Vegetation management code	Applicable – Please refer to **Section 9.2** below and **Appendix G** for the completed **Code response**.
Overlay Codes	
Airport environs overlay	Not applicable
Bushfire hazard overlay code	Applicable – Please refer to **Section 9.2** below and **Appendix G** for the completed **Code response**.
Environmental significance overlay code	Applicable – Please refer to **Section 9.2** below and **Appendix G** for the completed **Code response**.
Landslide hazard overlay code	Applicable – Please refer to **Section 9.2** below and **Appendix G** for the completed **Code response**.

A review of the relevant codes is provided below and full code responses are provided in **Appendix G** of this application.

9.1 Emerging community Zone Code

9.1.1 Assessment Against the Zone Purpose

The overall purpose of the *Emerging community zone code* (the '**Zone Code**') is to:

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

The proposed subdivision is consistent with the purpose of the zone as it prepares the land for future residential development, facilitates the conversion from non-urban to urban land, and does not compromise the long term intended urban use of the site.

9.1.2 Assessment Against the Overall Outcomes

A thorough and well-considered response to the Overall Outcomes of the Zone Code is provided in the table below. Assessment found that the proposal complies with all relevant outcomes.

Table 9.2: Response to Overall Outcomes (OO) of the Emerging Community Zone Code

Overall Outcome	Assessment
(a) Land uses –	
(i) comprise of new communities after detailed land use and infrastructure planning has been completed; and	**Consistent** The proposal is for subdivision with the resulting lots intended for residential development.
(ii) comprise of low intensity interim activities such as Dwelling houses, Community residences, Home based businesses and Caretakers accommodation which do not compromise the future urban development potential of the land for new communities.	**Consistent** The subdivision provides residential lots with sizes that are consistent with the existing character of the area.
(b) Character consists of –	
(i) large expanses of low intensity or undeveloped land that is not properly serviced by infrastructure; and	**Consistent** The site is a large lot with only one dwelling with a significant portion of the lot remaining undeveloped. The current proposal is for a subdivision with a residential development planned in subsequent stages.
(ii) areas that have recently been developed for urban purposes and are awaiting appropriate rezoning.	**Consistent** The adjacent property to the west has obtained approval for a subdivision with future residential development, demonstrating that the proposed development is consistent with the intended land use of the area.
(c) Built form –	

New built form is not proposed. Therefore part 'c' is not relevant.	
(d) Lot design –	
(i) comprises large lots until detailed land use and infrastructure planning has been completed; and	**Consistent** The subdivision provides residential lots with sizes that are consistent with the existing character of the area.
(ii) supports the staged development and release of land for new communities.	**Consistent** The proposal supports the staged development and release of land by creating residential lots of a size consistent with the existing character of the area.
(e) New communities –	
(i) will be subject to detailed site based investigations, and guided by the development intent identified in the following conceptual land use maps: *(A) Gilston;* *(B) Broadlakes;* *(C) Helensvale;* *(D) Maudsland and Oxenford South;* *(E) Ormeau and Ormeau Hills;* *(F) Pimpama;* *(G) Reedy Creek;* *(H) Upper Coomera;* *(I) Worongary; and* *(J) Oxenford gateway.* ***Note: For these areas, refer to the Conceptual land use maps in Schedule 2 Mapping.***	**Not applicable** The proposal is currently for a subdivision. Future residential development will be subject to detailed site based investigations and guided by the development intent identified in the Upper Coomera conceptual land use map.
(ii) involve a staged transition of vacant urban land to new communities to ensure: *(A) essential infrastructure and services can be provided in a timely, cost effective and environmentally responsible manner;* *(B) new communities have timely and easy access to an appropriate range of goods and services, and employment opportunities, public transport and community and recreational facilities;* *(C) high risk natural hazard areas are not developed, or are sensitively developed; and* *(D) matters of environmental significance and landscape character are protected.*	**Not applicable** The proposal currently involves a subdivision which will facilitate subsequent residential development.
(iii) contribute to the development of a safe, healthy and cohesive environment;	**Not applicable** The proposed development is for a subdivision.
(iv) have an interconnected system of streets and open spaces that offer a pleasant and comfortable walking and cycling environment;	**Not applicable** The proposal currently involves a subdivision however it includes an interconnected system of streets and open spaces that will provide a pleasant and comfortable walking and cycling

	environment for future residential development.
(v) are designed to encourage an effective and efficient public transport system;	**Not applicable** The proposal currently involves a subdivision however the roads are designed to accommodate public transport system for future residential development.
(vi) have well designed streets and a lot configuration to support energy efficient outcomes; and	**Not applicable** The proposal currently involves a subdivision however the roads and lot configuration are designed to support energy efficient outcomes.
(vii) achieve a high standard of urban design and safety to encourage liveable communities and promote the city image.	**Not applicable** The proposed development is for a subdivision. No new built form is proposed.
(f) Variations in the zone are:	
(i) Upper Coomera (Courtney Drive) precinct.	**Consistent** The site is identified within the Upper Coomera precinct.
Upper Coomera (Courtney Drive) precinct	
(a) New communities –	
(i) Development is informed by a comprehensive plan of development in accordance with SC6.6 City Plan policy – Comprehensive plans of development.	**Not applicable** The proposal is for a subdivision with the intent of establishing a future residential development which will be in accordance with SC6.6 City Plan policy – Comprehensive plans of development.
(ii) Urban development utilises land and infrastructure efficiently and responds to site constraints and opportunities to deliver a mix of Dwelling house (including small lot housing) and Dual occupancy development achieving a residential density of: *(A) 19 to 23 dwellings per net hectare, where located in sub-precinct Courtney North-east;* *(B) 13 to 17 dwellings per net hectare, where located in sub-precinct Courtney South-east; and* *(C) 11 to 14 dwellings per net hectare, where located in sub-precinct Courtney West.* ***Note: Land located above RL60m AHD is excluded from developable area unless acceptable provision for water servicing can be agreed to with the City of Gold Coast.*** ***Note: Extent of development within Courtney West sub-precinct may be constrained by bushfire hazard unless an acceptable precinct wide mitigation approach is provided. Development in all sub-precincts is subject to a bushfire risk management plan.***	**Not applicable** The proposal is for a subdivision which will provide residential lots capable of supporting a mix of dwelling types at the densities intended for the relevant sub-precinct.
(iii) Retirement facility development: *(A) only occurs in **sub-precinct Courtney North-east**;*	**Not applicable** A retirement facility is not proposed as part of the future development.

	(B) is located on flat land (1:15 slope or flatter); and *(C) is integrated within the wider new community, including establishing a connected and legible street network maximising opportunities for casual surveillance.*	
(iv)	*Multiple dwelling development in **sub-precinct Courtney North-east**:* *(A) is located on flat land (1:15 slope or flatter);* *(B) is located within 400m walking distance to a local recreation park delivered through a development approval;* *(C) achieves a maximum residential density of RD2 (up to 33 dwellings per net hectare); and* *(D) positively contributes to a safe and accessible streetscape and fronts public streets and open space area to maximise opportunities for casual surveillance.*	**Not applicable** The proposal is for a subdivision.
(v)	*Multiple dwelling development in **sub-precinct Courtney West** and **sub-precinct Courtney South-east**:* *(A) is designed to have the appearance of individual dwellings positioned in a generous landscaped setting;* *(B) achieves a residential density consistent with that envisaged for the sub-precinct; and* *(C) positively contributes to a safe and accessible streetscape and fronts public streets and open space areas to maximise opportunities for casual surveillance.*	**Not applicable** The proposal is for a subdivision.
(vi)	*Built form:* *(A) is setback from property boundaries to protect the privacy and amenity of adjoining residences;* *(B) is setback from road frontages to complement the streetscape character and provide space for off street parking; and* *(C) has an appropriate site cover to provide adequate area for private open space and landscaping.*	**Not applicable** New built form is not proposed.
(vii)	*Where located within sub-precinct Courtney North-east:* *(A) to meet the recreational needs of the new community, essential infrastructure in the form of a one hectare local recreation park is located in a central location, on flat land and is co-located with other open space;* ***Note: Residential development within sub-precinct Courtney North-east must include planning for a one hectare local recreation park within the sub-precinct as part of a comprehensive plan of development (in accordance with SC6.6 City Plan policy – Comprehensive plans of development).*** ***The planned location for the local recreation park is on 41 Courtney Drive and 288 Reserve Road (Lots 185 RP173727 and 56 RP162858).***	**Not applicable** The proposal is for a subdivision.

(B) a new local access road that connects to Baileys Mountain Road is provided in the southern part of sub-precinct Courtney North-east to provide a high level of road connectivity to the sub-precinct; and *(C) development provides a single vehicle crossing of the green space network (natural green space corridor) to facilitate a high level of road connectivity for the new community.*	
(viii) Where on slope affected land (1:10 slope or steeper), development mitigates visual amenity impacts through utilising slope sensitive house design. ***Editor's note – where earthworks are proposed, amalgamation of properties may be necessary to achieve an acceptable earthworks and landscape strategy.*** ***Refer to the City's endorsed guideline for 'Building on sloping sites' available on Council's website.***	**Not applicable** The proposal is for a subdivision. No new built form is proposed.
(ix) Where earthworks and retaining walls are proposed, development does not create negative visual impacts.	**Not applicable** The proposal is for a subdivision. Earthworks and retaining walls are not part of the proposal.
(x) Development maximises road frontage to the local recreation park and watercourses in public open space.	**Consistent** Lots on the southern portion of the site are oriented towards the creek.
*(xi) Yaun Creek is rehabilitated to achieve a minimum 60m wide natural green space corridor (public open space) providing an ecological connection, improved water quality outcomes and amenity for the new community (refer to **Figure 6.2.15-3 – Upper Coomera (Courtney Drive) precinct plan**). This includes removal of existing dams and exclusion of stormwater detention areas from the corridor.*	**Consistent** A proposed environmental open space lot is included in the proposal to protect and rehabilitate Yaun Creek. A Rehabilitation Management Plan is provided with this application.
*(xii) The second higher order watercourse (natural green space corridor as shown on **Figure 6.2.15-3 – Upper Coomera (Courtney Drive) precinct plan**) is rehabilitated with appropriate buffers to provide an ecological connection, improved water quality outcomes and amenity for the new community and is protected through private covenant or public open space dedication.* ***Editor's note – Buffers to these watercourses will be determined through assessment against the Environmental significance overlay code.***	**Not applicable** A second higher order watercourse is not identified on site.
*(xiii) Where located within **sub-precinct Courtney South-east** and **sub-precinct Courtney West** (refer to green space network on **Figure 6.2.15-3 – Upper Coomera (Courtney Drive) precinct plan**) development restores and enhances watercourses, their buffers and other matters of environmental significance on the southern boundary through dedication as public open space.*	**Consistent** The proposal includes an environmental open space lot which will restore and enhance Yaun Creek and its buffers and other matters of environmental significance.

*(xiv) Courtney Drive is upgraded to a Minor Residential Collector Road with extension through to Reserve Road, refer to **Figure 6.2.15-3 – Upper Coomera (Courtney Drive) precinct plan** for indicative location of road extension.*	**Not applicable** Courtney Drive is not upgraded to a Minor Residential Collector Road with extension through to Reserve Road.
(xv) Earthworks associated with the Courtney Drive extension results in acceptable visual amenity through use of vegetated batters.	**Not applicable** No extension is proposed for Courtney Drive.
(xvi) Courtney Drive and Jenkins Courts intersections onto Baileys Mountain Road are realigned to further separate intersections and improve safe access (refer to Figure 6.2.15-3 – Upper Coomera (Courtney Drive) precinct plan).	**Not applicable** Realignment of Courtney Drive and Jenkins Courts intersections onto Baileys Mountain Road is not proposed.
(xvii) New road crossings over Yaun Creek are avoided.	**Consistent** No new roads are proposed over Yaun Creek.
(xviii) Instream structures within Yaun Creek are avoided except where necessary for a single pedestrian crossing over Yaun Creek to provide access to the local recreation park.	**Consistent** Instream structures within Yaun Creek are not proposed.
(xix) Where road crossings over the Green space network are required, fauna movement infrastructure is provided. ***Note: Refer to Emerging community zone Figure 6.2.15-3 – Upper Coomera (Courtney Drive) precinct plan when interpreting overall outcomes for the Upper Coomera (Courtney Drive) precinct.***	**Not applicable** Road crossings over the Green space network are not required.

9.2 Development and Overlay Codes

A review of the relevant development and overlay codes confirmed that the development complies with majority of the Acceptable Outcomes. Where an alternative solution is proposed, sufficient justification is provided. The proposed alternative solutions are identified in **Table 9.3** and discussed in more detail where required below.

Table 9.3: Summary of Alternative Solutions

Code Title	Proposed Alternative Solutions
Bushfire hazard overlay code	PO8 Open space management plan
Environmental significance overlay code	PO1 Ecological site assessment PO2 Biodiversity areas (No AO provided) PO5 Wetland and waterway PO21 Fauna management PO22 Fauna management (No AO provided) PO24 Tenure, ownership and management arrangements (No AO provided) PO26 Rehabilitation (No AO provided)
Landslide hazard overlay code	PO7 Environmental values (No AO provided)
Reconfiguring a lot code	PO11 Housing diversity (No AO provided) PO12 Housing diversity (No AO provided) PO14 Circulation and street access design (No AO provided) PO16 Circulation and street access design (No AO provided) PO18 Driveways and vehicle crossings (No AO provided) PO19 Driveways and vehicle crossings (No AO provided) PO20 Neighbourhood design, character and integration (No AO provided) PO21 Climatically responsive design
General development provisions code	PO1 Amenity (No AO provided) PO2 Amenity (No AO provided)
Healthy waters code	PO2 Erosion and sediment control PO9 Landscape integration
Vegetation management code	Complies with all AOs

The alternative solutions are presented overleaf.

9.2.1 Bushfire Hazard Overlay Code

PO8: Open space management plan

Table 9.4: Assessment Against PO8 of the Bushfire Hazard Overlay Code

Performance Outcome	Acceptable Outcome
PO8 For areas to be dedicated to Council as open space, management strategies to mitigate bushfire risk must be identified.	**AO8** The Bushfire management plan contains a separate section detailing management strategies for areas to be dedicated to Council that can be included within the Open space management plan. **Note: For guidance on how to prepare a Bushfire management plan refer to SC6.3 City Plan Policy – Bushfire management plans.**

Complies with PO8: The development involves an area being dedicated to Council as Open Space, including the proposed low hazard Linear Park (0.287ha in extent) which will require routine mowing beneath individual shade trees.

9.2.2 Environmental Significance Overlay Code

PO1: Ecological site assessment

Table 9.5: Assessment Against PO1 of the Environmental Significance Overlay Code

Performance Outcome	Acceptable Outcome
PO1 All matters of environmental significance on and adjacent to the development site are identified and protected. **Note - An Ecological Site Assessment prepared in accordance with SC6.7 City Plan policy – Ecological site assessments, is Council's preferred method for addressing this performance outcome.**	**AO1** Proposed works do not impact on: (a) areas identified on Environmental significance – vegetation management overlay map; (b) buffers to wetlands and waterways being: (i) 100m from the mapped boundary of a State significant aquatic area, as identified on Environmental significance – wetlands and waterways overlay map; (ii) 100m from the outer landward boundary of a State significant wetland, as identified on Environmental significance – wetlands and waterways overlay map; (iii) 100m from the outer landward boundary of a Local significant wetland, as identified on Environmental significance – wetlands and waterways overlay map; (iv) 60m from the outer bank of a Major Waterway identified on Environmental significance – wetlands and waterways overlay map; or

	(v) 30m from the outer bank of a Waterway identified on Environmental significance – wetlands and waterways overlay map; and (c) individual trees within areas mapped on the Environmental significance – priority species overlay map.

Complies with PO1: All matters of environmental significance within the subject site have been identified. An ecological assessment has been prepared to address this performance outcome. Buffers to the waterway have been provided.

PO2: Biodiversity areas

Table 9.6: Assessment Against PO2 of the Environmental Significance Overlay Code

Performance Outcome	Acceptable Outcome
PO2 Development does not impact on Protected Areas as identified on the Environmental significance– biodiversity areas overlay map.	**AO2.1** No acceptable outcome provided.

Complies with PO2: There are no protected areas within or adjacent to the works area.

PO5: Wetland and waterway

Table 9.7: Assessment Against PO5 of the Environmental Significance Overlay Code

Performance Outcome	Acceptable Outcome
PO5 Buffers are provided to wetlands and waterways identified on the Environmental significance – wetlands and waterways overlay map to ensure the: (a) protection of matters of environmental significance mapped onsite or identified through an ecological site assessment; (b) unimpeded movement of fauna along the waterway; (c) water quality is maintained; (d) bank stability; and (e) protection of property and infrastructure. **Note: The buffer width for wetlands is measured from the outer, landward boundary of the mapped wetland, as shown on Environmental significance – wetlands and waterways overlay map.** **Note: Recommendations provided in an ecological site assessment (prepared in accordance with SC6.7 City Plan policy – Ecological site assessments) is Council's preferred method for determining alternative buffer widths.** **Note: Artificial waterways are to be addressed through the Coastal erosion hazard overlay code and map. Where a waterbody contains both natural and artificial banks, the natural banks are to be assessed in accordance with this performance outcome.**	**AO5.5** Buffers at least 30m wide are provided between the development and the outer bank of a waterway as identified on the Environmental significance – wetlands and waterways overlay map.

Complies with PO5: Buffers that area mostly at least 30 m have been provided to the waterway (Yaun Creek) that bisects the site. There is a minor incursion into this waterway buffer for a road connection to future development on an adjacent site. A small portion of a lot also occurs within the waterway buffer.

Despite the incursion into the waterway buffer, the buffer functions, as listed in the PO, can be achieved.

Matters of environmental significance protected within the waterway buffer have been identified as koala and Tusked Frog habitat.

The waterway corridor provides an unimpeded fauna movement pathway through the site to adjacent properties. This pathway will not be fragmented by road crossings or built infrastructure.

Through the adoption of industry best practice erosion and sediment controls during operational works, as well as the detention and treatment of stormwater from the development, will ensure water quality is maintained.

The proposed rehabilitation of the riparian zone will assist in stabilising the banks of Yaun Creek within the site boundaries. The provision of the buffer will ensure property and infrastructure is protected from stream migration.

PO21: Fauna management

Table 9.8: Assessment Against PO21 of the Environmental Significance Overlay Code

Performance Outcome	Acceptable Outcome
PO21 Development design and location provides for the safe movement of native fauna through the site.	**AO21** Where infrastructure crosses native fauna movement paths, the design of new development incorporates fauna friendly movement solutions. **Note: Fauna friendly movement solutions developed in accordance with the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices; and the QLD Government Koala-Sensitive Design Guidelines is Council's preferred method for addressing this outcome.**

Complies with PO21: Movement pathways through the site to adjacent areas are not fragmented by roads, paths, or built infrastructure.

It is not proposed to fence the environmental open space areas at the interface of adjacent lots. As such, egress of fauna is not compromised.

PO22: Fauna management

Table 9.9: Assessment Against PO22 of the Environmental Significance Overlay Code

Performance Outcome	Acceptable Outcome
PO22 Where fauna habitat is proposed to be damaged, management strategies must be implemented to ensure: (a) the native fauna is safely relocated to an area of similar habitat; (b) the sequence of habitat disturbance ensures that fauna is not isolated from adjoining areas of habitat; (c) fauna relocation occurs immediately prior to habitat disturbance; (d) accredited and experienced spotter catchers, licensed by the Queensland Parks and Wildlife Service, are to be present on the site to direct and undertake the removal and relocation of fauna; and (e) where possible, damaged habitat and nesting sites are rehabilitated outside of development areas. **Note: A Fauna Management Plan prepared by a suitably qualified person and in accordance with SC6.8 City Plan policy – Environmental management plans is Council's preferred method for addressing this outcome.**	**AO22** No acceptable outcome provided.

Can comply with PO22 via conditions: It is considered reasonable and relevant that the requirement for a spotter catcher to be present on the site during vegetation clearing be included as an approval condition.

PO24: Tenure, ownership and management arrangements

Table 9.10: Assessment Against PO24 of the Environmental Significance Overlay Code

Performance Outcome	Acceptable Outcome
PO24 An Open Space Management Plan prepared in accordance with SC6.13 City Plan policy – Landscape work is prepared for areas to be dedicated to Council as Public Open Space.	**AO24** No acceptable outcome provided.

Can comply with PO24 via conditions: The requirement for an open space management plan can be conditioned as part of the approval package.

PO26: Rehabilitation

Table 9.11: Assessment Against PO26 of the Environmental Significance Overlay Code

Performance Outcome	Acceptable Outcome
PO26 Disturbed, cleared or modified areas are rehabilitated where they form part of: (a) an ecological corridor; or (b) matters of environmental significance and associated buffers; or (c) areas identified within an Ecological Site Assessment as requiring rehabilitation. Note: A Rehabilitation Management Plan prepared in accordance with the South East Queensland Ecological Restoration Framework and SC6.8 City Plan policy – Environmental management plans is Council's preferred method for addressing this outcome.	**AO26** No acceptable outcome provided.

Can comply with PO26: The riparian zone to Yaun Creek will be protected via environmental open space. It is proposed to undertake restoration works within this zone, as detailed in the Rehabilitation Management Plan.

9.2.3 General Development Provisions Code

PO1: Amenity protection

Table 9.12: Assessment Against PO1 of the General Development Provisions Code

Performance Outcome	Acceptable Outcome
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 development is essentially an extension of the residential developments to the east and west, and therefore once constructed, minimal impacts are identified.

The layout has considered areas of revegetation on the adjoining lots which present an increased risk of bushfire and where necessary lots include ‘dwelling exclusion zones’ to ensure adequate separation.

PO2: Amenity protection

Table 9.13: Assessment Against PO2 of the General Development Provisions Code

Performance Outcome	Acceptable Outcome
PO2 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.	**AO2** No acceptable outcome provided.

Complies with PO2: Developments adjoining the site are currently either under construction or may commence construction in the near future. In this case, there is potential that housing may have been completed and there may be sensitive users in the area at the time that construction is occurring on site. Dust, noise and traffic may cause impacts on the new residents. In this case, suitable construction management practices can be put in place to minimise impacts. A condition of approval requiring a construction management place may be included on the approval to ensure compliance.

In the long term, the site will be comprise low-key suburban residential uses, and no significant impacts are anticipated.

9.2.4 Landslide Hazard Overlay Code

PO7: Environmental values

Table 9.14: Assessment Against PO7 of the Landslide Hazard Overlay Code

Performance Outcome	Acceptable Outcome
PO7 Works to mitigate landslide risks avoid adverse impact on other environmental values.	**AO7** No acceptable outcome is provided.

Complies with PO7: Retaining is not proposed to areas of environmental sensitivity.

9.2.5 Healthy Waters Code

PO2: Erosion and sediment control

Table 9.15: Assessment Against PO2 of the Healthy Waters Code

Performance Outcome	Acceptable Outcome
PO2 Erosion, sediment and dust is appropriately managed during the construction phase.	**AO2** The level of risk for soil erosion and sediment pollution to the environment is determined by an erosion hazard assessment, completed by a suitably-qualified person in accordance with the criteria in Table 9.4.5-4: Erosion hazard assessment. Where the erosion hazard assessment has a risk score of: (a) less than or equal to 10: A deemed to comply report is prepared by a suitably qualified person for Council approval, including conceptual location and design drawings of each treatment measure in plan and section views, in accordance with the Best Practice Erosion and Sediment Control: International Erosion Control Association, (IECA) 2008, Australasia Chapter 2008. (b) greater than 10 or developments involving multiple stages of disturbance or more than 1.25 ha of land: (i) For material change of use or reconfiguring a lot, a conceptual erosion and sediment control plan (ESCP) is prepared by a suitably-qualified person for Council approval in accordance with SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards, and the Best Practice Erosion and Sediment Control: International Erosion Control Association (IECA) 2008, Australasia Chapter 2008. (ii) For operational work, a detailed ESCP is prepared by a suitably-qualified person in accordance with SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards, and Best Practice Erosion and Sediment Control: International Erosion Control Association (IECA) 2008, Australasia Chapter 2008. The ESCP is to detail appropriate treatment measures for the construction phase of development, demonstrating how the minimum design objectives in Table 9.4.5-5: Stormwater design objectives are achieved, including:

	(a) measures to ensure the release of sediment-laden stormwater for the nominated design storm are minimised when the design storm is exceeded; (b) detailed design, installation, construction, monitoring and maintenance requirements of all approved proprietary products in accordance with local conditions and manufacturer's recommendations; and (c) details of how the ESCP aligns with the approved development staging plan.

Complies with PO2: A detailed erosion and sediment control plan will be developed during the detailed design phase and will be in accordance with the prescribed standards.

PO9: Landscape integration

Table 9.16: Assessment Against PO9 of the Healthy Waters Code

Performance Outcome	Acceptable Outcome
PO9 Stormwater treatment devices and stormwater infrastructure are designed to: (a) integrate with the urban design and landscape outcomes of the development; (b) complement natural environments, wetlands and watercourses; (c) protect environmental values; (d) enhance visual amenity; and (e) incorporate CPTED principles in accordance with **SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards.**	**AO9.2** Stormwater treatment devices are located offline to any upstream catchment. **Note: This provision relates to the integration of stormwater treatment devices and stormwater infrastructure into the landscape. Development identified on the Environmental significance – wetlands and watercourse overlay map will still require assessment against the Environmental significance overlay code.**

Complies with PO9: Stormwater treatment devices will be fitted with high flow weirs, so that external flows are discharged as per existing conditions.

9.2.6 Reconfiguring a Lot Code

PO11: Housing diversity

Table 9.17: Assessment Against PO11 of the Reconfiguring a Lot Code

Performance Outcome	Acceptable Outcome
PO11 Residential subdivisions creating 10 or more lots vary lot sizes to accommodate potential multiple dwelling development where the zone allows.	**AO11** No acceptable outcome provided.

Complies with PO11: Lot 15 of the proposed subdivision is suitably sized to accommodate a multiple dwelling development.

PO12: Housing diversity

Table 9.18: Assessment Against PO12 of the Reconfiguring a Lot Code

Performance Outcome	Acceptable Outcome
PO12 Small lots in residential subdivisions are distributed amongst larger lots to facilitate variation in dwelling form and to meet the purpose of the zone.	**AO12** No acceptable outcome provided.

Complies with PO12: Smaller lots are distributed amongst larger lots where possible based on the site constraints.

PO14: Housing diversity

Table 9.19: Assessment Against PO14 of the Reconfiguring a Lot Code

Performance Outcome	Acceptable Outcome
PO14 Reconfiguring a lot where creating small lots demonstrates a Dwelling house can be accommodated, where it meets the relevant zone code and the **Small lot housing (infill focus) code**, through: (a) a site plan for all lots with an area 250m^2 to 400m^2; and (b) site, floor plans, and elevations for all lots with an area less than 250m^2. **Notes:** **(a) PO14 does not apply to the creation of small lots where associated with an existing residential building.** **(b) House plans provided as part of a Reconfiguring a lot application will not be conditioned as part of an approval.**	**AO14** No acceptable outcome provided.

Complies with PO14: The proposed development includes a mix of small and larger lots. The small lots include building envelopes suitably-sized to accommodate a dwelling house in accordance with the zone code and Small lot housing (infill focus) code and the QDC.

PO16: Circulation and street access design

Table 9.20: Assessment Against PO16 of the Reconfiguring a Lot Code

Performance Outcome	Acceptable Outcome
PO16 The function and capacity of the road network is maintained, and does not compromise or impact on the safety and operation of the existing and planned road network. **Note: A Traffic Impact Assessment is Council's preferred method of addressing the above outcome, particularly for the following instances:** **(a) site access is from a road identified on the Functional road hierarchy (indicated on the Zone maps in Schedule 2); or** **(b) site access is from a road identified on the Pacific motorway service road types overlay map; or** **(c) site access is within 100m of a signalised intersection; or** **(d) site access is within 50m of a roundabout; or** **(e) a new intersection is proposed; or** **(f) density outcomes in a zone code are exceeded; or** **(g) development has the potential to increase existing background traffic (peak period or daily traffic movements) ≥ 5 percent.**	**AO16** No acceptable outcome is provided.

Complies with PO16: A traffic assessment is provided in Section 4 – Specialist Reports.

PO18: Driveways and vehicle crossings

Table 9.21: Assessment Against PO18 of the Reconfiguring a Lot Code

Performance Outcome	Acceptable Outcome
PO18 Driveways and vehicle crossings for proposed lots are considered in the design of the lots to ensure there are no conflicts with existing or proposed city infrastructure, utility infrastructure and street trees. **Note: A subdivision plan showing indicative driveways and vehicle crossings for proposed lots is the method of demonstrating compliance with this performance outcome.**	**AO18** No acceptable outcome provided.

Complies with PO18: The subdivision plan shows indicative driveway and vehicle crossing locations for proposed lots.

PO19: Driveways and vehicle crossings

Table 9.22: Assessment Against PO19 of the Reconfiguring a Lot Code

Performance Outcome	Acceptable Outcome
PO19 Driveways and vehicle crossings for proposed lots are considered in the design of earthworks to ensure appropriate slope gradient from the road carriageway to future building envelopes can be achieved in accordance with SC6.12 City Plan policy – Land development guidelines and AS2890:2009 Parking Facilities. **Note: A subdivision plan showing existing and proposed earthworks and the gradient from the road carriageway to the proposed building envelopes is the method of demonstrating compliance with this performance outcome.**	**AO19** No acceptable outcome provided.

Complies with PO19: Civil plans are provided demonstrate site levels including crossovers and driveways.

PO20: Neighbourhood design, character and integration

Table 9.23: Assessment Against PO20 of the Reconfiguring a Lot Code

Performance Outcome	Acceptable Outcome
PO20 Development provides a neighbourhood with a strong and positive identity, through: (a) clearly readable streets and useable open space networks; (b) an appropriate response to site characteristics and settings (including landmarks and views); (c) development of a scale consistent with the surrounding urban area, with open space and roads interconnecting to adjoining networks; (d) allowing for increased densities in close proximity to public transport and local services; (e) location of community, retail and commercial facilities at walkable focal points; and (f) providing for a safer community by maximising opportunities for casual surveillance, minimising opportunities for crime and vandalism. **Note: a Comprehensive Plan of Development submitted as part of a material change of use application, prepared in accordance with SC6.6 City Plan policy – Comprehensive plans of development, is Council's preferred method of addressing the above outcomes.**	**AO20** No acceptable outcome provided.

Complies with PO20: The proposed development will create a positive neighbourhood identity with clear streets, useable open space, and a layout that is consistent with the surrounding area. It incorporates design features that enhance safety and casual surveillance.

PO21: Climatically responsive design

Table 9.24: Assessment Against PO21 of the Reconfiguring a Lot Code

Performance Outcome	Acceptable Outcome
PO21 The street and lot orientation facilitates the construction of energy-efficient buildings that respond to the local climatic conditions by: (a) maximising solar access to the north in winter; (b) minimising solar access to the east and west in the summer; (c) maximising access to any prevailing summer breezes; and (d) minimising exposure to prevailing winter winds.	**AO21.1** A site analysis prepared in accordance with **SC6.14 City Plan policy – Site analysis** identifies how the proposed lot orientation results in the potential for energy efficient buildings that respond to the local climatic conditions.
	AO21.2 Roads and lots are generally configured in a grid pattern and run in: (a) north-south direction within 20º west and 30º east of north; and (b) east-west direction within 30º south and 20º north of east.

Complies with PO21: The layout is strongly influenced by the location of road connections to the east and west, topography and protection of the waterway. Notwithstanding, lots are sufficiently sized and arranged to allow dwelling designs to maximum solar access and breezes.

10 Relevant Matters

Section 45(5) of the Act specifies that – "*An impact assessment is an assessment that–*

(a) must be carried out—

(i) against the assessment benchmarks in a categorising instrument for the development; and
(ii) having regard to any matters prescribed by regulation for this subparagraph; and

(b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.

Examples of another relevant matter—

- *a planning need*
- *the current relevance of the assessment benchmarks in the light of changed circumstances*
- *whether assessment benchmarks or other prescribed matters were based on material errors"*

The following 'relevant matters' apply in consideration of this Impact assessable Development application –

- The proposal implements the strategic intent of the City Plan by facilitating the intended expansion of the city's urban area in a predetermined appropriate location, and represents logical and practical development sequencing generally in line with the other developments in the area.

- It facilitates additional housing supply in response to demonstrated demand across the Gold Coast.

- The proposal aligns with the plan of development, and approved / proposed developments adjoining the site to the east and west.

- While the proposed density may be slightly less than intended, the slightly lower yield ensures that the design appropriately responds to the landslide and bushfire hazards, and protects matters of ecological significance including Yuan Creek.

- The development contributes to the city's green space network by protecting the central corridor and maintaining connection to the adjoining lots.

- There are no significant departures from the various outcomes in the City Plan 'codes', nor the higher order elements including the Strategic Framework.

11 Statement of Reasons

The development warrants approval subject to reasonable and relevant conditions as outlined below:

Table 11.1: Statement of Reasons

Aspect	Review
Description of the development	Development Permit for Reconfiguration of a lot (1 into 26 lots plus new roads and open space) – Impact Assessable
Assessment Benchmarks	The development was assessed against the following assessment benchmarks: *Gold Coast City Plan* - *Strategic Framework* - *Emerging community zone code* - *Reconfiguring a lot code* - *General development provisions code* - *Healthy waters code* - *Vegetation management code* - *Bushfire hazard overlay code* - *Environmental significance overlay code* - *Landslide hazard overlay code*
Reasons for decision	Strategic Framework The development is consistent with the intent of the *City Plan* as summarised below – - The proposal is located in the 'New communities' designation and is consistent with the intentions of this designation. - The proposal facilitates the delivery of housing balances both the desired density for the area with the hazard constraints and environmental attributes. - The development protects and enhances Yuan Creek through rehabilitation, and open space provisions in adjacent to the waterway. - The layout integrates road, footpaths, sewer, water, and open space provisions with the adjoining approved and proposed developments. - The key contributor to the landscape character of the site and area – Yuan Creek – is to be protected and enhanced. - The design facilitates the development of a suburban residential area as intended through lots that support the construction of 1-2 storey dwelling houses of varying size and scale consistent with the existing and planned character for the area. - The proposal includes an attractive streetscape and lot configuration based around the central green space and open space area which facilitates connection and wellbeing. - The development has been designed to mitigate risk from landslide and bushfire. The response does not impact environmental values, and does not unduly burden disaster response or capability given that it does not rely on coordination evacuation or similar resources intensive strategies. Emerging Community Zone Code The development is consistent with the purpose and the Overall Outcomes of the Zone code with particular regard to those relating to the Upper Coomera (Courtney Drive) Precinct. The proposed density is marginally lower than that identified in the code; however, the layout responds to the topography and natural hazards of the site.

Aspect	Review
	Development and Overlay Codes The development was assessed against the identified development and overlay codes and is compliant with most Acceptable Outcomes where provided. Where compliance with an AO was not met the development complied with the relevant Performance Outcome, Overall Outcome, and / or the Purpose of the code.
Relevant Matters	- The proposal implements the strategic intent of the City Plan by facilitating the intended expansion of the city's urban area in a predetermined appropriate location, and represents logical and practical development sequencing generally in line with the other developments in the area. - It facilitates additional housing supply in response to demonstrated demand across the Gold Coast. - The proposal aligns with the plan of development, and approved / proposed developments adjoining the site to the east and west. - While the proposed density may be slightly less than intended, the slightly lower yield ensures that the design appropriately responds to the landslide and bushfire hazards, and protects matters of ecological significance include Yuan Creek. - The development contributes to the city's green space network by protecting the central corridor and maintaining connection to the adjoining lots. - There are no significant departures from the various outcomes in the City Plan 'codes', nor the higher order elements including the Strategic Framework.
Matters prescribed by a regulation	*Planning Regulation 2017* *Schedule 12A*
Other Considerations	ROL/2024/116 - 176 Baileys Mountain Road, Upper Coomera - Development Application for Reconfiguring a Lot (Impact Assessment) for a 149 lot subdivision – Impact assessment) - Lodged 17 December 2024 COM/2019/82 - 79-99 Courtney Drive, Upper Coomera - Development permit for Reconfiguring a lot (Impact assessment) for a 5 into 208 lot subdivision (including 196 residential lots, 4 Open space (Environmental) lots, 5 Open space (Drainage) lots, 2 Open space (Recreation) lots and 1 utility lot) - Approved 15 June 2023

12 Infrastructure Charges

Infrastructure charges for the development have been calculated pursuant to the '*Council of the City of Gold Coast Charges Resolution (No. 1) of 2025*', being the current Charges Resolution. Anticipated charges are shown in the table below.

Table 12.1: Infrastructure Charges and Credits

Aspect	Estimated Charge	Estimated Credit
Residential Lots	**$953,438.20** @$36,670.70 for 26 lots	**$36,670.70** @$36,670.70 for 1 lot
Total	**$953,438.20**	**$36,670.70**
Total Charge Payable	**= $916,767.50**	

As shown in **Table 12.1**, anticipated infrastructure charges payable is calculated to be **$916,767.50**.

13 Conclusion

Enhance Urban Planning has been engaged by Needham Ground Pty Ltd and JNG Property Investments 1 Pty Ltd to prepare and lodge a Development Application seeking approval from the City of Gold Coast Council for a Development Permit for Reconfiguration of a lot (1 into 26 lot subdivision) at 65 Courtney Drive, Upper Coomera. The Development Application is subject to Impact assessment.

This report has concluded the following –

- A reconfiguration of a lot is proposed at 65 Courtney Drive, Upper Coomera;
- It involves the subdivision of the 30,100m^2 lot to create 26 lots and includes new roads, sewer, water, stormwater provisions and an environmental open space lot adjacent to Yaun Creek;
- The lot layout is designed to be consistent with the adjoining approved and proposed development to the west and east of the site;
- The lot sizes provide housing diversity with the larger lot intended for future townhouse development;
- Access to the development is facilitated by 15.5m – 16.5m new roads;
- Landscaping and footpaths are provided on both sides of the new roads;
- The provision of an environmental open space lot and buffer ensures that matters of ecological significance such as Yaun Creek are protected;
- The development is consistent with the character of the surrounding area and supports its intended land uses.

The development complies with all relevant local and state planning requirements.

For the reasons outlined above and herein, it is our opinion that the development warrants the approval of Council, subject to reasonable and relevant conditions.

Any queries arising during the course of the assessment of this Development Application should be directed to Brendon Walkinshaw on (07) 5592 4663 or by email brendon@enhanceup.com.

Appendix A. Site Analysis Plan

SITE ANALYSIS PLAN



KEY

- Site Boundary
- Power Lines
- Vehicle Access
- Adjoining Property Access
- Sewer Easement

SITE ANALYSIS PLAN



KEY

- Site Boundary
- Power Lines
- Vehicle Access
- Adjoining Property Access

Appendix B. Site Photos



Plate 1 – Site access from Courtney Drive



Plate 2 – 65 Courtney Drive existing driveway



Plate 3 – Existing dwelling on site



Plate 4 – Existing car parking area



Plate 5 – Yaun Creek traversing the site



Plate 6 – Existing electrical infrastructure on Courtney Drive



Plate 7 – Approved subdivision adjacent to the site



Plate 8 – View of the adjacent approved subdivision from the site

Appendix C. City Plan Property Report

CITY OF GOLDCOAST.

City Plan property report

Planning, Regulation and Service Gold Coast
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	65 Courtney Drive, UPPER COOMERA, 4209
Lot and Plan	187RP173728
Area	30,100 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
- Innovation, Gold Coast screen industry 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 3 (view divisional contact details)	
Zones	
Emerging community, Upper Coomera precinct	Emerging community zone code Tables of assessment: • Material change of use • Reconfiguring a lot • Building work • Operational work
Overlay maps	
Airport environs - Procedures for Air Navigation Services, Aircraft Operational (PANS-OPS) surfaces: • PANS-OPS contour	Airport environs overlay code Tables of assessment: • Airport environs overlay
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 – 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
Landslide hazard	Landslide hazard overlay code Tables of assessment: • Landslide hazard overlay
LGIP	
Local Government Infrastructure Plan: • LGIP projection areas	Local Government Infrastructure Plan
Local Government Infrastructure Plan: Plan for trunk sewerage infrastructure (collection and treatment): • Future trunk sewerage gravity mains	Local Government Infrastructure Plan

Date created	2 Mar 2026	Version	V13 - Current

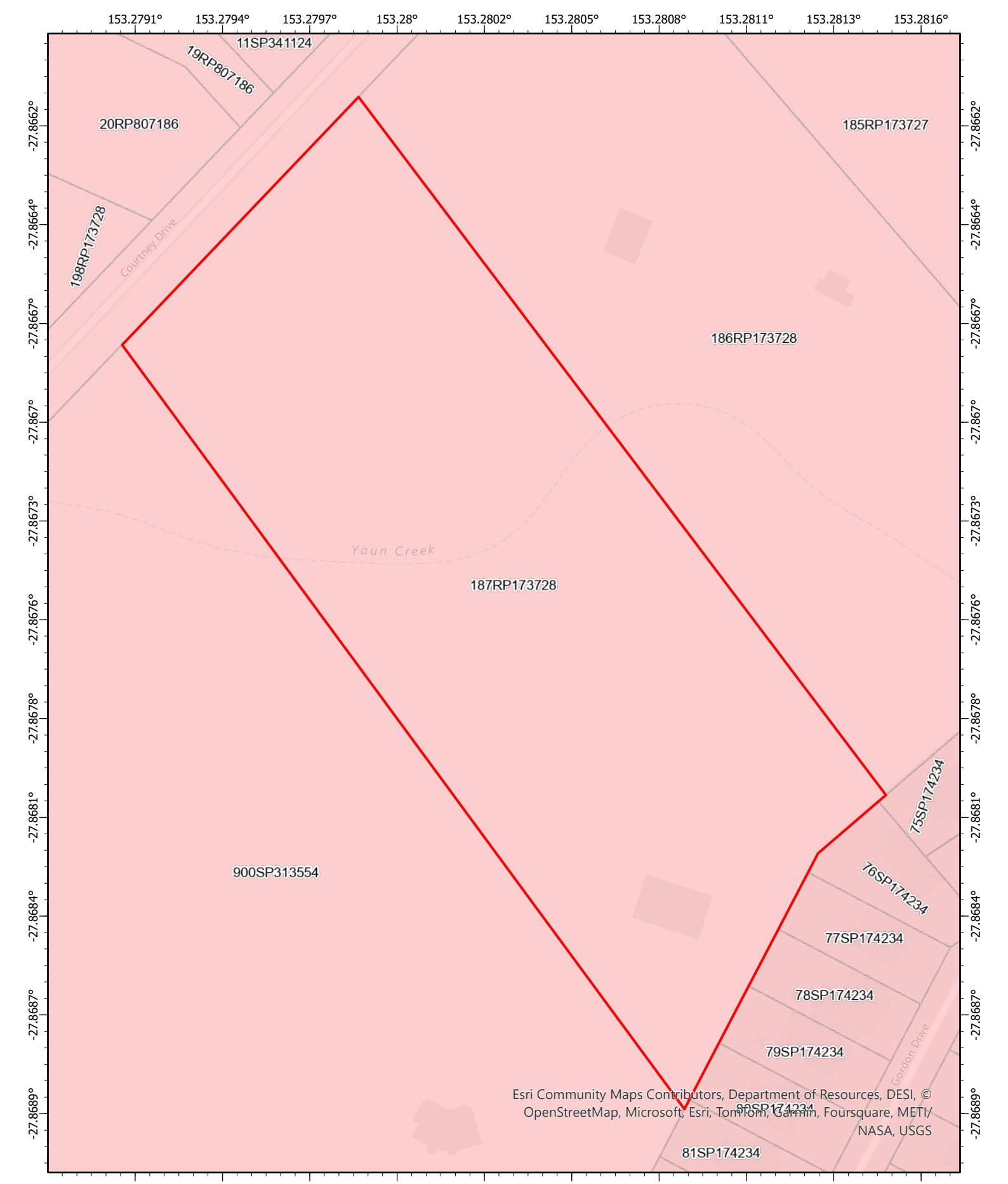
Appendix D. State Overlay Maps

Matters of Interest for all selected Lot Plans

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

Matters of Interest by Lot Plan

Lot Plan: 187RP173728 (Area: 30100 m²)
SEQ Regional Plan land use categories
Queensland waterways for waterway barrier works
Water resource planning area boundaries



SEQ Regional Plan land use categories

Regional Land Use Category

Urban Footprint

Date: 10/02/2025

N

Scale: 1:1,700

0 10 20 30 40

Metres

Queensland Government

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Queensland Government



Queensland waterways for waterway barrier works

Risk of impact

Low

Date: 10/02/2025

N

Scale: 1:1,700

0 10 20 30 40

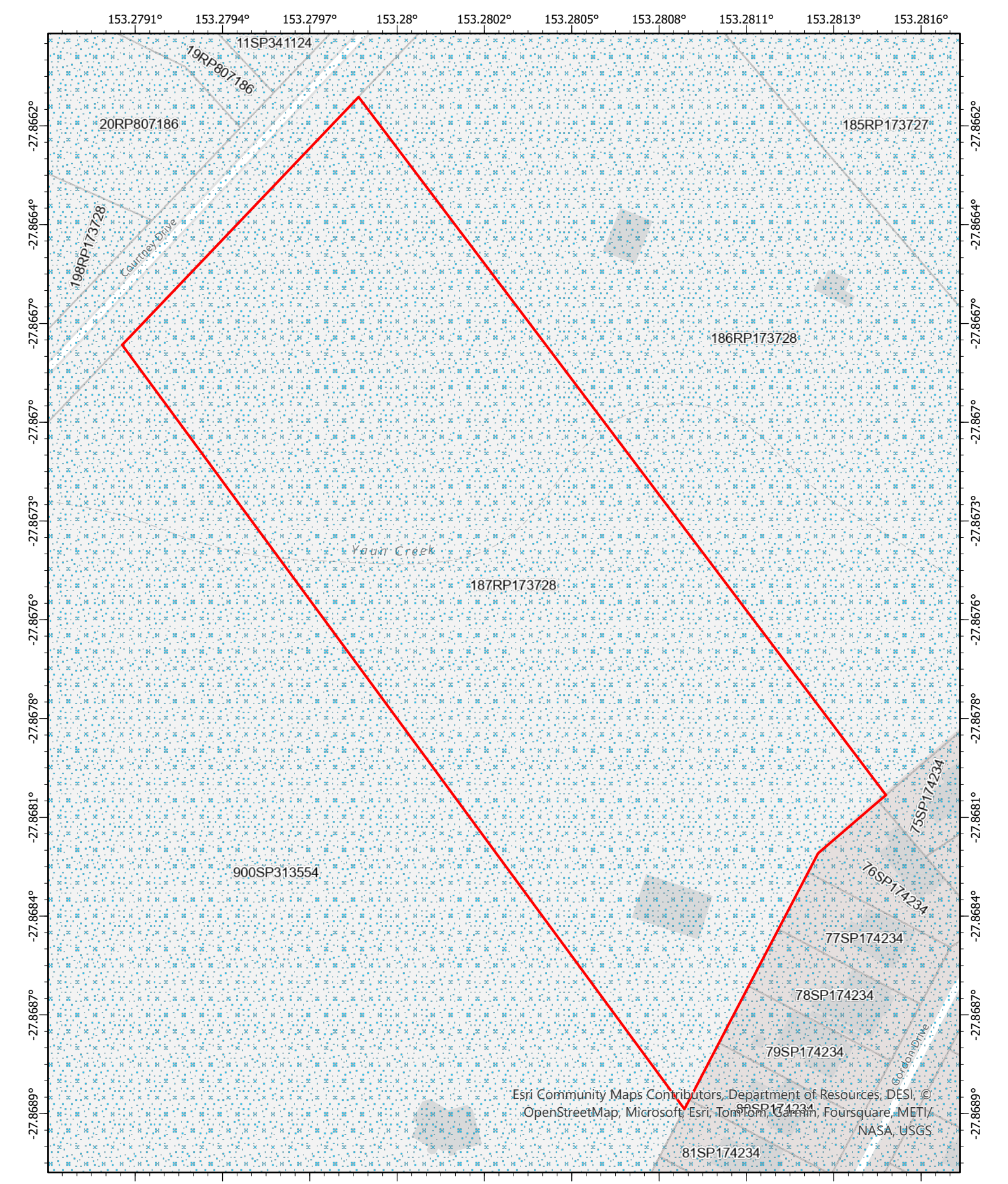
Metres

Queensland Government

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Queensland Government



Water resource planning area boundaries

Date: 10/02/2025

N

Scale: 1:1,700

0 10 20 30 40

Metres

Queensland Government

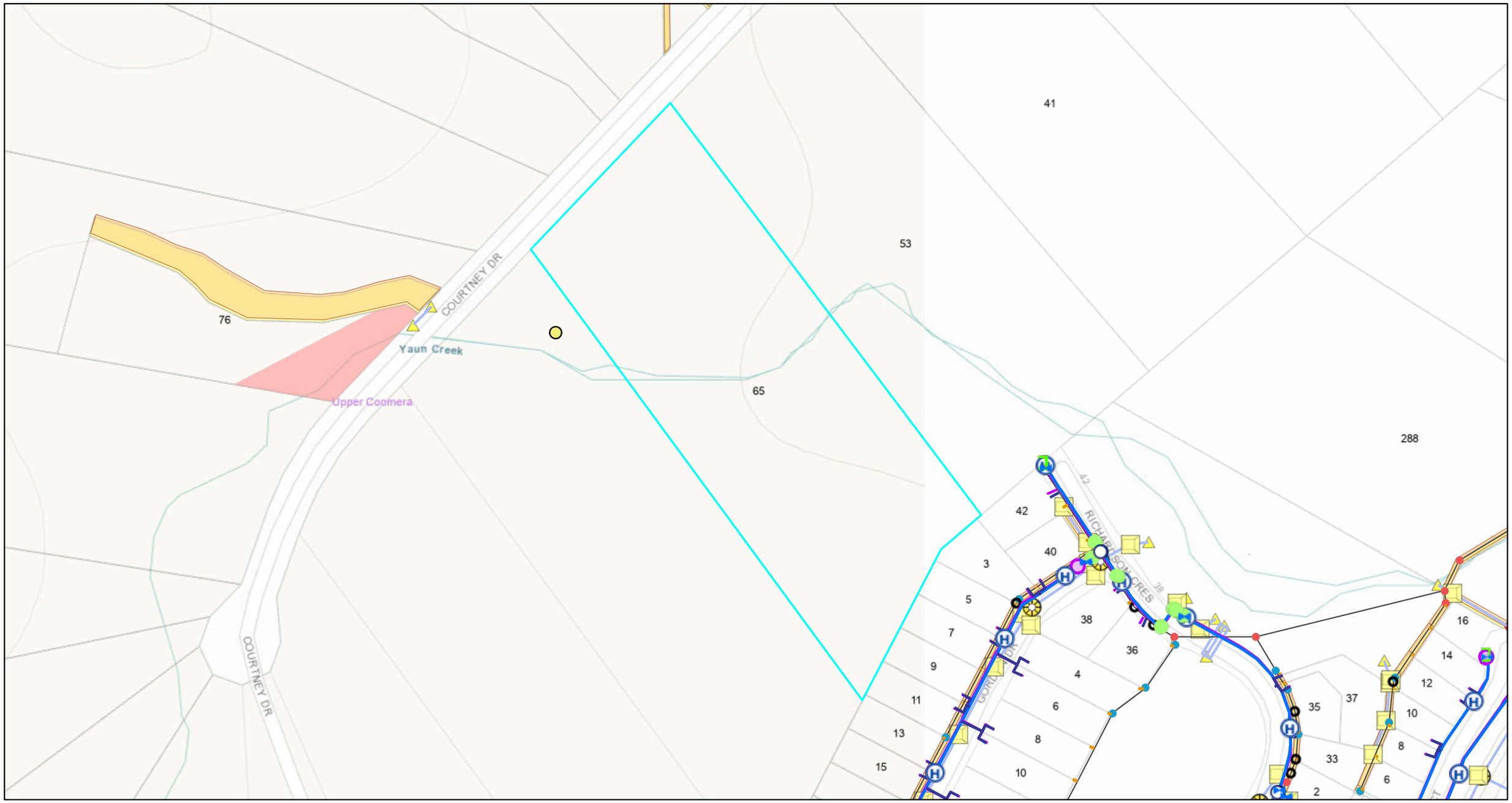
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Queensland Government

Appendix E. Council Infrastructure Assets Map

As Constructed Assets



2/10/2025, 12:38:48 PM

1:2,257

0 0.03 0.05 0.1 mi

0 0.04 0.07 0.15 km

- LGA_Boundary
- Water Valve

Water Fitting
- End
- T - Joint
- Other
- Water Hydrant Potable
- Water Hydrant Recycled
- Works Sewer Pump
- Water Service Connection Potable
- Water Service Connection Recycled
- Potable Water Pipe

Recycled Water Pipe
- NON-DRINKING

Sewer Fitting
- Junction
- Sewer Connection

Sewer Maintenance Hole
- Maintenance Hole
- Maintenance Shaft
- Sewer_Pipe_Non_Pressure

Drainage Pit
- Inlet Gully
- Manhole
- Drainage Pipe
- Stormwater End Structure
- Stormwater GPT Complex
- Easement
- Locality Boundaries

Cadastral parcels
- Base
- Easement
- Strata (Lot)
- Addresses

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City of Gold Coast

This information is provided to assist in field investigations. Spot checks have been made to determine the accuracy of this plan. However, all locations, dimensions and depths shown are to be confirmed on site.

Appendix F. Prelodgement Meeting Minutes

CITY OF GOLDCOAST.

Pre-lodgement Advice agenda and minutes

Planning and Regulation
City Development
Planning Assessment
Po Box 5042 GOLD COAST MC QLD 9726
P 07 5582 8866
E prelodgementadvice@goldcoast.qld.gov.au
W cityofgoldcoast.com.au

Pre-lodgement Meeting							
PLO Number	PLO/2025/100	**Date**	8 July 2025	**Time**	11:30 AM	**Venue**	Waterside West
Chairperson	Chelsea O'Connor					**Minutes**	Kyra Reid

City of Gold Coast Planning Assessment and Internal referral teams	**Applicant and Applicant's consultancy team**
Council Attendees: • Chelsea O'Connor – Planner • Kyra Reid – Planner • Adam Morris – Coordinator Development Assessment (North) • Jemma Barrett – Coordinator Development Assessment (North) • Civil Engineering • Environmental Assessment • Landscaping Assessment **Comments By:** • Water & Waste • Bushfire • Parks & Recreation Network • Subdivision Engineer • Geotechnical Engineering • Hydraulic & Water Quality • Traffic & Transport Network	**Applicant Attendees:** • Brendon Walkinshaw – Director, Enhance Urban Planning • Nick Rozis – Civil Engineer, Bornhorst & Ward • Scott Morrison – Surveyor, Jensen Bowers • Tim Ng – Owner
Conflicts of Interest to declare	
The Chair requested any member to acknowledge any conflicts of interest	

Application Information	
Address	65 Courtney Drive, UPPER COOMERA QLD 4209
Lot and plan	Lot 187 RP173728
Site area	30,100 m^2
City Plan version	11
Zone/Precinct	Emerging Community Zone, Upper Coomera Precinct
Overlays	• Airport environs overlayBushfire hazard overlay • Dwelling house overlay • Environmental significance- Wetlands and waterways overlay • Landslide hazard overlay

Reports / Other documents considered (as submitted)

Drawing title	Author	Date	Drawing reference no.	Ver
Supporting Document and Plans	Enhance Urban Planning	5.06.2025	2025-03-740	A

Plans / Drawings considered (as submitted)

Drawing title	Author	Date	Drawing reference no.	Ver
Proposal Plan	Jensen Bowers	21.05.2025	S-11388-001	B

Proposal Summary

The proposal is for a 1 int 37 lot subdivision at 65 Courtney Drive, Upper Coomera. The subject site has an area of 30,100m^2 and is located in the Emerging communities zone (Upper Coomera precinct). Specifically, the site is identified on the Upper Coomera (Courtney Drive) precinct plan as being located in the Courtney North-east (CNE) and Courtney South-east (CSE) sub precincts.

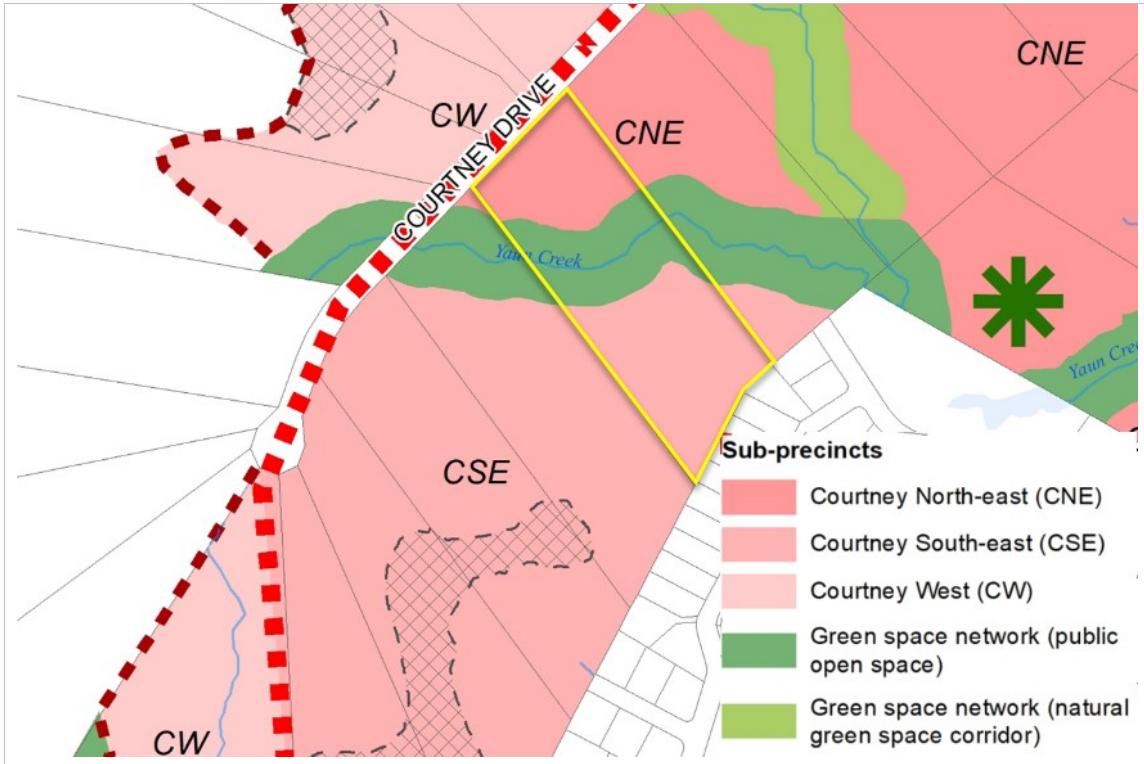


Figure 1: Subject site in the Upper Coomera (Courtney Drive) precinct plan

The proposed development includes a Reconfiguring a lot (for a 1 into 37 lot subdivision) and a Preliminary approval (including a variation request) for a Material change of use for Dual occupancy (on specific allotments). The proposed lots range in size from 400m^2 to 627m^2. Table 5.5.15: MCU – Emerging community zone and Table 5.6: Reconfiguring a lot characterise the proposed development as subject to Impact assessment.

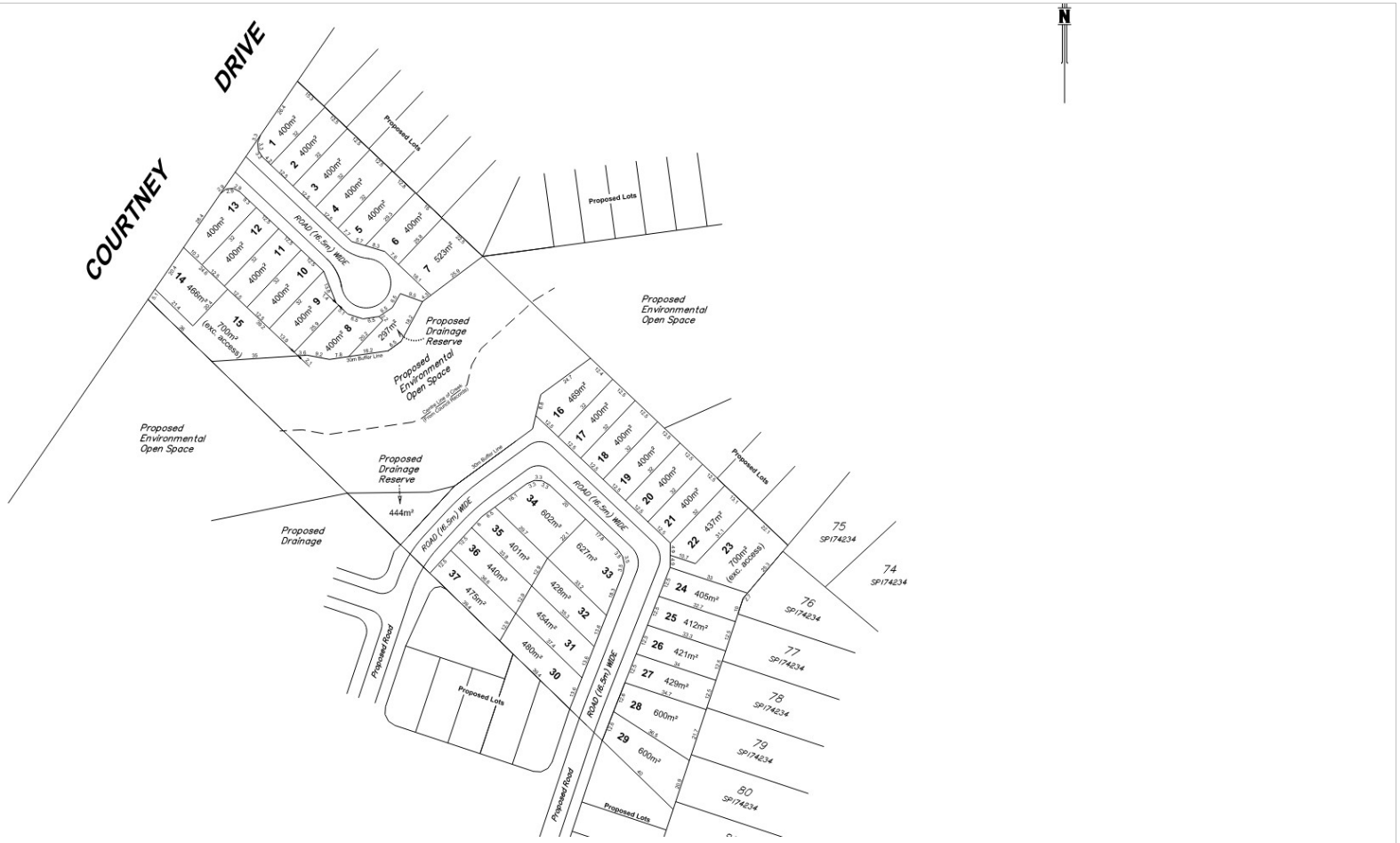


Figure 2: Proposed subdivison plan (Source: Jensen Bowers)

	Discussion question	Pre-lodgement meeting discussions
1	Proposed Application mechanism: Are Council officers agreeable to the proposed development application being a Variation Request (for duplex lots and design parameters) and Reconfiguring of a Lot?	**Planning Assessment:** • The prescribed minimum lot size in the Emerging community zone is 4 hectares. Notwithstanding, the subject site is identified as being located within the Upper Coomera (Courtney Drive) precinct. The New communities element of the Strategic framework, namely Specific outcome 3.3.4.1(6), contemplates urban development in this precinct where it *"utilises land and infrastructure efficiently and responds to site constraints and opportunities to deliver a mix of Dwelling houses (including small lot housing) and Dual occupancies".* • City officers consider that the proposed Dual occupancy allotments are contemplated by the higher order provisions of the City Plan. A preliminary approval (including variation request) is not considered necessary. Notwithstanding, it is the applicant's prerogative to explore various planning mechanisms to suit the intended development outcome. • Design parameters for a Dwelling house cannot be endorsed through a permit for Reconfiguring a lot. Officers will assist in advising the appropriate mechanism for the delivery of dwelling house product on future lots (and will discuss potential further application mechanisms) after the layout of the current application is better refined.
		Applicant comments in response to discussion: • Consider a Preliminary approval (including variation) to be the appropriate mechanism to avoid Impact assessment for future Dual occupancies on designated Dual occupancy allotments. **Council response to applicant comments:** • Noted. It is iterated that Dual occupancies are anticipated in tis precinct but acknowledge a disinterest in future Impact assessable applications. Preliminary approval (including variation) may be an overcomplication. The applicant is invited to include a permit as part of the development application to propose a specific Dual occupancy outcome. • *Note from City officers following the meeting:*

2	Zoning/Proposed Density – Are Council officers generally supportive of the proposed residential development in terms of the proposed density (i.e., number of allotments), duplex options and minimum lot sizes?	**Planning Assessment:** • The site is identified on the Upper Coomera (Courtney Drive) precinct plan as being located in the Courtney North-east (CNE) and Courtney South-east (CSE) sub precincts. Overall outcome (3)(a)(ii) of the Emerging community zone code outlines the following densities for these areas: ○ 19 to 23 dwellings per net hectare, where located in sub-precinct Courtney North-east ○ 13 to 17 dwellings per net hectare, where located in sub-precinct Courtney South-east • As part of lodgement, the applicant will be required to split the site into each precinct to determine whether the proposal meets the density requirements. However, based on conservative numbers, the current layout appears to comply with the intended densities. • The current layout provides a minimum lot size of 400m^2 (excluding a detention basin). Officers support small lots where it can be demonstrated that all necessary infrastructure (i.e., street trees, gully pits, VXO's) can be accommodated. Please note, where lots under 400m^2 are proposed, the Small lot housing (infill focus) code will be applicable.
		Applicant comments in response to discussion: • Advised that sub 400m^2 lots were explored on the CNE portion of the site but was not practical based on buffer provided. **Council response to applicant comments:** • Noted.
3	Subdivision Design: Is Council supportive of the proposed lot sizes and variety including internal road layout, lot design (including dimensioning) and servicing (including bio-basins)?	**Planning Assessment:** • Officers acknowledge approved and proposed developments to the east and west of the subject site (ROL/2024/116 and COM/2019/82). • The intention of the Emerging communities zone is to ensure appropriate urban development is provided to create new communities. This means that the development of individual lots is not considered in isolation, but rather as a piece of a larger, interconnected system of streets and open spaces across the

		precinct. • The current development layout does not align with outcomes achieved (or requested to be achieved) on adjacent lots. Specifically: ○ The green space network (Environmental open space) does not align with that proposed to the east. It is requested that this is amended to align with the neighbouring lot which may impact proposed lots 16-18. ○ Connections are required west to east through the subject site. Specifically, Richardson Crescent should connect through to Valley Circuit of the Calli Estate. It is also considered that a future connection with the eastern development will be required within the northern portion of the site. ○ Sections through the site / adjacent sites will be required to demonstrate no substantial grade difference between the lots. ○ Lot 15 adjoins Environmental open space of the approved development to the west. The applicant will be required to show how the lot is able to safely interact with this space through specialist report, particularly Bushfire management plan. • The applicant is encouraged to review Council's Information Request for the adjacent development (ROL/2024/116) to identify specific areas of interest / requested changes to development layout to ensure the proposed development layout is consistent. **Civil Engineering:** • Details of the proposed bio-basin are to be provided in a Stormwater Management Plan. • Connectivity is required to surrounding lots in order to comply with Performance outcome PO20(c) and 9.4.8.2(2)(d) Overall Outcomes of the Reconfiguring a lot code and Specific outcome 3.4.1(8)(e) New communities element of the Strategic Framework. Road connections are required from proposed public roads to easter adjoining lots. **Landscape and Open Space:** • The extent of the drainage reserves to inside the conservation area would not be supported. Any

		drainage reserves to be dedicated to Council, are requested to be wholly located outside of the conservation area (waterway buffer), to align with the Strategic Framework and design of the drainage reserves must follow relevant SC6.12 City Plan policy – Landscape work guidelines.
		Applicant comments in response to discussion: • Expressed concerns with reliance on adjacent layout, particularly to the east as an Information Request response / amended development layout has not been provided. Queried outcome if this application was lodged prior to a response. • The proposed corridor has been informed by preliminary ecological advice. Don't consider it appropriate to lose yield (i.e., lots 16-18) just to align to the east, when it is considered that matters of environmental significance have been addressed. • Acknowledge the request for a connection through Richardson Crescent, but query whether connection to the east in the northern portion of the site is necessary for connectivity. Concerns with waiting for the adjacent development to lock in a connection point and how this would impact development layout. May consider nominating connection point that the eastern development connects t rather than the other way around. • Queried whether detention is required as there is a waterway and if quality is required as they would be building 2 basins which would be dedicated to Council later. Is there any other avenues such as a monetary contribution or catchment basin system as an alternative. • Queried whether we could accept Dual occupancies on lots that do not achieve a dual frontage. Advised that these would not be delivered by the developer. **Council response to applicant comments:** • Road connections east to west would be requested regardless of the current application to the east. • Per our comments above, it is maintained that the corridor should align with adjacent development. • City officers can assist in facilitating discussions between developments. Our key concern is logical sequencing of development and connection.

		• Stormwater Quality will be required regardless. May be an opportunity to tap in to adjacent developments detention if it can accommodate the proposed development and work from an engineering perspective. No ability for contributions to offset stormwater objectives being provided on site. • Advised that any support for Dual occupancy lots would need to be supported by quantifiable drawings or plans to assess. Footprint based exercise first. If core infrastructure considerations can be accommodated, then smaller lots / increased density may be considered.
4	Vegetation buffer – Are officers supportive of the proposed vegetation buffer aligning with Council mapping of the Yaun Creek waterway. What are Council's requirements in relation to the buffer?	**Planning Assessment:** • In accordance with Overall outcome 6.2.15.2(3)(xi) of the Emerging communities zone code: *"Yaun Creek is rehabilitated to achieve a minimum 60m wide natural green space corridor (public open space) providing an ecological connection, improved water quality outcomes and amenity for the new community (refer to Figure 6.2.15-3 – Upper Coomera (Courtney Drive) precinct plan). This includes removal of existing dams and exclusion of stormwater detention areas from the corridor."* • As discussed in response to Item 3 above, this buffer should connect and align east to west with adjacent developments. **Environmental Assessment:** • To comply with Acceptable outcome AO5.5 and Performance outcome PO5 of the Environmental significance overlay code the applicant would be requested to ensure a 30m buffer is provided between the development and the outer bank of the mapped waterway. All development, including earthworks, are required to be outside of this 30m buffer area. If the applicant disputes this buffer width, alternative widths are to be identified and justified within an Ecological Site Assessment, prepared in accordance with SC6.7 City Plan policy – Ecological site assessments. • To achieve compliance with Performance outcome PO26 of the Environmental significance overlay code, the applicant would be requested to rehabilitate the riparian corridor within the waterway buffer that is proposed to be dedicated as Open space area. Rehabilitation is to be in accordance with Bushfire management practices, outlined in the submitted Bushfire management plan. The Rehabilitation Management Plan must be prepared by a suitably qualified person and in accordance with SC6.8 City

		Plan policy – Environmental management plans. • To ensure protection of rehabilitated areas, the applicant is required to demonstrate a suitable buffer (as prescribed by a bushfire consultant) between the dedicated conservation areas and any proposed development.
		Applicant comments in response to discussion: • Noted.
5	Further Comment – Do officers have any further comment in relation to the proposal (addressing slope, management of waste vehicles etc).	**Bushfire Assessment:** • The site is located within the Medium potential bushfire hazard and Potential bushfire hazard impact buffer as identified in the Bushfire Hazard overlay. As such, a Bushfire Hazard Assessment, and if required, a Bushfire Management Plan, prepared by a suitably qualified professional in accordance with SC6.3 City Plan policy – Bushfire management plans is to be submitted to demonstrate compliance with the Bushfire hazard overlay code. • All proposed residential lots will be required to demonstrate they can achieve an acceptable level of bushfire risk or a radiant heat flux equal or less than 29kW/m2. • All asset protection zones are to be fully contained within the proposed residential allotments in accordance with Performance outcome PO3. No vegetation management for bushfire mitigation is to occur within the open space area. • A perimeter road and or/fire trail is to be provided between all proposed lots and the proposed open space area in and adjacent to the site to provide adequate separation distances and access for maintenance and emergency vehicles in accordance with Performance outcome PO3, PO6 and PO9. The perimeter roads are to align with the connecting roads requested to be provided on 53 Courtney Drive. No dead end roads are to be proposed. • For development to the north of the creek, the proposed drainage reserve as well as lots 7, 8, 9, 15 and potentially lots 6, 10 and 14 are to be removed to facilitate road access. • For development to the south of the creek, lots 16, 17, 18, 19, 20, 21 and potentially 22 and 23 are to be

removed to facilitate road access.

- As requested in the neighbouring development to the east, Council will continue to seek a fire trail to link all approved and proposed open space areas on 41-53 Courtney Drive, the subject site and Lot 900 Courtney Drive.

Landscape Assessment:

New Communities

- Aligned with Element 3.3.4 New communities within the Strategic Framework, the applicant must show evidence that they are compliance with 3.3.4.1 (6) e) & f), as shown below:

  e) Yaun Creek is rehabilitated to achieve a minimum 60m wide natural green space corridor (public open space) providing an ecological connection, improved water quality outcomes and amenity for the new community.

  *f) Where located within **sub-precinct Courtney South-east** and **sub-precinct Courtney West**, development restores and enhances watercourses, their buffers and other matters of environmental significance on the southern boundary through dedication and public open space.*

Green Space Network

- As per the Strategic Framework, the applicant is requested to indicate how they will achieve the Specific Outcomes as outlined in Part 3 – Element 3.7.3 – Green space network. Particular focus to 3.7.3 (2), 'to link local and regional green space, including linking matters of environmental significance.'. Element 3.7.3 (5) & (9), are to also be considered in the proposal.

Conservation

- Subject to detailed ecological assessment it is recommended that mapped matters of environmental significance are protected through public open space dedication to comply with Acceptable outcome AO23 of the Environmental significance overlay code where areas are to be protected form part of a buffer to a major waterway.

		Applicant comments in response to discussion: • Noted.

Additional comments and Actions

Additional comments

N/A

Further actions identified

N/A

Summary of specialised reports / plans and drawings required as part of DA

Planning Assessment:

- Town Planning Report
    - Including assessment against the Strategic framework and applicable codes.
    - If intending to pursue a preliminary approval involving a variation request - a categorising instrument document, and assessment of each aspect of development the categorising instrument contemplates.
    - Detailed assessment of the preliminary approval against the provisions of the variation component will also be necessary.
- Detailed plan set fully dimensioned (including sections, colours and materials of any proposed retaining)
- Civil drawings
- Indicative road network plan (including adjoining/surrounding lots) and footpath plan
- Earthworks drawings identifying full extent of earthworks and finished ground levels for each proposed allotment and infrastructure connections eat-west.

Civil Engineering:

- Geotechnical Report
- Stormwater Management Plan (Quantity and Quality)
- Swept Paths following change to conceptual road layout
- VXO, Sewer and Water, electrical, streetlighting, stormwater layout.
- Longitudinal and cross sections for all proposed road showing natural ground levels at common boundaries of adjoining lots
- Pedestrian Linkage Plan
- Finish levels of all proposed Lots adjacent to property boundaries should be less than 1m from existing ground levels of adjoining lots unless otherwise the applicant submits consent/s from adjoining lots owners

Landscape Assessment:

- Statement of Landscape Intent (SLI):
    - Submit an SLI in accordance with SC6.13 City Plan policy – Landscape work code. The SLI is to provide the following:
        - Location and type (single or double tier/concrete sleeper etc.) of all proposed retaining walls and batters within private lots including side and rear boundaries as well as any walls adjacent to road reserves. Retaining walls are to be designed and constructed in accordance with City Plan policy SC6.13 – Landscape work. This is to be consistent with the Conceptual bulk earthworks OPW plans. Retaining walls are to be suitably screened.
        - Retaining walls are requested to be wholly contained within private lots. No retaining lots outside or in future Council dedicated lots.
        - Sections and the like showing road layouts inclusive of street tree placements etc.
        - Screening of any frontage fencing to Courtney Drive interface and the development through landscape treatment which would include articulation of the fence, screening shrubs and canopy trees.
- Preliminary Bulk Earthworks Plan
    - A Conceptual Bulk Earthworks Plan is to be submitted to detail the following:
        - Retaining walls (type, location, colour and finish) and batters (grade (V:H) and height of each wall.

- Cut and fill areas

Open Space Assessment:

- Statement of Landscape Intent:

  Conservation Lot:

  - Details around the conservation lot and how this intends to integrate with the surrounding developments and the 60m wide buffer to be provided.
  - *Advice note: It would be highly recommended to include an informal pedestrian recreation linkage that assists with connection between the two dev*

  Retaining Walls / Fences:

  - All retaining walls are to be wholly located within private lots. No retaining walls are supported to future Council dedicated lots.

  Street trees:

  - Detail location of all street trees within public road reserves and ensure that any proposed utilities and underground services do not impact upon the ability to locate street trees in accordance with City Plan policy SC6.12 – Land development guidelines.

  Bio-retention basin:

  - Details for the proposed drainage reserves must be provided with any future applications. Aligned with SC6.12 City Plan policy – Land development guidelines, batters across the proposed subdivision are to be no more than 1:3. Design of any batters should be aligned with the policy.
- Rehabilitation Management Plan (RMP)
  - Submit a Rehabilitation Management Plan in accordance with PO26 of the Environmental significance overlay code to address rehabilitation of all areas to be dedicated as public open space for conservation purposes.
- Reconfiguring a lot plan
  - Submit a Reconfiguring a lot plan to include the following:
    - Detail all areas of public open space to be dedicated to Council including; Conservation, Open Space Linkages, Drainage, and Utility.

        - Provide detail of each park lot as separate lots as well as the area (m^2 or Ha).
- Stormwater Management Plan
    - A stormwater management plan is requested to be submitted to provide additional details for the bio-retention basins proposed. The batters should be identified.

Environmental Assessment:

- Rehabilitation management plan
- Ecological Site Assessment
- Bushfire hazard assessment and management plan
- Geomorphological assessment report

Pre-lodgement Disclaimer

In participating in this Pre-lodgement meeting, the applicant accepted:

The primary purpose of the Pre-lodgement meeting was to provide an opportunity for applicants and Council officers to discuss key issues relevant to the assessment of any subsequent development application prior to lodgement.

The comments provided by Officers are advice only. The Pre-lodgement meeting did not constitute a detailed assessment and does not indicate the outcome of any subsequent assessment process.

Advice has been provided on Officer's research of the issues/ questions detailed by the applicant in the 'Agenda questions' section of the E-service request and on the Information, drawings and plans submitted with the Request. Any new drawings, information and plans tabled either after the initial Request or at the Pre-lodgement meeting have been minuted and subject to review by Officers outside the Pre-lodgement meeting.

Council in its assessment of the subsequent application may raise other issues. Applicants cannot rely on Council officers to identify all areas of non-compliance during Pre-lodgement meetings.

Confirmation of Minutes

Officer name	Title	Signature	Date
Kyra Reid	Planner	KR	11/07/2025
Cheslea O'Connor	Planner	CO	14/07/2025
Adam Morris	Coordinator Planning Assessment (North)	AM	14/07/2025

Appendix G. City Plan Code Responses

8.0 Assessment of proposal against Gold Coast City Plan 2021 (Section 8.2.3.2 Bushfire Overlay Code, Part B – Assessable Development)

Performance Outcomes	Assessment and Acceptable Outcomes
8.1 (PO1) Bushfire Hazard In a bushfire hazard area, the fire mitigation methods used at the site are adequate for the bushfire hazard of the individual site, having regard to: 1. vegetation type; 2. slope; 3. aspect; 4. bushfire history; 5. conservation values of the site; 6. ecological restoration, including forest succession; 7. ongoing maintenance; 8. climate change; and 9. on site and off-site[1] fire hazard implications.	**Acceptable Outcome AO1 is applied in that** this development will comply with this Bushfire Management Plan prepared by a suitably qualified and experienced bushfire consultant.
8.2 (PO2) Land use In a bushfire hazard area, development: 1. does not result in a high concentration of people living, working or congregating in a bushfire hazard area; 2. does not result in the bulk manufacture or storage of hazardous materials; and 3. 'essential' community infrastructure is able to function effectively during and immediately after a bushfire event	**Acceptable Outcome AO2 is applied in that** The proposed land use does not involve uses which State government lists amongst "vulnerable uses": 1. Aged care facility; 2. Child care centre; 3. Community care centre; 4. Community use; 5. Development involving the manufacture or storage of hazardous material in bulk; 6. Educational establishment; 7. Hospital; 8. Residential care facility; 9. Retirement facility; 10. Rooming accommodation; 11. Sport and recreation uses; 12. Tourist attraction; 13. Tourist park; and 14. Utility installation (waste management facilities). **AND** Essential community infrastructure is not involved.
8.3 (PO3) Development design and layout In a bushfire hazard area, developments, including lot layout are designed to avoid bushfire hazard and provide safe sites for people, property and buildings.	**Acceptable Outcome AO3.1 is applied in that** The development is designed to adequately demonstrate that the risk to life and property is minimised to achieve acceptable levels and ensure ongoing site management.

	Acceptable Outcome AO3.2 is applied in that The development design incorporates bushfire radiation zone/s that: 1. use existing or natural fire breaks & minimise the need to clear native vegetation; 2. least impact matters of environmental significance; 3. are located within the boundaries of the private property of the development site; and 4. incorporates landscaping species that are less likely to exacerbate a bushfire event. AND which ensure that BAL 29 is not exceeded for the construction of buildings.
8.4 (PO4) In a bushfire hazard area, when designing for bushfire hazard mitigation the lot layout must avoid impacts on matters of environmental significance	**Acceptable Outcome AO4 is applied in that** Development design, Lot size, and layout avoids impact on matters of environmental significance and minimises impacts such as fragmentation, habitat loss and edge effects for any matters of environmental significance
8.5 (PO5) Development uses fencing that: 1. does not contribute to the spread of bushfire; 2. facilitates the safe movement of fauna; and 3. provides access for fire-fighting purposes.	**Acceptable Outcome AO5 is applied in that** Fences shall be constructed: 1. using non-combustible or fire retardant materials where they are within 20m of any building used for accommodation; 2. movement of fauna is not anticipated across the site; and 3. has gates that can be freely accessed for fire – fighting purposes.
8.6 (PO6) Vehicular access In a bushfire hazard area, vehicular access (including internal roads) is designed to mitigate against bushfire hazard by ensuring adequate access for: 1. fire-fighting and other emergency vehicles, and 2. the evacuation of residents and emergency personnel, during a bushfire event.	**Acceptable Outcome AO6.1 is applied in that** The development design incorporates a perimeter road that: (a) is located between the boundary of the Lots and the bushfire hazard area; (b) has a cleared width of 15.5m, and whilst less than 20m, is appropriate in the given circumstances with the relatively narrow vegetation corridor; (c) has a constructed road width of more than 6m; (d) has a gradient which does not exceed 12.5%; (e) is constructed to an all weather standard; and (f) has a minimum load bearing capacity exceeding 15 tonnes. **Acceptable Outcome AO6.2 is applied in that** The existing road design is capable of providing access for fire fighting and other emergency vehicles, generally in accordance with SC6.9 City Plan policy – Land development guidelines. **Acceptable Outcome AO6.3 is applied in that** The road design provides for future connectivity to the east which is not necessarily a dead end road.
8.7 (PO7) Clearing In a bushfire hazard area, the development and/or lot layout is designed to minimise vegetation clearing	**Acceptable Outcome AO7 is applied in that** The Bushfire management plan does not need to detail the required extent of vegetation clearing and landscaping, as none is required.

and provide landscaping to minimise fire hazard.	
8.8 (PO8) Open space management plan For areas to be dedicated to Council as open space, management strategies to mitigate bushfire risk must be identified	The development involves an area being dedicated to Council as Open Space, including the proposed low hazard Linear Park (0.287ha in extent) which will require routine mowing beneath individual shade trees.
8.9 (PO9) Fire trails In a bushfire hazard area, fire trails must be provided to: 1. enable access for fire fighters, residents and equipment; 2. contribute to (where required) bushfire radiation zone(s); 3. mitigate against bushfire hazard; and 4. allow access for hazard reduction management programs.	No fire trail is recommended, nor is one warranted.
8.10 (PO10) Areas with water reticulation In a bushfire hazard area, the development maintains the safety of people and property by ensuring that the water supply is reliable and has sufficient flow and pressure requirements for fire-fighting purposes at all times.	The area will be serviced by reticulated water supply, with pressures and volumes under the control of Council's water supplier, and a minimum of 10 litres a second at 200kPa.
8.11 (PO11) Areas with no water reticulation In a bushfire hazard area, the development maintains the safety of people and property by ensuring that an adequate water supply for fire fighting purposes is provided.	N/A
8.12 (PO12) In a bushfire hazard area, all fire-fighting water storage tanks, including domestic water supply tanks, are fitted with the standard rural fire brigade fittings.	**N/A**
8.13 (PO13) In a bushfire hazard area, water supply provided for fire fighting purposes is safely located and accessible for fire fighting purposes at all times.	**N/A**
8.14 (PO14) Development in a bushfire hazard area must provide adequate fire-fighting water storage. This infrastructure must be provided on public land so as to be readily accessible to fire brigades for hazard reduction and fire-fighting purposes.	N/A

8.15 (PO15) Storage of Hazardous Materials Development does not cause: 1. an unacceptable risk to people, property and the environment due to the impact of bushfire on hazardous chemicals; 2. excess danger or difficulty to emergency services for emergency response or evacuation.	The development does not involve the manufacture, handing or storage of Hazardous Materials
8.16 (PO16) Advice to new residents In a bushfire hazard area, new residents/occupants of a development in a bushfire hazard area are informed about: 1. the potential bushfire hazard on their site; 2. their responsibility for fire management; 3. the measures required for ongoing fire hazard mitigation; and 4. emergency procedures during a bushfire or on bad fire weather days.	**Acceptable Outcome AO16 is applied in that** A copy of this Bushfire management plan, complete with the Queensland Fire and Emergency Services cover sheet and any other addendums shall be provided to each resident/occupant for their information.

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:

Note: In accordance with Section 2.1 of City Plan, an assessment against State interest - Water quality (policies 4 and 5) of the State Planning Policy 2017 is required as the Healthy water development code does not fully integrate this State interest. A response table for policies 4 and 5 is included below.

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.

8.2.6 Environmental significance overlay code

8.2.6.1 Application

This code applies to assessing all material change of use, reconfiguration of a lot and operational works (vegetation clearing, changes to ground level, infrastructure) for development on land identified in **Part 5.10 Categories of development and assessment** and containing the following mapped areas**:**

Overlay map	Mapped area
Environmental significance – biodiversity areas	**Matters of State environmental significance** • Protected Areas **Matters of Local environmental significance** • Hinterland core habitat system; • Coastal wetlands and islands core habitat system; • Substantial remnants; and • Hinterland to coast critical corridors.
Environmental significance – priority species	**Matters of State environmental significance** • Koala habitat areas; and • State significant species. **Matters of Local environmental significance** • Local significant species.

Overlay map	Mapped area
Environmental significance – vegetation management	**Matters of State environmental significance** • Regulated Vegetation. **Matters of Local environmental significance** • High priority vegetation; • Medium priority vegetation; and • General priority vegetation.
Environmental significance – wetlands and waterways	**Matters of State environmental significance** • State significant aquatic systems; • State significant wetlands; and • Buffer area. **Matters of Local environmental significance** • Major waterway; • Waterway; • Local significant wetlands; and • Buffer area.

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

Note: Buffers are taken as the maximum distance applicable for the site and are not cumulative.

8.2.6.2 Purpose

(1) The purpose of the Environmental significance overlay code is to identify and protect matters of environmental significance and ensure that development is consistent with, and contributes to, the achievement of the objectives of the Our Natural City Strategy.

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

(a) Matters of environmental significance are identified, protected in situ and enhanced to maintain flora and fauna diversity within:

(i) Hinterland core habitat systems;

(ii) Coastal wetlands and islands core habitat systems;

(iii) Substantial remnants; and

(iv) Hinterland to coast critical corridors.

(b) Degraded matters of environmental significance are protected and rehabilitated.

(c) High priority vegetation is protected in situ.

(d) Outside of Biodiversity Areas:

  (i) Disturbance to regulated and general priority vegetation is minimised;

  (ii) Impacts on medium priority vegetation are managed, in order of priority, by:

    (A) avoiding significant adverse impacts;

    (B) mitigating significant adverse impacts where these cannot be avoided; and

    (C) offsetting any significant residual impacts.

  (iii) State and local significant species and their habitat are identified and protected.

  (iv) The quality or connectivity of habitat for State and local significant species (including the koala) is improved.

(e) Wetlands, waterways and their associated buffers (as prescribed in RO2) are protected and enhanced.

(f) Buffers are provided between matters of environmental significance and any proposed development, to manage impacts.

(g) Appropriate tenure and management arrangements are provided to protect matters of environmental significance and their associated buffers.

(h) Where offsets are required, these are consistent with the *Environmental Offsets Act 2014*.

(i) Management strategies and appropriate clearing practices are implemented to ensure any fauna impacted by development activities are managed and protected during works.

Editor's Note – in addition to the requirements of this planning scheme, obligations for the protection of matters of environmental significance are established by the Commonwealth and Queensland Government. Additional approvals or referrals may be required.

8.2.6.3 Specific benchmarks for assessment

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 8.2.6-2: Environmental significance 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
Ecological site assessment			
PO1 All matters of environmental significance on and adjacent to the development site are identified and protected. **Note - An Ecological Site Assessment prepared in accordance with SC6.7 City Plan policy – Ecological site assessments, is Council's preferred method for addressing this performance outcome.**	**AO1** Proposed works do not impact on: (a) areas identified on **Environmental significance – vegetation management overlay map**; (b) buffers to wetlands and waterways being: (i) 100m from the mapped boundary of a State significant aquatic area, as identified on **Environmental significance – wetlands and waterways overlay map**; (ii) 100m from the outer landward boundary of a State significant wetland, as identified on **Environmental significance – wetlands and waterways overlay map**; (iii) 100m from the outer landward boundary of a Local significant wetland, as identified on **Environmental significance – wetlands and waterways overlay map**; (iv) 60m from the outer bank of a Major Waterway identified on **Environmental significance – wetlands and waterways overlay map**; or (v) 30m from the outer bank of a Waterway identified on **Environmental significance – wetlands and waterways overlay map**; and (c) individual trees within areas mapped on the **Environmental significance – priority species overlay map**.	**COMPLIES WITH PO1** All matters of environmental significance within the subject site have been identified. An ecological assessment has been prepared to address this performance outcome. **Buffers to the waterway have been provided.**	
Biodiversity 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
PO2 Development does not impact on Protected Areas as identified on the **Environmental significance–biodiversity areas overlay map**.	**AO2.1** No acceptable outcome provided.	**COMPLIES WITH PO2** **There are no protected areas within or adjacent to the works area.**	
PO3 Development within the Hinterland to Coast Critical Corridors as identified on the **Environmental significance –biodiversity areas overlay map** is located and designed to: (a) provide corridors of sufficient dimensions and characteristics that will enable adequate movement of fauna through the site; (b) protect in situ matters of environmental significance and associated buffers; (c) protect in situ, vegetation identified on the **Environmental significance – vegetation management overlay map** and habitat for native flora and fauna; (d) link matters of environmental significance, existing corridors and/or conservation estate/reserves on adjacent properties; (e) maintain and improve upon the regional connectivity of the Hinterland to Coast Critical Corridors; and (f) allow for the rehabilitation of disturbed, cleared or modified areas that form part of the Hinterland to Coast Critical Corridors. **Note: Recommendations provided in an ecological site assessment (prepared in accordance with SC6.7 City Plan policy –**	**AO3.1** No acceptable outcome provided.	**NOT APPLICABLE** The subject site is not within a biodiversity 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
Ecological site assessments) are Council's preferred method for determining corridor dimensions.			
PO4 Development within Hinterland Core Habitat Systems, Coastal Wetlands and Islands Core Habitat Systems and Substantial Remnant Areas as identified on the **Environmental significance – biodiversity areas overlay map** is located and designed to: (a) protect in situ matters of environmental significance and associated buffers; (b) protect in situ vegetation identified on the **Environmental significance – vegetation management overlay map** and habitat for native flora and fauna; and (c) allow for the rehabilitation of disturbed, cleared or modified areas.	**AO4** No acceptable outcome provided.	**NOT APPLICABLE** The subject site is not within a biodiversity area.	
Wetland and waterway			
PO5 Buffers are provided to wetlands and waterways identified on the **Environmental significance – wetlands and waterways overlay map** to ensure the:	**AO5.1** Buffers at least 100m wide are provided between the development and the mapped boundary of a State significant aquatic area, as identified on **Environmental significance – wetlands and waterways overlay map**.	**NOT APPLICABLE** There are no state significant aquatic areas on or proximal to the subject site.	
	AO5.2 Buffers at least 100m wide are provided between the development and the outer landward boundary of a State significant wetland, as identified on **Environmental significance – wetlands and waterways overlay map**.	**NOT APPLICABLE** There are no wetlands on or proximal to the subject site.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
(a) protection of matters of environmental significance mapped onsite or identified through an ecological site assessment; (b) unimpeded movement of fauna along the waterway; (c) water quality is maintained; (d) bank stability; and (e) protection of property and infrastructure. **Note: The buffer width for wetlands is measured from the outer, landward boundary of the mapped wetland, as shown on Environmental significance – wetlands and waterways overlay map.** **Note: Recommendations provided in an ecological site assessment (prepared in accordance with SC6.7 City Plan policy – Ecological site assessments) is Council's preferred method for determining alternative buffer widths.** **Note Artificial waterways are to be addressed through the Coastal erosion hazard overlay code and map. Where a waterbody contains both natural and artificial banks, the natural banks are to be assessed in accordance with this performance outcome.**			
	AO5.3 Buffers at least 100m wide are provided between the development and the outer landward boundary of a Local significant wetland as identified on the **Environmental significance – wetlands and waterways overlay map**.	**NOT APPLICABLE** There are no wetlands on or proximal to the subject site.	
	AO5.4 Buffers at least 60m wide are provided between the development and the outer bank of a Major Waterway as identified on the **Environmental significance – wetlands and waterways overlay map**.	**NOT APPLICABLE** There are no major waterways on or proximal to the subject site.	
	AO5.5 Buffers at least 30m wide are provided between the development and the outer bank of a waterway as identified on the **Environmental significance – wetlands and waterways overlay map**.	**COMPLIES WITH PO5** Buffers that area mostly at least 30 m have been provided to the waterway (Yaun Creek) that bisects the site. There is a minor incursion into this waterway buffer for a road connection to future development on an adjacent site. A small portion of a lot also occurs within the waterway buffer. **Despite the incursion into the waterway buffer, the buffer functions, as listed in the PO, can be achieved.** **Matters of environmental significance protected within the waterway buffer have been identified as koala and Tusked Frog habitat.** **The waterway corridor provides an unimpeded fauna movement pathway through the site to adjacent properties. This pathway will not be fragmented by road crossings or built infrastructure.** **Through the adoption of industry best practice**	

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
		erosion and sediment controls during operational works, as well as the detention and treatment of stormwater from the development, will ensure water quality is maintained. **The proposed rehabilitation of the riparian zone will assist in stabilising the banks of Yaun Creek within the site boundaries.** **The provision of the buffer will ensure property and infrastructure is protected from stream migration.**	
Vegetation management			
PO6 Regulated vegetation is protected in situ when it is: (a) identified on the **Environmental significance – vegetation management overlay map**; and (b) within biodiversity areas as identified on the **Environmental significance – biodiversity areas overlay map**.	**AO6** Development does not impact on regulated vegetation.	**NOT APPLICABLE** The subject site is not within a biodiversity area, and no regulated vegetation is mapped over the site.	
PO7 Development is designed to maintain regulated vegetation and minimise disturbance when it is: (a) identified on the **Environmental significance – vegetation management overlay map**; and (b) outside of biodiversity areas as identified on the **Environmental significance – biodiversity areas overlay map**.	**AO7** Development avoids impacts on regulated vegetation.	**NOT APPLICABLE** No vegetation management areas are mapped over the site.	

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 High priority vegetation as identified on the **Environmental significance – vegetation management overlay map** is protected in situ.	**AO8** No acceptable outcome provided.	**NOT APPLICABLE** No vegetation management areas are mapped over the site.	
PO9 Medium and general priority vegetation as identified on the **Environmental significance – vegetation management overlay map** within biodiversity areas as identified on the **Environmental significance –biodiversity areas overlay map** is protected in situ.	**AO9** No acceptable outcome provided.	**NOT APPLICABLE** The subject site is not within a biodiversity area and no vegetation management areas are mapped over the site.	
PO10 Vegetation is protected when it is: (a) identified as medium priority vegetation on the **Environmental significance – vegetation management overlay map**; and (b) located outside the biodiversity areas identified on the **Environmental significance – biodiversity areas overlay map**.	**AO10** Vegetation is not damaged when it is: (a) identified as medium priority vegetation on the **Environmental significance – vegetation management overlay map**; and (b) located outside the **Environmental significance – biodiversity areas overlay map**. OR Where all attempts have been made to avoid and minimise damage to vegetation as stated above, any significant residual impact is offset consistent with the *Environmental Offsets Act 2014*, at a ratio of 3:1 (area) in accordance with **SC6.9 City Plan policy – Environmental offsets**. OR Damage to medium priority vegetation identified on the **Environmental significance – vegetation management overlay map** and located outside the biodiversity areas identified on the **Environmental significance – biodiversity areas overlay map** is for committed development.	**NOT APPLICABLE** No vegetation management areas are mapped over the site.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO11 Disturbance to vegetation is minimised when it is: (a) identified as General priority vegetation on the **Environmental significance – vegetation management overlay map**; and (b) located outside the **Environmental significance – biodiversity areas overlay map**.	**AO11** Development avoids impacts on general priority vegetation. Any damage is minimised to the greatest extent possible.	**NOT APPLICABLE** No vegetation management areas are mapped over the site.	
PO12 Buffers are provided that protect the long term viability of high priority and regulated vegetation located on or adjacent to the site.	**AO12** Buffers at least 30m wide are provided between the development and any retained vegetation identified as high priority or regulated vegetation on the **Environmental significance – vegetation**	**NOT APPLICABLE** No vegetation management areas are mapped within or proximal to the site.	

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
	management overlay map on or adjacent to the site.		
Priority species			
PO13 Assessable koala feed and shelter trees are protected in situ when they are located: (a) in koala habitat areas as identified on the **Environmental significance – priority species overlay map**; and (b) within biodiversity areas as identified on the **Environmental significance – biodiversity areas overlay map**.	**AO13** Development does not impact on assessable koala feed and shelter trees.	**NOT APPLICABLE** The subject site is not within a biodiversity area and the priority species overlay is not mapped over the site.	
PO14 Assessable koala feed and shelter trees are protected when they are: (a) in koala habitat areas as identified on the **Environmental significance – priority species overlay map**; and (b) outside biodiversity areas as identified on the **Environmental significance – biodiversity areas overlay map**.	**AO14** Development avoids impacts on assessable koala feed and shelter trees. Any damage is minimised to the greatest extent possible.	**NOT APPLICABLE** While the site is not mapped within the priority species overlay, damage to koala feed trees has been minimised by focusing the built form within the existing cleared areas.	
PO15 Site design provides safe koala movement opportunities by incorporating measures to maintain connectivity between areas of koala habitat on and adjacent to the site. **Note : *DEHP's Koala-Sensitive Design Guideline* should be consulted for suitable measures to provide for safe koala movement.**	**AO15** No acceptable outcome provided.	**NOT APPLICABLE** Movement pathways through the site to adjacent areas are not fragmented by roads, paths, or built infrastructure. **It is not proposed to fence the environmental open space areas at the interface of adjacent lots. As such, egress of fauna is not compromised.**	

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
PO16 During the clearing and construction phases, measures are incorporated to protect koalas from death or injury.	**AO16** Threats to koalas as a result of clearing and construction activities are mitigated by: (a) ensuring no tree in which a koala is present or a tree with a crown overlapping a tree containing a koala is cleared; (b) undertaking clearing of vegetation in stages, and ensuring: (i) no more than 1 ha is cleared per day for sites less than 6 ha in size; (ii) no more than 2 ha is cleared per day for sites greater than 6 ha in size; (iii) that between each stage there is at least 12 hours where no clearing occurs; and (iv) koala habitat is always linked to allow koalas to move out of the site; (c) use of qualified koala spotters; (d) prohibition of domestic dogs and security dogs on site; and (e) use of koala safety fencing.	**CAN COMPLY WITH AO16** It is considered reasonable and relevant that, as a condition of approval, the requirement to adopt the koala management protocols outlined in the ecological assessment, including having an experienced koala spotter present during clearing, is imposed.	
PO17 State significant species, and their habitat, are protected in situ when it is: (a) identified on the **Environmental significance – priority species overlay map**, or through an ecological site assessment; and (b) within biodiversity areas as identified on the **Environmental significance – biodiversity areas overlay map**.	**AO17** Development does not impact on State significant species, and their habitat.	**NOT APPLICABLE** The subject site is not within a biodiversity area and the priority species overlay is not mapped over the site.	

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
PO18 Development protects state significant species, and their habitat or is designed to minimise and mitigate impacts on habitat values when it is: (a) identified on the **Environmental significance – priority species overlay map**; and (b) outside of biodiversity areas as identified on the **Environmental significance – biodiversity areas overlay map**.	**AO18.1** Development avoids impacts on state significant species, and their habitat.	**NOT APPLICABLE** **The priority species overlay is not mapped over the site**	
	AO18.2 Where development impacts on state significant species and their habitat, the following occurs: (a) flora species are propagated and used in rehabilitation and landscaping onsite; and (b) fauna species are safely relocated by a qualified fauna spotter catcher.	**NOT APPLICABLE** **The priority species overlay is not mapped over the site. Nonetheless, it is considered reasonable and relevant that the requirement for a spotter catcher to be present on the site during vegetation clearing be included as an approval condition.** No threatened flora species were recorded on the site.	
PO19 Local significant species, and their habitat, are protected in situ when it is: (a) identified on the **Environmental significance – priority species overlay map**, or through an ecological site assessment; and (b) within biodiversity areas as identified on the **Environmental significance – biodiversity areas overlay map.**	**AO19** Development does not impact on local significant species, and their habitat.	**NOT APPLICABLE** The subject site is not within a biodiversity area and the priority species overlay is not mapped over the site.	
PO20 Development protects local significant species, and their habitat or is designed to minimise and mitigate impacts on habitat values when it is:	**AO20.1** Development avoids impacts on local significant species, and their habitat.	**NOT APPLICABLE** **The priority species overlay is not mapped over the site**	
	AO20.2 Where development impacts on local significant species and their habitat, the following occurs:	**NOT APPLICABLE**	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
(a) identified on the **Environmental significance – priority species overlay map**; and (b) outside of biodiversity areas as identified on the **Environmental significance – biodiversity areas overlay map**.	(a) flora species are propagated and used in rehabilitation and landscaping onsite; and (b) fauna species are safely relocated by a qualified fauna spotter catcher.	**The priority species overlay is not mapped over the site. Nonetheless, it is considered reasonable and relevant that the requirement for a spotter catcher to be present on the site during vegetation clearing be included as an approval condition.** **No threatened flora species were recorded on the site**	
Fauna management			
PO21 Development design and location provides for the safe movement of native fauna through the site.	**AO21** Where infrastructure crosses native fauna movement paths, the design of new development incorporates fauna friendly movement solutions. **Note: Fauna friendly movement solutions developed in accordance with the *Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices; and the QLD Government Koala-Sensitive Design Guidelines* is Council's preferred method for addressing this outcome.**	**COMPLIES WITH PO21** Movement pathways through the site to adjacent areas are not fragmented by roads, paths, or built infrastructure. **It is not proposed to fence the environmental open space areas at the interface of adjacent lots. As such, egress of fauna is not compromised**	
PO22 Where fauna habitat is proposed to be damaged, management strategies must be implemented to ensure:	**AO22** No acceptable outcome provided.	**CAN COMPLY WITH PO22 VIA CONDITIONS** **It is considered reasonable and relevant that the requirement for a spotter catcher to be present on the site during vegetation clearing be included as an approval condition.**	

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 native fauna is safely relocated to an area of similar habitat; (b) the sequence of habitat disturbance ensures that fauna is not isolated from adjoining areas of habitat; (c) fauna relocation occurs immediately prior to habitat disturbance; (d) accredited and experienced spotter catchers, licensed by the Queensland Parks and Wildlife Service, are to be present on the site to direct and undertake the removal and relocation of fauna; and (e) where possible, damaged habitat and nesting sites are rehabilitated outside of development areas. **Note: A Fauna Management Plan prepared by a suitably qualified person and in accordance with SC6.8 City Plan policy – Environmental management plans is Council's preferred method for addressing this outcome.**			
Tenure, ownership and management arrangements			
PO23 Matters of environmental significance and associated buffers, mapped areas as identified on the **Environmental significance – vegetation management overlay map** proposed for retention and areas requiring rehabilitation are suitably protected in perpetuity and will:	**AO23** Matters of environmental significance and associated buffers, mapped areas as identified on the **Environmental significance – vegetation management overlay map** proposed for retention and areas requiring rehabilitation are transferred to Council ownership as Public Open Space. OR Where not required for public access, matters of environmental significance and associated buffers, and mapped areas as identified on the **Environmental significance – vegetation management overlay map**	**WILL COMPLY WITH AO23** Matters of environmental significance – the waterway and associated buffer containing habitat for threatened species will be dedicated to Council as Environmental Public Open Space.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
(a) enable necessary fire management in accordance with an approved fire management plan and any adopted bushfire management plan; (b) allow unimpeded movement of native fauna through matters of environmental significance and associated buffers; (c) enable maintenance access and regular management; (d) enable auditing and reporting of maintenance and management activities; (e) provide for public access along major waterways, where such access is consistent with the ecological functions; (f) allow for linkages and buffers to adjacent areas of ecological significance; and (g) allow for a coordinated approach to the management of adjacent areas of conservation estate.	proposed for retention and areas requiring rehabilitation are retained in private ownership and protected under a statutory covenant (under the *Land Title Act 1994*). **Note: Where the area is adjacent to existing public open space, or is a buffer to a major waterway, Council's preference is for the land to be dedicated as Public Open Space.**		
PO24 An Open Space Management Plan prepared in accordance with **SC6.13 City Plan policy – Landscape work** is prepared for areas to be dedicated to Council as Public Open Space.	**AO24** No acceptable outcome provided.	**CAN COMPLY WITH PO24 VIA CONDITIONS** The requirement for an open space management plan can be conditioned as part of the approval package.	
PO25 A Covenant Management Plan is prepared for areas to be protected under a statutory covenant. The management plan must include the following details:	**AO25** No acceptable outcome provided.	**NOT APPLICABLE** No covenant is proposed.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
(a) rehabilitation area and strategy of works; (b) weed eradication and control requirements; (c) how the covenant area will be maintained and managed in perpetuity; (d) feral and domestic animal exclusion requirements; and (e) required maintenance access. **Note: A Covenant Management Plan is prepared by a suitably qualified person and in accordance with SC6.8 City Plan policy – Environmental management plans is Council's preferred method for addressing this performance outcome.**			
Rehabilitation			
PO26 Disturbed, cleared or modified areas are rehabilitated where they form part of: (a) an ecological corridor; or (b) matters of environmental significance and associated buffers; or (c) areas identified within an Ecological Site Assessment as requiring rehabilitation. **Note: A Rehabilitation Management Plan prepared in accordance with the *South East Queensland Ecological Restoration Framework* and SC6.8 City Plan policy – Environmental management plans is Council's preferred method for addressing this outcome.**	**AO26** No acceptable outcome provided.	**CAN COMPLY WITH PO26** The riparian zone to Yaun Creek will be protected via environmental open space. It is proposed to undertake restoration works within this zone, as detailed in the Rehabilitation Management Plan.	

State Planning Policy July 2017

Policies	Demonstrate how the proposal meets the policy?	Internal use
State interest – water quality		
ASSESSMENT BENCHMARK 4 (POLICY 4): At the construction phase, development achieves the applicable stormwater management design objectives in table A (appendix 2) of the State Planning Policy.		
ASSESSMENT BENCHMARK 5 (POLICY 5): (5) At the post-construction phase, development: a) achieves the applicable stormwater management design objectives on-site, as identified in table B (appendix 2) of the State Planning Policy; or b) achieves an alternative locally appropriate solution off-site that achieves an equivalent or improved water quality outcome to the relevant stormwater management design objectives in table B (appendix 2) of the State Planning Policy.		

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

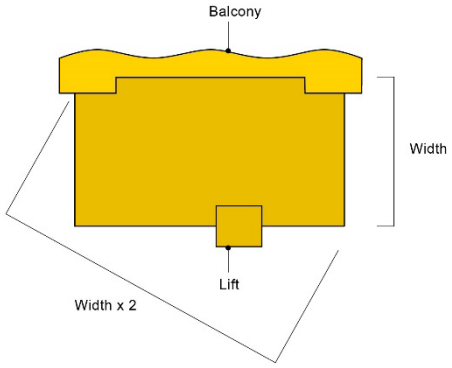
PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

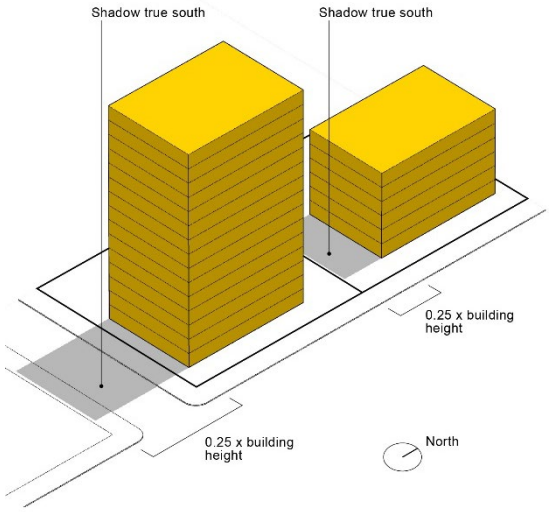
Table 9.4.4-2: General development provisions code – for assessable development

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 development is essentially an extension of the residential developments to the east and west, and therefore once constructed, minimal impacts are identified. The layout has considered areas of revegetation on the adjoining lots which present an increased risk of bushfire and where necessary lots include 'dwelling exclusion zones' to ensure adequate separation.	
PO2	**AO2** No acceptable outcome provided.	**COMPLIES WITH PO2**	

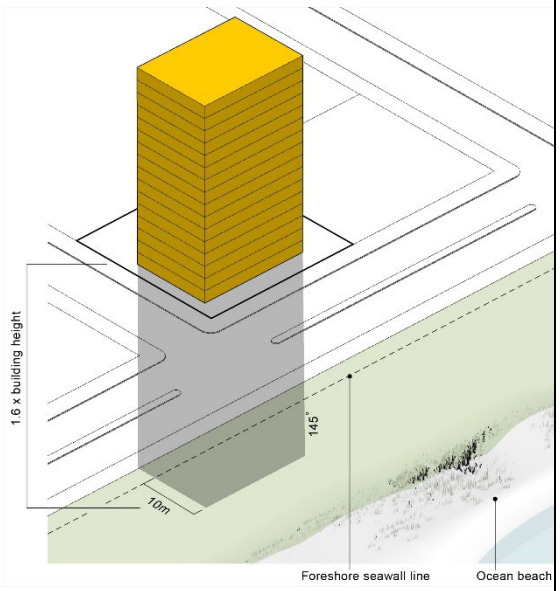
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
The proposed development prevents loss of amenity and threats to health and safety, having regard to: (a) noise; (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.		Developments adjoining the site are currently either under construction or may commence construction in the near future. In this case, there is potential that housing may have been completed and there may be sensitive users in the area at the time that construction is occurring on site. Dust, noise and traffic may cause impacts on the new residents. In this case, suitable construction management practices can be put in place to minimise impacts. A condition of approval requiring a construction management place may be included on the approval to ensure compliance. In the long term, the site will be comprise low-key suburban residential uses, and no significant impacts are anticipated.	
Development along the Pacific Motorway and heavy railway line			
PO3 Development adjacent to the Pacific Motorway and heavy railway line minimises views of the storage of outdoor plant and equipment, including service areas to provide an attractive outlook for persons using the transport network.	**AO3** Where the site is adjacent to the Pacific Motorway or a heavy rail line, areas used for outdoor storage, including service areas are screened from view from users of the motorway or heavy rail line by buildings, solid fencing or vegetation.	**NOT APPLICABLE** The site is not located adjacent to the Pacific Motorway or heavy rail line.	
Landscaping			
PO4 The proposal provides landscape work that protects and enhances the character of the local area.	**AO4.1** For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences a Statement of Landscape Intent prepared in accordance with **SC6.13 City Plan policy – Landscape work** demonstrating	**COMPLIES WITH AO4.1** The proposed development is accompanied by a Statement of Landscape Intent.	

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.	**AO5 – NOT APPLICABLE** An Open Space Management Statement is not required for the proposal.	
Building services			
PO5 All mechanical equipment is located and housed so as not to cause disturbance to residents within or adjoining the development.	**AO5** **For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences:** The mechanical equipment, including air-conditioning plant and swimming pool pumps, is incorporated within the building. OR The mechanical equipment, including air-conditioning plant and swimming pool pumps, is housed external to the principal building and: (a) is contained within a solid structure; and (b) located no closer than 1.5m to any site boundary.	**NOT APPLICABLE** The proposal is for a subdivision.	
Casual surveillance and lighting			
PO6 Development facilitates casual surveillance of public areas and incorporates lighting to reduce opportunities for crime.	**AO6** No acceptable outcome provided.	**NOT APPLICABLE** The proposal is for a subdivision.	

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** Lighting will be positioned and shielded to prevent light spillage outside the boundaries of the site.	
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** The proposal is for a subdivision.	

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	**NOT APPLICABLE** The proposal is for a subdivision.	

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.**	**NOT APPLICABLE** The proposal is for a subdivision.	
	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.**	**NOT APPLICABLE** The proposal is for a subdivision.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	 **Figure 9.4.4-3** Illustration showing ocean beach and Broadwater foreshore shadow outcome		
	AO8.5 The shadow cast by the building in the direction of true south does not intrude more than 10m into a riverside public open space reserve.	**NOT APPLICABLE** The proposal is for a subdivision.	

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** The Geotechnical Report prepared by Pacific Geotech states that retaining walls will be designed in accordance with AS 4678-2002 (Ref 9) (refer Section 4 – Specialist Reports).	
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 AO1** Bornhorst & Ward has prepared a Site Based Stormwater Management Plan (refer Section 4 – Specialist Reports) demonstrating compliance with all necessary state and local government policies.	
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 development will be connected to necessary services as outlined in the Serviceability Report (refer Section 4 – Specialist Reports).	

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** The development will not build over or near relevant infrastructure.	
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** A site analysis plan accompanies this application.	

HEALTHY WATERS CODE

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:

Note: In accordance with Section 2.1 of City Plan, an assessment against State interest - Water quality (policies 4 and 5) of the State Planning Policy 2017 is required as the Healthy water development code does not fully integrate this State interest. A response table for policies 4 and 5 have been included below.

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.

9.4.5 Healthy waters code

9.4.5.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational work for development where indicated within:

(1) **Part 5 Tables of assessment**; and

(2) **Table 9.4.5.1-1: Development triggers for applying the Healthy waters code.**

Table 9.4.5.1-1: Development triggers for applying the Healthy waters code

Topic	Assessment triggers	Applicable assessment benchmarks
Erosion and sediment control	All development.	For accepted development subject to requirements: **RO1, RO2**
		For assessable development: **PO1, PO2**

Topic	Assessment triggers	Applicable assessment benchmarks
Stormwater quality and waterway stability	For residential land uses involving one or more of the following: (a) 3 or more dwellings; or (b) a land area greater than 1,200m^2; or (c) a newly constructed road (previously unformed road) exceeding 30m in total length; or (d) 200m^2 or more of uncovered new or refurbished car park area including parking bays and circulation driveways; or (e) the creation of high polluting outdoor activities (including Bulk landscape supplies, Garden centres, Tourist parks, Transport depots, Warehouses and Wholesale nurseries).	For accepted development subject to requirements: **RO3, RO5** For assessable development: **PO3, PO4, PO8 – PO13**
	For non-residential land uses involving one or more of the following: (a) a land area greater than 1,200m^2; or (b) a newly constructed road (previously unformed road) exceeding 30m in total length; or (c) 200m^2 or more of uncovered new or refurbished car park area including parking bays and circulation driveways; or (d) the creation of high polluting outdoor activities (including Bulk landscape supplies, Garden centres, Tourist parks, Transport depots, Warehouses and Wholesale nurseries).	For accepted development subject to requirements: **RO4, RO5** For assessable development: **PO3, PO4, PO8 – PO14**
Stormwater quantity	For residential activities, development associated with the creation of 3 or more dwellings, resulting in either: (a) an increase in the total impervious area; or (b) an alteration of upstream conveyance or change to existing discharge location or condition.	For accepted development subject to requirements: **RO3, RO6, RO7** For assessable development: **PO5 – PO14**
	For all other land uses, development that results in either: (a) an increase in the total impervious area; or (b) an alteration of upstream conveyance or change to existing discharge location or condition.	For accepted development subject to requirements: **RO4, RO6, RO7** For assessable development: **PO5 – PO14**
Woongoolba flood mitigation catchment area	Development that is code or impact assessable, on land within the 'Woongoolba flood mitigation catchment area' on the **Water catchments and dual supply system area overlay map**.	For assessable development: **PO15**

This code does not apply in the following instances:

Acceptable Outcome: ✓
Alternative Solution: A/S
Not Applicable: N/A

(1) where the development involves internal works or minor building works to a lawfully established building; or

(2) a sales office.

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

9.4.5.2 Purpose

(1) The purpose of the Healthy waters code is to:

(a) protect the quality of the city's waters and watercourses by managing the impacts of development on quality and quantity of surface and ground water runoff; and

(b) ensure that development does not cause adverse impact on people and/or property.

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

(a) Total water cycle management and water sensitive urban design (WSUD) principles are:

(i) implemented to contribute to biodiversity areas and green space values within the city and promote co-location of assets; and

(ii) integrated into the landscape so as to maintain watercourse health, biodiversity and ecosystems.

(b) Development avoids or minimises disturbance to existing landforms, surface drainage, watercourses and groundwater.

(c) Impacts to public health and safety hazards are minimised.

(d) Adverse impacts to people and/or property are prevented and stormwater is safely managed within urban areas.

(e) Development protects existing overland flow paths and watercourses of environmental value.

(f) Development limits the quantity of key pollutants discharged in stormwater to protect the quality of receiving waters.

(g) Development avoids adverse impacts to downstream properties or environmental value from stormwater peak discharge.

(h) Development avoids or minimises adverse impacts on the environmental values of receiving waters from the release and mobilisation of nutrients and sediments.

(i) The drainage capacity of the Woongoolba Flood Mitigation Scheme Area for rainfall events up to 1 in 10 year 72 hours is maintained (contained within the Scheme drains within a 4 day period) and this capacity is not to be eroded due to cumulative impact of development.

9.4.5.3 Specific benchmarks for assessment

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 9.4.5-3: Healthy waters code – for assessable development

Acceptable Outcome: ✓
Alternative Solution: A/S
Not Applicable: N/A

Performance outcomes	Acceptable outcomes	Solution	Comments
Erosion and sediment control			
PO1 Stormwater discharge from a development site achieves the construction phase water quality objectives of **SC6.12 City Plan policy – Land development guidelines**, **Section 4 – Stormwater drainage and water sensitive urban design standards**.	**AO1** No acceptable outcome provided.	✓	Stormwater quality treatment will be provided by two bio retention basins for each residential sub catchment. These basins are expected to be operational during construction.
PO2 Erosion, sediment and dust is appropriately managed during the construction phase.	**AO2** The level of risk for soil erosion and sediment pollution to the environment is determined by an erosion hazard assessment, completed by a suitably-qualified person in accordance with the criteria in **Table 9.4.5-4: Erosion hazard assessment**. Where the erosion hazard assessment has a risk score of: (a) less than or equal to 10: A deemed to comply report is prepared by a suitably qualified person for Council approval, including conceptual location and design drawings of each treatment measure in plan and section views, in accordance with the *Best Practice Erosion and Sediment Control: International Erosion Control Association, (IECA) 2008, Australasia Chapter 2008*.	**A/S**	A detailed erosion and sediment control plan will be developed during the detailed design phase and will be in accordance with the prescribed standards.

	(b) greater than 10 or developments involving multiple stages of disturbance or more than 1.25 ha of land: (i) For material change of use or reconfiguring a lot, a conceptual erosion and sediment control plan (ESCP) is prepared by a suitably-qualified person for Council approval in accordance with **SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards**, and the *Best Practice Erosion and Sediment Control: International Erosion Control Association (IECA) 2008, Australasia Chapter 2008*. (ii) For operational work, a detailed ESCP is prepared by a suitably-qualified person in accordance with **SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards**, and *Best Practice Erosion and Sediment Control: International Erosion Control Association (IECA) 2008, Australasia Chapter 2008*. The ESCP is to detail appropriate treatment measures for the construction phase of development, demonstrating how the minimum design objectives in **Table 9.4.5-5: Stormwater design objectives** are achieved, including: (a) measures to ensure the release of sediment-laden stormwater for the		

Performance outcomes	Acceptable outcomes	Solution	Comments
	nominated design storm are minimised when the design storm is exceeded; (b) detailed design, installation, construction, monitoring and maintenance requirements of all approved proprietary products in accordance with local conditions and manufacturer's recommendations; and (c) details of how the ESCP aligns with the approved development staging plan.		
Stormwater quality			
PO3 Development appropriately manages stormwater quality to: (a) protect natural ecosystems; (b) protect water quality; (c) reduce runoff and peak flows; and (d) meet the water quality objectives and environmental values for Queensland waters. **Note: Water quality objectives and environmental values for Queensland waters are contained within *Schedule 1* of the *Environmental Protection (Water) Policy 2009*. Water quality objectives are locally specific and vary between and within river catchments.** **Note: A stormwater quality management plan prepared by a suitably qualified person in accordance with SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards, is Council's preferred method for addressing this performance outcome.**	**AO3.1** For post developed sites, the following minimum pollutant reduction targets are achieved: (a) Gross pollutants (>5mm) – 90%; (b) Total Suspended Solids (TSS) – 80%, (c) Total Phosphorus (TP) – 60%; and (d) Total Nitrogen (TN) – 45%.	✓	Stormwater quality treatment will be provided by two bio retention basins for each residential sub catchment. Both sub catchments will meet the prescribed pollutant reduction targets. Refer to Bornhorst + Ward's Stormwater management Plan for details.
	AO3.2 For development on land less than 1.25ha, a deemed to comply solution for stormwater quality is achieved in accordance with **Table 9.4.5-6: Stormwater quality deemed to comply solutions**.	**N/A**	
	AO3.3	✓	A stormwater quality section has been included in Bornhorst + Ward's Stormwater Management Plan that shows how stormwater quality is in accordance with SC6.12 Section 4.

Acceptable Outcome: ✓
Alternative Solution: A/S
Not Applicable: N/A

Performance outcomes	Acceptable outcomes	Solution	Comments
	For development on land greater than 1.25ha, a stormwater quality management plan is to be prepared by a suitably qualified person in accordance with **SC6.12 City Plan policy – Land development guidelines**, **Section 4 – Stormwater drainage and water sensitive urban design standards**, is required.		
Waterway stability			
PO4 In-stream erosion, downstream of urban development is prevented by controlling the rate (or magnitude) and duration of sediment transporting flows.	**AO4** Post-development peak 0.632 Annual Exceedance Probability (AEP) event discharge within receiving waterway is limited to pre-development peak 0.632 AEP event discharge and is in accordance with **SC6.12 City Plan policy – Land development guidelines**, **Section 4 – Stormwater drainage and water sensitive urban design standards.**	✓	Post development 0.632 AEP stormwater discharge within receiving waterways will be limited to the predeveloped flows through the use of stormwater detention basins.
Stormwater quantity control			
PO5 Stormwater quantity management outcomes demonstrate no adverse impact on stormwater flooding or the drainage of properties external to the subject site.	**AO5** The following is achieved external to the development site: (a) no increase in peak flood flow rate from the development site for all events up to and including the 1% AEP; (b) no increase in peak flood velocities from the development site for all events up to and including the 1% AEP; (c) no increase in peak flood level from the development site for all events up to and including the 1% AEP; and (d) stormwater outfalls or discharge is located to avoid conflict with existing	✓	There will be: a) No increase in peak flood flow rate from the development site for all events up to an including the 1% AEP; b) No increase in peak flood velocities from the development site for all events up to and including the 1% AEP; c) No increase in peak flood level from the development site for all events up to and including the 1% AEP; and d) Stormwater outfalls or discharge is located to avoid conflict with existing usage of downstream land or impacts on existing watercourse or drainage.

Performance outcomes	Acceptable outcomes	Solution	Comments
	usage of downstream land or impacts on existing watercourse or drainage.		
Lawful point of discharge			
PO6 Development ensures the stormwater systems are designed to not cause actionable nuisance that would adversely affect adjoining (upstream or downstream) properties.	**AO6** A lawful point of discharge must be identified and demonstrated that all discharge point/s from the development are in accordance with **SC6.12 City Plan policy – Land development guidelines**, **Section 4 – Stormwater drainage and water sensitive urban design standards**.	✓	A lawful point of discharge has been identified in accordance with SC6.12, Section 4.
Overland flow paths			
PO7 Development must not obstruct free open surface flow of stormwater through a site.	**AO7** Overland flowing stormwater is allowed free open surface flow between the street and any waterway at the rear or sides of a property, in accordance with the provisions of the *Building Code of Australia.*	✓	The proposed development allows overland flowing stormwater to free open surface flow between the street and any waterway at the rear or sides of a property.
Whole of life costs			
PO8 Stormwater infrastructure is designed and constructed to: (a) remain fit for purpose for the life of the development and maintains full functionality in the design flood event; (b) be cost effective to maintain; and (c) ensure no structural damage to existing stormwater infrastructure.	**AO8** No acceptable outcome provided.		The stormwater drainage system will be designed and constructed to: a) remain fit for purpose for the life of the development and maintains full functionality in the design flood event; b) be cost effective to maintain; and c) ensure no structural damage to existing stormwater infrastructure.

Acceptable Outcome: ✓
Alternative Solution: A/S
Not Applicable: N/A

Performance outcomes	Acceptable outcomes	Solution	Comments
Landscape integration			
PO9 Stormwater treatment devices and stormwater infrastructure are designed to: (a) integrate with the urban design and landscape outcomes of the development; (b) complement natural environments, wetlands and watercourses; (c) protect environmental values; (d) enhance visual amenity; and (e) incorporate CPTED principles in accordance with **SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards**.	**AO9.1** Where stormwater treatment devices and stormwater infrastructure are integrated into public open space, a Statement of Landscape Intent is to be prepared by a suitably qualified person, for approval by Council. The plan is to demonstrate that the operation of stormwater infrastructure does not compromise the function of any co-located uses and reflect the design principles within **SC6.12 City Plan policy – Land development guidelines**, **Section 4 – Stormwater drainage and water sensitive urban design standards.** **Note: A Statement of landscape intent is to be prepared in accordance with SC6.13 City Plan policy – Landscape work.**	**N/A**	
	AO9.2 Stormwater treatment devices are located offline to any upstream catchment. **Note: This provision relates to the integration of stormwater treatment devices and stormwater infrastructure into the landscape. Development identified on the Environmental significance – wetlands and watercourse overlay map will still require assessment against the Environmental significance overlay code.**	**A/S**	Stormwater treatment devices will be fitted with high flow weirs, so that external flows are discharged as per existing conditions.
	AO9.3 All stormwater outlets that are located adjacent to watercourses, creeks and drainage paths are aligned at a maximum of 45 degrees to the downstream direction of flow, and energy dissipation measures	**✓**	Stormwater outlets located adjacent to watercourses, creeks and drainage paths are aligned at a maximum of 45 degrees to the downstream direction of flow, and energy dissipation measures will be installed to minimise scour.

Performance outcomes	Acceptable outcomes	Solution	Comments
	installed to minimise scour.		
Public safety			
PO10 Stormwater treatment devices and stormwater infrastructure minimise impacts on public health and safety.	**AO10** All stormwater quantity control measures are designed in accordance with **SC6.12 City Plan policy – Land development guidelines**, **Section 4 – Stormwater drainage and water sensitive urban design standards**.	✓	Stormwater quantity control measures will be designed in accordance with SC6.12, Section 4.
Maintenance access			
PO11 Maintenance access is provided for all stormwater management systems and considers: (a) the type of vehicle or machinery needed to service particular assets; and (b) the need to ensure a safe working environment for maintenance personnel and the public.	**AO11.1** All weather vehicle access is to be provided to inlet zones of the stormwater treatment systems in accordance with **Table 9.4.5-7: Maintenance access requirements (slope).**	✓	Vehicular access to the stormwater treatment system will be provided by the road reserve and dedicated driveways in accordance with Table 9.4.5-7.
	AO11.2 Maintenance access is to be provided around the perimeter of all stormwater treatment systems in accordance with **Table 9.4.5-8: Maintenance access requirements (size).**	✓	Maintenance access will be provided around the perimeter of stormwater treatment system in accordance with Table 9.4.5-8.
	AO11.3 A maintenance buffer is provided around the perimeter of all stormwater treatment devices and adjoining private property equal to: (a) 1m in width; or (b) the width of a perimeter maintenance access, as delivered in AO11.2, plus 0.5m. The maintenance buffer is measured from the adjacent allotment boundary to the top of batter around the treatment measure.	✓	A maintenance buffer will be provided around the perimeter of stormwater treatment devices and adjoining private property equal to the specified widths.

Acceptable Outcome: ✓
Alternative Solution: A/S
Not Applicable: N/A

Performance outcomes	Acceptable outcomes	Solution	Comments
	The maximum slope on the maintenance buffer is 1 in 10.		
Fauna movement			
PO12 Stormwater conveyance structures and channels are designed to ensure the safe movement of native fauna and provide for terrestrial and aquatic passage.	**AO12.1** Stormwater drainage structures and channels minimise impacts on aquatic fauna and associated habitats and provide opportunities for beneficial habitat uses of structures in accordance with the *Department of Primary Industries and Fisheries – Fisheries guidelines for Fish-friendly structures (2006).*	✓	Stormwater drainage structures and channels will minimise impacts on aquatic fauna and associated habitats.
	AO12.2 Stormwater drainage structures allow for the safe movement of terrestrial fauna in accordance with: (a) the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices; and (b) the Queensland Government Koala-Sensitive Design Guidelines.	✓	Stormwater drainage system will allow for the safe movement of terrestrial fauna in accordance with the specified standards.

Performance outcomes	Acceptable outcomes	Solution	Comments
Wastewater management			
PO13 Development does not discharge wastewater to receiving waters or areas external to the site unless demonstrated to be the best-practice environmental management for that site and takes into consideration: (a) the applicable water quality objectives for the receiving waters; and (b) the potential adverse impact on ecosystem health of receiving waters.	**AO13** Where the development involves the discharge of wastewater, a Wastewater Management Plan (WWMP) is prepared, demonstrating compliance with the performance outcome, by a suitably qualified person and submitted to the Council, detailing all of the following: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; (e) waste management hierarchy; and (f) the WWMP provides for the management of wastewater in accordance with a wastewater management hierarchy that: (i) avoids wastewater discharge to watercourses; or (ii) if wastewater discharge to the environment cannot practicably be avoided wastewater discharge to watercourses is minimised through re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.	**N/A**	
Dewatering management			
PO14 Dewatering occurs in accordance with an approved Dewatering management plan.	**AO14** No acceptable outcome provided.	**N/A**	
Woongoolba flood mitigation catchment area			

Performance outcomes	Acceptable outcomes	Solution	Comments
PO15 In the Woongoolba flood mitigation catchment area, shown on the **Water catchments and dual supply system area overlay map**, peak outflow and its timing for Q2, Q5 and Q10 for rainfall events up to 72 hours does not change as a result of development.	**AO15** No acceptable outcome provided.	**N/A**	

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Policies	Demonstrate how the proposal meets the policy?	Internal use
State interest – water quality		
ASSESSMENT BENCHMARK 4 (POLICY 4): At the construction phase, development achieves the applicable stormwater management design objectives in table A (appendix 2) of the State Planning Policy.	Stormwater bio retention basins will treat discharge to meet the design objectives in table A (Appendix 2) of the state planning policy.	
ASSESSMENT BENCHMARK 5 (POLICY 5): (5) At the post-construction phase, development: a) achieves the applicable stormwater management design objectives on-site, as identified in table B (appendix 2) of the State Planning Policy; or b) achieves an alternative locally appropriate solution off-site that achieves an equivalent or improved water quality outcome to the relevant stormwater management design objectives in table B (appendix 2) of the State Planning Policy.	**AT POST CONSTRUCTION PHASE, THE DEVELOPMENT:** a) Will achieve the applicable stormwater management design objectives on site as identified in Table B (Appendix 2) of the state planning policy	

Acceptable Outcome: ✓
Alternative Solution: A/S
Not Applicable: N/A

Table 9.4.5-3: Erosion hazard assessment

Controlling factor	Points	Score
Average slope of the whole site prior to operational works		
Slope less than 2%	0	
More than or equal to 2% but less than 5%	1	
More than or equal to 5% but less than 10%	2	
More than or equal to 10% but less than 15%	4	
More than or equal to 15%	5	High risk
Soil type (to be disturbed)		
Gravels and sandy soils	1	
Sandy loam	2	
Clays on flood plains	3	
Shallow soils on slopes	4	
Clays on slopes greater than 5%/imported fill or untested fill	5	High risk
Anticipated duration of site disturbance		
Duration less than 2 weeks	0	
More than 2 weeks but less than 3 months	2	
More than 3 months but less than 6 months	4	
More than 6 months	5	High risk
Anticipated erosive rainfall risk during site disturbance		
Low (monthly average rainfall less than 45 mm)	0	
Moderate (monthly average rainfall 46 - 100 mm)	1	
High (monthly average rainfall 101 - 225 mm)	2	
Very high (monthly average rainfall 226 - 1500 mm)	4	
Extreme (monthly average rainfall more than 1500 mm)	5	High risk

Acceptable Outcome: ✓
Alternative Solution: A/S
Not Applicable: N/A

Controlling factor	Points	Score
Off-site sediment control (down-slope of the soil disturbance)		
Score 1 point if there is no purpose-built sediment trap (e.g. sediment basin, gross pollutant trap or purpose-built wetland).	1	
Run-off entering the site		
Score 1 point if stormwater run-off is not diverted from entering the site or away from soil disturbance.	1	
Extent of site disturbance		
Score 2 points if the building works requires reshaping of the ground surface.	2	
Total Score **Note: High erosion risk - if score 11 or greater, or five for any factor.**		

This Erosion Hazard Assessment form is adapted from the *Best Practice Erosion and Sediment Control, International Erosion Control Association (Australasia), IECA 2008 Appendix H - Building Sites, the Brisbane City Council Erosion Hazard Assessment Form* and *Attachment 2 to the QDC Draft Part 16 Erosion and Sediment Control*.

Table 9.4.5-5: Stormwater design objectives

Construction phase stormwater design objectives	Notes
Drainage control	
Design life and design storm of temporary drainage works: (1) Disturbed area open for less than 12 months - 1 in 2 ARI. (2) Disturbed area open for 12-24 months - 1 in 5 ARI. (3) Disturbed area open for more than 24 months - 1 in 10 ARI.	• ARI = Average Recurrence Interval (see Engineers Australia document Australian Rainfall and Runoff). • Design capacity excludes minimum 150mm freeboard. • A higher drainage design objective may be required for temporary drainage structures upslope of occupied properties. • A revised drainage design storm may be required if these design objectives are found to be impracticable.
Erosion control	
(1) Stage clearing and construction works to minimise the area of exposed soil at any one time. (2) Effectively cover or stabilise exposed soils prior to predicted rainfall. (3) Prior to completion of works for the development, and prior to removal of sediment controls, all site surfaces must be effectively stabilised using methods which will achieve effective short-term stabilisation. (4) Avoid or minimise large construction activities in the 'wet season'. (5) Divert water run-off from undisturbed areas around disturbed areas. (6) Use erosion risk ratings to determine appropriate erosion control measures.	• 'Wet season' means the high rainfall months, e.g. the four highest rainfall months. • For point 6, determine the erosion risk rating using local rainfall erosivity, rainfall depth, or soil loss rate or other acceptable method. A rating scale such as very low, low, moderate, high, extreme should be applied. Such ratings should reflect the local area. Example ratings may be shown in local council guidelines or detailed in best-practice guidelines.
Sediment control	
(1) Use soil loss rates to determine appropriate sediment control measures. (2) Direct runoff from exposed site soils to sediment controls that are appropriate to the extent of disturbance and level of erosion risk.	• For point 1, surrogate determinations may be used such as monthly erosion or average monthly rainfall.

(3) All exposed areas greater than 2500 metres must be provided with sediment controls which are designed, implemented and maintained to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness) to 50mg/L Total Suspended Solids (TSS) or less, and pH in the range (6.5–8.5).	• A commonly used design storm for basin sizing is 80th percentile five-day event. Depending on the settling characteristics of local soils, a higher 'operational' design storm can be achieved with chemical dosing operated in flow-through mode in a large storm with rainfall-activated auto-flocculent dosing, and advanced hydraulic efficiency features such as floating off-takes, and a sediment forebay. • TSS = Total Suspended Solids. Turbidity measurements (e.g. 60 Nephelometric Turbidity Units (NTU)) could be used; however, for accuracy, a site-specific relationship should be developed between turbidity and TSS.

Table 9.4.5-6: Stormwater quality deemed to comply solutions

The following deemed to comply solutions are to be documented within a Stormwater quality management plan prepared by a suitably-qualified person in accordance with **SC6.12 City Plan policy – Land development guidelines**, **Section 4 – Stormwater drainage and water sensitive urban design standards**.

Development type			**Stormwater treatment train**		**Land ownership[2]**
Land use	**Scenario**	**Scale**			
Residential	>2 lots up to 20 lots	N/A	Tank Volume per dwelling: • Detached 5 kl • Attached 3 kl	Bio retention[3] @ 1.3% of impervious catchment area.[1]	Public and/or Private
			No Tanks	Bio retention[3] @ 1.8% of impervious catchment area.[1]	Public and/or Private
			Tank Volume per dwelling: • Detached 5 kl • Attached 3 kl	Wetland @ 5% of impervious catchment area.	Public and/or Private
			No Tanks	Wetland @ 7% of impervious catchment area.[1]	Public and/or Private
	> 2 dwellings (Townhouse style up to 2 storeys	≤ 12,500m^2	Tank Volume per dwelling: • Detached 5 kl • Attached 3 kl	Bio retention[3] @ 1.3% of impervious catchment area.[1]	Private
			No Tanks	Bio retention[3] @ 1.8% of impervious catchment area. [1]	Private
			Tank Volume per dwelling: • Detached 5 kl • Attached 3 kl	Wetland @ 5% of impervious catchment area.[1]	Private
			No Tanks	Wetland @ 7% of impervious catchment area.[1]	Private

Acceptable Outcome: ✓
Alternative Solution: A/S
Not Applicable: N/A

	High density multiple dwelling apartments (flats, high-rise)*	≤ 12,500m^2	Tank Volume per dwelling: • Detached 5 kl • Attached 3 kl	Bio retention[3] @ 1.8% of impervious catchment area.[1]	Private
			No Tanks	Wetland @ 7% of impervious catchment area.[1]	Private
Commercial, Industrial and Retail (including retail at the bottom floors of high rise)[4]	Commercial and/or Industrial uses	≤ 12,500m^2	Tank Volume per dwelling: • Detached 5 kl • Attached 3 kl	Gross pollutant management (GPT) + Bio retention[3] @ 1.8% of impervious catchment area.[1]	Public and/or Private
			No Tanks	Gross pollutant management (GPT) + Wetland @ 8% of impervious catchment area.[1]	Public and/or Private

[1] For developments that results in an increase in less than 15% imperviousness (i.e. roof and ground level impervious), then stormwater management to focus on the impervious areas only.

[2] Ultimate owner of the device and responsible for maintenance.

[3] For bioretention basins larger than 800m^2, an inlet pond will be required.

[4] The City requires gross pollutant management for these land uses. It is preferred that these are located on private property, but in larger scale Reconfiguring a lot applications it is logical to have a single gross pollutant trap for the site. The City will not accept proprietary devices for nutrient management on public/City land.

Table 9.4.5-7: Maintenance access requirements (slope)

Treatment type	Access track slope	Material and width
Stormwater inflows where pipe is 450mm or greater (where there is no forebay or inlet pond)	1 in 4 or flatter	2.5m wide minimum Gravel or reinforced turf from inlet
Coarse sediment forebay	1 in 4 or flatter	2.5m minimum Reinforced concrete in accordance with *IPWEAQ standard drawing RS-051*

Acceptable Outcome: ✓
Alternative Solution: A/S
Not Applicable: N/A

		Concrete paver (subject to City approval), cement treated gravel 250mm thick may be accepted by the City through negotiation.
Inlet pond (wet) for retention or wetland Sediment basins	1 in 4 or flatter	3m wide Reinforced concrete in accordance with Heavy Vehicle Crossing Industrial (*refer IPWEAQ standard drawing RS-051*). Where this access crosses perpendicular to pedestrian paths, the path must be 200mm thick, double reinforced and 42MPa.
Proprietary devices	1 in 4 or flatter	Reinforced concrete in accordance with Heavy Vehicle Crossing Industrial (refer *IPWEAQ standard drawing RS-051*).

Table 9.4.5-8: Maintenance access requirements (size)

Treatment type	Size	Maintenance access requirements (all paths 1 in 10 cross fall or less and maximum 1 in 4 longitudinal grade)
Bioretention	< 500m^2	Access path to > 40% of perimeter. ≥ 0.75m wide. Grass, mulch, gravel or concrete suitable for access on foot.[1]
	≥ 500m^2	Access path to > 40% of perimeter. ≥ 2.5m wide. Reinforced grass, gravel or concrete for light vehicles.[1] Remainder of perimeter as per < 500m^2 bioretention.

Wetland	<1000m^2	Access path to > 40% of perimeter. ≥ 0.75m wide. Grass, mulch, gravel or concrete suitable for access on foot.
	≥ 1000m^2 to < 5000m^2	Access path minimum 40% of perimeter. ≥ 2.5m wide. Reinforced grass, gravel or concrete for light vehicles.[1] Remainder of perimeter ≥ 0.75m wide.
	≥ 5000m^2	Access path 100% of perimeter. ≥ 2.5m wide. Cement treated gravel 200mm or concrete for large vehicles.

[1] Determine access path treatment based on slope, maintenance vehicle and the surrounding landscape. For example, turf is not appropriate where the treatment system is located against conservation open space, and where revegetation for the treatment system complements the surroundings, the use of gravel or concrete is preferred.

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.

8.2.11 Landslide hazard overlay code

8.2.11.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational work for development located on any lot partially or completely subject to the Landslide hazard 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**.

8.2.11.2 Purpose

(1) The Landslide hazard overlay code deals with areas of land identified in the local government area as having landslide potential. It applies, at a minimum, to development that:

- (a) increases the number of people living and working in the natural hazard management area, except where the premises are occupied on a short term or intermittent basis; or
- (b) involves institutional uses where evacuating people may be difficult; or
- (c) involves the manufacture or storage of hazardous materials in bulk.

(2) The purpose of the Landslide hazard overlay code is to regulate development which occurs on land or part of any land containing steep slopes or unstable slopes.

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

- (a) The potential for erosion or landslide is minimised.

(b) The risk of landslides damaging property or endangering persons is minimised.

(c) Stormwater runoff and waste water disposal is effectively managed so that it does not increase landslide risk on the site or neighbouring sites.

(d) Erosion events on slopes exceeding an average gradient of 20% are minimised.

(e) Safe and efficient vehicular access onto steeply sloping land is provided.

(f) Development does not occur at the expense of other environmental values.

8.2.11.3 Specific benchmarks for assessment

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 8.2.11-2: Landslide hazard 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
Site slope constraints			
PO1 Development must be certified by an RPEQ as being responsive to the constraints of steeply sloping land. **Note: For guidance on how to meet this performance outcome, refer to SC6.10 City Plan policy – Geotechnical stability assessment guideline.**	**AO1** Development is not to be undertaken on any lot partially or completely identified on the **Landslide hazard overlay map**, unless certification is provided by an RPEQ, confirming that the proposed development is appropriate for the sloping nature of the site, and that the risk of landslide adversely affecting the subject lot, adjoining properties and the proposed development is at a low level.	**COMPLIES WITH AO1** A Geotechnical Report prepared by Pacific Geotech confirms that the majority of the site is suitable for residential development, as the proposed development areas avoid major geotechnical constraints.	
Stormwater drainage			

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
PO2 Development must ensure that stormwater runoff does not increase the susceptibility of the site to landslide and does not cause any detriment to the natural environment or to any other lots.	**AO2.1** Stormwater drainage (including roof guttering and rainwater tank overflows) is managed to avoid an increase in on-site groundwater, ponding of water and water concentration into slopes and discharges to a lawful point of discharge.	**COMPLIES WITH AO2.1** Bornhorst & Ward has prepared a Site Based Stormwater Management Plan (refer Section 4 – Specialist Reports) demonstrating compliance with all necessary state and local government policies.	
	AO2.2 Stormwater drainage is in accordance with **SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design**.	**COMPLIES WITH AO2.2** Bornhorst & Ward has prepared a Site Based Stormwater Management Plan (refer Section 4 – Specialist Reports) demonstrating compliance with all necessary state and local government policies.	
Cut and fill work			
PO3 Cut and fill work must not adversely affect slope stability or create erosion potential.	**AO3.1** Cuts and fills should be minimised. The height of cut and/or fill, whether retained or not, does not exceed: (a) 900mm adjoining a public area (e.g. roads, public open space areas); (b) 1200mm adjoining a residential site; (c) 2500mm adjoining a non-residential site. OR Cuts greater than 900mm height are separated by terraces with a minimum width of 1.2m or equal to the height of the cut, whichever is greater, that incorporates drainage provisions in accordance with Council's **SC6.12 City Plan policy – Land development guidelines, Section 3 – Change to ground level standards** and	**NOT APPLICABLE** The proposal is for a subdivision. Earthworks details will be provided in the residential development stage.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	Section 4 – Stormwater drainage and water sensitive urban design standards.		
	AO3.2 No crest of any cut or toe of any fill, or any part of any retaining wall or structure, is located closer than 600mm to any boundary of the lot, unless the prior approval of both landowners and the Council, or its delegate, has been obtained.	**NOT APPLICABLE** The proposal is for a subdivision. Earthworks details will be provided in the residential development stage.	
	AO3.3 Cut and/or fill on slopes steeper than 1V:2H (26º) are retained at the time of earthworks by retaining structures or other stabilisation methods, in accordance with **SC6.12 City Plan policy – Land development guidelines, Section 3 – Change to ground level standards**.	**NOT APPLICABLE** The proposal is for a subdivision. Earthworks details will be provided in the residential development stage.	
	AO3.4 All retaining walls on lots identified on the **Landslide hazard overlay map** are designed and certified by an RPEQ as not adversely affecting the site's overall stability. Boulder walls must not be used as retaining walls on sites steeper than 20%.	**NOT APPLICABLE** The proposal is for a subdivision. Earthworks details will be provided in the residential development stage.	
	AO3.5 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, dense landscaping or other protective measures, in accordance with **SC6.12 City Plan policy – Land**	**NOT APPLICABLE** The proposal is for a subdivision. Earthworks details will be provided in the residential development stage.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	development guidelines, Section 3 – Change to ground level standards.		
Wastewater			
PO4 Wastewater disposal must not create or increase the likelihood of instability on the site or neighbouring sites.	**AO4** All wastewater is disposed of via connection to sewerage reticulation. OR Where sewerage reticulation is not available on site, effluent disposal areas are located so as to not cause potential instability. Subsurface disposal of effluent is not to be used.	**COMPLIES WITH AO4** Wastewater will be disposed of via connection to a proposed sewer infrastructure.	
Slope constraints and stability			
PO5 Development on any lot partially or completely mapped as moderate, high or very high landslide hazard, as identified on the **Landslide hazard overlay map**, is supported by an RPEQ certified geotechnical report, which adequately assesses and documents the site's geotechnical stability and constraints, and incorporates necessary mitigation measures so that the level of landslide risk to property and persons is low. **Note: A geotechnical stability assessment report prepared in accordance with SC6.10 City Plan policy – Geotechnical stability assessment guidelines is Council's preferred method for addressing this performance outcome.**	**AO5** A geotechnical stability assessment report, which is prepared and certified by an RPEQ, includes: (a) the following information: (i) boundary dimensions; (ii) location of easements; (iii) existing and proposed services, such as sewer, stormwater, gas, electricity, telephone, and other utility services; (iv) contour lines to AHD (500mm vertical intervals); (v) street front kerb locations, crossovers, side gully pit locations, driveway locations and slope;	**COMPLIES WITH AO5** Refer to Geotechnical Report prepared by Pacific Geotech (refer Section 4 – Specialist Reports).	

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
	(vi) off-street parking locations, building locations and setback dimensions; (vii) earthwork details and building pad levels; (viii) retaining wall locations, type, extent, height, and offset from boundaries; (ix) existing and proposed onsite drainage systems; (x) identification of trees to be removed or retained; (xi) fencing extent, location, height and depth; (xii) swimming pool location, level and depth; (xiii) ancillary structures, such as pergolas and sheds; (xiv) landscaping, lawn areas, paved areas, mass planting areas and trees; (xv) slope angles; (xvi) slope shape and features; (xvii) parent rock type/soil type; (xviii) engineering properties of sub-surface materials; (xix) concentration of surface water; (xx) concentration of ground water; (xxi) evidence of instability on the site and adjoining areas; (xxii) history of instability on the site and adjoining areas; and (xxiii) geotechnical model of the site.		

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
	(b) a site-specific landslip susceptibility frequency analysis, including analysis of each proposed lot; (c) if the outcome of the landslip susceptibility frequency analysis is moderate or higher, a risk assessment in accordance with the *AGS Landslide Risk Management 2007 Guidelines*; (d) an assessment of the suitability of the site for the proposed development having regard to (a) – (c); (e) a foundation investigation report that determines the site classification for the lot/each proposed lot in accordance with *AS 2870–2011 Residential slabs and footings* and provides recommendations for foundation design; (f) identification of any areas on the lot/within proposed lots where development must not occur; (g) certification from the RPEQ confirming that the site (and for subdivisions, each proposed lot) achieves a landslide risk rating of 'low' or better and the site/lot is suitable for its intended use; and (h) recommendations for any necessary mitigation measures, construction measures and design changes to be implemented to ensure the stability of the site and adjoining areas is not adversely affected and to ensure long-term stability of the site.		
Access (for subdivision only)			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO6 Development on steep slopes must ensure that safe and efficient access by vehicles and pedestrians can be achieved.	**AO6** The building envelope within every lot is accessible by a legal road access, in compliance with **SC6.12 City Plan policy – Land development guidelines, Section 2 – Transport network standards**.	**COMPLIES WITH AO6** The building envelope within every proposed lot is accessible by a legal road access.	
Environmental values			
PO7 Works to mitigate landslide risks avoid adverse impact on other environmental values.	**AO7** No acceptable outcome is provided.	**COMPLIES WITH PO7** Retaining is not proposed to areas of environmental sensitivity.	

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.

9.4.8 Reconfiguring a lot code

9.4.8.1 Application

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

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

9.4.8.2 Purpose

(1) The purpose of the Reconfiguring a lot code is to ensure that the reconfiguring a lot lays the foundations for high-quality urban design that supports the outcomes for the zone and is sensitive to the environment, topography and landscape features.

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

- (a) Subdivisions provide a range of lot sizes and frontages to facilitate:
  - (i) different development expected in the zone;
  - (ii) on-street parking which generally caters for demand within the street; and
  - (iii) public utilities and street trees.
- (b) Reconfiguring a lot allows for increased yields in close proximity to public transport, retail, commercial, community, and recreation facilities.
- (c) Reconfiguring a lot where creating small lots, demonstrates a Dwelling house can be accommodated, where it meets the relevant zone code and the **Small lot housing (infill focus) code**, through:

(i) a site plan for all lots with an area of 250m^2 to 400m^2; and

(ii) site plan, floor plan and elevations for all lots with an area less than 250m^2.

(d) Reconfiguring a lot results in safe and interconnected streets that promote the use of public transport, walking and cycling, and reduces dependency on vehicles. The street network is permeable and legible, facilitating high connectivity between all users and nodes.

(e) Reconfiguring a lot within the Coomera Town Centre area provides an integrated network of predominantly public streets to ensure efficient movement of pedestrians, cyclists, vehicles and strong public transport connections.

(f) Reconfiguring a lot results in lot configuration and orientation to facilitate climatically responsive site design.

(g) Reconfiguring a lot takes into account the physical, environmental and infrastructure constraints, creating lots that respond to the natural topography of the land by minimising the extent of earthworks required.

(h) Reconfiguring a lot contributes to the provision of a safe, accessible, convenient and useable network of open space for local communities.

(i) Reconfiguring a lot provides for community infrastructure and other non-residential activities to support the local neighbourhood, commensurate with the stages of development.

(j) Reconfiguring a lot ensures that new lots are connected to essential services and public utilities to meet the demand of end users whilst minimising risk of failure or environmental harm.

(k) Where necessary, new lots are provided with on-site sewerage facilities that are appropriately sited to respond to on and off site constraints.

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

9.4.8.3 Specific benchmarks for assessment

Part A applies to accepted development subject to requirements.

Part B applies to assessable development.

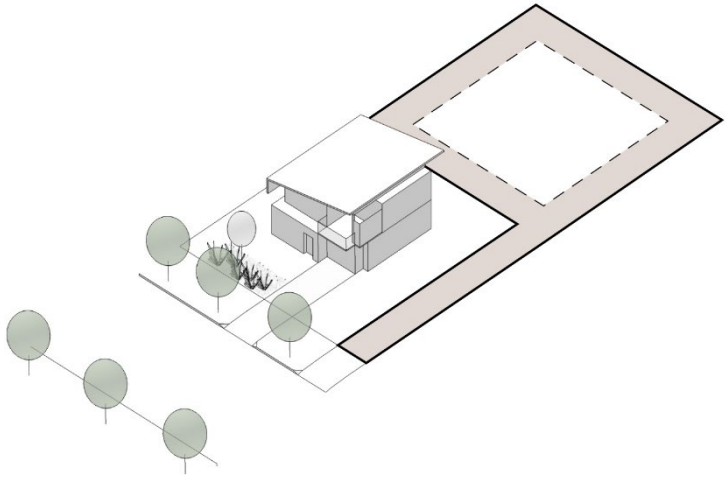
PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

There are no requirements for accepted development for this code.

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

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

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
Reconfiguration of sloping lots			
PO1 Where the development is for residential uses and would result in allotments with an average finished slope that exceeds 10%: (a) earthworking provides for finished ground levels that facilitate development of the allotments for the intended purpose and its related/ancillary areas (e.g. areas of useable private open space) without the need to provide additional retaining walls; and (b) earthworking is undertaken in a way that provides good quality amenity outcomes for future lot users and to the public realm. **Note: an earthworking plan illustrating compliance with the above components is Council's preferred method of addressing the above.**	**AO1** Allotments have an average finished slope less than 10%.	**COMPLIES WITH AO1** Allotments will have an average finished slope less than 10% apart for Lot 15 which is much larger than all other allotments and is targeted for future redevelopment potential for multiple dwellings.	

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
Additional provisions for creation of rear lots in residential zones			
PO2 Reconfiguration of a lot that creates a rear lot: (a) does not result in unreasonable amenity impacts for adjoining lots by limiting the number of rear lots to one; (b) protects the safety of pedestrians and cyclists by ensuring that access strips to the road frontage are designed to maintain visibility to the verge; (c) provides an adequate internal manoeuvring area for vehicles to exit the rear lot in a forward gear; and (d) allows sufficient street frontage for waste collection.	**AO2.1** The rear lot has the same width as the lot it is positioned behind. **AO2.2** Only one rear lot is created. **AO2.3** The rear lot is created for a dwelling house.	**COMPLIES WITH AO2.1** The proposed subdivision includes rear lots designed in accordance with the relevant requirements, providing one rear lot, safe and visible access for pedestrians and cyclists, adequate internal manoeuvring for vehicles to exit in a forward gear, and sufficient street frontage for waste collection.	
			

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 9.4.8-1 Illustration showing the Reconfiguring a lot outcomes for creation of rear lots in residential zones			
Road access			
PO3 Lot configuration provides safe and efficient access for vehicles and pedestrians to a constructed public road.	**AO3** All lots have direct legal access to a constructed public road in accordance with **SC6.12 City Plan policy – Land development guidelines, Section 2 – Transport network standards**.	**COMPLIES WITH AO3** All lots will have direct legal access to a constructed public road in accordance with SC6.12 Section 2.	
PO4 Design and management arrangements of access strips and easements: (a) provide safe and efficient access for vehicles and pedestrians and: (i) are of an adequate width to facilitate the intended function; (ii) are constructed to an appropriate standard; and (iii) do not result in unreasonable detriment or nuisance to an adjacent premises (b) allow for effective and reasonable ongoing maintenance.	**AO4.1** Minimum widths for access strips and easements comply with **Table 9.4.8-2: Minimum width of access strips or easements**.	**COMPLIES WITH AO4.1** Access strips and easements will have widths in accordance with Table 9.4.8-2.	
	AO4.2 Parties to an access easement are limited to two lots (e.g. The burdened lot and one benefiting lot).	**COMPLIES WITH AO4.2** Easements will be limited to two lots.	
Infrastructure			
PO5 New lots are created with provision of essential services and public utilities, including sewerage, water, electricity and communication services that are designed and located to:	**AO5.1** All lots are connected to electricity supply and telecommunications services, with the telecommunications infrastructure designed to support connection to fibre telecommunications infrastructure.	**COMPLIES WITH AO5.1** All lots are able to be connected to electricity supply and telecommunications services.	

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) meet the needs of users; (b) enhance the health, safety and convenience of the community; (c) be cost effective over their life-cycle; (d) minimise adverse impacts to the environment (including the amenity of the local area); (e) minimise risk of failure or damage during a natural hazard event; and (f) support connection to fibre telecommunication infrastructure.	**AO5.2** Electricity supply and telecommunications infrastructure are provided underground, where the development involves the creation of more than five lots, five dwellings, or five tenancies, except in the Rural zone.	**COMPLIES WITH AO5.2** Electricity supply and telecommunications infrastructure will be provided underground.	
	AO5.3 All new lots within the Local government infrastructure plan boundary are connected to reticulated water supply in accordance with **SC6.12 City Plan policy – Land development guidelines, Section 6 – Water supply and sewerage reticulation standards**, except in the Extractive industry, Rural and Conservation zones.	**COMPLIES WITH AO5.3** All lots will be connected to a reticulated water supply in accordance with SC6.12 – Section 6.	
	AO5.4 All new lots within the Local government infrastructure plan boundary are connected to reticulated sewerage in accordance with **SC6.12 City Plan policy – Land development guidelines, Section 6 – Water supply and sewerage reticulation standards**, except in the Extractive industry, Rural and Conservation zones, and those lands within the Rural residential zone unless specifically stated in the Rural residential zone code.	**COMPLIES WITH AO5.4** All lots will be connected to a reticulated sewerage in accordance with SC6.12 – Section 6.	
	AO5.5	**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
	On-site water supply is provided in accordance with **SC6.12 City Plan policy – Land development guidelines, Section 6 – Water supply and sewerage reticulation standards** for all new lots created in the Extractive industry, Rural, Rural residential and Conservation zones or in areas outside the Local government infrastructure plan boundary.		
	AO5.6 On-site sewage disposal is provided in accordance with Council's ***Guidelines for the Installation and Operation of Aerobic Wastewater Treatment Plants for Domestic and Small Scale Commercial Users 1995*** and ***AS1547*** for all new lots created in the Extractive industry, Rural, Rural residential and Conservation zones or in areas outside the Local government infrastructure plan boundary.	**NOT APPLICABLE**	
On-site sewerage provision			
PO6 The sewerage disposal area is located in a position that is sufficiently separated from adjoining property boundaries and nearby waterways.	**AO6** For development involving on-site sewage disposal, an Effluent Disposal Report prepared by a qualified expert shall be submitted demonstrating that new lots are of a sufficient size and design to allow for the required separation distances of the disposal area from:	**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) adjoining property boundaries; (b) adjacent wastewater systems; (c) nearby waterways; (d) inappropriate soil types; and (e) other general site constraints that would inhibit the disposal of wastewater to an acceptable environmental and health standard. **Note: the Effluent Disposal Report shall demonstrate the type, size and location of the effluent disposal and dispersal area, the extent of vegetation clearing that is required to achieve the disposal and dispersal area, and the extent of earthworks required to achieve the effluent disposal.**		
Rearranging lot boundaries			
PO7 Rearranging a lot boundary results in lots which have practical shapes and allow for the intended uses described in the zone. **Note: irregular shaped lots will only be accepted to address encroachments.**	**AO7.1** The rearranging of a lot boundary does not restrict the lawful use of either lot.	**NOT APPLICABLE** Rearranging of a lot boundary is not proposed.	
	AO7.2 The rearranging of a lot boundary results in lots which comply with the applicable zone requirements.		
	AO7.3 The rearranging of a lot boundary ensures that a building or structure that is not intended for common use and sharing by a formal title arrangement is not located across a boundary or within a setback.		

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
Additional provisions for volumetric subdivisions			
PO8 Volumetric subdivision (of the space above or below ground level) facilitates efficient delivery of development and does not result in the creation of parcels that cannot achieve any development rights, or that will not have adequate access to infrastructure. **Note: a Building Management Statement(s) ('BMS') may be conditioned to ensure compliance with this provision. The BMS will be required to note the continuing application of existing development permits.**	**AO8** No acceptable outcome provided.	**NOT APPLICABLE** A volumetric subdivision is not proposed.	
PO9 The volumetric subdivision does not compromise any of the requirements of the earlier development approval.	**AO9** No acceptable outcome provided.	**NOT APPLICABLE** A volumetric subdivision is not proposed.	
PO10 Adequate access to services and facilities is provided for all lots, including water, sewer, access, car parking, etc. in accordance with earlier development approvals. **Note: a Building Management Statement(s) ('BMS') may be conditioned to ensure compliance with this provision. The BMS will be required to note the continuing application of existing development permits.**	**AO10** No acceptable outcome provided.	**NOT APPLICABLE** A volumetric subdivision is not proposed.	
Housing diversity			

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 Residential subdivisions creating 10 or more lots vary lot sizes to accommodate potential multiple dwelling development where the zone allows.	**AO11** No acceptable outcome provided.	**COMPLIES WITH PO11** Lot 15 of the proposed subdivision is suitably sized to accommodate a multiple dwelling development.	
PO12 Small lots in residential subdivisions are distributed amongst larger lots to facilitate variation in dwelling form and to meet the purpose of the zone.	**AO12** No acceptable outcome provided.	**COMPLIES WITH PO12** Smaller lots are distributed amongst larger lots where possible based	
PO13 Narrow lots are distributed amongst wider lots to provide: (a) variation in dwelling form; (b) space for public utilities and street trees; and (c) on-street parking. **Note: Rear lane layout is required for a series of lots with frontages less than 10m.**	**AO13** No acceptable outcome provided.	**NOT APPLICABLE** Narrow lots are not proposed.	
Creation of small lots			
PO14 Reconfiguring a lot where creating small lots demonstrates a Dwelling house can be accommodated, where it meets the relevant zone code and the **Small lot housing (infill focus) code**, through:	**AO14** No acceptable outcome provided.	**COMPLIES WITH PO14** The proposed development includes a mix of small and larger lots. The small lots include building envelopes suitably-sized to accommodate a dwelling house in accordance with the zone code and Small lot housing (infill focus) code and the QDC.	

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) a site plan for all lots with an area 250m^2 to 400m^2; and (b) site, floor plans, and elevations for all lots with an area less than 250m^2. **Notes:** **(a) PO14 does not apply to the creation of small lots where associated with an existing residential building.** **(b) House plans provided as part of a Reconfiguring a lot application will not be conditioned as part of an approval.**			
Circulation and street access design			

PO15 An overall street network is provided which: (a) prioritises pedestrians and cycling over motor vehicles; (b) establishes a connected and legible street network; (c) provides a high level of accessibility by way of inter-connected streets and external connections for all users of the road network (pedestrians, cyclists and vehicles); (d) creates safe conditions for pedestrians, cyclists and vehicles for both day and night-time usage; (e) caters for the extension of existing or future public transport routes to provide services that are convenient and accessible for all the community; (f) facilitates connections for future development, minimising travel distances; (g) are designed to be responsive to the natural contours of the land; (h) facilitates safe and efficient access for service vehicles including refuse collection; and (i) does not compromise future development to achieve the same outcomes listed above.	**AO15** Streets are designed to: (a) comply with design standards in **SC6.12 City Plan policy – Land development guidelines, Section 2 – Transport network standards**; (b) establish a safe walkable and permeable street network that provides clear pedestrian and cycle access to commercial, public transport, parks and community service areas; (c) provide street trees in accordance with **SC6.13 City Plan policy – Landscape work**; (d) allow for efficient, safe and unimpeded movement of buses alongside pedestrians, cyclists and other motorists; (e) incorporate signals, pedestrian refuge and splitter islands for the safe crossing of pedestrians and cyclists for intersections and long roads; (f) accommodate service vehicle requirements; (g) have footpaths that link to existing footpaths, road crossings, parks and public transport facilities, and designed in accordance with **SC6.12 City Plan policy – Land development guidelines, Section 2 – Transport network standards**; (h) provide street lighting in accordance with **SC6.12 City Plan policy – Land development guidelines, Section 2 – Transport network standards**; and (i) provide for future extensions to the street network.	**COMPLIES WITH AO15** Streets will be designed to: a) Comply with design standards in SC6.12 – Section 2. b) Establish a safe walkable and permeable street network that provides clear pedestrian and cycle access to commercial, public transport, parks and community service areas. c) Provide street trees in accordance with SC6.13 d) Allow for efficient, safe and unimpeded movement of buses alongside pedestrians, cyclists and other motorists. e) Incorporate signals, pedestrian refuge and splitter islands for the safe crossing of pedestrians and cyclists for intersections and long roads f) Accommodate service vehicle requirements g) Have footpaths that link to existing footpaths, road crossings, parks and public transport facilities and designed in accordance with SC6.12 – Section 2 h) Provide street lighting in accordance with SC6.12 – Section 2. i) Provide for future extensions to the street network.	
PO16 The function and capacity of the road network is maintained, and does not compromise or impact on the safety and	**AO16** No acceptable outcome is provided.	**COMPLIES WITH PO16** A traffic assessment is provided in **Section 4 – Specialist Reports**.	

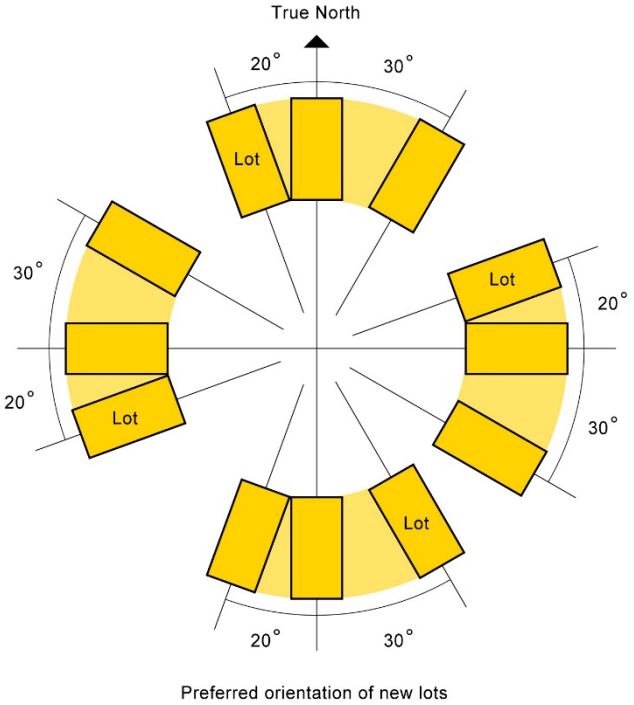
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
operation of the existing and planned road network. **Note: A Traffic Impact Assessment is Council's preferred method of addressing the above outcome, particularly for the following instances:** **(a) site access is from a road identified on the Functional road hierarchy (indicated on the Zone maps in Schedule 2); or** **(b) site access is from a road identified on the Pacific motorway service road types overlay map; or** **(c) site access is within 100m of a signalised intersection; or** **(d) site access is within 50m of a roundabout; or** **(e) a new intersection is proposed; or** **(f) density outcomes in a zone code are exceeded; or** **(g) development has the potential to increase existing background traffic (peak period or daily traffic movements) ≥ 5 percent.**			
PO17 Development within the Coomera Town Centre area provides an integrated network of predominantly public streets to ensure efficient movement of pedestrians, cyclists, vehicles and strong public transport connections.	**AO17** No acceptable outcome provided.	**NOT APPLICABLE** The site is not within the Coomera Town Centre 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
Note: indicative access and mobility outcomes for the Coomera Town Centre area are identified on Figure 9.4.13-2 within Part 9.4.13 Transport code.			
Driveways and vehicle crossings			

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
PO18 Driveways and vehicle crossings for proposed lots are considered in the design of the lots to ensure there are no conflicts with existing or proposed city infrastructure, utility infrastructure and street trees. **Note: A subdivision plan showing indicative driveways and vehicle crossings for proposed lots is the method of demonstrating compliance with this performance outcome.**	**AO18** No acceptable outcome provided.	**COMPLIES WITH PO18** The subdivision plan shows indicative driveway and vehicle crossing locations for proposed lots.	
PO19 Driveways and vehicle crossings for proposed lots are considered in the design of earthworks to ensure appropriate slope gradient from the road carriageway to future building envelopes can be achieved in accordance with **SC6.12 City Plan policy – Land development guidelines** and *AS2890:2009 Parking Facilities*. **Note: A subdivision plan showing existing and proposed earthworks and the gradient from the road carriageway to the proposed building envelopes is the method of demonstrating compliance with this performance outcome.**	**AO19** No acceptable outcome provided.	**COMPLIES WITH PO19** Civil plans are provided demonstrate site levels including crossovers and driveways.	
Additional provisions for subdivisions which result in the creation of 20 lots or more			
Neighbourhood design, character and integration			
PO20	**AO20** No acceptable outcome provided.	**COMPLIES WITH PO20**	

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 provides a neighbourhood with a strong and positive identity, through: (a) clearly readable streets and useable open space networks; (b) an appropriate response to site characteristics and settings (including landmarks and views); (c) development of a scale consistent with the surrounding urban area, with open space and roads interconnecting to adjoining networks; (d) allowing for increased densities in close proximity to public transport and local services; (e) location of community, retail and commercial facilities at walkable focal points; and (f) providing for a safer community by maximising opportunities for casual surveillance, minimising opportunities for crime and vandalism. **Note: a Comprehensive Plan of Development submitted as part of a material change of use application, prepared in accordance with SC6.6 City Plan policy – Comprehensive plans of development, is Council's preferred method of addressing the above outcomes.**		The proposed development will create a positive neighbourhood identity with clear streets, useable open space, and a layout that is consistent with the surrounding area. It incorporates design features that enhance safety and casual surveillance.	

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
Climatically responsive design			
PO21 The street and lot orientation facilitates the construction of energy-efficient buildings that respond to the local climatic conditions by: (a) maximising solar access to the north in winter; (b) minimising solar access to the east and west in the summer; (c) maximising access to any prevailing summer breezes; and (d) minimising exposure to prevailing winter winds.	**AO21.1** A site analysis prepared in accordance with **SC6.14 City Plan policy – Site analysis** identifies how the proposed lot orientation results in the potential for energy efficient buildings that respond to the local climatic conditions. **AO21.2** Roads and lots are generally configured in a grid pattern and run in: (a) north-south direction within 20° west and 30° east of north; and (b) east-west direction within 30° south and 20° north of east.	**COMPLIES WITH PO21** The layout is strongly influenced by the location of road connections to the east and west, topography and protection of the waterway. Notwithstanding, lots are sufficiently sized and arranged to allow dwelling designs to maximum solar access and breezes.	

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 9.4.8-2** Illustration showing the Reconfiguring a lot preferred lot orientation outcomes			
Public transport integration			
PO22 Subdivision design supports public transport integration.	**AO22** At least 60% of lots are within 400m walking distance of roads which have a minimum carriageway width of 10m and are capable of supporting a bus route.	**COMPLIES WITH AO22**	

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 includes roads with a carriageway width of 15.5m – 16.5m that are capable of supporting a bus route. All lots are located within 400m walking distance of these roads.	
Centre design outcomes			
PO23 Subdivision provides on-street car parking opportunities within neighbourhood and mixed use centres that are designed to a suitable standard to allow for: (a) the activation of the activity node; and (b) the creation of pedestrian friendly streets.	**AO23** No acceptable outcome provided.	**NOT APPLICABLE** The site is not located within neighbourhood and mixed use centres.	

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
Retail and community services			
PO24 Large developments include a site for the location of neighbourhood stores and community facilities to promote a walkable neighbourhood. **Note: an adaptable sales office which is used as a shop after the completion of subdivision sales would satisfy this performance outcome.**	**AO24.1** Lots are allocated and designed to accommodate neighbourhood stores and for community facilities in subdivisions of more than 250 lots.	**NOT APPLICABLE** The proposed subdivision is for 26 lots only.	
	AO24.2 Any lots identified as suitable for neighbourhood stores or community facilities are located in prominent and easily accessible locations within the development.	**NOT APPLICABLE** No lots are identified as suitable for neighbourhood stores or community facilities.	
Open space provision			
	AO25.1 Land intended for public open space is of a physical standard and condition in accordance with the **SC6.12 City Plan policy – Land development guidelines, Section 5 – Public open space standards**.	**NOT APPLICABLE** Public open space is not part of the proposal.	
	AO25.2 **For trunk recreational open space** Recreation and sporting parklands and land for community facilities are designed and provided in accordance with the Local government infrastructure plan and approved Council master plans. OR Public open space is provided in accordance with an already approved open space strategy, relevant approved material change of use, adopted concept plan, master plan or structure plan.	**NOT APPLICABLE** Public open space is not part of the 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
PO25 A public open space network is provided which: (a) has a range of recreation settings and adequate facilities to meet the needs of the community; (b) offers opportunities for residents to conveniently participate in passive recreational activities; (c) delivers well distributed public open space that contributes to the legibility, accessibility, safety, and character of the development; (d) creates safe and attractive settings and focal points; (e) facilitates casual surveillance from adjacent streets and land uses and provides for open space areas with public road frontages; (f) delivers stormwater and flood management and care of valuable environmental resources; and (g) is cost effective to maintain.	**AO25.3** **For non-trunk recreational open space** Residential subdivisions creating more than 100 lots provide a minimum of $20m^2$ of land per dwelling, for open space that is: (a) within 400m walking distance of all residential lots; and (b) designed to adequately meet the recreational needs of users.	**NOT APPLICABLE** The proposed subdivision is for 26 lots only.	
PO26 The design and location of open space results in high-quality parkland which:	**AO26.1** Open space is provided adjacent to waterway buffers with roads servicing linear parkland, and lots located on the opposite side of the road.	**COMPLIES WITH AO26.1** An environmental open space lot is provided within the site adjacent to the waterway buffer. No road is proposed within the environmental open space lot. Lots are located on either side of the open space lot.	

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) enables the retention and protection of matters of environmental significance, their associated buffers, assessable vegetation, habitat features and natural cultural features; (b) contributes to the visual amenity of the area and facilitates casual surveillance; (c) can be easily accessed along road frontages; (d) directly adjoins existing or proposed open space areas; and (e) creates opportunities for linkages between open space areas.	**AO26.2** Open space for conservation purposes is consolidated with other conservation areas to allow for a connected movement corridor.	**COMPLIES WITH AO26.2** The proposed environmental open space lot is consolidated with the adjacent property's environmental open space creating a connected movement corridor.	
	AO26.3 Recreational open space areas less than 5,000m^2 directly adjoin existing or proposed recreational open space areas to provide: (a) a consolidated useable area; and (b) connectivity between open spaces.	**COMPLIES WITH AO26.3** Recreational open space areas are proposed adjacent to the waterway and connect to adjoining open space areas to the east and west.	

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
Open space, safety and design			
PO27 Open space areas are designed and managed to promote user safety.	**AO27.1** Areas intended for use during times of darkness are lit in accordance with **SC6.12 City Plan policy – Land development guidelines, Section 5 – Public open space standards**.	**NOT APPLICABLE**	
	AO27.2 Casual surveillance is achieved by parks and open space being overlooked by housing, commercial or other development, as well as passing pedestrian and vehicle traffic.	**COMPLIES WITH AO27.2** The proposed environmental open space will be overlooked by housing and passing pedestrian and vehicle traffic within the future residential development providing casual surveillance.	
	AO27.3 Fencing greater than 1.2m in height adjoining a park is to be at least 50% transparent (i.e. swimming pool style or timber picket fencing) and any landscaping adjacent to the fence is to be designed to maximise the opportunity for casual surveillance.	**CAN COMPLY WITH AO27.3** Retaining walls are located on the northern and southern boundaries of the space. These will require safety fencing either atop, or close to the top of the walls. The height and type of fencing is yet to be determined, however a condition of approval requiring any fencing about 1.2m to be at least 50% open.	
Staging of subdivision			

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
PO28 Staging of the subdivision ensures that: (a) all development within the stage is connected to a constructed road; (c) all development within the stage is connected to appropriate infrastructure to service the lots; and (d) safe and convenient access is provided to public transport, open space, community facilities, convenience shopping and local employment opportunities.	**AO28** Subdivision staging is designed to ensure each stage provides: (a) legal and practical access to all lots from a constructed road; (b) all infrastructure (water mains, sewer reticulation, electricity etc.) to all the lots; (c) safe and convenient access to public transport, open space, community facilities, convenience shopping and local employment opportunities.	**NOT APPLICABLE** Staging is not proposed.	

Table 9.4.8-2: Minimum width of access strips or easements

Zone	Minimum width of access strips or easements (metres)
Rural	10
Rural residential	6
Township	4.5
Low density residential	4.5
Medium density residential	4.5
High density residential	6.0
Centre	4.5
Neighbourhood centre	4.5
Mixed use	8
Medium impact industry	8
Low impact industry	8
Extractive industry	10
Waterfront and marine industry	8
Community facilities	4.5
Sport and recreation	4.5
Open space	15
Emerging community	No acceptable outcome provided
Conservation	No acceptable outcome provided
Limited development (constrained land)	No acceptable outcome provided
Special purpose	No acceptable outcome provided
Innovation	4.5
Major tourism	No acceptable outcome provided

City Plan code template

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

Please note:

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

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

9.4.14 Vegetation management code

9.4.14.1 Application

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

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

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

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

Damage type	Provision(s)
Damage on agricultural land	RO8
Vegetation maintenance	RO9
All damage not described in the required outcomes	PO1

Note: The required outcomes in Part A of this code will not apply to vegetation that is identified under a vegetation protection order or planted as an approved landscape plan or condition of approval.

Note: For general guidance on pruning and managing the growth of vegetation refer to *AS 4373–2007 Pruning of amenity trees*.

Note: Vegetation clearing must not result in harm to native wildlife. Where native wildlife is present it is recommended that a licensed wildlife spotter catcher be employed to oversee works.

9.4.14.2 Purpose

(1) The purpose of the Vegetation management code is to provide for the protection and management of assessable vegetation.

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

(a) Vegetation of environmental, historical, cultural, visual and character significance is retained.

(b) Vegetation is retained to provide habitats for threatened flora and fauna, prevent erosion and ensure slope stabilisation.

(c) Damage to assessable vegetation is only undertaken if it directly obstructs approved development or is a threat to persons or property.

(d) Vegetation management plans are prepared for development which has the potential to cause damage to vegetation.

(e) Any potential damage caused to vegetation by development is extensively investigated and mitigated.

9.4.14.3 Specific benchmarks for assessment

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 9.4.14-2: Vegetation management code – for assessable development

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


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
PO1 Damage to assessable vegetation does not occur where the vegetation: (a) provides habitats for threatened flora and fauna; (b) is of historical, cultural or visual significance; (c) provides erosion prevention and slope stabilisation; (d) is necessary to maintain the character of the local area; or (e) assists in the conservation of the city's biodiversity. **Note: A Vegetation Management Plan, prepared in accordance with SC6.8 City Plan policy – Environmental management plans is the Council's preferred method of addressing this performance outcome.**	**AO1** A Vegetation Management Plan, prepared by a suitably qualified person, is submitted as part of an Operational Work (Vegetation Clearing) application to show compliance with the Performance outcome. This plan includes, but is not limited to: (a) the location of the existing or approved dwellings, building or structures; (b) the location of waterways, ridge tops and steep slopes (greater than 25%) on and adjacent to the site; (c) the location of the assessable vegetation to which the damage is proposed, and reasonable particulars of its vegetation type, including species, height and girth and whether it is: • habitat for threatened flora and fauna; • of historical, cultural, character or visual significance; • essential for erosion prevention and slope stabilisation, including within waterway buffers; • significant to the conservation of the city's biodiversity;	**COMPLIES WITH AO1** A Vegetation Management Plan accompanies this application (refer to Section 4 – Specialists Report).	

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
	• vegetation that contributes to waterway and wetland health.		

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

Appendix H. Plans for Adjoining Sites

PROPOSAL PLAN



LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Vegetation Management
- Traffic Calming & Landscape Treatment
- Proposed Temporary Turnaround Easement
- Indicative Binpad Location
- Stage Boundary
- 1 Stage No.

DEVELOPMENT STATISTICS			
RESIDENTIAL ALLOTMENTS	**No. Lots**	**%**	**Net Area**
10.5m - 12.49m Frontage	64	34.2%	2.152 ha
12.5m - 13.99m Frontage	69	36.9%	2.773 ha
14m - 14.99m Frontage	29	15.5%	1.219 ha
> 15m Frontage	18	9.6%	0.917 ha
Irregular Frontage	7	3.7%	0.439 ha
Total Residential Allotments	**187**	**100.0%**	**7.500 ha**

Land Budget	**Area (Ha)**	**%**	
Area of Subject Site / Stage	18.266 ha		
Net Residential Area (no roads)	7.500 ha	41.1%	
Detention / Drainage	0.881 ha	4.8%	
Local Park	1.103 ha	6.0%	
Environmental Open Space	5.385 ha	29.5%	
Road Widening	0.027 ha	0.1%	
Road Areas	3.370 ha	18.4%	
Total	**18.266 ha**	**100.0%**	

SCALE @A1 1:1250 @A3 1:2500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

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DISCLAIMER
THIS PLAN WAS PREPARED AS A CONCEPTUAL LAYOUT ONLY. IT IS NOT SUITABLE FOR ANY OTHER PURPOSE. PROPERTY DIMENSIONS, AREAS, LOT NUMBERS, AND OTHER FEATURES ARE BASED ON EXISTING INFORMATION AND MAY NOT HAVE BEEN VERIFIED BY SURVEY. THESE DETAILS MAY CHANGE SUBJECT TO DEVELOPMENT APPROVAL OR FURTHER DESIGN. PAVEMENT AND CENTRELINES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO ENGINEERING DESIGN. THE DESIGNS DOCUMENTED HEREIN REMAIN THE PROPERTY OF SAUNDERS HAVILL GROUP AND MUST NOT BE REPRODUCED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. SAUNDERS HAVILL GROUP ACCEPTS NO RESPONSIBILITY FOR ANY USE OR RELIANCE BY THIRD PARTIES. REPRODUCTION WITHOUT THIS NOTE IN FULL RENDERS THE INFORMATION INVALID.

SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: LOT CALCULATIONS BY LANDPARTNERS DATED 29/10/2025

N

CLIENT
NORFOLK ESTATES PTY LTD ATF SOLANDER INVESTMENT UNIT TRUST

SITE ADDRESS
41 - 53 COURTNEY DRIVE , UPPER COOMERA

RP DESCRIPTION
Lot 183 RP156422, Lot 184 RP173727, Lot 185 on RP173727, Lot 186 on RP173728, Lot 57 on SP214370 & Lot 56 on RP162858, Lot 58 on SP191940

DRAWN
KA

DATE
04/02/2026

DRAWING NO.
11694 P 11 Rev T - PRO 01

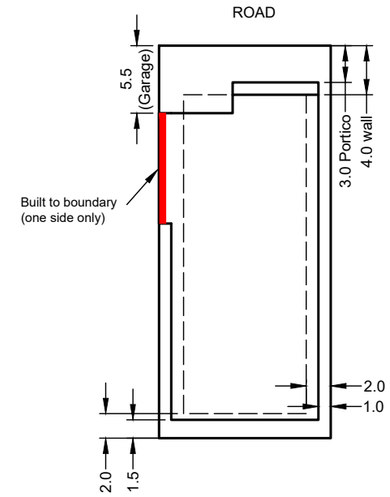
PLAN OF DEVELOPMENT

	Ground (up to 4.5m)	First (4.5m and above)
Dwelling Setbacks		
Front (Building)	4.0m (3.0m to Portico)	
Front (Garage)	5.5m	N/A
Rear	1.5m	2.0m
Side (Built to Boundary where nominated on plan)	Optional - one side only up to 9m long	2.0m
Side (Non Built to Boundary)	1.0m	2.0m
Corner Allotment Setbacks		
Secondary Frontage	2.0m	
Site Coverage (Maximum)		
Courtyard Lots (less than 600m2) Traditional Lots (600m2 and greater)	55% 50%	
Height of Built to Boundary wall (Maximum)	3m	

1. Front building setbacks for garages are to be measured to the face of the garage door. Front building setbacks for the balance of the façade are to be measured to the building wall. Side and rear building setbacks are to be measured to the building wall.
2. An encroachment of up to 450mm for eaves, gutters, awnings, sunscreens and privacy screens is permitted within the nominated boundary setbacks.
3. Where a retaining structure is proposed along a side or rear boundary, the setback provision is to be measured from the toe of the retaining structure.
4. Secondary frontage being the frontage with the longer dimension
5. No building or structures permitted to encroach into any easements, unless allowed within the easement provisions.
6. Lots 111-118 are subject to split level earthworks pads and split level building product.
7. Built to boundary walls must be for non-habitable Class 10a parts of the building or garage only. All built to boundary walls must be rendered and painted or constructed with a pre-finished material. Untreated concrete and block walls are not permitted.
8. Any non-compliance with the POD provisions is to trigger an Referral Agency Assessment (RAA) application.

BUILDING ENVELOPE DIAGRAM

Scale 1:500



LEGEND

- Built to Boundary Wall
- Built to Boundary Wall - Nominated Boundary
- Wall (Ground Level)
- Wall (First Level)
- Secondary frontage - No direct vehicle access
- Courtyard Lots (less than 600m2)
- Traditional Lots (600m2 and greater)

Scale 1:2500

0m 50 100 150 200 250



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PO Box 5021, GCMC QLD 9726
Ph: (07) 5631 8000
mail@bennettandbennett.com.au
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PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2019/82

Dated: 8 August 2023

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

Lot 121 is excluded from this Plan of development

NOTES:
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3. Dimensions shown are to the nearest decimeter.

Issue	Revision	Int	Date
F	Layout Updated	HK	19/07/2023
E	No access lines updated	HK	03/11/2022
D	Updating BTB wall locations	HK	21/09/2022
C	Update to Staging & BTB wall locations	HK	14/09/2022
B	Additional details added	DJR	03/12/2020
A	Original Issue	DJR	16/11/2020

Title:

Plan of Development Overall

Courtney Drive, Upper Coomera (Described as Lots 188-192 on RP173728)

Client: **GALLERY HOMES**

Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	DR
Surveyed By:		Approved:	DR
Date Created:	16/11/2020	Scale:	1:2500
Comp File:			
Plan No:	**171101_023_PRO**		

A3

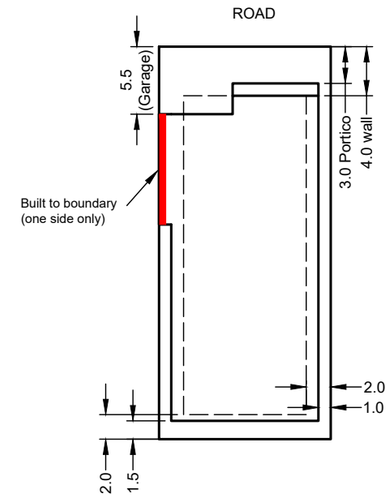
PLAN OF DEVELOPMENT

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Dwelling Setbacks		
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Front (Garage)	5.5m	N/A
Rear	1.5m	2.0m
Side (Built to Boundary where nominated on plan)	Optional - one side only up to 9m long	2.0m
Side (Non Built to Boundary)	1.0m	2.0m
Corner Allotment Setbacks		
Secondary Frontage	2.0m	
Site Coverage (Maximum)		
Courtyard Lots (less than 600m2) Traditional Lots (600m2 and greater)	55% 50%	
Height of Built to Boundary wall (Maximum)	3m	

1. Front building setbacks for garages are to be measured to the face of the garage door. Front building setbacks for the balance of the façade are to be measured to the building wall. Side and rear building setbacks are to be measured to the building wall.
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BUILDING ENVELOPE DIAGRAM

Scale 1:500

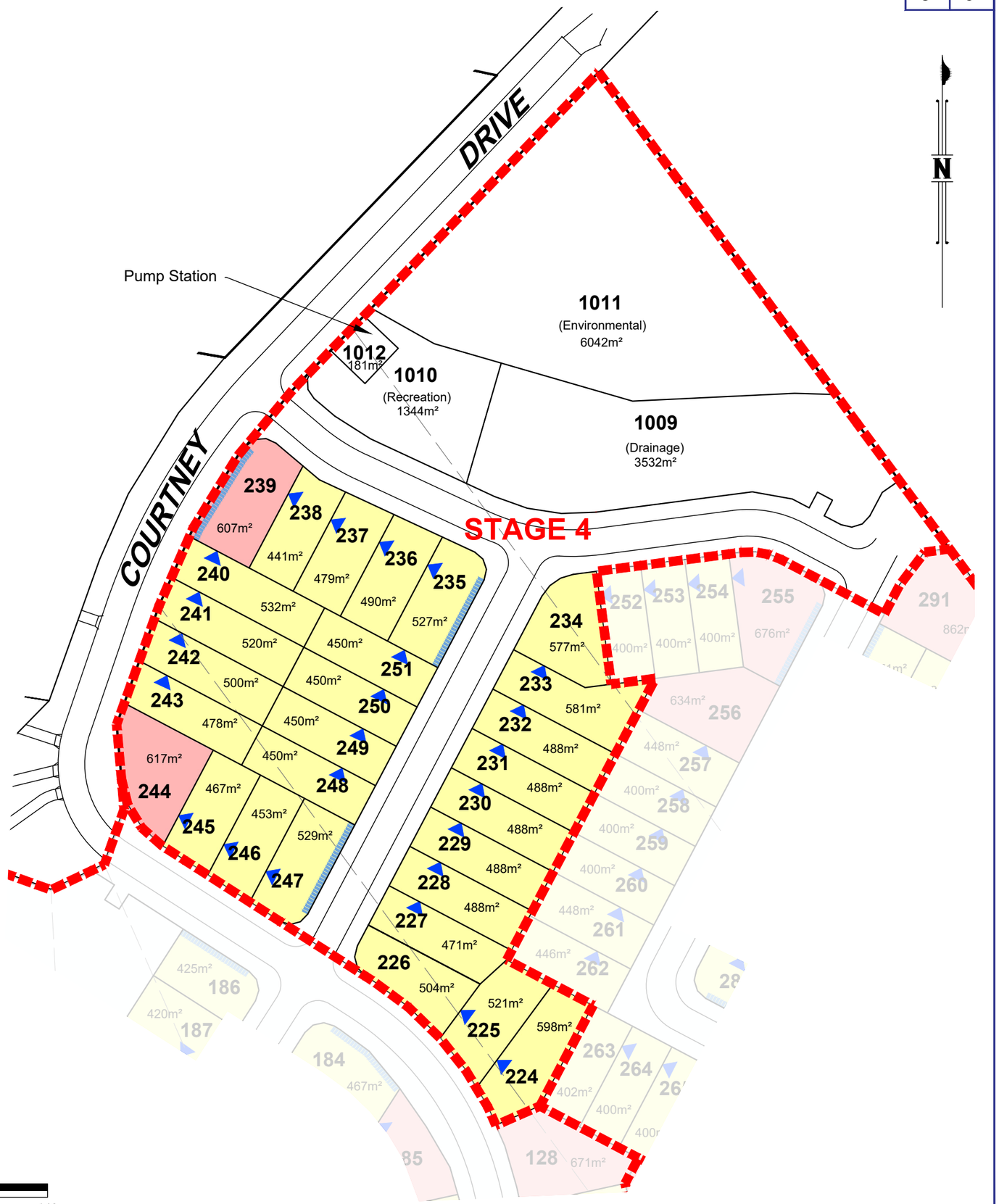


LEGEND

- Built to Boundary Wall
- Built to Boundary Wall - Nominated Boundary
- Wall (Ground Level)
- Wall (First Level)
- Secondary frontage - No direct vehicle access
- Courtyard Lots (less than 600m2)
- Traditional Lots (600m2 and greater)

Scale 1:1250

0m 20 40 60 80 100 120 140



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PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2019/82

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Title:

Plan of Development Stage 4

Courtney Drive, Upper Coomera (Described as Lots 188-192 on RP173728)

Client: **GALLERY HOMES**

Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	DR
Surveyed By:		Approved:	DR
Date Created:	16/11/2020	Scale:	1:1250
Comp File:			
Plan No:	**171101_023_PRO**		

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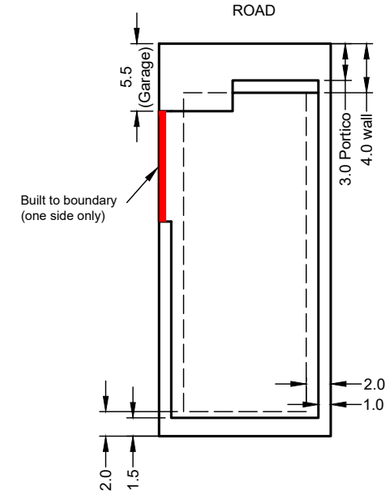
PLAN OF DEVELOPMENT

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Dwelling Setbacks		
Front (Building)	4.0m (3.0m to Portico)	
Front (Garage)	5.5m	N/A
Rear	1.5m	2.0m
Side (Built to Boundary where nominated on plan)	Optional - one side only up to 9m long	2.0m
Side (Non Built to Boundary)	1.0m	2.0m
Corner Allotment Setbacks		
Secondary Frontage	2.0m	
Site Coverage (Maximum)		
Courtyard Lots (less than 600m2) Traditional Lots (600m2 and greater)	55% 50%	
Height of Built to Boundary wall (Maximum)	3m	

1. Front building setbacks for garages are to be measured to the face of the garage door. Front building setbacks for the balance of the façade are to be measured to the building wall. Side and rear building setbacks are to be measured to the building wall.
2. An encroachment of up to 450mm for eaves, gutters, awnings, sunscreens and privacy screens is permitted within the nominated boundary setbacks.
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BUILDING ENVELOPE DIAGRAM

Scale 1:500



LEGEND

- Built to Boundary Wall
- Built to Boundary Wall - Nominated Boundary
- Wall (Ground Level)
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- Secondary frontage - No direct vehicle access
- Courtyard Lots (less than 600m2)
- Traditional Lots (600m2 and greater)

Scale 1:1250

0m 20 40 60 80 100 120 140



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Application No: COM/2019/82

Dated: 8 August 2023

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A	Original Issue	DJR	16/11/2020

Title:

Plan of Development
Stage 5

Courtney Drive, Upper Coomera (Described as Lots 188-192 on RP173728)

Client:	**GALLERY HOMES**		
Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	DR
Surveyed By:		Approved:	DR
Date Created:	16/11/2020	Scale:	1:1250
Comp File:			
Plan No:	**171101_023_PRO**		

A3