TOWN PLANNING REPORT

Development Application for a Material Change of Use for a Multiple Dwelling (71 x Townhouses)

2 Karingal Drive, Pimpama

February 2021

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Executive Summary

The proposed development application for a Material Change of Use for a Multiple Dwelling (71 x Townhouses) is located at 2 Karingal Drive, Pimpama (real property description of Lot 19 on RP152380). The site measures 24,590m^2 and is of a rectangular shape.

The proposed development consists the establishment of a new Multiple Dwelling project for 71 x Townhouses, with the design characterised by two (2) primary development precincts bisected by a waterway corridor that is to be rehabilitated as part of this proposal.

The site is located within the Medium Density Residential Zone under the Go*ld Coast City Plan 20*16 and is affected by several environmental overlays. The proposal is subject to Code Assessment as per the Table of Assessment for development in that zone.

The proposal triggers referral to SARA for assessment matters of State interest relating to the site being situated within a State Controlled Transport Corridor (Brisbane-Gold Coast Rail).

Overall, the proposal is compliant with the requirements of the *Gold Coast City Plan 2016* and accommodates a form of development intended within regional and State planning instruments.

Description of the Site

The subject premises measures 24,590m^2 (2.459 hectares) and is of a rectangular shape. The premises possesses two (2) road frontages, with the site's primary frontage to the west being to Karingal Drive and a road stub connection to Imelda Way to the east. Notably, the site's western boundary abuts a railway corridor. The subject site is currently vacant, with no existing dwellings or ancillary structures.

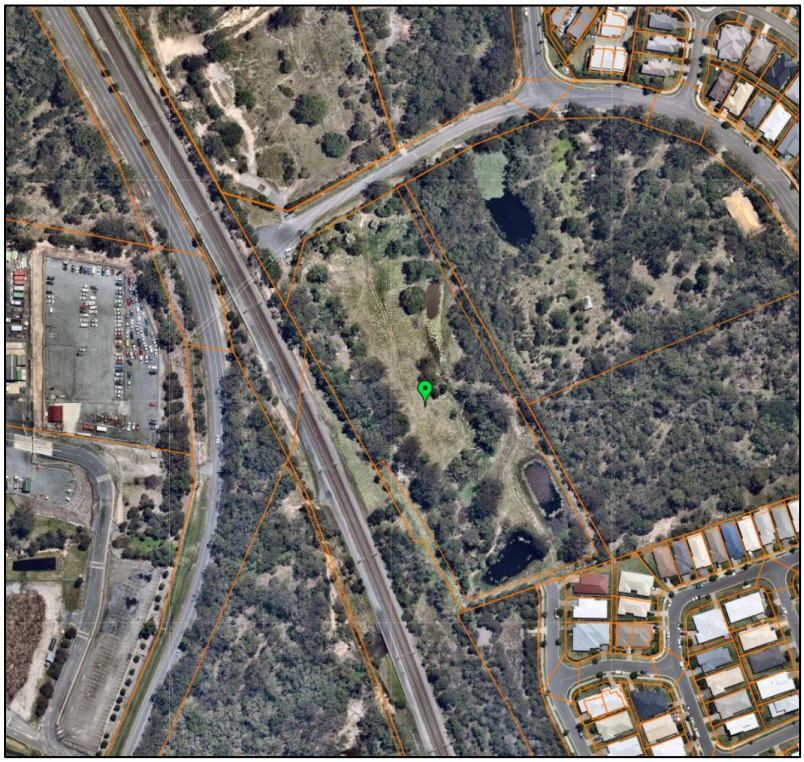


Figure 1 - Aerial Photo (Source - Nearmap, dated 1/11/20)

Description of the Proposal

The subject proposal consists the development of a townhouse complex consisting 71 x townhouses to be established surrounding a central waterway corridor that bisects the site into two (2) development precincts. Note that the proposed precinct at the southern end of the site consists proposed units 47-71 (i.e. 25 x townhouses) and the precinct at the northern end of the site consists proposed units 1-46 (i.e. 46 x townhouses).

The proposed townhouses are of double and 3-storey storey construction and possess a mix of two (2) and three (3) bedrooms. All of the proposed townhouses measure less than 9m in height.

Access and egress to the development is proposed to be gained off Imelda Way for the southernmost precinct of the project, with a similar access/egress facility on Karingal Drive to service the northernmost precinct.

The development is to be serviced by a total of 35 x visitor car parking spaces (10 x spaces in the south, 25 x spaces in the north) along with significant areas of communal open space offering opportunities for passive and active recreation.

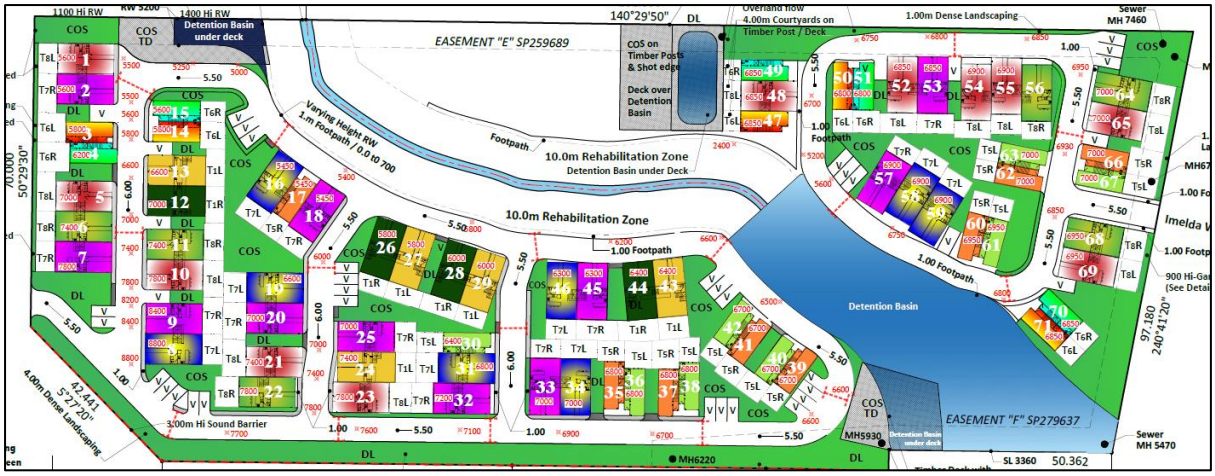


Figure 2 - Proposed Plan of Development

State Legislation

Planning Act 2016 (and Regulations)

Based on the subject premises being situated within 25m of the Gold Coast-Brisbane railway corridor – a defined State Controlled Transport Route – the subject proposal is required to be referred to SARA for assessment by the Department of Transport and Main Roads. Such a referral will be conducted upon lodgement of the development application with the City of Gold Coast and acceptance of the application as being 'properly made'.

In response to the technical matters associated with the development's proximity to the railway corridor, we note that the design of our proposal provides for a 3.5m high acoustic barrier along the common boundary, with townhouses to incorporate structural acoustic management measures (if required) and our stormwater management design accounts for the upstream flows from the railway corridor. Further information will be provided as required by SARA upon referral of the DA.

South East Queensland Regional Plan 2017

The subject premises is located within the *Regional Plan 2017's* 'Urban Footprint'. The development proposal represents an appropriate form of infill development as sought by the Regional Plan.

State Planning Policies

There are no applicable State Planning Policies to be considered as part of this assessment.

Local Legislation

The development proposal is required to be assessed against the relevant local planning instrument, being the *Gold Coast City Plan 2016.*

Defined Use/s

Schedule 1 of the *Gold Coast City Plan 2016* defines the proposal as 'Multiple Dwelling', which is defined under the City Plan as follows:

Premises containing three or more dwellings for separate households.

Examples include:
Apartments, flats, units, townhouses, row housing, triplex

Level of Assessment

The proposal accords with the criteria contained within the *Gold Coast City Plan 2016* relating to Code Assessment.

Zone

The following details the assessment of the proposal against relevant provisions of the *Gold Coast City Plan 2016*:

Planning Scheme Codes	Applicable	Attachment Reference
Zone	Medium density residential zone code	Attachment C
Overlays	• Acid sulfate soils overlay code • Airport environs overlay code • Environmental significance overlay code • Flood overlay code • Regional infrastructure overlay code	Attachment D
Development	• Change to ground level and creation of new waterways code • Driveways and vehicular crossings code • General development provisions code • Healthy waters code • Landscape work code	Attachment E

Planning Scheme Codes	Applicable	Attachment Reference
	• Solid waste management code • Transport code • Vegetation management code • Works for infrastructure code	
Use	Multiple accommodation code	Attachment F

Assessment against each of the relevant codes is detailed below.

Conclusion

The proposed development represents an appropriate form of infill development for this section of Pimpama. Overall, the proposal is compliant with the provisions of the *Gold Coast City Plan 2016* and is recommended for approval by the City of Gold Coast subject to adherence with relevant and reasonable conditions of approval.

Attachments

The following attachments complement the information contained within the document.

Attachment A – Proposed Plan of Development

The proposed plan of development is attached.

Attachment B – Completed DA Form

The completed DA Form is attached.

Attachment C – Completed Compliance Table (Zone Code)

The completed compliance table is attached.

Attachment D – Completed Compliance Tables (Overlay Codes)

The completed compliance tables are attached, being:

- Acid sulfate soils overlay code
- Airport environs overlay code
- Environmental significance overlay code
- Flood overlay code
- Regional infrastructure overlay code

Attachment E – Completed Compliance Tables (Other Development Codes)

The completed compliance tables are attached, being:

- Change to ground level and creation of new waterways code
- Driveways and vehicular crossings code
- General development provisions code
- Healthy waters code
- Landscape work code
- Solid waste management code
- Transport code
- Vegetation management code
- Works for infrastructure code

Attachment F – Completed Compliance Table (Use Code)

The completed compliance table is attached.