

99-101 OLD BURLEIGH ROAD,
BROADBEACH

PART 2 – SUPPORTING DOCUMENTS



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URBIS

99-101 OLD BURLEIGH ROAD, BROADBEACH

Material Change of Use for a
Multiple Dwelling and Food
and Drink Outlet

Prepared for

**BAM PROPERTY GROUP (AUSTRALIA) PTY LTD ATF
FMF PROPERTY TRUST**

15 November 2021

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Project Code	P0034524
Report Number	Final

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We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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CONTENTS

Executive Summary.....	1
Applicant & Urbis Contact Details	2
1. Introduction	3
2. Site and Surrounds	4
2.1. Site Details	4
2.2. Surrounding Character	5
3. The Proposal.....	6
3.1. Development Details	10
3.2. Supporting Documentation	11
4. State and Regional Planning Framework	12
5. Additional Assessment Benchmarks	13
5.1. Variation Approval.....	13
5.2. Matters Prescribed by Regulation.....	13
5.3. Local Government Infrastructure Plan	13
6. Local Planning Framework	14
6.1. Land Use Definitions	14
6.2. Zoning	14
6.3. Category of Development Assessment	15
6.4. Overlays	15
6.5. Codes.....	15
6.6. Key Code Assessment.....	16
6.6.1. High Density Residential Zone Code Overall Outcomes	16
6.6.2. Light Rail Urban Renewal Area Overlay Code Overall Outcomes	22
7. Key Planning Considerations	29
7.1. Tower & podium Setbacks	29
7.2. Site Cover	31
7.3. Residential Density	32
7.4. Shadow Impacts	32
8. Conclusion	34
Disclaimer.....	35

Appendix A	City Plan Code Assessment
Appendix B	Architectural Plans
Appendix C	Statement of LANDSCAPE Intent
Appendix D	Traffic Assessment
Appendix E	Stormwater Management Plan
Appendix F	Waste Management Plan
Appendix G	Acoustic Report
Appendix H	Water and Sewer Assessment

FIGURES

Figure 1 Aerial Image of the Site	5
Figure 2 On-Street Perspective of Site	5
Figure 3 Proposed Development Render	6
Figure 4 Proposed Development Render – Podium Communal Open Space	8

Figure 5 Proposed Development Render – Podium Form	8
Figure 6 Proposed Development Render – Podium Form (Landscaping)	9
Figure 7 Proposed Development Render – Tower Form (Landscaping).....	9
Figure 8 Extract from City Plan Interactive Mapping	14
Figure 9 Proposed Development Perspective Render – Street View (South).....	31

PICTURES

Picture 1 On-Street View from Old Burleigh Road	5
Picture 2 On-Street View from Armrick Avenue	5

TABLES

Table 1 Key Site Details	1
Table 2 Key Site Details	4
Table 3 Summary of Proposed Development Details	10
Table 4 Overview of State and Regional Planning Framework	12
Table 5 Applicable Assessment Benchmarks	15
Table 6 Assessment Against High Density Residential Zone Code Overall Outcomes	16
Table 7 Assessment Against Light Rail Urban Renewal Overlay Code Overall Outcomes	22
Table 8 Proposed Development Setbacks.....	29

EXECUTIVE SUMMARY

Urbis has been commissioned by *Bam Property Group (Australia) Pty Ltd ATF FMF Property Trust* (the **Applicant**) to prepare this town planning assessment report to support a development application which seeks approval from the Council of the City of Gold Coast (**Council**) for a Material Change of Use for a Multiple Dwelling and Food and Drink Outlet.

The land subject of this development application is located at 99-101 Old Burleigh Road, Broadbeach (the **site**).

This report addresses the merits of the development with regard to the provisions of the Gold Coast City Plan (Version 8) (**City Plan**) and relevant sections of the Planning Act 2016 (**Planning Act**). Key site details are provided in **Table 1** below.

Table 1 Key Site Details

Site Address	99 Old Burleigh Road, Broadbeach 101 Old Burleigh Road, Broadbeach
Real Property Description	Lot 0 on BUP104138 Lot 70 on B8383
Total Site Area	1,283m ²
Local Government	City of Gold Coast
Local Planning Instrument	Gold Coast City Plan 2016 (Version 8)
Zone	High Density Residential Zone

This development application seeks approval for a Development Permit for a Material Change of Use to establish a Multiple Dwelling and Food and Drink Outlet development comprising 59 dwellings (200 beds).

Pursuant to the City Plan, the development is identified as assessable development subject to **Code Assessment**.

This quality urban infill development is located in close proximity to a range of community and social infrastructure, including the beach foreshore and adjacent Broadbeach Bowls Club and Broadbeach Park. Moreover, the proposed development delivers a high-quality architectural design outcome which is consistent with the character of the Broadbeach suburb.

The proposed development has been assessed against and complies with all applicable assessment benchmarks of the City Plan. It is noted:

- The proposed development is consistent with development envisaged within the High Density Residential Zone and Light Rail Urban Renewal Overlay Code.
- The development is an attractive, high-quality visually appealing building. The proposal is of a scale and intensity that is commensurate with the planned development of Broadbeach.
- The proposed built form, including setbacks, site cover and building height comply with the relevant assessment benchmarks of the City Plan and are an appropriate and efficient outcome for the site.
- The development provides surplus car parking spaces to that sought after by the City Plan. All other access and servicing requirements comply with the City Plan.

On the basis of the assessment contained within this report, Council is requested to favourably consider the development proposal and approve it subject to reasonable and relevant conditions.

APPLICANT & URBIS CONTACT DETAILS

Applicant	Bam Property Group (Australia) Pty Ltd ATF FMF Property Trust c/- Urbis Pty Ltd
Urbis contact person	Cameron See
Urbis contact details	(07) 5600 4900 csee@urbis.com.au
Urbis reference	P0034524

1. INTRODUCTION

Urbis Pty Ltd has been commissioned by *Bam Property Group (Australia) Pty Ltd ATF FMF Property Trust* (the **Applicant**) to prepare this town planning assessment report to support a development application which seeks the Council of the City of Gold Coast (**Council**) approval for a Material Change of Use for a Multiple Dwelling and Food and Drink Outlet.

The land subject of this development application is at 99-101 Old Burleigh Road, Broadbeach (the **site**).

This report addresses the merits of the development with regard to the provisions of the Gold Coast City Plan (Version 8) (**City Plan**) and relevant sections of the Planning Act 2016 (**Planning Act**).

This report should be read in conjunction with the drawings and technical reports accompanying this development application.

The assessment of the application is to be undertaken in accordance with Section 45(3) of the Planning Act and Sections 26 and 27 of the *Planning Regulation 2017*. This report provides the Applicant's assessment of the proposed development against these provisions.

2. SITE AND SURROUNDS

2.1. SITE DETAILS

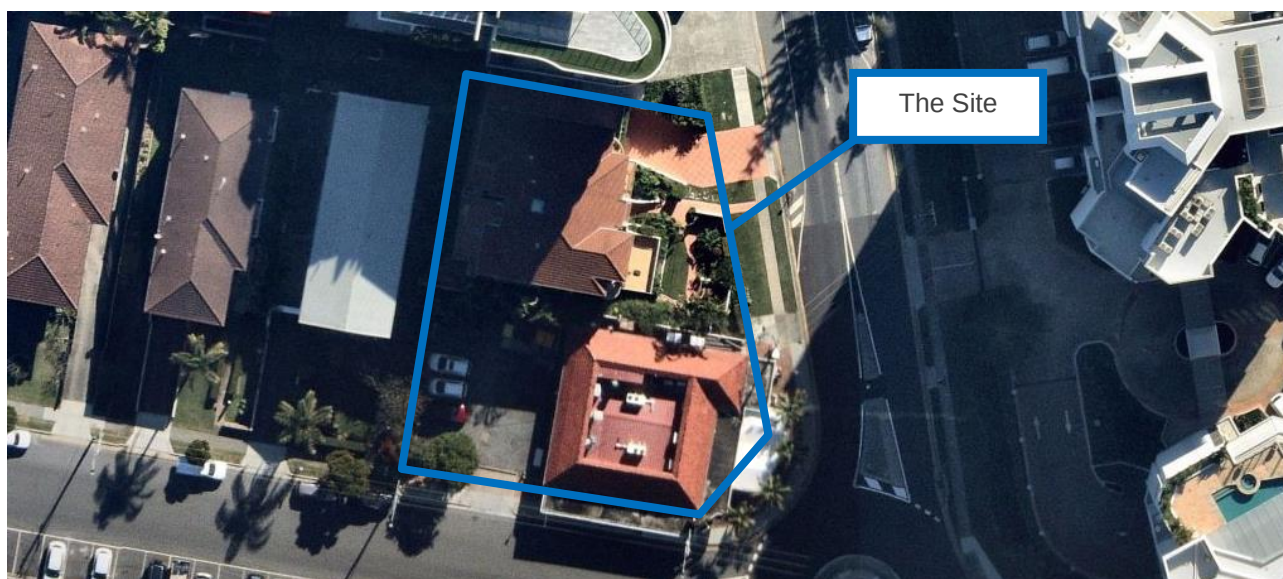
The site is located in Broadbeach, approximately 7km south of the Southport Central Business District (**CBD**) and 19km north of the Gold Coast Airport. The site sits within the High Density Residential Zone towards the northern end of Broadbeach, 200m from the beach foreshore to the east.

Key details for the site are provided below in **Table 2** and the existing condition of the site is illustrated in **Figure 1** and **Figure 2**.

Table 2 Key Site Details

Site Address	99 Old Burleigh Road, Broadbeach 101 Old Burleigh Road, Broadbeach
Real Property Description	Lot 0 on BUP104138 Lot 70 on B8383
Total Site Area	1,283m ²
Local Government	City of Gold Coast
Local Planning Instrument	Gold Coast City Plan 2016 (Version 8)
Zone	High Density Residential Zone
Encumbrances	The site is unencumbered by easements.
Road Frontage	Old Burleigh Road – approximately 39 metres Armrick Avenue – approximately 31 metres
Existing Improvements	The site is currently improved by a three-storey walk up residential development and a café and bottle shop.
Vegetation	The site has existing landscaping for the current improvements.
Topography	The site is relatively flat.
Vehicle Access	Vehicle access is currently provided via one existing crossover from Old Burleigh Road and one existing crossover from Armrick Avenue. An existing Loading Zone is located on Armrick Avenue, servicing the site.

Figure 1 Aerial Image of the Site



Source: Nearmap

Figure 2 On-Street Perspective of Site



Picture 1 On-Street View from Old Burleigh Road

Source: Google Maps



Picture 2 On-Street View from Armrick Avenue

Source: Google Maps

2.2. SURROUNDING CHARACTER

The site is located within the beachside suburb of Broadbeach, characterised by a mix of residential densities and an intent of high density development. Broadbeach is also supported by a range of commercial and retail land uses and community facilities, including the Broadbeach Bowls Club adjacent to the site.

Within the immediate context of the site, the surrounding area is comprised of the following:

- **North** – To the north, the site adjoins medium rise residential development in the form of apartments. Further north, development is predominantly medium- and high-rise residential development, with some complimentary commercial development, and food and drink outlets.
- **East** – Immediately to the east is a collection of high-rise apartment buildings. Further east is Sir John Egerton Park and Neilsen Family Park directly adjoining the beach foreshore.
- **West** – To the west, the site adjoins low-rise residential development. Further is the Gold Coast Highway and Light Rail corridor, as well as the Surfers Paradise Rotary Park and Cascade Gardens open space.
- **South** – Immediately to the south, the site adjoins the Broadbeach Bowls Club and Broadbeach Park. Further south is The Oasis Shopping Centre and the Broadbeach restaurant and entertainment precinct. Moreover, the Gold Coast Convention and Exhibition Centre, and the Star Gold Coast are also located south of the site.

3. THE PROPOSAL

This development application seeks a Development Permit for a Material Change of Use for a Multiple Dwelling and Food and Drink Premises at 99-101 Old Burleigh Road, Broadbeach.

The proposal comprises 36 x 3-bed apartments, 22 x 4-bed apartments, and 1 x 4-bed penthouse apartment, with a total of 59 dwellings. These dwellings are contained within a 46-storey (159.1 metres) building. The Food and Drink Premises component of the proposed development is intended to replace the existing café on the site, though will have a smaller GFA of 75m².

An architectural render of the proposed development is shown in **Figure 3** below.

Figure 3 Proposed Development Render



Source: Ferro Chow Architecture

The proposed built form and scale is consistent with the character of Broadbeach and the intent of the High Density Residential Zone under the City Plan. The proposed development is driven by the planning scheme development parameters, providing an appropriate residential density contained within a building prescribed by building height, setbacks, and site cover requirements.

Moreover, the proposal design is driven by a contemporary architectural motif, incorporating subtropical and coastal design elements to present an overall architecture and design which is in keeping with the established character of the City and representative of the emerging character within Broadbeach specifically.

In particular, the incorporation of extensive private open space and lush landscaping throughout the podium and above tower form creates an interesting and attractive built form and façade, particularly along the dual frontages to Old Burleigh Road and Armrick Avenue. This extends to an overall orientation towards the public realm, maximising opportunities for casual surveillance and streetscape activation, while also minimising potential privacy and amenity impacts.

The proposed mixed use development can be divided into the basement levels, ground floor, podium, lower tower, intermittent tower, and upper tower sections. The following outlines the composition of each of these sections of the proposed development.

- There are three basement levels containing primarily car and bicycle parking, as well as some storage, equipment, and services.
- The ground floor level is comprised of the Food and Drink Premises (Café), lobby, visitor and Food and Drink Outlet car and bicycle parking, vehicular and pedestrian accessways, and significant landscaping along all site boundaries.
- The podium form comprises two levels of car and bicycle parking, followed by a recreational floor at Level 4. This recreational floor includes a pool, deck, and gym.
- The lower tower includes two 3-bedroom apartments per floor, extending from Level 5 to Level 21.
- The intermittent tower floor (Level 22) includes one 4-bedroom apartment with significant balcony space.
- The upper tower includes one 4-bedroom apartment per floor, extending from Level 23 to Level 43.
- Level 44 includes a second recreation level including communal wine bar, cinema room, executive lounge and dining area.

The proposed development provides a total of 127 car parking spaces: 120 resident car parking spaces, 6 visitor car parking spaces, 1 café car parking space, and 1 SRV service vehicle space for the café space. These are contained within the three basement levels, ground floor, and two podium levels. The car parking on the ground floor is only for visitor, Food and Drink Outlet, and SRV purposes; with all resident car parking spaces being located in the basement and above podium form.

A total of 65 bicycle parking spaces are provided as part of the proposed development: 58 resident bicycle parking spaces, 6 visitor bicycle parking spaces, and 1 Food and Drink Outlet bicycle parking space. These are located throughout two basement levels, the ground floor level, and two podium levels. Similarly to the car parking provision, the bicycle parking on the ground floor is only for visitor and café purposes; with all resident bicycle parking located throughout the basement and podium levels.

The tower floor plate achieves a site cover of 46.53% between Level 4 – Level 21 and 35.7% between Level 23 – Level 44. This notable step in contributes to the slender form of the proposed tower, maintaining consistency with the intent of development within the High Density Residential Zone and broader City Plan. The setbacks of the proposed development are also generous, increasing significantly between the lower and upper tower sections.

The proposed development includes generous private and communal open space areas throughout the development. Private open space is delivered in the form of balconies for each apartment, with a minimum of 42m² and maximum of 183m². These balconies areas are provided with sufficient minimum dimensions as to ensure these spaces are useable and functional. Moreover, private open spaces included sufficient screening as to ensure privacy is upheld.

The communal open space for the development is provided on Level 3 and Level 44. The combined area of the communal open space provided is 775.15m², providing a generous mix of recreational and leisurely

activities throughout the development. This is furthered by significant landscaping throughout Level 3 and the below levels.

An architectural render of the podium communal open space is included in **Figure 4** below.

Figure 4 Proposed Development Render – Podium Communal Open Space



Source: Ferro Chow Architecture

The podium form of the proposed development incorporating an interesting and articulated design, with a range of materials and colours to accent this articulation. The design allows for street presence to both Old Burleigh Road and Armrick, though with large recesses and modulating facades to ensure that the podium does not dominate the streetscape and deliberate landscaping areas and entry ways are provided. Further, attractive and purposeful screening is located along the Level 1 and Level 2 floor facades to appropriately screen the car parking and servicing from the adjoining streetscape. Above this, Level 3 presents an open and green recreational floor including the abovementioned pool, deck, and gym activities. This floor also provides a clear distinction between the podium and above tower form, whilst maintaining consistency in the design and architecture of these separate sections of the development.

An architectural render of the proposed development podium is included in **Figure 5** below.

Figure 5 Proposed Development Render – Podium Form



Source: Ferro Chow Architecture

The tower form incorporates a slender form, with generous balconies and effective landscaping along the façades to provide an articulated and attractive tower. As noted above, the provision of private open space in the form of balconies far exceeds the minimum requirements of the City Plan, ranging from 43m² to 183m². These balconies are complemented by landscaping along the eastern and western facades of the tower form, continuing the extensive landscaping from the ground floor and podium levels into the above tower. Additionally, the residential apartments within the tower form are primarily oriented towards the Old Burleigh Road and Armrick Avenue street frontages, with generous setbacks to the northern and western side boundaries.

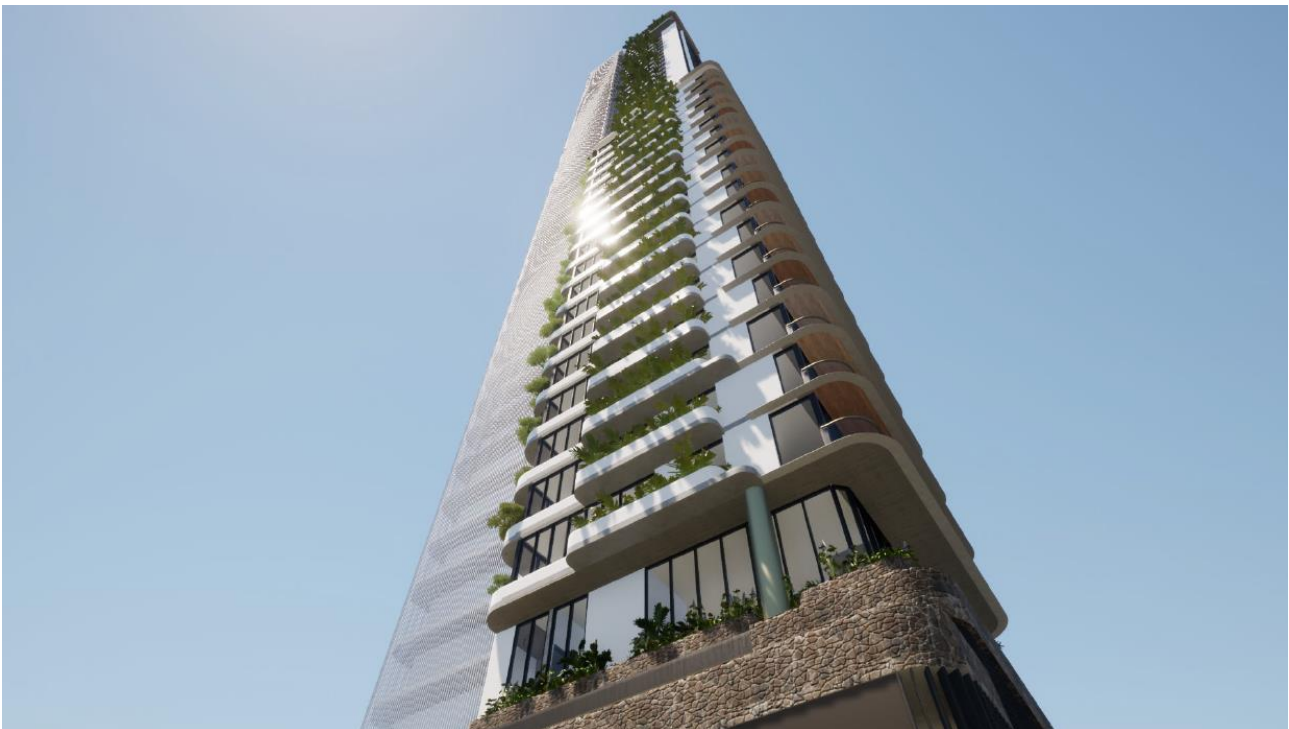
Refer to the architectural render of the podium and tower forms in **Figure 6** and **Figure 7** below.

Figure 6 Proposed Development Render – Podium Form (Landscaping)



Source: Ferro Chow Architecture

Figure 7 Proposed Development Render – Tower Form (Landscaping)



Source: Ferro Chow Architecture

Overall, the built form of the proposed development is a clear response to the City Plan design and built form parameters of the relevant developments codes and assessment benchmarks. Building floorplans and elevations demonstrate the deliberate modulation of the proposed development to provide an interesting, articulated, and attractive building façade along the dual street frontages. This is furthered by significant landscaping and streetscape activation at the ground floor level and podium form.

Refer to the Architectural Plans, prepared by Ferro Chow Architecture, in **Appendix B** and the Statement of Landscape Intent, prepared by Urbis, in **Appendix C** for further details of the architectural and landscaping design merits of the proposed development.

3.1. DEVELOPMENT DETAILS

A summary of the key components of the development proposal are summarised in **Table 3** below.

Table 3 Summary of Proposed Development Details

Defined Land Use	Multiple Dwelling Food and Drink Outlet
Dwelling Breakdown	36 x 3-bedroom units; 22 x 4-bedroom units; and 1 x 5-bedroom units. Total = 59 units
Gross Floor Area (GFA)	Food and Drink Outlet = 75m ²
Building Height	159.1 metres (46 storeys)
Site Cover	Ground Floor = 21% Podium = Level 1-2 63.4%, Level 3 – 51.4% Tower = Levels 4-21 46.53%, Levels 22-46, Level 45 36.1%, Level 46 32.4%
Communal Open Space	775.15m ²
Car Parking	Resident Car Parking = 120 spaces Visitor Car Parking = 6 spaces Café Car Parking = 1 space SRV Parking = 1 space Total = 128 spaces
Bicycle Parking	Resident Bicycle Parking = 59 spaces Visitor Bicycle Parking = 6 spaces Food and Drink Outlet Bicycle Parking = 1 space Total = 66 spaces
Servicing and Access	Vehicle access and servicing is provided from Old Burleigh Road and Armrick Avenue to ensure vehicle egress and ingress compliance.

	SRV service Bay is prudently provided, though the existing Loading Bay on the frontage in Armrick Avenue is to be retained.
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3.2. SUPPORTING DOCUMENTATION

This report should be read in conjunction with the other supporting documentation and drawings accompanying the development application which are:

- **Appendix B** – Architectural Plans, prepared by Ferro Chow Architecture
- **Appendix C** – Statement of Landscape Intent, prepared by Urbis
- **Appendix D** – Traffic Assessment, prepared by Cardno
- **Appendix E** – Stormwater Management Plan, prepared by Burchills Engineering Solutions
- **Appendix F** –Waste Management Plan, prepared by Enviro
- **Appendix G** – Acoustic Report, prepared by Acoustic Works
- **Appendix H** – Water and Sewer Assessment, prepared by Burchills Engineering Solutions

4. STATE AND REGIONAL PLANNING FRAMEWORK

A summary assessment of the State and Regional planning framework as relevant to the proposed development is outlined in **Table 4** below.

Table 4 Overview of State and Regional Planning Framework

Instrument/Assessment Benchmark	Date of Instrument	Assessment
<i>Planning Act 2016</i> (Planning Act)	18 June 2021	The proposed development is subject to the procedures of code assessment and is to be assessed in accordance with Section 45(3) of the Planning Act.
<i>Development Assessment Rules 2017 Version 1.3 (DA Rules)</i>	11 September 2020	The Development Assessment Rules is a statutory instrument made pursuant to Section 68(1) of the Planning Act regulating the development assessment process.
<i>Planning Regulation 2017 (Planning Regulation)</i>	27 September 2021	Schedule 8 of the Planning Regulation identifies the Council of the City of Gold Coast as the assessment manager for the development application. The development application does not require referral in accordance with Schedule 10 of the Planning Regulation:
<i>State Planning Policy (SPP)</i>	3 July 2017	State interest matters relevant to the assessment of this application have been identified by the minister as appropriately integrated into the City Plan. Other than the <i>Natural hazards, risk and resilience (coastal hazards)</i> state interest, the City Plan has been identified by the Minister as having integrated all aspects of the SPP. In the case of the proposed development, the <i>Natural hazards, risk and resilience (coastal hazards)</i> state interest is not applicable.
<i>South-East Queensland Regional Plan 2017 (Shaping SEQ)</i>	11 August 2017	The site is located within the Urban Footprint. When considering the nature of the proposal, the proposed development accords with the objectives of Shaping SEQ and does not undermine the achievement of the goals and themes for development within the region.
<i>State Development Assessment Provisions Version 2.6 (SDAP)</i>	7 February 2020	The development does not require assessment against the SDAP provisions.

5. ADDITIONAL ASSESSMENT BENCHMARKS

5.1. VARIATION APPROVAL

There are no variation approvals relevant to the site.

5.2. MATTERS PRESCRIBED BY REGULATION

There are no other relevant assessment benchmarks prescribed by the Regulation which are applicable to the assessment of the proposed development.

5.3. LOCAL GOVERNMENT INFRASTRUCTURE PLAN

The development will not impact on the delivery of any planned infrastructure in proximity of the site.

6. LOCAL PLANNING FRAMEWORK

The City Plan is the local planning instrument that is used to assess the proposed development. The following sections of this report provide an assessment of the proposed development against the relevant provisions of the City Plan.

6.1. LAND USE DEFINITIONS

The proposed land uses are Multiple Dwelling and Food and Drink Premises which are defined in the City Plan as follows:

Multiple Dwelling – A residential use of premises involving three or more dwellings, whether attached or detached, for separate households.

Food and Drink Outlet – The use of premises for:

- a. preparing and selling food and drink for consumption on or off the premises; or
- b. providing liquor for consumption on the premises, if the use is ancillary to the use in (a).

6.2. ZONING

In accordance with the City Plan, the site is designated within the High Density Residential Zone, as demonstrated below in **Figure 8**.

Figure 8 Extract from City Plan Interactive Mapping



Source: City of Gold Coast

6.3. CATEGORY OF DEVELOPMENT ASSESSMENT

The City Plan¹ as the Categorising Instrument, determines that the Category of Development for the proposed development is Assessable Development.

In accordance with the Tables of Assessment within the City Plan, the proposed uses are subject to the procedures of **Code Assessment**.

The proposal achieves compliance with prescribed height restrictions within the High Density Residential Zone and therefore requires **Code Assessment**.

6.4. OVERLAYS

The following overlays from the City Plan have been identified as applicable to the development:

- Acid Sulfate Soils – Land at or below 5m AHD, and land at or below 20m AHD;
- Airport Environs – PANS-OPS contour (HP 368.16m);
- Building Height – HX (unrestricted);
- Coastal Erosion Hazard – Foreshore seawall setback (0-500m);
- Dwelling House Overlay Area;
- Light Rail Urban Renewal Area – Frame areas;
- Residential Density – RD8 (1 bed/13m²);
- Priority Infrastructure Area.

Assessment against the relevant Overlay Codes noted below is provided in **Appendix A** of this report.

6.5. CODES

The assessment benchmarks identified in **Table 5** are relevant to the assessment of the proposed development.

Table 5 Applicable Assessment Benchmarks

Zone Code	Overlay Codes	Development and Other Codes
High Density Residential Zone Code	Acid Sulfate Soils Overlay Code	Commercial Design Code
	Airport Environs Overlay Code	Driveways and Vehicular Crossings Code
	Coastal Erosion Overlay Code	General Development Provisions Code
	Light Rail Urban Renewal Area Overlay Code	Healthy Waters Code
		High Rise Accommodation Design Code
		Solid Waste Management Code
		Transport Code
		Vegetation Management Code

¹ Table 5.5.3 – High Density Residential Zone

6.6. KEY CODE ASSESSMENT

The following City Plan assessment benchmarks have been identified as providing key strategic guidance for the scale, form, and intensity of the proposed development on the site.

It is important to note that under the City Plan, Overlays prevail over all other components (other than the Strategic Framework) in the instance of any inconsistency between provisions within the City Plan.

6.6.1. High Density Residential Zone Code Overall Outcomes

The purposed of the High Density Residential Zone Code is the following:

- (1) *The purpose of the High density residential zone code is to provide for higher density multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.*
- (2) *The purpose of the code will be achieved through the following overall outcomes:*

This purpose is achieved through the subsequent Overall Outcomes of the Zone Code. The proposed development will be assessed against these Overall Outcomes hereinafter in **Table 6**.

Table 6 Assessment Against High Density Residential Zone Code Overall Outcomes

Overall Outcome		Proposed Development Compliance
(a) Land uses –		
(i)	include a range of high density residential uses;	Complies The proposed development is for a Multiple Dwelling and Food and Drink Premises, a high density and high intensity residential land use supported by a small-scale service, replacing a historic use on site.
(ii)	such as Multiple dwellings, Community residences, Dwelling houses on small lots, Short term accommodation, Residential care facilities and Retirement facilities are included in the zone to provide a mix of dwelling types and increase residential density;	Complies The proposed development is for a Multiple Dwelling and Food and Drink Premises and consists of a range of apartment sizes and layouts.
(iii)	such as Relocatable home parks and Rooming accommodation may be included to deliver housing choice, providing they do not reduce the potential to supply a sufficient number of high density residential dwellings and do not detract from the residential amenity of the area;	Not Applicable This proposed development is not for a Relocatable Home Park or Rooming Accommodation.
(iv)	include neighbourhood centres and stand-alone small scale non-residential development consistent with the Strategic framework;	Complies The proposed development includes a small scale Food and Drink Outlet use on the ground floor level.
(v)	which carry higher potential for impacts on amenity such as Car washes, Child care	Not Applicable

Overall Outcome	Proposed Development Compliance
centres, Health care services, Food and drink outlets, Shops (other than a supermarket), Veterinary services, Community care centres, Community uses, Educational establishments, Emergency services, Places of worship, Indoor sport and recreation and Parking stations may be considered if appropriately designed and located and not detract from the residential amenity of the area;	The proposed development does not include any land use listed here.
(vi) involving Tourist-related development such as Tourist parks and attractions but not Party houses, may be considered where they can be supported by City services and do not compromise the amenity or character of the zone and local area; and	Not Applicable The proposed development does not include any land use listed here.
(vii) do not detract from the residential amenity of the area.	Complies The proposed development contributes to the residential amenity of the area through high quality architectural design. Multiple Dwelling is an envisaged and supported land use within the Zone. The Food and Drink Premises replaces one that has operated on site for over 40 years.
(b) Housing is provided at a form, scale and intensity that is appropriate for the zone and each particular locality it is in where the following outcomes are satisfied:	
Orderly and Economically Efficient Settlement Pattern	
(i) degree of public transport service within a 400 metre walking distance, being the most desirable distance for pedestrian access, and the ease and safety of pedestrian access to that service;	Complies The proposed development is located within the Frame Area of the Light Rail Urban Renewal Corridor and approximately 550 metres from the Florida Gardens Tram Station. There are also several bus stops located nearby the site. These include the following: • Armrick Av at Broadbeach Boulevard (80 metres east); • Old Burleigh Rd at Britannia Avenue (450 metres south); • Old Burleigh Rd at First Avenue (400 metres north); and • Florida Gardens Light Rail Station (550 metres to the north-east).

Overall Outcome		Proposed Development Compliance
(ii)	proximity to major employment concentrations, centres, social and community infrastructure facilities and important amenity features, including the coast, recreational waterways and parkland;	Complies The proposed development is located nearby the Oasis Shopping Centre, Broadbeach Park, beach foreshore, and several other smaller scale community and employment facilities. Larger scale employment hubs are accessible via tram travel, i.e. to the Southport CBD.
(iii)	capacity of available infrastructure to support the development, including water, sewer, transport and social and community facilities;	Complies The proposed development is consistent with that envisaged in the Zone and is therefore considered in keeping with that which is intended and expected within the zone and for the existing and planned infrastructure.
Housing Needs		
(iv)	delivery of a generous mix of housing form, sizes and affordability outcomes that meet housing needs (including housing needs of the future) for the locality;	Complies The proposed development provides for a range of 3-bed, 4-bed, and 5-bed units, contributing to the housing choice and opportunity of the area.
Design and Amenity		
(v)	whether intended outcomes for building form/city form and desirable building height patterns are negatively impacted, including the likelihood of undesirable local development patterns to arise if the cumulative effects of the development are considered;	Complies The proposed development demonstrates a high-quality architectural design which is considerate of the local character of Broadbeach and intent of this locale within the City Plan. Moreover, the proposed development has been guided by the parameters of the City Plan and creates a development pattern consistent with the intent of development within the High Density Residential Zone and that would have a positive impact in Broadbeach.
(vi)	retention of important elements of neighbourhood character and amenity, and cultural heritage;	Complies The proposed development is not located on or in proximity to any culturally significant development or features. Moreover, it will enhance the local built form character and amenity. Specifically, the proposed development includes setbacks and façade treatments which are consistent with the intent of the City Plan for the High Density Residential Zone. Additionally, the proposed development is also considerate of the subtropical, coastal setting of the Broadbeach

Overall Outcome	Proposed Development Compliance
	suburb and Gold Coast more broadly. This is articulated through the building materials and finishes, as well as the façade treatment and streetscape amenity. Further, the proposed development is considerate of the local climatic conditions and its coastal setting. The building orientation responds to sunlight and wind, and the incorporation of lush landscaping throughout the ground floor and podium levels and glass sliding door provides protection in private and communal spaces. The ground level retains two key corners for significant deep planting landscaping features, to assist the softening and sub-tropicality of the public realm interface. Amenity will also be protected for neighbouring uses and the proposed use through consideration of acoustics, as well as other amenity concern. This is discussed further in Section 7 of this report, below.
(vii) whether adjoining residential amenity is unreasonably impacted;	Complies The proposed development site adjoins residential development to the north, east and west. To the south is the Broadbeach Bowls Club and . The proposed development is located within the High Density Residential Zone and has a building height maximum of HX (unrestricted). Additionally, the side and rear setbacks are consistent with Performance Outcome 1 of the High Density Residential Zone (see Section 7 below). Moreover, the proposed development design is considerate of amenity through the incorporation of appropriate privacy and acoustic screening to minimise any potential impacts, as well as deep planting and landscape planters along boundaries. This is articulated further in Section 7 below and in Appendix G). Therefore, the proposed development is not considered to unreasonably impact adjoining residential amenity.
(viii) achievement of a high quality urban design through highly functional, accessible,	Complies The proposed development achieves high quality urban design through an interesting and dynamic

Overall Outcome		Proposed Development Compliance
attractive, memorable and sustainable buildings and public spaces;		building consisting of lush landscaping, façade treatments, and thoughtful consideration of the local character and amenity.
Environment		
(ix)	the impacts of any site constraints, including natural hazard and environmental-based constraints; and	Not Applicable The proposed development is unencumbered by environmental constraints which could be impacted upon.
Community Benefit		
(x)	where the development: (A) is appropriate having regard to overall outcome (b) (i) to (ix); (B) meets all other overall outcomes for the zone; and (C) incorporates community benefits in addition to those that could be lawfully conditioned to be provided (i.e. that are required to be provided by this City Plan or reasonably required in relation to the development or use of premises as a consequence of the development), development bonuses are applied in accordance with the SC6.5 City Plan policy – Community benefit bonus elements .	Not Applicable The proposed development has demonstrated compliance with the abovementioned Overall Outcomes relating to Housing and is in keeping with the intended scale and type of development in the High Density Residential Zone. The proposed development does not seek to use the Community Benefit Bonus Elements Policy.
(c) Character consists of –		
(i)	urban neighbourhoods that consist of primarily higher intensity places containing medium to high-rise buildings;	Complies The proposed development is located in Broadbeach and within the High Density Residential Zone. It is therefore considered that the scale and intensity of the proposed development is in keeping with the intent of the City Plan and the character and development pattern of the surrounding area.
(ii)	a building height that provides a hard and distinct edge to clearly define the higher density locations within the city; and	Complies The proposed development contributes to the Gold Coast's iconic skyline through an interesting and articulated rooftop form with landscaping located throughout. This design is consistent with the tower

Overall Outcome	Proposed Development Compliance
	below, seamlessly integrating with the rest of the building. Moreover, the proposed development is located within the High Density Residential Zone and is reflective of the intent of the City Plan for development within this zone. This is further articulated in the Architectural Plans in Appendix C.
Environment	
(xi) walking and cycling paths, street trees and local streets for shared car and bike use.	Complies The proposed development includes considerable landscaping, as well as bicycle parking spaces for residents and visitors.
(d) Built form (excluding Dwelling houses on small lots) –	
(i) has a building height that does not exceed that indicated on the Building height overlay map;	Complies The proposed development is located within the HX (unrestricted) building height overlay category and therefore cannot exceed this.
(ii) is setback from side and rear boundaries to protect the amenity of adjoining uses;	Complies The proposed development is appropriately setback from the side and rear boundaries to protect the amenity of adjoining uses. See Section 7 of this Town Planning Report for further discussion.
(iii) is setback from road frontages to promote an urban setting and interface with the street; and	Complies The proposed development is adequately setback from the road frontage to promote an urban setting and create an engaging interface with the street.
(iv) has varying site cover to reduce building dominance and provide areas for landscaping.	Complies The proposed development has a varying site cover between the Podium levels and above Tower levels, contributing to a reduced building dominance and providing areas for landscaping, including two key corner locations for deep planting.
(e) Building form for Dwelling houses on small lots –	

Overall Outcome		Proposed Development Compliance
(i)	has a building height that does not exceed that indicated on the Building height overlay map;	Not Applicable The proposed development is not for a Dwelling house.
(ii)	protects the amenity of adjacent residences;	Not Applicable The proposed development is not for a Dwelling house.
(iii)	visually integrates with the character of the locality;	Not Applicable The proposed development is not for a Dwelling house.
(iv)	provides differentiation by means of articulation; and	Not Applicable The proposed development is not for a Dwelling house.
Lot Design –		
(i)	supports a mix and variety of housing forms envisaged in the zone.	Not Applicable The proposed development is not for a subdivision.

6.6.2. Light Rail Urban Renewal Area Overlay Code Overall Outcomes

The purpose of the Light Rail Urban Renewal Area Overlay Code is the following.

- (1) *The purpose of this overlay code is to ensure development provides high quality urban environments that optimise the pedestrian environment and accessibility to light rail services and economic development opportunities.*
- (2) *This overlay code supports development opportunity as a catalyst for transforming the city into a highly-connected, compact city with vibrant centres, specialist precincts and urban renewal corridors that will efficiently use land and offer an interesting and unique street life.*
- (3) *The purpose of the code will be achieved through the following overall outcomes:*

This purpose is achieved through the subsequent Overall Outcomes of the Overlay Code. The proposed development will be assessed against these Overall Outcomes hereinafter in **Table 7**.

Table 7 Assessment Against Light Rail Urban Renewal Overlay Code Overall Outcomes

Overall Outcome		Proposed Development Compliance
Creating Communities		
(a) Place making helps development contribute to strengthening communities' local character through:		
(i)	neighbourhood analysis that evaluates the distinct local character patterns, opportunities, and challenges and how the proposed development enhances them;	Complies This town planning report is supported by Architectural Plans which include analysis of the site at the neighbourhood level. Specifically, it is noted that the proposed development boasts an

Overall Outcome	Proposed Development Compliance
	architectural design which incorporates the iconic coastal design of the Gold Coast and the Broadbeach suburb. The proposed development directly responds to the existing civic promenade and city block that is established with a mix of commercial and community facilities and activities. The proposed development connects with this civic promenade and promotes a character and development pattern consistent with what is existing and sought in the future. See Appendix B for further details.
(ii) master planning for larger sites to coordinate the staged development of multiple buildings, new internal streets, or parks across larger sites;	Not Applicable The proposed development is on a site with a total area of 1,283m² and will not include multiple buildings or new internal streets.
(iii) locating and designing development to respect and complement the scale, character, form and setting of on-site and adjacent properties;	Complies The proposed development is in keeping with the character of the surrounding area and is consistent with the intended form and scale of development within the High Density Residential Zone and Broadbeach. The proposed development is a larger scale development than the sites it adjoins, but these sites have not yet been developed in accordance with the City Plan parameters. Notwithstanding, the proposal has appropriately mitigated impacts as they are smaller scale.
(iv) public art opportunities or similar for high-rise sites and sites that interface with public open space to enhance the quality of the development, the public realm and the city; and	Not Applicable While public art opportunities are not explicitly provided through this development, the high quality architectural design and lush landscaping including deep planting contributes to an enhanced public realm and city more broadly. See Appendix B and Appendix C for further details.
(v) direct, safe, and accessible pedestrian and cycling connections that connect through to adjacent routes, streets, parks, open space, and transit stations.	Complies The proposed development has a pedestrian focus at the ground floor and along the street frontage, ensuring both safety and accessibility for pedestrians and cyclists. Moreover, the

Overall Outcome	Proposed Development Compliance
	amply open space on the ground floor will further contribute to the pedestrian experience. See Appendix B for further details.
Streets and Spaces for People	
(b) Built form interfaces with the street to create strong defined building edges and provides opportunities to engage with street life by:	
(i) integrating balconies, building overhangs and canopies into the built form that are carefully designed and scaled to support the street and positioned to maximise function and pedestrian comfort;	Complies The proposed development includes balconies and building overhangs which are integrated into the building design and do not impeded on pedestrian comfort or functionality, whilst also providing for deep planting and shade over the street. See Appendix B for further details.
(ii) protecting sunlight and sky views within the surrounding network of streets, parks, public and private open space, and other shadow sensitive areas;	Complies Access to sunlight and sky views will be preserved, where possible, for the surrounding public realm and open space. The adjoining sites are currently improved by low to medium rise residential and commercial development and therefore the upper levels of the proposed development will have no additional impact on the views of these developments. The impact is consistent with the expectation for the Zone.
(iii) providing high quality pedestrian environments that are adequately spaced between the built form and kerb to safely and comfortably accommodate movement, streetscape elements, and at-grade active uses;	Complies The proposed development design has thoughtfully considered pedestrian movement through the site to maximise safety and comfort. Moreover, the communal open space located on the ground floor is complementary to the pedestrian environment and public realm. Additionally, the lobby design on the ground floor is intentionally permeable to facilitate pedestrian engagement. See Appendix B for further details.
(iv) the inclusion of streetscape and landscape design elements that are high-quality, sustainable and positively engage the built	Complies The proposed development has a clear and safe accessway for pedestrians, with landscaping throughout the ground floor level (including two

Overall Outcome	Proposed Development Compliance
form with adjacent streets, parks, and open space;	key deep planting corners) to deliver a high quality and sustainable design. See Appendix B and Appendix C for further details.
(v) providing entrances that are well-defined, clearly visible from pedestrian paths and orientated to front new or existing streets;	Complies The proposed development entrances for pedestrians and vehicles are clearly defined and adequately separated. See Appendix B and Appendix C for further details.
(vi) highly visible and accessible public open space provided at-grade to complement, connect, and extend the existing network of public streets, parks and open space; and	Complies The proposed development includes substantial communal open space and landscaping at the ground level (including two key corner deep planting opportunities), which is visible from the street and accessible. See Appendix B and Appendix C for further details.
(vii) within mixed use and specialist centres, opportunities for social interaction, cultural expression, artwork and meeting places are encouraged and provide attractive and safe, legible and connected pedestrian and public space environments.	Not Applicable The proposed development is not sited within a mixed use or specialised centres.
Design Buildings to Foster ‘Street Life’	
(c) The building form interfaces with the street, creating strongly defined building edges and providing opportunities to engage with street life. Built form, uses that activate the street, tree planting and pedestrian facilities improve the comfort, environmental and visual quality of streetscapes.	Complies The proposed development façade along the street frontage has been significantly treated and landscaping has been incorporated to the ground floor and podium level design. This contributes to the interfaces of the built form with the street and creates an attractive street frontage. See Appendix B and Appendix C for further details.
(d) Quality building form at the street-level interacts and enhances street life by:	
(i) identifying and framing viewpoints from the public realm to prominent visual man-made areas like major intersections, transit nodes,	Complies Broadbeach Bowls Club and Broadbeach Park are located across the road from the

Overall Outcome		Proposed Development Compliance
	street corridor terminuses, or natural features like the ocean, rivers, and parklands;	development and is a key aspect of the public realm which the development connects to through its permeable ground plane design. The proposed development, therefore, is oriented significantly towards this open space to maximise access and legibility. See Appendix B for further details.
(ii)	setbacks and street level design that promotes positive public to private realm transition and appropriate level of access and surveillance based on the nature of the uses;	Complies The proposed development is appropriately setback from the street and designed at the ground level to seamlessly integrate with the adjoining public realm. This is achieved through façade treatment, extensive landscaping, and the siting of communal open space on the ground floor to further activate this interface. See Appendix B and Appendix C for further details.
(iii)	locating low-rise buildings or podiums to frame active edges of streets, parks, open space, and to reinforce street corners; and	Complies The proposed development includes a podium of four levels, which incorporate façade treatments and landscaping to enhance the street edge and streetscape attractiveness. Deep planting is provided at the key south-east corner of the site. See Appendix B and Appendix C for further details.
(iv)	walkable catchments to light rail stations activating the street edges with animated frontages sleeved by small, well-glazed, individually accessed, and grade-related tenancies.	Complies The proposed development is located approximately 550 metres south-east of the Florida Gardens Light Rail Station. The proposed development contributes to activating the street edge with two pedestrian entries and open, spacious lobby. This contributes to the streetscape within the walkable catchment.
Design Buildings to Foster Distinct Gold Coast Character		
(e) Local character reflects a combination of built form and mix of uses, and is characterised by the following areas and their outcomes:		
(i)	building form is characterised by either: (A) medium rise buildings that have a 'perimeter form' with buildings generally	Complies The proposed development is for a high-rise building and has a clear distinction between the

Overall Outcome	Proposed Development Compliance
built to street edges, interspersed or 'fractured' by public spaces, landscaped areas or pedestrian access ways; and (B) high rise buildings with a clearly defined 'tower and podium form', where podiums are built to the street edge and may be interspersed or 'fractured' by public spaces, landscaped areas or pedestrian access ways.	podium levels and above tower form. Moreover, the podium effectively integrates within the surrounding public realm to ensure an attractive streetscape environment for pedestrians. Pedestrian access is also provided in a clear and legible manner, framed by generous landscaping and separated from vehicle entry. See Appendix B and Appendix C for further details.
(ii) mix of uses are characterised by: (A) 'Primary focus areas' encompass the established centres of Surfers Paradise and Broadbeach and allow for the highest concentrations of activity, commerce and intensity of buildings utilising tower and podium form; (B) 'Frame areas' are high density neighbourhoods which allow for a range of intense built form outcomes and activity and commerce of a scale that services the local neighbourhood requirements and supports the light rail stations; and (C) 'Transition areas' are medium density neighbourhoods and ensure the logical tapering of built form intensity and height down to adjacent lower intensity neighbourhoods.	Complies The proposed development is located within the Frame area and is consistent with the high density residential development envisaged in this area of the Light Rail Urban Renewal Area Overlay. Moreover, the proposed development is located within a walkable distance from the Florida Gardens Light Rail Station which supports accessibility and connectivity for the building residents.
(iii) 'Primary focus areas' and 'Frame areas' encourage innovative high rise towers that advance the Gold Coast's iconic skyline and are free from a height designation. Appropriate height will be determined by design criteria and site context;	Complies The proposed development has an attractive architectural design and is of an appropriate height and scale for the local context that contributes to the established skyline in Broadbeach. The scale of the building has been guided by the City Plan parameters and is of an appearance and intensity sought for Broadbeach.
(iv) 'Transition areas' are purposely low-to-medium rise ensuring a definitive shift in built form and the delivery of buildings that provide more affordable housing choices;	Not Applicable The proposed development is not located within the 'Transition areas' of the Light Rail Urban Renewal Area Overlay.
(v) public transport hubs and centres support a mix of uses and activities with fine-grain non-	Not Applicable

Overall Outcome	Proposed Development Compliance
residential uses concentrated at the street edge and lower levels or where fronting meeting places including squares, open spaces and urban parks;	The proposed development is not located in proximity to any public transport hubs or centres, rather is supported by its approximate 600m proximity to the Florida Gardens Tram Station.
(vi) mixed use neighbourhood centre level activity is intended to grow around public transport hubs that are not already established within the network of centres;	Not Applicable The proposed development is not located within a mixed use neighbourhood centre.
(vii) the light rail urban renewal area provides a mix of small scale retail and commercial uses and activities; a mix of types and intensity of housing; and a safe and accessible street environment where pedestrians, cyclists and public transport take priority over private cars;	Not Applicable The proposed development does not include any retail or commercial land uses.
(viii) building types and locations reinforce concentrations of activity and often protect local appearance. Not all light rail urban renewal areas will accommodate high-rise buildings; and	Complies The proposed development is located within the High Density Residential Zone and is consistent with the intent of the City Plan for high intensity residential development. The proposed development reinforces the residential nature of the area, which is supported by commercial and community services which are located in the adjoining civic promenade.
(ix) above-ground car parking structures, including the ground floor level, are located behind a viable depth of commercial or residential floor space for the majority of the street frontage. Alternative treatments, such as integrated and curated artwork, layered facades with screening and textured depths or adaptive reuse of above-ground car parking for future habitable uses, must be of a high standard of design and appearance to complement the character of the local area.	Complies The above-ground car parking located within the building is appropriately located and screened to minimise amenity impacts. The podium design is deliberate to protect amenity and reinforce the high-quality design of the building, supported by lush landscaping. The car parking on the ground level is also further setback from the front boundary, further contributing to an interesting and articulated street frontage. Deep planting is provided at ground level and planters up the podium façade.

7. KEY PLANNING CONSIDERATIONS

7.1. TOWER & PODIUM SETBACKS

The proposed development does not comply with Acceptable Outcome 1 of the High Density Residential Zone Code in relation to setbacks.

Table 8 Proposed Development Setbacks

Boundary	Part of Development	Setback (m) (min. and max.)
Front (south)	Ground Floor	0m
	Podium (Level 1)	2.427m – 4.5m
	Podium (Level 2)	4.5m – 5.538m
	Podium (Level 3)	4.5m – 6.081m
	Tower (Level 4 – 21)	4.5m – 8.45m
	Tower (Level 22)	4.5m – 8.45m
	Tower (Level 23 – 43)	7.606m – 8.45m
	Tower (Level 44)	8.45m – 9.84m
	Tower (Level 45)	8.45m – 8.922m
	Tower (Level 46)	8.45m – 11.065m
Front (east)	Ground Floor	0m
	Podium (Level 1)	3m – 5.34m
	Podium (Level 2)	4m
	Podium (Level 3)	4.26m
	Tower (Level 4 – 21)	4.26m – 6.56m
	Tower (Level 22)	4.26m
	Tower (Level 23 – 43)	4.8m – 5.4m
	Tower (Level 44)	5.4m
	Tower (Level 45)	5.22m
	Tower (Level 46)	5.405m
Side (west)	Ground Floor	2.121m
	Podium (Level 1)	1.504m – 2.121m
	Podium (Level 2)	1.504m – 2.121m

Boundary	Part of Development	Setback (m) (min. and max.)
	Podium (Level 3)	4.6m – 6.96m
	Tower (Level 4 – 21)	3.5m – 6.96m
	Tower (Level 22)	3.5m – 6.96m
	Tower (Level 23 – 43)	6.96m – 8.29m
	Tower (Level 44)	6.96m – 8.29m
	Tower (Level 45)	6.96m – 7.05m
	Tower (Level 46)	6.96m – 7.05m
Side (north)	Ground Floor	1.418m
	Podium (Level 1)	1.668m
	Podium (Level 2)	1.668m
	Podium (Level 3)	5.768m
	Tower (Level 4 – 21)	6.468m – 7.868m
	Tower (Level 22)	6.468m – 7.868m
	Tower (Level 23 – 43)	6.468m – 7.868m
	Tower (Level 44)	6.468m – 7.868m
	Tower (Level 45)	6.468m – 7.868m
	Tower (Level 46)	6.468m – 7.868m

As such, a performance solution with Performance Outcome 1 is achieved, which states:

PO1: Setbacks:

- (a) assist in the protection of adjacent amenity;
- (b) allow for access around the building;
- (c) contribute to streetscape character;
- (d) allow for on-site car parking; and
- (e) provide separation between buildings to maintain view corridors.

The proposed development complies as follows:

- The proposed development sufficiently protects the adjacent amenity to the north and west through the inclusion of several design elements and built form treatments along these boundaries. Throughout the ground floor level there is extensive landscaping along these boundaries, as well as a significant buffer to the lobby and Food and Drink Outlet space. The podium incorporates attractive and purposeful screening throughout Level 1 – Level 2, as well as increased setbacks for the Level 4. Moreover, this level includes landscaping along these side boundaries also. The above tower form protects adjacent amenity through appropriate setbacks and landscaping along the western boundary, as well as generous setbacks to the

northern boundary. This is furthered by balconies which are primarily oriented towards the dual frontages of the site (Old Burleigh Road to the east and Armrick Avenue to the south).

- Access around the building for the purposes of servicing and maintenance is appropriately considered in the proposal design.
- The proposed development contributes to the streetscape character along Old Burleigh Road and Armrick Avenue through an attractive frontage which responds to the dual frontage of the site and incorporates several built form elements and treatments as to maximise visual interest and appeal.

In particular, the proposal incorporates the Food and Drink Premises use at the corner of the street frontages as to maximise its access and contribution to the streetscape character. This is furthered by extensive lush landscaping along both frontages, which extends up into the above recreational podium level. Moreover, the use of glass throughout the ground floor level enhances the interaction with the streetscape interface, providing opportunities for casual surveillance and social interactions.

The screening throughout the podium car parking serves the dual purpose of attractiveness and functionality, effectively screening this space and contributing to the overall visual appeal of the proposal. The vehicular crossovers for the proposal are distanced from the street corner frontage, and represent approximately 17% of the site's combined street frontage.

Figure 9 displays the proposed development's contribution to streetscape character, with a southern perspective of the ground floor and podium levels.

Figure 9 Proposed Development Perspective Render – Street View (South)



Source: Ferro Chow Architecture

- The proposed development includes on-site car parking within the basement, ground floor, and podium.
- The proposed development is appropriately separated from other surrounding buildings as to maintain view corridors. Moreover, the proposal includes a step-in at Level 23, further ensuring sufficient building separation and the preservation of view corridors.

Therefore, the proposed development complies with Performance Outcome 1 of the High Density Residential Zone Code in relation to building setbacks.

7.2. SITE COVER

The proposed development does not comply with Acceptable Outcome 2 of the High Density Residential Zone Code. Notwithstanding, a performance solution is achieved with Performance Outcome 2, which states:

PO2: Site Cover:

- (a) is balanced between built form and green areas for landscaped private open space;*
- (b) contributes to neighbourhood character and amenity;*
- (c) promotes slender bulk form;*
- (d) promotes an open, attractive and distinct skyline; and*
- (e) facilitates small, fast moving shadows.*

The proposed development complies as follows:

- The proposed development effectively balances the built form and green areas for landscaped private open space through significant landscaping throughout the ground floor and podium which extends up into the above tower in the form of podium planters along the balconies.

Refer to the Statement of Landscape Intent, prepared by Urbis, in **Appendix C** for further details of the proposed development landscaping.

- The proposed development responds to the site and surrounds, providing an attractive, contemporary, and coastal architectural design. Moreover, the proposal is consistent with the envisaged character within Broadbeach and for high-rise residential development within the High Density Residential Zone.

The ground floor incorporates a permeable and attractive built form and design, contributing to streetscape activation and interaction. This is furthered by the small-scale Food and Drink Outlet at the street corner frontage, providing further activation.

The podium form incorporates an architecture and design which effectively screens the car parking and boasts an open and green recreational floor. The above tower maintains these design motifs, including open and green private open spaces and a varied materiality and colour palette.

- The proposed development achieves a slender built form through a site coverage of less than 50% throughout the tower form. Moreover, the tower site cover reduces above Level 23, further demonstrating the slenderness of the proposal.
- The proposal incorporates a step in of the built form at Level 23 which promotes an open, attractive, and distinct skyline. Moreover, the rooftop design effectively visually integrates all plant and equipment to ensure the proposal is consistent and complementary with the existing iconic Gold Coast skyline.
- The proposed development facilitates small, fast moving shadows through a slender built form which incorporates significant façade treatments and steps in at Level 23 to further reduce the site coverage.

Refer also to the Shadow Diagrams in the Architectural Plans, prepared by Ferro Chow Architecture, in **Appendix B** for further details.

Therefore, the proposed development demonstrates compliance with Performance Outcome 2 of the High Density Residential Zone Code in relation to site cover.

7.3. RESIDENTIAL DENSITY

The proposed development does not comply with Performance Outcome 4 of the High Density Residential Zone Code relating to residential density.

The site has a planned residential density of RD8 or 1 bed per 13m² of net site area under the Residential Density Overlay Map. However, the proposed development is on a site with an area of 1,283m² and proposes 200 beds and is therefore proposing a density of 1 bed per 6.42m².

Given the location of the site in a high-density Zone in the city and in response to the assessment against the Overall Outcomes of the High Density Residential Zone Code provided in **Section 6** above, the proposed development complies with the residential density assessment benchmarks.

7.4. SHADOW IMPACTS

Refer to the Architectural Plans in **Appendix B** for detailed shadow diagrams of the proposed development.

The proposed development does not present an unreasonable shadowing impact on the nearby public and private spaces. The proposed development is located within the High Density Residential Zone and is overlaid with 'HX' (unrestricted) building height category shown on the Building height overlay map. Therefore, the height and scale of the proposed development is consistent with that which is envisaged within the City Plan and thus the tower shadow impacts are anticipated within the City Plan.

Notwithstanding this, assessment of the proposed development against the assessment benchmarks contained within Performance Outcome 8 of the General Development Provisions Code pursuant to shadow impacts is included below.

The building is designed and located to ensure that the shadow cast by the building does not detract from a comfortable living and ground level environment and the access of adequate sunlight to private and public spaces having regard to:

(a) the degree of containment of the shadow on the subject site at different times of the day on the summer and winter solstice and spring and autumn equinox;

(b) the cumulative impact of the shadow and existing shadows;

(c) the effect of the shadow on the ocean beach, Broadwater foreshore, or riverside or beachside public open space;

(d) the location of the shadow on non-residential areas external to the site; and

(e) the effect of the shadow on any other site or other building.

The proposed development complies as follows:

- The shadows cast from the proposed development are commensurate with the existing shadowing pattern of high-rise development of a similar nature within the local area and specifically within the High Density Residential Zone. The design and orientation of the building will ensure shadows cast are fast moving and will not unduly restrict neighbouring properties' access to natural sunlight.
- The proposed development is not anticipated to substantially increase the cumulative impacts of shadows and existing shadows in the localised area. Moreover, the proposal exhibits significant façade treatments and deliberate architectural finishes and elements as to minimise the visual amenity impacts and contribution to cumulative shadows in the localised area.
- While it is noted that the proposal is anticipated to result in some shadows over the foreshore environment to the east, these are mostly contained to the Winter Solstice time of year.

The proposed development is buffered from the ocean beach and foreshore open space by several towers. Moreover, the proposed development is not expected to cause significant shadows onto these areas or substantially increase the existing cumulative impact of shadows for these areas.

- While the proposed development will have shadow impacts for non-residential uses located nearby, these impacts are not substantial in nature or inconsistent with those which exist in the local area or which are anticipated within the City Plan within the High Density Residential Zone and unrestricted building height designation for the site.

Specifically, the shadow impacts to the Broadbeach Bowls Club are an inevitability of this community recreation and sports facility's location within an area primarily zoned as High Density Residential. Further, the shadow impacts to Broadbeach Park, are contained to select times of day and seasons.

- The effects of shadows on other sites and buildings will not be inconsistent with those which exist in the localised area or which are anticipated by the City Plan within the High Density Residential Zone and unrestricted building height designation.

Therefore, the proposed development satisfies the criteria of Performance Outcome 8 of the General Development Provisions Code in relation to its anticipated shadow impacts.

8. CONCLUSION

Urbis Pty Ltd has been commissioned by *Bam Property Group (Australia) Pty Ltd ATF FMF Property Trust* (the **Applicant**) to prepare this town planning assessment report to support a development application which seeks the Council of the City of Gold Coast (**Council**) approval for a Material Change of Use for a Multiple Dwelling and Food and Drink Premises.

This report has provided an assessment of the proposed development against the relevant provisions of the City Plan. The assessment demonstrates that:

- The proposed development is consistent with development envisaged within the High Density Residential Zone and Light Rail Urban Renewal Overlay Code.
- The development is an attractive, high-quality visually appealing building. The proposal provides a development scale and intensity that is commensurate with the planned development and character of Broadbeach.
- The proposed built form, including setbacks, site cover and building height comply with the relevant performance outcome assessment benchmarks of the City Plan and are an appropriate and efficient outcome for the site.
- The development provides surplus car parking spaces to that sought after by the City Plan. All other access and servicing requirements comply with the City Plan.

On the basis of the assessment contained within this report, Council is requested to favourably consider the development proposal and approve it subject to reasonable and relevant conditions.

DISCLAIMER

This report is dated 15 November 2021 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Bam Property Group (Australia) Pty Ltd ATF FMF Property Trust (**Instructing Party**) for the purpose of Development Application (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

CITY PLAN CODE ASSESSMENT

City Plan code template

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

Please note:

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

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

6.2.3 High density residential zone code

6.2.3.1 Application

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

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

6.2.3.2 Purpose

- (1) The purpose of the High density residential zone code is to provide for higher density multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Land uses –
 - (i) include a range of high density residential uses;
 - (ii) such as Multiple dwellings, Community residences, Dwelling houses on small lots, Short term accommodation, Residential care facilities and Retirement facilities are included in the zone to provide a mix of dwelling types and increase residential density;
 - (iii) such as Relocatable home parks and Rooming accommodation may be included to deliver housing choice, providing they do not reduce the potential to supply a sufficient number of high density residential dwellings and do not detract from the residential amenity of the area;
 - (iv) include neighbourhood centres and stand-alone small scale non-residential development consistent with the Strategic framework;

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

Orderly and economically efficient settlement pattern

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

Housing needs

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

Design and amenity

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

Environment

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

Community Benefit

- (x) where the development:
 - (A) is appropriate having regard to overall outcome (b) (i) to (ix);

- (B) meets all other overall outcomes for the zone; and
- (C) incorporates community benefits in addition to those that could be lawfully conditioned to be provided (i.e. that are required to be provided by this City Plan or reasonably required in relation to the development or use of premises as a consequence of the development), development bonuses are applied in accordance with the **SC6.5 City Plan policy – Community benefit bonus elements**.

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

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

- (c) Character consists of –
 - (i) urban neighbourhoods that consist of primarily higher intensity places containing medium to high-rise buildings;
 - (ii) a building height that provides a hard and distinct edge to clearly define the higher density locations within the city; and
 - (iii) walking and cycling paths, street trees and local streets for shared car and bike use.
- (d) Built form (excluding Dwelling houses on small lots) –
 - (i) has a building height that does not exceed that indicated on the **Building height overlay map**;
 - (ii) is setback from side and rear boundaries to protect the amenity of adjoining uses;
 - (iii) is setback from road frontages to promote an urban setting and interface with the street; and
 - (iv) has varying site cover to reduce building dominance and provide areas for landscaping.
- (e) Building form for Dwelling houses on small lots –
 - (i) has a building height that does not exceed that indicated on the **Building height overlay map**;
 - (ii) protects the amenity of adjacent residences;
 - (iii) visually integrates with the character of the locality;
 - (iv) provides differentiation by means of articulation; and
 - (v) provides adequate space for landscaping along street frontages.
- (f) Lot design –
 - (i) supports a mix and variety of housing forms envisaged in the zone.

6.2.3.3 Specific benchmarks for assessment**Table 6.2.3-2: High density residential zone code – for assessable development**

Performance outcomes	Acceptable outcomes		Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use	
Setbacks					
PO1 Setbacks: (a) assist in the protection of adjacent amenity; (b) allow for access around the building; (c) contribute to streetscape character; (d) allow for on-site car parking; and (e) provide separation between buildings to maintain view corridors. Note: Building setbacks may also be influenced by the shadow provisions in 9.4.4 General development provisions code. OR Setbacks for Dwelling houses on small lots: (a) assist in the protection of adjacent amenity; (b) visually integrate with the character of the locality; (c) provide differentiation by means of articulation; and (d) allow for on-site car parking.	A01 Setbacks are as follows:		PO1 COMPLIES Refer to Section 7 of the Town Planning Assessment Report for further details.		
	Setback	Minimum distances measured in metres (m)			
		Height		Setback	
	Front for covered car parking (excluding a basement)	all		6m	
	Front (excluding covered car parking)	up to 23m		4m	
		for that part exceeding 23m		6m	
	Side and rear	up to 4.5m		1.5m	
		for that part between 4.5m – 7.5m		2m	
		for that part exceeding 7.5m		an extra 0.5m is added for every 3m in height or part thereof over 7.5m	
	Between on site habitable buildings (where not attached)	Double the applicable side setback			
	OR				
	Setbacks for Dwelling houses on small lots:				

Performance outcomes	Acceptable outcomes		Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	Setback	Minimum distances measured in metres (m)		
	Front	4.5m to wall and balcony		
	Secondary frontage of corner lot	3m (not including projections up to 1m)		
	Covered car parking (not applicable to the rear lane access)	1m behind front wall or balcony; and 6m from the frontage where vehicles access the lot.		
	Side and rear (not applicable to the secondary frontage of corner lots)	Height		
		Setback		
		up to 4.5m		
		for that part between 4.5m –	1.5m to wall and balcony 1m to outermost projection	

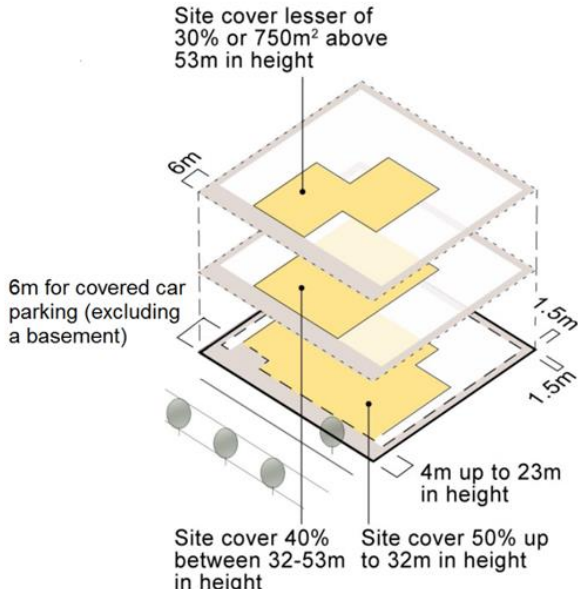
Performance outcomes	Acceptable outcomes			Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
		7.5m			
		for that part exceeding 7.5m	2m to wall and balcony 1.5m to outermost projection		
	Rear lane	0.5m minimum 1m maximum for covered car parking			
					

Figure 6.2.3-1

Illustration showing High density residential zone setbacks and site cover outcomes (excluding Dwelling houses on small lots)

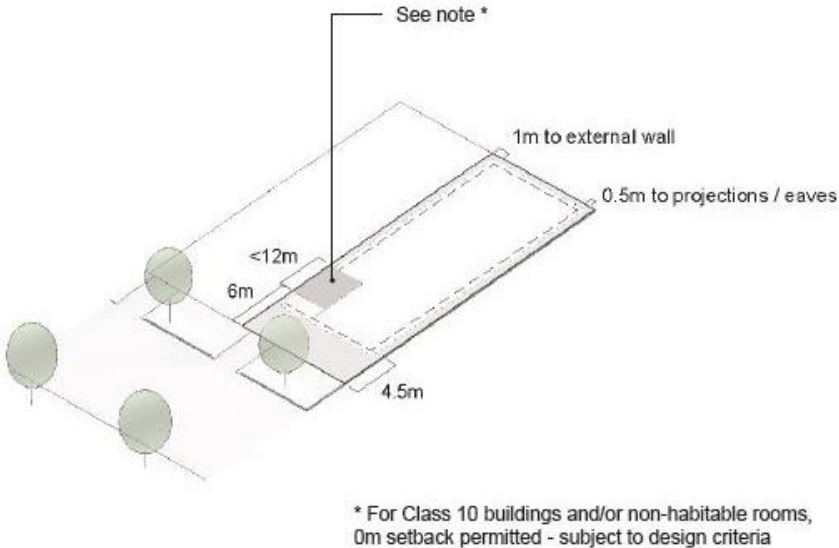
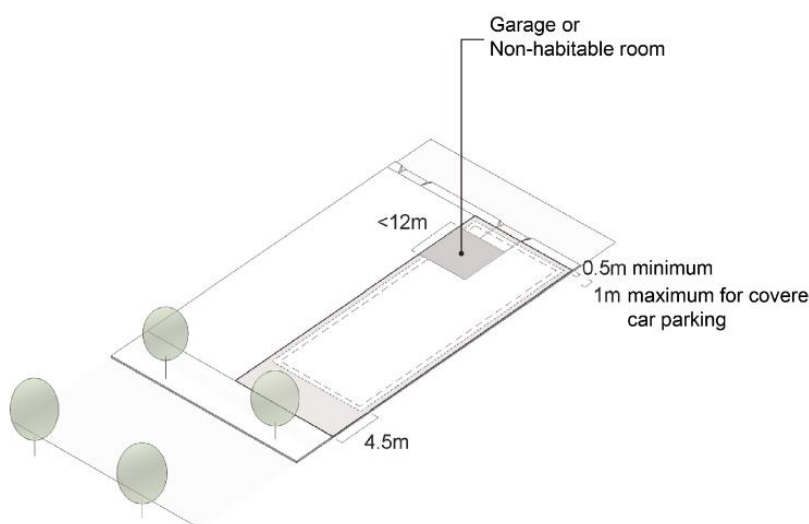
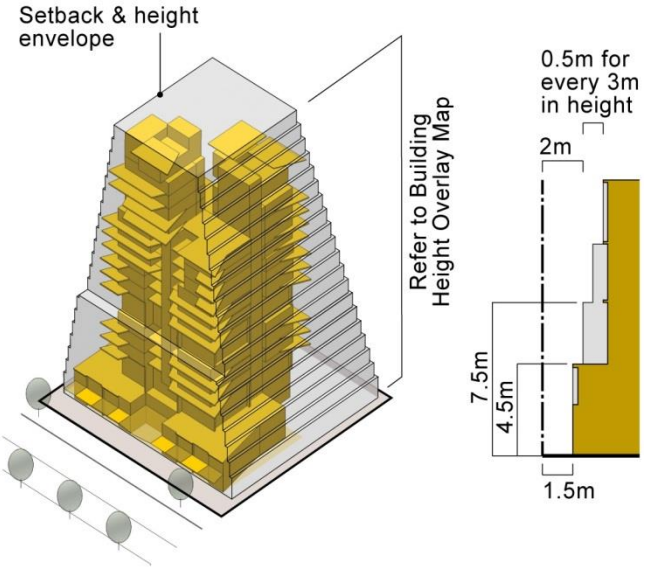
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	 See note * 1m to external wall 0.5m to projections / eaves <12m 6m 4.5m * For Class 10 buildings and/or non-habitable rooms, 0m setback permitted - subject to design criteria		

Figure 6.2.3-2
Illustration showing High density residential zone setbacks for Dwelling houses on small lots

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
 Garage or Non-habitable room <12m 0.5m minimum 1m maximum for covered car parking 4.5m			
Figure 6.2.3-3 Illustration showing High density residential zone rear lane setbacks for Dwelling houses on small lots			
Site cover			
PO2 Site cover: (a) is balanced between built form and green areas for landscaped private open space; (b) contributes to neighbourhood character and amenity; (c) promotes slender bulk form; (d) promotes an open, attractive and distinct skyline; and (e) facilitates small, fast moving shadows.	A02 Site cover does not exceed 50% for Dwelling houses on lots with areas equal to or greater than 400m² and Dual occupancies. OR Site cover does not exceed 70% for Dwelling houses on lots less than 400m². OR For all other uses, site cover does not exceed a cumulative total of: (a) 50% of net site area up to 8 storeys; (b) 40% of net site area from 9 to 15 storeys;	PO2 COMPLIES Refer to Section 7 of the Town Planning Assessment Report for further details.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	and (c) 30% of net site area or 750m ² per building, whichever is the lesser, above 15 storeys.		
Height			
PO3 Building height and structure height does not exceed 9m or that shown on the Building height overlay map .	AO3 No acceptable outcome provided.	PO3 COMPLIES The proposed development is within the HX building height overlay and as such building height is unrestricted.	
			
Figure 6.2.3-4 Illustration showing High density residential zone setbacks and height outcomes (excludes Dwelling houses on small lots)			
Density			
PO4 For Dwelling houses density is one	AO4 No acceptable outcome provided.	KEY PLANNING CONSIDERATION Residential Density is a key planning consideration	

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		
Dwelling house per lot. OR Density does not exceed that shown on Residential density overlay map . OR Where not identified on the overlay map, density does not exceed one dwelling per 400m². OR For Residential care facilities and Retirement facilities there is no performance outcome provided. OR For Rooming accommodation, accommodating more than four unrelated people, density does not exceed one bedroom per 133m².		addressed in Section 7 of the attached Town Planning Report.			
Lot design (for subdivision only)					
PO5 (a) Lot size and configuration supports a mix and variety of housing forms envisaged in the zone. Note: PO5 does not apply to the creation of small lots where associated with an existing residential building.	AO5.1 Where the site is not mapped on the Residential density overlay map the minimum lot size is 400m². OR Where the site is mapped on the Residential density overlay map , new lots meet the following:	PO5 NOT APPLICABLE The development does not comprise a subdivision.			
	<table><tr><td>Residential density overlay map designation</td><td>Minimum lot size</td></tr></table>		Residential density overlay map designation	Minimum lot size	
	Residential density overlay map designation		Minimum lot size		
	RD1		400m²		
	RD2		300m²		

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
	RD3	250m ²		
	RD4	200m ²		
	RD5	125m ²		
	RD6	No minimum		
	RD7	No minimum		
	RD8	No minimum		
	Note: Lot sizes referenced must be determined exclusive of access strip or access easement area for rear lots.			
Land uses				
PO6 Non-residential uses (other than community uses and neighbourhood centres) are small scale and stand alone.	AO6 A non-residential use (such as a Health care service or Child care centre) includes a single tenancy and does not adjoin another existing or approved non-residential use.		AO6 COMPLIES The proposed development includes a Food and Drink Outlet on the ground floor level which is not connected to another existing, approved, or proposed non-residential use.	

City Plan code template

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

Please note:

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

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

9.3.10 High-rise accommodation design code

9.3.10.1 Application

This code applies to assessing material change of use for development for Multiple dwellings, Residential care facilities, Resort complexes, Retirement facilities, Rooming accommodation and Short-term accommodation uses over 32m in height where indicated within **Part 5 Tables of Assessment**.

Note: Where a development involves commercial uses, that component of the development shall be assessed against the Commercial design code.

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

9.3.10.2 Purpose

- (1) The purpose of the High-rise accommodation design code is to responsibly encourage diverse, innovative and engaging sub-tropical high-rise forms that enhance the city skyline.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is designed to create attractive, high-quality visually appealing buildings and protect the privacy and amenity of neighbouring residential premises.
 - (b) Slender towers relate to existing high-rises and enhance views of the city skyline.
 - (c) Tower development mitigates negative visual and physical impacts through appropriate setbacks and design.
 - (d) Where they occur (in accordance with zone intentions), podiums are designed to engage with the street and be of a scale that is complementary to adjoining and nearby buildings.
 - (e) Development provides a high-standard of amenity and visual interest for users and neighbours, including a high-standard of communal and private open space.

- (f) Development is designed and orientated to promote a safe environment within the site, adjoining streets and public realm.
- (g) Development is complemented by high-quality landscaping that contributes to the desired character of the area.
- (h) Development is designed to promote safe and convenient pedestrian and vehicle access to and from the site.
- (i) Development supports the provision of diversity of housing for various types of households within the city to meet the needs of existing and future residents.
- (j) Residential care facilities and retirement facilities are provided with self contained services and recreational facilities to meet the needs of residents.

9.3.10.3 Specific benchmarks for assessment

Table 9.3.10-1: High-rise accommodation design code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Tower base (podium)			
PO1 Where podiums are envisaged by the zone, tower base form respects the framework of established built form, adjacent streets, parks and public or private open spaces.	AO1.1 Tower base heights: (a) are well-proportioned to frame adjacent park land and on-site open space; (b) match neighbouring low-set built form; or (c) are no greater than 10.5 metres in height where no neighbouring low-set built form exists.	PO1 COMPLIES The proposed development incorporates a tower base which exceeds the maximum height as outlined in AO1.1. Notwithstanding, the proposal achieves a podium form which is attractive, permeable, and responsive to the surrounding character. Moreover, the podium is consistent with the envisaged character within the High Density Residential Zone.	
	AO1.2 Tower base setbacks: (a) match adjacent established setbacks; and (b) continue public open space areas provided along street frontages.		

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 9.3.10-1 Illustration showing High-rise accommodation design outcome where the tower base (podium) height matches neighbouring low-set built form and match adjacent established setbacks			
PO2 Tower base façades reinforce the intended neighbourhood character and enhance the pedestrian experience.	A02 Tower base façades avoid blank, featureless walls by patterning high-quality architectural elements, like window bays, canopies, and fenestration.	A02 COMPLIES The proposed development incorporates extensive built form treatments and façade articulation throughout the tower base. This is complemented by significant landscaping, as well as a varied materiality and colour palette.	

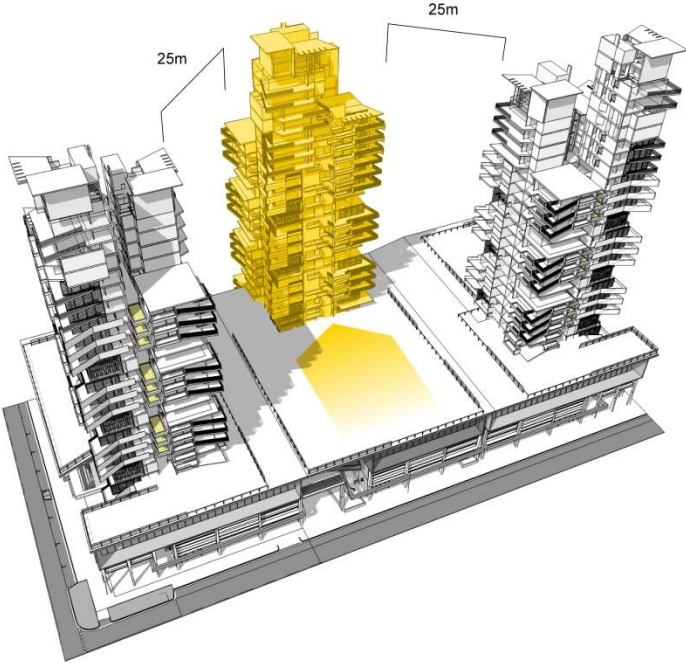
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
 Figure 9.3.10-2 Illustration showing High-rise accommodation design outcomes where the tower base facades reinforce the intended neighbourhood character and enhance the pedestrian experience with high quality architectural elements and windows			
PO3 Tower base form animates the street level by engaging primary and secondary street frontages appropriately.	AO3.1 Where entirely residential development is proposed: (a) along primary street frontages ground floor units are grade-separated (up to 600mm high) with soft screening landscaping and direct individual entrances; and (b) private and communal open space areas provide casual surveillance to all street frontages.	AO3.1 NOT APPLICABLE The proposed development includes a small-scale Food and Drink Outlet on the ground floor level.	
	AO3.2 Short-term accommodation uses locate grand lobbies or other signature features along primary street frontages and prominent street corners.	AO3.2 NOT APPLICABLE The proposed development does not involve Short-term accommodation.	

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 9.3.10-3 Illustration showing High-rise accommodation design outcomes where the tower base form animates the street by engaging primary and secondary street frontages through the use of grand lobbies or other signature features			

Tower form design

PO4 Slender tower form promotes: (a) open, attractive and distinct skyline; (b) small, fast moving shadows; (c) view corridors between nearby towers; (d) efficient interior climate control; and (e) balconies as an extension of indoor living space.	AO4.1 Tower floor plate is limited to 750m ² per tower (includes all services, lift and stairwell annex, etc.). Note: Balconies are excluded from calculations to encourage larger private outdoor space areas.	AO4.1 COMPLIES The proposed development incorporates a tower floor plate of significantly less than 750m ² .	
	AO4.2 Tower form provides a unique profile when compared to nearby existing and proposed towers of similar height.	AO4.2 COMPLIES The proposal incorporates an interesting and unique tower form to those within the immediate surrounds.	
PO5 Tower form mitigates negative visual and physical impacts, including impacts on privacy, by setting back from streets,	AO5.1 Tower form (including balconies) along: (a) single frontages step in at least 3m from the base (podium); or	PO5 COMPLIES The proposed development is located on a corner site and as such incorporates a truncation at the street corner to reinforce the intersection and avoid negative ground level wind effects.	

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
parks, open space and adjacent properties and tower forms.	(b) corner frontages can have up to 1/3 tower width extend straight down at the corner point to reinforce the intersection if negative ground level wind effects are mitigated.	While the proposal does not include a 25m separation from the proposed tower to the west, there are generous side boundary setbacks incorporated along this boundary as to ensure there is sufficient separation and that views are maintained. The proposed tower does not impede any existing views to prominent natural features such as the foreshore environment or other natural landscapes. In addition, the proposal ensures that views of the sky and access to sunlight are preserved.	
	A05.2 New towers are separated a minimum distance of 25m from any existing or approved adjacent and on-site tower(s).		
	A05.3 Tower form is coordinated to off-set with adjacent existing and proposed towers to ensure: (a) prominent tower views to natural features like the beach and rivers are not obstructed; and (b) views of the sky and access to sunlight from the public realm and private open space areas are maximised.		

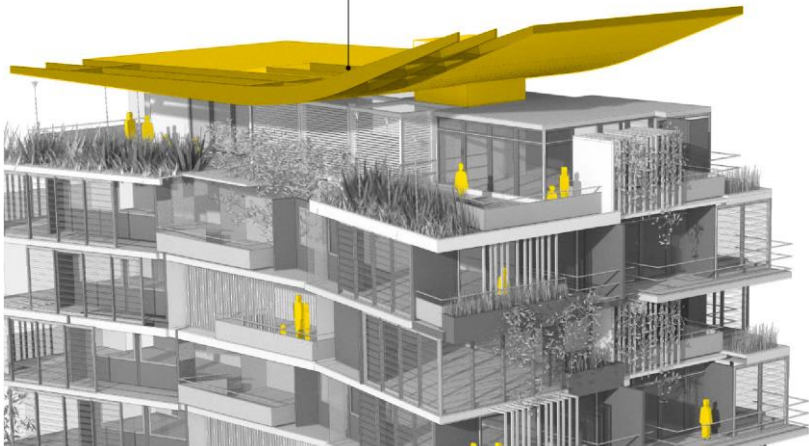
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
 Figure 9.3.10-4 Illustration showing High-rise accommodation outcomes for separation between towers.			

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 9.3.10-5 Illustration showing High-rise accommodation design outcomes where the tower form mitigates negative visual and physical impacts by setting back from streets			
	PO6 Tower form orientation and articulation promotes sub-tropical design excellence and innovation.	AO6.1 Tower form is orientated to: (a) reduce the perceived mass of the building; and (b) provide privacy for both communal and private open space amenity areas.	AO6.1 COMPLIES The proposed tower is oriented towards the dual street frontages, incorporating extensive communal and private open space along these frontages as to minimise the bulkiness of the proposal and enhance the visual amenity and interest.

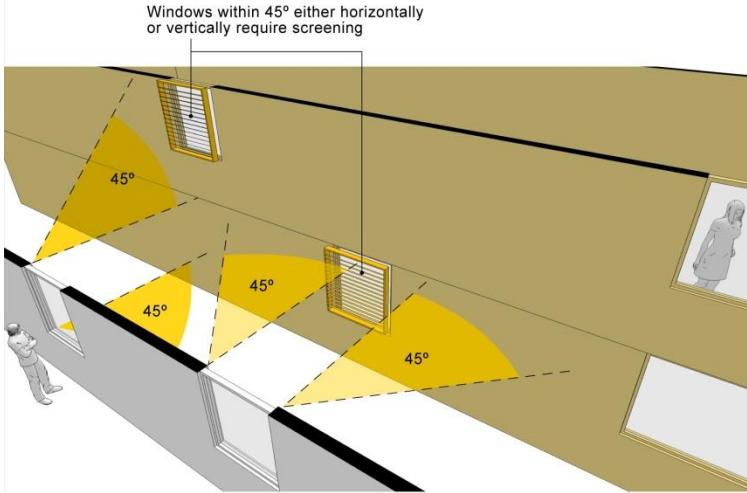
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	AO6.2 Tower façades are: (a) articulated to manage passive solar gain in summer; (b) well-glazed with functional windows where possible to reduce reliance on artificial cooling; (c) designed with high-quality sustainable materials and finishes that promote building longevity; and (d) varied in design and articulation to promote visual interest.	AO6.2 COMPLIES The proposed development is appropriately oriented and designed as to ensure that it is climate responsive and visually interesting. In particular, the inclusion of significant landscaping throughout the private open space in the above tower, and substantial landscaped areas throughout the podium form, present a high-quality and visually appealing architecture and design.	
 Figure 9.3.10-6 Illustration showing High-rise accommodation design outcome where tower facades are articulated to manage passive solar gain in summer and varied in design and articulated to promote visual interest			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO7 Balconies maximise building performance while minimising negative impacts on the building mass and public realm.	AO7 Balconies: (a) are not made with materials susceptible to solar gain; (b) are not made with transparent materials that spill light from the dwellings; and (c) integrate into the building profile.	AO7 COMPLIES The proposed development incorporates balconies which include non-transparent materials where required as to minimise light spillage. Moreover, the proposed development design has effectively integrated the balcony design into the broader tower form, providing a clear and consistent architecture and design.	
Tower cap design			
PO8 Tower caps reinforce the Gold Coast skyline. Note: building height incorporates allowance for plant and equipment, attractive building caps and rooftop features.	AO8 Where building height creates an identifiable protrusion in the skyline or the site terminates a viewpoint, the following are provided: (a) a signature cap strengthening the identity as a landmark; and (b) decorative lighting that highlights key architectural features. OR Where lower building height forms part of the urban backdrop a subtle cap that integrates with the overall design is provided.	PO8 COMPLIES The proposed development incorporates a tower cap design which does not impede the ongoing development of the Gold Coast skyline.	
PO9 Tower cap design attractively integrates all signage, telecommunications, service structures, lift motor rooms and mechanical plants.	AO9 No acceptable outcome provided.	PO9 COMPLIES The proposed development integrates all plant and equipment into the tower cap design as to minimise the visual amenity impact.	

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
	Building caps and rooftops provide an attractive roofscape  Figure 9.3.10-7 Illustration showing High-rise accommodation outcomes for building caps and rooftops		

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Rooftop and roof form are designed for unobtrusive future inclusion of plant and equipment  Figure 9.3.10-8 Illustration showing High-rise accommodation outcomes for roof top and roof form			
Housing need and choice			
PO10 Development provides a mix of housing sizes and affordability outcomes to meet housing needs.	AO10 No acceptable outcome provided.	PO10 COMPLIES The proposed development incorporates 3-bed, 4-bed, and 5-bed apartment options.	
Communal and private space areas			
PO11 Communal space areas: (a) are accessible, useable and safe; (b) enhance the attractiveness of the development; (c) provide opportunities for social interaction; and (d) create pleasantly shaded outdoor	AO11.1 Communal space is provided at a rate of 11m ² per intended user of the site and is designed for simultaneous use by individuals and groups.	PO11 COMPLIES The proposed development incorporates communal open space on the recreational floor which complies as follows: (a) This space is accessible and useable for all residents and invited guests, ensuring safety through appropriate lighting and design. (b) The communal open space enhances the attractiveness of the overall development through openness and extensive landscaping along the site	
	AO11.2 Landscaping in open communal space areas: (a) have minimum and average widths		

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
areas.	of 1.5m and 3m; (b) are at-grade with adjacent footpaths; (c) comprises 50% deep planting; and (d) do not screen views to the street or entries.	boundaries; particularly the dual frontages. (c) The proposed communal open space provides ample opportunities for social interactions. (d) The proposed communal open space provide sufficient shading to outdoor areas to ensure user comfort.	
	AO11.3 Where the communal open space is for a residential care facility or retirement facility, the open space is provided with outdoor facilities for the health and wellbeing of residents such as sheltered gardens, circuit walkways, gardening beds and a space of sufficient size for a resident to take a visiting family with young children.		
PO12 Private open space areas are directly accessible and functional spaces.	AO12 Private open space for each dwelling: (a) mitigate negative wind effects on intended users; (b) has a minimum area of 3m x 3m; (c) is accessible from the living room; and (d) has a maximum gradient not exceeding one in ten.	AO12 COMPLIES Private open space is provided for each apartment at a rate of between 42m² and 183m². These areas appropriately mitigate negative wind effects through purposeful and attractive screening. These balconies are also accessible from the living room of each apartment.	
Privacy			
PO13 Privacy for users and neighbouring properties is accomplished by windows that are appropriately obscured by glazing, shuttering, location or other similar treatments.	AO13 Habitable room windows do not 'directly face': (a) private open space of adjoining dwellings; (b) another habitable room window within 10m; and (c) an at-grade access way, footpath	AO23 COMPLIES The proposal ensures that habitable room windows do not directly face other habitable rooms of adjoining dwellings.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	or communal open space area within 3m. OR Where habitable room windows must face, the privacy is achieved through windows that: (a) have fixed obscure glazing in any part of the window below 1.5m above floor level; and (b) have privacy screens that cover a minimum of 50% window view. Note: 'directly facing' means an angle within 45° either horizontally or vertically.		
	 Figure 9.3.10-9 Illustration showing High-rise accommodation design privacy outcomes where windows and doors are appropriately obscured by screening		

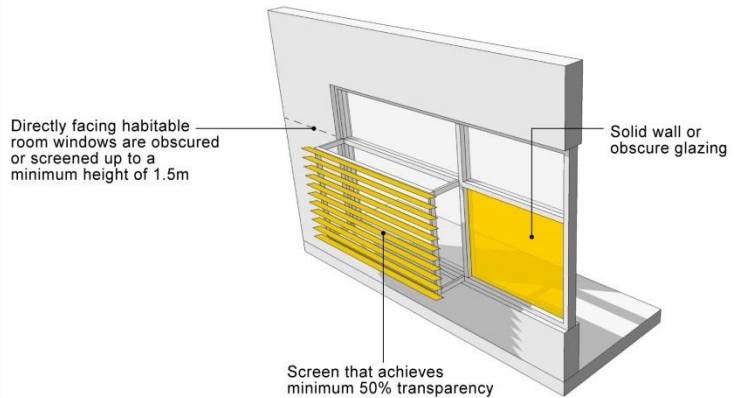
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
			

Figure 9.3.10-10

Illustration showing High-rise accommodation outcomes for privacy.

Safety and security

PO14 Building design enhances safety and security for intended users.	AO14.1 Above ground floor windows and balconies overlook all on-site pedestrian paths and communal open spaces.	PO14 COMPLIES The proposed development ensures safety and security of intended users through the inclusion of sufficient lighting throughout communal areas, as well as the avoidance of dead-end corridors and alleyways.	
	AO14.2 Lighting at 4m intervals is provided along all on-site pedestrian paths and communal open spaces.		
	AO14.3 Entrances and exits to the street are directly accessible, illuminated and highly visible.		
	AO14.4 Dead-end corridors, alleyways, pathways and refuse areas are signed and secured to prevent unauthorised		

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
	access.		
Services			
PO15 Servicing, utilities, loading and other 'back of house' activities are either located underground, screened or hidden away from public view.	AO15 No acceptable outcome provided.	PO15 COMPLIES Services will be appropriately screened and hidden from public view.	
Services and recreational facilities for residential care facilities and retirement facilities			
PO16 A range of self-contained services and recreational facilities are provided.	AO16 Developments that have between 11 and 25 units include a community meeting room. OR Developments that have 26 units or more include a community meeting room and one or more of the following: (a) community vehicle; (b) on-site personal care; (c) on-site meal service; and (d) recreational facilities, in addition to the open space requirements in PO11 .	PO16 NOT APPLICABLE The proposed development is not for a residential care facility or retirement facility.	

City Plan code template

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

Please note:

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

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

9.3.4 Commercial design code

9.3.4.1 Application

This code applies to assessing material change of use for non-residential uses where indicated within **Part 5 Tables of assessment** and where there is no use code contained in **Part 9 Development codes**.

Note: Where development involves multiple land uses, each use is to be assessed against the applicable use code (e.g. for a mixed use building comprising residential uses, the residential component shall be assessed against the applicable residential use code in addition to this code).

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

9.3.4.2 Purpose

- (1) The purpose of the Commercial design code is to ensure that non-residential development is designed to make a positive contribution to the character of the area in which it is located.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Built form –
 - (i) allows for the flexible reuse of street level tenancies for future changing business and community needs;
 - (ii) visually integrates with the street and maintains the reasonable amenity expectation of the surrounding area through well designed building facades;
 - (iii) that incorporates glazing or screening of windows ensures that opportunities for casual surveillance and the creation of visual interest is preserved;
 - (iv) provides a safe and comfortable pedestrian experience by providing continuous shading along building frontages;

- (v) of stand-alone small scale uses maintain a compatible form and scale to nearby development; and
 - (vi) accommodating retail and commercial activities, ensures large format retail and other land consumptive activities, are sensitively placed within buildings that integrate with the streetscape to maximise street life, safety and pedestrian activity.
- (b) Off-street parking areas –
- Mixed use centres**
- (i) are located behind or within the built form to maintain and improve the amenity of the street;
- Neighbourhood centres**
- (ii) are located to minimise impacts on adjoining sensitive land uses, improve safety and are treated to minimise their visual impact from the street as required; and
- In all other areas**
- (iii) are located beside, behind or within the built form to maintain and improve the amenity of the street and are treated to minimise their visual impact from the street as required.
- (c) Service and loading areas –
- (i) are located behind the building, underneath the building or in areas where they are screened from the public view to maintain the amenity of the street.
- (d) **Land uses –**
- (i) such as large format retail premises are sleeved by smaller tenancies; and
 - (ii) that are less active are located above more active ground floor uses.

9.3.4.3 Specific benchmarks for assessment**Table 9.3.4-2: Commercial design code – for assessable development**

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Design and appearance			
PO1 Development presents an attractive frontage to all streets and enhances the desired character of the area through: (a) its interface with the street and open space; (b) providing opportunities for casual surveillance; (c) clearly defined building entrances; and (d) visually integrating service and utility cabinets.	AO1.1 Windows and balconies located above the ground floor overlook the street and public open spaces to provide opportunities for casual surveillance.	AO1.1 COMPLIES The proposed development incorporates extensive windows and balconies along both street frontages, providing ample opportunities for casual surveillance.	
	AO1.2 Building entrances are clearly visible from the street.	AO1.2 COMPLIES The proposed development incorporates a permeable and attractive building entrance, responding to the site's dual frontage.	
	AO1.3 A minimum of 80% of the ground floor facade is windowed.	AO1.3 COMPLIES The proposed development ground floor incorporates extensive windows and glass walls along both street frontages.	
	AO1.4 The maximum screening of ground floor windows is 50%.	AO1.4 COMPLIES The proposed development incorporates minimal screening along the windows and glass throughout the ground floor, as to maximise permeability and opportunities for streetscape interaction.	
	AO1.5 Ground floor windows are no more than 900mm above ground level.	AO1.5 COMPLIES The proposed development incorporates glass walls rather than windows, which extend from floor to ceiling on the ground floor.	
	AO1.6 Service and utility cabinets are visually integrated into building facades	AO1.6 COMPLIES The proposed development effectively integrates and screens the essential services and utilities on the ground floor level.	

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 9.3.4-1 Example of large scale commercial development incorporating AO1.1 – AO1.6			
PO2 Buildings are visually interesting through a combination of: (a) balconies and recesses; (b) variation in materials, colours, or textures; (c) recessions and projections in the roof and wall plane; or (d) variations in the building form.	AO2 No acceptable outcome is provided.	PO2 COMPLIES The proposed development incorporates a visually interesting built form through the following: (A) The proposed development incorporates extensive balconies and recesses throughout the ground floor, podium, and above tower form. These are particularly noted in the residential sections of the proposed development. (B) The proposal employs a varied materiality and colour palette throughout the building, as to visual interest and reduce the potential bulkiness of the development. (C) The proposed development incorporates an interesting and articulated rooftop form, as well as significant building articulation throughout the walls of the ground floor, podium, and	

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
		above tower. (D) The proposal incorporates a significantly varied built form, with a range of materiality and colour palette differences to enhance the visual appeal and interest.	
PO3 Large scale uses are sensitively placed within buildings and are sleeved by smaller tenancies or provide a shopfront presentation to the street.	AO3 No acceptable outcome is provided.	PO3 NOT APPLICABLE The proposed development is not for a large scale commercial use.	
PO4 Roof forms provide a clean appearance where plant and equipment is integrated into the roof design.	AO4 Roof top plant and equipment are: (a) contained within roof forms; (b) grouped together in one area; and (c) screened.	AO4 COMPLIES The proposed development contains all rooftop plant and equipment within the extent of the roof form, including screening where required.	
PO5 Development creates a safe and comfortable pedestrian experience.	AO5 Continuous shade is provided along all building frontages through the use of: (a) awnings; (b) overhanging first floor balconies; or (c) sails.	AO5 COMPLIES The proposed development incorporates an articulated built form which provides shading along both street frontages to pedestrians accessing the building.	
Car parking			
PO6 Mixed use centres Off-street parking areas are located behind or within the building to maintain and improve the amenity of the street.	AO6 Mixed use centres No acceptable outcome provided.	PO6 NOT APPLICABLE The proposed development is not located within a Mixed Use Centre.	
PO7 Neighbourhood centres Off-street parking areas are located to minimise impacts on adjoining sensitive land uses, improve safety and are treated to minimise their visual impact	AO7 Neighbourhood centres No acceptable outcome provided.	PO7 NOT APPLICABLE The proposed development is not located within a Neighbourhood Centre.	

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
from the street as required.			
PO8 All other areas Off-street parking areas are located beside, behind or within the building and are treated to minimise their visual impact from the street as required.	AO8 All other areas No acceptable outcome provided.	PO8 COMPLIES The proposed development includes sufficient on-site car parking in the basement and podium, as well as along the Armrick Avenue side of the ground floor level for visitors and café.	
Amenity			
PO9 Service and loading areas are: (a) located underground; (b) behind the use; or (c) visually screened from public areas.	AO9 No acceptable outcome provided.	PO9 COMPLIES The proposed development appropriately locates service and loading areas at the Armrick Avenue crossover. These areas are appropriately screened by landscaping and other built form elements.	
Land use			
PO10 Ground floor spaces are designed to enable flexible reuse of the tenancies to support changing community and business needs.	AO10 No acceptable outcome provided.	PO10 COMPLIES The proposed development incorporates a Food and Drink Outlet (café) on the ground floor which has the opportunity for adaptive reuse if desired in the future.	
PO11 Active uses are located on the ground floor to encourage pedestrian activity and interaction. Note: An example of 'active uses' could include uses such as shops and food and drink outlets.	AO11 No acceptable outcome provided.	PO11 COMPLIES The proposed development incorporates a Food and Drink Outlet on the ground floor which provides activation and interaction with the streetscape.	

Table 9.3.4-3: Commercial design code – for assessable development for stand-alone small scale uses up to 150m²

Performance outcomes	Acceptable outcomes		Internal use
Design and appearance			
PO12 Development maintains a compatible form and scale to nearby development.	AO12 No acceptable outcome provided.	PO12 COMPLIES The proposed development incorporates a small scale Food and Drink Outlet use within the ground floor.	

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

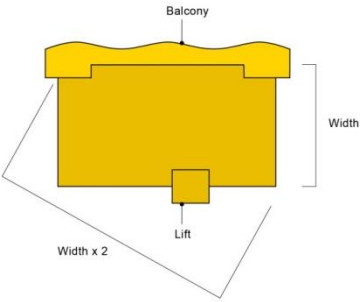
Table 9.4.4-2: General development provisions code – for assessable development

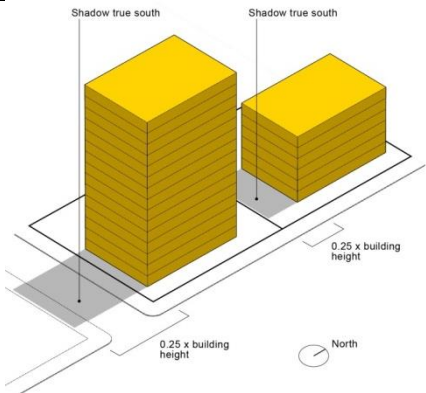
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Amenity protection			
PO1 Development mitigates any negative effects to amenity, health and safety from existing surrounding activities having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) signage; (e) visual amenity; (f) wind effects; (g) privacy; (h) vibration; (i) contaminated substances; (j) hazardous chemicals; (k) odour and emissions; and (l) safety.	AO1 No acceptable outcome provided.	PO1 COMPLIES The site not located surrounding any risks or impacts to amenity. The adjacent sites are made up of low-rise residential and small scale shops, except for the development application over the adjoining site to the west for a Multiple Dwelling (x81) development (Council Ref: MCU/2021/256). Across the street is Broadbeach Bowls Club and Broadbeach Park which both have minimal impacts on amenity for the proposed development. The proposed development mitigates the limited negative effects to the development with privacy screening and acoustic fencing.	
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;	AO2 No acceptable outcome provided.	PO2 COMPLIES The proposed development appropriately mitigates amenity impacts as follows: (a) The proposed development is primarily a residential development, with a small-scale Food and Drink Outlet on the ground floor, and as such is anticipated to generate noise at a similar rate to that of surrounding similar nature developments.	

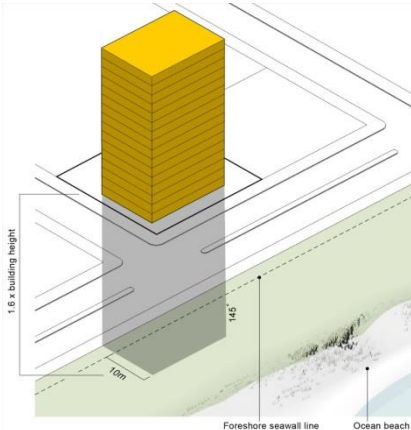
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
(e) visual amenity; (f) wind effects; (g) privacy; (h) vibration; (i) contaminating substances; (j) hazardous chemicals; (k) odour and emissions; and (l) safety.		Refer also to the Acoustic Report, prepared by Acoustic Works, in Appendix G. (b) The proposed development involves a small-scale Food and Drink Outlet on the ground floor. The hours of operation of this use will be contained to that prescribed by the development controls. (c) The proposed development has been assessed in relation to traffic and transport-related impacts. The details of this assessment are included in the Traffic Assessment, prepared by Cardno, in Appendix D. (d) The proposal does not involve any signage. (e) The proposed developed presents a high-quality and visually appealing architecture and design which contributes to the streetscape character and incorporates an articulated and attractive built form. (f) The proposal is anticipated to result in localised wind effects which are envisaged by the City Plan for this part of the city and within the High Density Residential Zone. (g) The proposal effectively addresses privacy considerations through appropriately glazed windows and glass walls, as well as balconies primarily oriented towards the dual street frontages. (h) The proposal does not involve any components which are anticipated to result in any notable vibrational impacts. (i) The proposal does not involve any components which are anticipated to result in the storage of use of any contaminating substances. (j) The proposal does not involve any components which are anticipated to result in the storage of use of any hazardous chemicals. (k) The proposal does not involve any activities which are anticipated to generate unreasonable	

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
		odour or emissions. Refer to the Waste Management Plan, prepared by Enviro, in Appendix F. (l) The proposal is a predominantly residential development and is not anticipated to result in any worsening of safety conditions within the immediate area. Moreover, the proposal incorporates many opportunities for casual surveillance.	
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.	PO2 NOT APPLICABLE The site is not located along the Pacific Motorway or heavy railway line.	
Landscaping			
PO4 The proposal provides landscape work that protects and enhances the character of the local area.	AO4.1 For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences a Statement of Landscape Intent prepared in accordance with SC6.12 City Plan policy – Landscape work demonstrating that the landscaping will provide amenity for site users and will protect and enhance the character of the local area. AO4.2 An Open Space Management Statement is prepared in accordance with SC6.12 City Plan policy – Landscape work where landscape works are proposed to be undertaken on land that is or is intended to be,	PO4 COMPLIES Refer to the State of Landscape intent, prepared by Urbis within Appendix C .	

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
	public open space.		
Building services			
PO5 All mechanical equipment is located and housed so as not to cause disturbance to residents within or adjoining the development.	A05 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.	PO5 COMPLIES Building services are located within the building to ensure visual amenity is maintained while allowing for ease of use and access where necessary.	
Casual surveillance and lighting			
PO6 Development facilitates casual surveillance of public areas and incorporates lighting to reduce opportunities for crime.	A06 No acceptable outcome provided.	PO6 COMPLIES The proposed development provides opportunities for surveillance through balconies, communal open space areas and building design.	
Lighting			
PO7 Lighting associated with any development does not cause a nuisance.	A07 Direct or reflected light emissions from the premises must be positioned and shielded to prevent light spillage outside the boundaries of the site.	PO7 COMPLIES The proposed development does not propose any lighting that will cause nuisance to the residents or adjoining properties.	

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
Shadow impacts – for all development 3 or more storeys			
PO8 The building is designed and located to ensure that the shadow cast by the building does not detract from a comfortable living and ground level environment and the access of adequate sunlight to private and public spaces having regard to: (a) the degree of containment of the shadow on the subject site at different times of the day on the summer and winter solstice and spring and autumn equinox; (b) the cumulative impact of the shadow and existing shadows; (c) the effect of the shadow on the ocean beach, Broadwater foreshore, or riverside or beachside public open space; (d) the location of the shadow on non-residential areas external to the site; and (e) the effect of the shadow on any other site or other building.	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 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.	PO8 COMPLIES The proposed development complies with the criteria in PO8. Refer to Section 7 of the attached Town Planning Report for further discussion of shadow impacts. Refer to Appendix B for the shadow diagrams in the Architectural Plans.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	 Figure 9.4.4-2 Illustration showing southern shadow outcome AO8.3 Bermuda Point precinct The shadow cast by the building in a true south direction has a length 0.25 times the height of the building, as measured from the top of the podium adjacent to the southern side of the subject building to the top of the topmost storey, and does not intrude onto any other site, or does not cast shadow onto any other building on the same site. Note: The podium is excluded from any southern shadow calculations. 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		

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
	measured from the ground level to the top of the topmost storey. Note: For the purpose of this acceptable outcome, the ocean beach is defined as that area east of a line 10m east of and parallel to the foreshore seawall line and the Broadwater foreshore is defined as that area east of the leading edge of the revetment wall.  Figure 9.4.4-3 Illustration showing ocean beach and Broadwater foreshore shadow outcome AO8.5 The shadow cast by the building in the direction of true south does not intrude more than 10m into a riverside public open space reserve.		

Earthworks and treatment of retaining walls

PO9 Earthworks and retaining walls associated with the development do not	AO9 Retaining walls and batters comply with the requirements of SC6.11 City Plan	AO9 NOT APPLICABLE Retaining walls are not proposed.	
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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
create a negative visual impact upon neighbouring properties or the streetscape.	policy – Land development guidelines, Section 3 – Change to ground level standards.		
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 SC6.11 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards.	AO10 COMPLIES The proposed development is compliant with the relevant stormwater drainage requirements. Refer to Stormwater Management Plan in Appendix E of the attached Town Planning Report.	
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.	AO11 COMPLIES The site is connected to all essential urban services noted in AO11.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO12 Development is undertaken in accordance with the Performance Criteria specified in the <i>Queensland Development Code MP1.4 – Building over or near relevant infrastructure</i> .	AO12 Development is undertaken in accordance with the Acceptable Solutions specified in the <i>Queensland Development Code MP1.4 – Building over or near relevant infrastructure</i> .	AO12 COMPLIES The proposed development will be undertaken in accordance with the Acceptable Solutions specified in the Queensland Development Code MP1.4 –Building 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 SC6.13 City Plan policy – Site analysis .	AO13 COMPLIES The proposed development design includes consideration of the existing character in the local area and identifies potential environmental risks and hazards. Refer to the Architectural and Landscape Plans in Appendix B and Appendix C respectively.	

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.

8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

This code applies to assessing material change of use, reconfiguring a lot and operational work, for development subject to the Acid sulfate soils overlay where indicated 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**.

8.2.1.2 Purpose

- (1) The Acid sulfate soils overlay deals with areas of land identified in a State planning policy as being subject to acid sulfate soils. It may include areas of land identified in the local government area as having potential or actual acid sulfate soils.
- (2) The purpose of the Acid sulfate soils overlay code is to protect the natural environment, built environment and infrastructure from impacts of acid sulfate soils.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Acid sulfate soils are identified and managed to ensure the release of acid and associated metal contaminants into the environment does not occur.
 - (b) Buildings and infrastructure are protected from the effects of acid sulfate soils.

8.2.1.3 Specific benchmarks for assessment**Table 8.2.1-1: Acid sulfate soils overlay code – for assessable development**

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Acid sulfate soils			
PO1 The extent and severity of the acid sulfate soils risk is accurately characterised.	AO1 Acid sulfate soils are identified through an acid sulfate soils investigation, carried out in accordance with SC6.2 City Plan policy – Acid sulfate soils management .	PO1 WILL COMPLY The site has been identified within an at RL20m/RL5m or below with the potential for acid sulfate soils. Further investigation is required by a suitably qualified geotechnical engineer to establish the quality of the soil on the site and if acid sulfate soils are present within the soil, if required.	
PO2 The natural environment, built environment and/or infrastructure is protected by ensuring that soil disturbance or development of land does not result in the release of acid and metal contaminants.	AO2 Development does not: (a) excavate or otherwise remove soil or sediment identified as containing acid sulfate soils; (b) permanently or temporarily extract groundwater resulting in aeration of previously saturated acid sulfate soils; or (c) fill land (where at or below 5m AHD) that results in: (i) actual acid sulfate soils being moved below the watertable; or (ii) previously saturated potential acid sulfate soils being aerated. OR Where acid sulfate soils are disturbed, building design, infrastructure and filling/excavation works are managed in accordance with an acid sulfate soils management plan to: (a) protect the natural environment, buildings and infrastructure; and	PO2 WILL COMPLY See PO1 solution. All works will ensure compliance with PO2.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	(b) neutralise existing acidity and ensure the release of acid and metal contaminants does not occur. The Acid sulfate soils management plan is to be prepared in accordance with SC6.2 City Plan policy – Acid sulfate soils management. Note: A condition will be included on any approval requiring certification from a suitably qualified and experienced professional. This certification must be submitted to Council confirming that the management of the acid sulfate soils has complied with the approved management plan.		

City Plan code template

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

Please note:

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

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

8.2.2 Airport environs overlay code

8.2.2.1 Application

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

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

8.2.2.2 Purpose

- (1) The airport environs overlay deals with issues relating to development in the vicinity of certain airports and aviation facilities. This includes:
 - the Obstacle Limitation Surface (OLS)
 - public safety area
 - wildlife hazard buffer zones
 - lighting area buffer zones
 - Australian Noise Exposure Forecast (ANEF) contour
 - Procedures for Air Navigation Services – Aircraft Operational (PANS-OPS) surfaces
 - aviation facilities
 - it may also include locally identified issues that relate to airport environments.

-
- (2) The purpose of the Airport environs overlay code is to
- (a) recognise Gold Coast Airport as essential economic infrastructure and protect and assure its ongoing operation and continued development;
 - (b) regulate development that may affect the operational efficiency of Gold Coast Airport at Coolangatta and the Airservices Australia Aviation Facilities related to the operation of the airport;
 - (c) minimise incompatible development within the public safety area adjacent to the airport;
 - (d) minimise the adverse impacts of airport noise on residential and other noise sensitive land uses in the vicinity of the airport.
- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) The Gold Coast Airport continues to contribute to the tourism industry, the business sector and communities of Gold Coast.
 - (b) Development does not impact on the operation of Gold Coast Airport.
 - (c) The maximum height of buildings and other structures, within the area designated as the airport's 'prescribed airspace' pursuant to the Airports (Protection of Airspace) Regulations 1996, as shown in the mapping of the **Obstacle Limitation Surface (OLS)** and the **Procedures for Air Navigation Services – Aircraft Operational (PANS-OPS) surfaces**, is not exceeded.
 - (d) Buildings and other structures do not encroach into the sensitive areas around aviation facilities pursuant to International Civil Aviation Organisation (ICAO) principles and *Air Services Act 1996*.
 - (e) The operation of artificial lighting sources does not exceed the maximum light source intensities imposed by the Gold Coast Airport Master Plan and the Civil Aviation Safety Authority.
 - (f) Potential hazards to safety of aircraft operations brought about by bird or bat strikes are minimised.
 - (g) Potential hazards to safety of aircraft operations resulting from the emission of smoke, dust or other particulate matter, or creation of air turbulence are minimised.
 - (h) Potential hazards to safety of aircraft operations resulting from reflection of sunlight, and any another potential causes of temporary interference with pilot vision are minimised.
 - (i) New development within the public safety area of the airport does not significantly increase population density or the use and storage of hazardous materials within this area.
 - (j) Potential impacts on residential and other noise-sensitive development in close proximity to the airport are minimised by ensuring that new development is subject to appropriate acoustic treatment pursuant to *AS2021:2015 Acoustics – Aircraft noise intrusion – Building siting and construction*, according to noise contours shown on **Airport environs – Australian Noise Exposure Forecast (ANEF) contour overlay map**.

8.2.2.3 Specific benchmarks for assessment**Table 8.2.2-2: Airport environs overlay code – for assessable development**

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Heights of buildings and other structures			
PO1 Building height and structure height does not affect the current or future operational efficiency of Gold Coast Airport or create a hazard to the safe navigation of aircraft using the airport's prescribed airspace. Note: The requirements associated with the heights of buildings are also applicable to temporary intrusions into prescribed airspace, such as cranes utilised during building construction. <i>Editor's note – A development proposal involving a building, structure, crane or other construction equipment which exceeds 110m is required to be notified to CASA. Furthermore, any building, structure, crane or other construction equipment which exceeds 150m above ground level must be regarded as an obstacle unless assessed otherwise by CASA. Council is required to refer such development proposals to the airport manager for assessment, who will then refer the proposal to CASA. Refer to the SPP guidelines for more information regarding the Australian Government's role and assessment processes for intrusions into operational airspace of strategic airports.</i>	AO1 Building height and structure height does not exceed the current maximum allowable height applicable to the subject site, as identified on Airport environs – Procedures for Air Navigation Services – Aircraft Operational (PANS-OPS) surfaces overlay map and Airport environs – Obstacle Limitation Surface (OLS) overlay map. <i>Editor's note – A development proposal involving a building, structure, crane or other construction equipment which encroaches into the operational airspace of a Leased Federal or other strategic airport must be referred by Council to the airport manager for assessment, who will on refer the proposal to the Australian Government if required.</i>	AO1 COMPLIES The proposed development does not exceed the height limits prescribed by the PANS-OPS overlay map.	
Acoustic treatment to buildings to lessen the impact of aircraft noise (on land within the Airport environs – Airport Noise Exposure Forecast (ANEF) contour overlay map)			
PO2 Development, other than an extension to an existing Dwelling house, on land within the 20 ANEF contour or greater as	AO2 Development within the 20 ANEF contour or greater, as identified on Airport environs – Australian Noise	PO2 NOT APPLICABLE The site is not affected by ANEF.	

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
shown on the latest approved ANEF plan for Gold Coast Airport, is designed and constructed to prevent adverse impacts from aircraft noise . Note: The current ANEF mapping for Gold Coast Airport as at the date of adoption of the planning scheme is shown in Airport environs – Australian Noise Exposure Forecast (ANEF) contour overlay map.	Exposure Forecast (ANEF) contour overlay map is acoustically insulated to the applicable standard required by AS2021:2015 Acoustics – Aircraft noise intrusion – Building siting and construction.		
Reflective roof materials, advertising devices and artificial light sources (on land within the Gold Coast Airport lighting zone)			
PO3 Development involving reflective roof materials, illuminated advertising devices or other artificial light sources, including street lighting and coloured lights, do not create a visual hazard for aircraft operation on approach to, or take off from, the Gold Coast Airport. Note: For advice on how to meet aviation safety requirements refer to <i>Civil Aviation Safety Authority (CASA) guidelines: Lighting in the Vicinity of Aerodromes – Advice to Lighting Designers</i>. Note: Use of a reflective roof surface in the Lighting Zone of Gold Coast Airport constitutes a 'controlled activity', and requires approval from the operator of Gold Coast Airport. (Roof materials having solar absorbency greater than 0.35 are deemed to be pre-approved).	AO3.1 The illuminated advertising device or artificial light source does not exceed the maximum intensity of illumination within the respective light intensity zone, as identified on Airport environs – lighting area buffer zones overlay map .	PO3 NOT APPLICABLE The site is not located within the Airport environs – lighting area buffer zones overlay map areas.	
	AO3.2 Configurations of lights in straight parallel lines 500m to 1,000m long (e.g. sporting fields and large parking areas) are not located within the Outer lighting zone, as identified on Airport environs – lighting area buffer zones overlay map .		
	AO3.3 Glare or flashes (e.g. sporting stadia), flare plumes, refineries, upward shining lights, laser lights, flashing or sodium (yellow) lighting are not located within 6 km of the airport runway, as identified on Airport environs – lighting area buffer zones overlay map .		
	AO3.4 The roof of any building located on land		

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
	identified on Airport environs – lighting area buffer zones overlay map has a solar absorbency greater than 0.35.		
Development within public safety areas			
PO4 Development within the Public Safety Area for Gold Coast Airport as identified on Airport environs – public safety area overlay map does not increase the amount of people living and using the area or increase the risk to airport operations.	AO4 Development within the Public Safety Area for the Gold Coast Airport as identified on the Airport environs – public safety area overlay map does not: (a) Increase the number of people living in the area, and proposes no greater density than a Dwelling house. (b) Introduce or intensify community, commercial, industrial or any other uses. (c) Involve the manufacturing or bulk storage of hazardous (explosive or noxious) or flammable materials.	PO4 NOT APPLICABLE The site is not on land within the Gold Coast Airport public safety area overlay map.	
Aviation facilities			
PO5 Development in the area, around Airservices Australia Aviation Facilities identified on Airport environs – Airservices Australia aviation facilities overlay map , does not adversely impact on the functioning of these facilities. Note: If development has the potential to adversely affect the functioning of Airservices Australia Aviation Facilities, approval is required from the Manager, Operational Requirements and Services (Airservices Australia).	AO5.1 Development that involves electrical or electromagnetic fields (e.g. arc welding) or that creates a permanent or temporary physical line of sight obstruction between transmitting and receiving devices, is not located within the VHF 500m buffer overlay for the Springbrook VHF facility (as identified on the Airport environs – Airservices Australia aviation facilities overlay map).	PO5 NOT APPLICABLE The site is not on land within the Airservices Australia aviation facilities overlay map.	
	AO5.2 Development that involves any of the following, is not included within the		

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
	VOR 1000m buffer overlay for the Jacobs Well VOR facility (as identified on Airport environs – Airservices Australia aviation facilities overlay map): (a) creating a permanent or temporary physical line of sight obstruction; (b) overhead lines exceeding 5m in height; (c) metallic structures exceeding 8m in height; (d) trees and open lattice towers exceeding 10m in height; (e) wooden structures exceeding 13m in height.		
	AO5.3 Development that involves any of the following, is not located within the building restricted area for the Mt Somerville PSR and SSR facilities (as identified on the Airport environs - Airservices Australia aviation facilities overlay map). (a) creating a permanent or temporary physical line of sight obstruction; (b) overhead lines exceeding 5m in height; (c) metallic structure exceeding 8m in height.		
	AO5.4 Development that involves any of the following, is not located within the building restricted area for the Coolangatta DVOR, DME and NDB facilities (as identified on the Airport environs - Airservices Australia aviation facilities overlay map).		

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) creating a permanent or temporary physical line of sight obstruction; (b) overhead lines exceeding 5m in height; (c) metallic structures exceeding 8m in height.		
Potential bird or bat strike on aircraft (on land within the Gold Coast Airport wildlife hazard buffer zones)			
PO6 Development in the bird/bat strike zones of Gold Coast Airport, as identified on Airport environs – wildlife hazard buffer zones overlay map , does not exacerbate the potential for bird or bat strike on aircraft.	AO6.1 In locations within 3km of the Gold Coast Airport, as identified on Airport environs – wildlife hazard buffer zones overlay map , where planting as part of a development could result in increased attraction of birds or bats, with the possibility of creating a hazard for aircraft operations, plant species will be selected which are not subject to heavy flowering or fruiting. Editors Note: The operator of Gold Coast Airport maintains a preferred plant species list that is available for the assistance of development proponents, if required.	PO6 NOT APPLICABLE The site is not on land within the wildlife hazard buffer zones overlay map.	
	AO6.2 In the case of any development within an allotment located within 3km of the Gold Coast Airport, as identified on Airport environs – wildlife hazard buffer zones overlay map , with the potential to create or increase a hazard of bird or bat strike on aircraft evidence is provided to confirm that approval has been obtained from the operator of Gold Coast Airport.		

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
	AO6.3 The following land uses are not located within 3km of the airport runway, as identified on Airport environs – wildlife hazard buffer zones overlay map : (a) Cropping (turf farm or fruit tree farm) (b) Intensive animal industry (piggery) (c) Aquaculture (fish processing/packing plant) (d) Conservation state (e.g. wetland) (e) Major sport, recreation and entertainment facility (showground) (f) Low impact industry, Medium impact industry, high impact industry (food processing plant) (g) Food/organic waste facility: and (h) Putrescible waste facility (e.g. landfill, transfer station)		
	AO6.4 Where the uses listed in AO6.3 are located between 3km and 13km from the airport runway, as identified on the Airport environs – wildlife hazard buffer zones overlay map , measures that prevent wildlife attraction are undertaken (e.g. covering of potential food/waste sources and other wildlife deterrence methods). Note: Where exceptional circumstances justify approval of development within 3km – 13km of the airport runway, rigorous wildlife management measures to avoid attracting wildlife should be incorporated in the development proposal.		

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	AO6.5 The following land uses include appropriate measures that prevent wildlife attraction (e.g. covering of potential food/waste sources and other wildlife deterrence methods) if located within 13km of the airport runway, as identified on the Airport environs – wildlife hazard buffer zones overlay map : (a) Animal husbandry (cattle/dairy farm); (b) Intensive animal industry (poultry farm); (c) Conservation estate (all other than mentioned in AO6.3); (d) Major sport, recreation and entertainment facility (all other than mentioned in AO6.3); (e) Outdoor sport and recreation; (f) Park; (g) Non-putrescible waste facility (e.g. landfill, transfer station) (h) Sewerage/wastewater treatment facility		
Emission of particulate matter and air turbulence (inside the outer horizontal surface 15km)			
PO7 Development in the Gold Coast Airport's prescribed airspace does not compromise the operation of aircraft engines or create air turbulence or a potential visual hazard for aircraft operation around the Gold Coast Airport due to emission of smoke, steam or other particulate matter. Note: The Gold Coast Airport's 'Prescribed Airspace' is indicated	AO7.1 The development will not cause a potential hazard to the operation of aircraft through the emission of smoke, steam, dust or other particulate matter.	PO7 NOT APPLICABLE The site is not within 15km of the Gold Coast Airport. Regardless, the uses that generate emissions listed in AO7.1 and AO7.2 are not proposed.	
	AO7.2 The development will not cause a potential hazard to the operation of aircraft through the emission of a gaseous plume at a velocity exceeding		

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
by the OLS and the PANS-OPS on Airport environs – Procedures for Air Navigation Services – Aircraft Operational (PANS-OPS) surfaces overlay map and Airport environs – Obstacle Limitation Surface (OLS) overlay map. Note: If development has the potential to cause a hazard to aircraft operations through the emission of particulate matter, approval of the operator of Gold Coast Airport is required.	4.3m per second.		
Transient aviation activities			
PO8 Development does not adversely impact on the Gold Coast Airport's prescribed airspace. Note: The Gold Coast Airport's 'Prescribed Airspace' is indicated by the OLS and the PANS-OPS on Airport environs – Procedures for Air Navigation Services – Aircraft Operational (PANS-OPS) surfaces overlay map and Airport environs – Obstacle Limitation Surface (OLS) overlay map.	AO8 Activities involving transient intrusions such as parachuting, hot air ballooning or hang gliding are not located within the airspace of the Gold Coast Airport.	AO8 NOT APPLICABLE The development proposal does not involve activities involving transient intrusions.	

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.

8.2.4 Coastal erosion hazard overlay code

8.2.4.1 Application

This code applies to assessing material change of use, building work, reconfiguring a lot or operational work for development subject to the Coastal erosion hazard overlay where indicated in **Part 5.10 Categories of development and assessment – Overlays**.

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

8.2.4.2 Purpose

- (1) The purpose of the Coastal erosion hazard overlay code is to outline the minimum requirement to reduce the exposure of development within close proximity to the ocean or waterways from the threat of erosion and provide for the maintenance of natural and engineered protection measures. Note that developers of coastal hazard zones are encouraged to consider coastal hazard reduction measures that exceed those required by this code.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) People and premises are protected from the adverse impacts of erosion and climate change.
 - (b) Adequate access is provided for foreshore seawall maintenance.
 - (c) Sand resources are protected and replenished for preservation and restoration of the city's beaches.
 - (d) The hydraulic performance of waterways are maintained.
 - (e) The environmental values of the foreshore and the waterways are maintained and protected.
 - (f) The scenic amenity of waterways (including bed, banks foreshores, dunes riparian areas and ocean beaches) are protected.

- (g) The bed, banks, foreshores, dunes and riparians of tidal waterways are adequately stabilised.
- (h) Public access to the foreshore is maintained and enhanced for current and future generations.

8.2.4.3 Specific benchmarks for assessment

Table 8.2.4-3: Coastal erosion hazard overlay code (ocean front land) – 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
Setbacks			
PO1 Buildings and structures are setback from the ocean beach to: (a) ensure the protection and maintenance of the foreshore seawall (boulder wall); (b) protect the landscape character of the foreshore environment; (c) protect beachfront properties from erosion and other coastal hazards; (d) ensure the protection and maintenance of the active dunal areas; and (e) ensure unimpeded access through to neighbouring properties for seawall maintenance.	AO1 Buildings and structures are setback at least 8.1m from the foreshore seawall line shown on the Coastal erosion hazard overlay map . Note: Contact Council for information on the distance of the foreshore seawall line from the property boundary.	AO1 NOT APPLICABLE The site is not located on the foreshore seawall line.	
Erosion protection			
PO2 All buildings and structures (including any refurbishment works to existing buildings or structures) on land near the open coast have adequate footings, designed and certified by a Registered	AO2.1 Erosion prevention devices, including building footings, are certified by a Registered Professional Engineer of Queensland (RPEQ) specialising in civil engineering with a suitable specialty.	PO2 NOT APPLICABLE The site is not located on land within any of the zones noted in AO2.2, AO2.3, AO2.4, AO2.5, or AO2.6.	

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
	AO2.2 Buildings with a height up to 25m that are wholly or partly located within land identified on the Coastal erosion hazard overlay map as an 'area from seawall to 40m west requiring special building footings' are located and designed, constructed and certified for scour to at least at RL 0.0 metres AHD.		
	AO2.3 Buildings with a height up to 25m that are wholly or partly located within land identified on the Coastal erosion hazard overlay map as an 'area from 40m west of seawall to 75m west of seawall requiring special building footings' are located and designed, constructed and certified for scour to at least at RL +1.0 metres AHD.		
	AO2.4 Buildings with a height exceeding 25m that are wholly or partly located within land identified on the Coastal erosion hazard overlay map as an 'area from seawall to 40m west requiring special building footings' are located and designed, constructed and certified for scour to at least at RL -3.0 metres AHD.		
	AO2.5 Buildings with a height exceeding 25m that are wholly or partly located within land identified on Coastal erosion hazard overlay map as an 'area from 40m west of seawall to 75m west of seawall requiring special building		

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
	footings' are located and designed, constructed and certified for scour to at least at RL 0.0 metres AHD. AO2.6 Buildings that are wholly or partly located within 75m of the foreshore seawall line shown on the Coastal erosion hazard overlay map are located and designed, constructed and certified for resisting wave attack to at least at RL +6.0 metres AHD.		
PO3 For development on land identified as a 'Foreshore Seawall site' on the Coastal erosion hazard overlay map a foreshore seawall (boulder wall) certified by Registered Professional Engineer of Queensland (RPEQ) specialising in civil engineering is in place to protect persons and property from erosion and other coastal hazards.	AO3.1 Development on land identified as a 'Foreshore Seawall site' on Coastal erosion hazard overlay map : (a) a foreshore seawall (boulder wall) is constructed, for the full width of the property, on the foreshore seawall line shown on the Coastal erosion hazard overlay map; and (b) a Registered Professional Engineer of Queensland (RPEQ) specialising in civil engineering has certified that the foreshore seawall (boulder wall) is in accordance with SC6.11 City Plan policy – Land development guidelines – standard drawings (standard drawing 04-001 and 04-002). AO3.2 Prior to the commencement of the construction or reconstruction of a foreshore seawall (boulder wall), sufficient security is provided to Council to ensure that: (a) it is constructed in accordance with	PO3 NOT APPLICABLE The site is not located on a foreshore seawall site and does not require the construction of a foreshore seawall.	

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
	Council requirements; (b) appropriate dune restoration will be undertaken in accordance with SC6.4 City Plan policy – Coastal dune management .		
Restoration and replenishment of beach sand			
PO4 Development on land near the open coast contributes to the maintenance of the beach zone through replenishment of excavated sand.	AO4.1 The development is on a site wholly or partly identified on the Coastal erosion hazard overlay map as '0 to 500m west of seawall' requires sand excavated in this area to be dumped on beach as directed. Excess sand that is excavated in the course of development is: (a) cleaned using a 20mm sieve to remove all material other than clean sand; and (b) delivered and deposited to a beach as directed by Council; and (c) if the sand excavated on the site exceeds 1,500 cubic metres, a supervisor appointed by Council shall be employed for the duration of the sand excavation and deposition at the expense of the applicant.	AO4.1 COMPLIES The site is within 500m of the foreshore seawall and expected to excavate over 1,500m ² of material for basement areas. Material will be managed and placed as required.	
	AO4.2 Prior to the commencement of sand extraction and deposition, sufficient security is provided to Council to ensure that: (a) it is sieved and placed on an ocean beach in accordance with Council requirements; and (b) appropriate beach protection and/or restoration measures are	AO4.2 COMPLIES Council may condition appropriate requirements for the development to comply with AO4.2, if required.	

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
	used.		
Protection of the coastal environment			
PO5 Coastal dunes are protected and managed to minimise human impacts on existing dune vegetation and facilitate restoration and protection of dune systems.	AO5.1 A rear dune fence is constructed on the foreshore seawall line shown on the Coastal erosion hazard overlay map and: (a) there is no fence or structure linking the rear dune fence with any fence on the site; and (b) the fencing is in accordance with SC6.11 City Plan policy – Land development guidelines (Section SC9.8 Foreshore seawalls and dune fencing and standard drawing 04-003) and SC6.4 City Plan policy – Coastal dune management.	PO5 NOT APPLICABLE The construction of a dune fence is not required for the site.	
	AO5.2 Dune fencing does not impede public access to, and along, the beach.		
PO6 The proposed development responds to the adjoining dune environments by: (a) ensuring the retention and planting of appropriate vegetation to assist in dune stabilisation and habitat protection; (b) reinforcing the visual amenity of the city's beaches by using appropriate	AO6 No acceptable outcome provided.	PO6 NOT APPLICABLE The site is not adjoining dune environments.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
vegetation and landscaping; (c) facilitating safe public access through public land; (d) ensuring water quality is not diminished; and (e) considering the visual amenity and privacy requirements of beachfront residents. Note: Compliance with SC6.4 City Plan policy – Coastal dune management is Council's preferred method of demonstrating compliance with this performance outcome.			
Scenic amenity			
PO7 Development does not adversely affect the scenic amenity of the foreshore having regard to: (a) views from adjoining open space; (b) shadowing of public space; and (c) scale of adjoining development.	A07 No acceptable outcome provided.	PO7 NOT APPLICABLE The site is not adjoining foreshore 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
Public access			
PO8 Any area of the site seaward of the foreshore seawall line as shown on the Coastal erosion hazard overlay map is transferred to Council ensure public access and beach protection.	AO8 For reconfiguring a lot applications, land seaward of the foreshore seawall line is to be transferred to Council to ensure public access and beach protection. For material change of use, operational works or building works, land seaward of the foreshore seawall line should remain free from development or where this is not possible ensure that structures are temporary, can be easily removed during erosion events or sacrificial in nature.	PO8 NOT APPLICABLE The site is not adjoining public open space.	

Table 8.2.4-4: Coastal erosion hazard overlay code (canals and waterways) – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Setbacks			
PO9 Buildings and structures are setback from waterways to: (a) maintain the long term integrity of the foreshore stability structure and public access areas; (b) ensure the hydraulic performance of the waterway is not compromised; (c) provide for the undertaking of future maintenance of the foreshore stability structure and public access	AO9.1 Buildings and structures are not located beyond the waterway regulation line. Note: For guidance applicants should refer to SC6.11 City Plan policy – Land development guidelines – standard drawings (standard drawing 04-004). Note: The applicant will be required to contact Council to determine the location of the waterway regulation line.	PO9 NOT APPLICABLE The site is not located in proximity to any canals or waterways.	

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
areas; and (d) ensure unimpeded access through to neighbouring properties for revetment wall maintenance.	AO9.2 For properties identified on the Coastal Erosion Hazard Overlay Map as 'Area Affected by Waterway Building Setback (Nominated)', buildings and structures are set back from waterways in accordance with the waterway building setback line. Note: Applicants are advised to contact Council for the location of the waterway building setback line for their property. Refer to SC6.11 City Plan policy – Land development guidelines – standard drawings (standard drawing 04-004) to determine the relationship of the waterway building setback line to waterways. OR For properties identified on the Coastal Erosion Hazard Overlay Map as 'Area Affected by Waterway Building Setback (To be Advised)' or 'Refer to CGC for Waterway Building Setback' where no waterway building setback line is nominated or determined as part of the condition/s of a development permit, buildings and structures are setback from waterways in accordance with the setback line determined by Council following submission of a report prepared in accordance with SC6.11 City Plan policy – Land development guidelines (Section 8.3.3 Waterways report (canals, lakes, tidal waters, creeks, rivers and other waterways)). The following buildings and structures may intrude into the setback area as follows:		

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
	Structure	Maximum acceptable intrusion into setback area		
	Eaves overhang	1m		
	Cantilevered balcony	2m		
	Attached pergola comprising open sides and a roof without impervious sheeting	2.5m		
	Cantilevered not more than 1.2m in height above the natural ground surface	Unlimited		
	Swimming pool not more than 1m above the natural ground surface	Unlimited where it demonstrated there exists structural independence between the revetment wall and swimming pool and sufficient access is provided for maintenance.		

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
Erosion protection			
PO10 Foreshore stability solutions for canals and waterways must: (a) demonstrate on going sustainability of the waterbody; (b) protect persons and property from erosion and other coastal hazards; and (c) be certified by a Registered Professional Engineer of Queensland (RPEQ) specialising in civil engineering.	AO10.1 Where structures in, on and over the water are proposed, a report is prepared by a Registered Professional Engineer of Queensland (RPEQ) specialising in civil engineering with a suitable speciality, detailing the most appropriate foreshore stability solution. Note: The report is to be prepared in accordance with SC9.11 City Plan policy – Land development guidelines (Sections 8.3.3 Report submission – waterways (canals, lakes, tidal waters, creeks, rivers and other waterways)). OR Where a report for a foreshore stability solution is not deemed necessary, prior to the development commencing on site, an inspection of the condition of the existing revetment wall or erosion prevention/bank stability measure is undertaken. The inspection must report on the existing condition of the structure and make any recommendations as to any repairs or maintenance work necessary. If repairs or maintenance works are needed, they are to be completed and certification from a Registered Professional Engineer of Queensland (RPEQ) is required. Note: Certifications and reports are required to be submitted to Council, for Council's records.	PO10 NOT APPLICABLE The site is not located in proximity to any canals or waterways.	
	AO10.2 Proposed foreshore stability solutions are in accordance with the condition/s		

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	of a development permit.		
	AO10.3 Where revetment walls are to be utilised, construction is to occur in accordance with SC6.11 City Plan policy – Land development guidelines – standard drawings (standard drawing 04-004) on the waterway regulation line. The wall is to be certified by a Registered Professional Engineer of Queensland (RPEQ) specialising in civil engineering with a suitable speciality.		
Protection of the coastal environment			
PO11 Development on land adjoining a waterway maintains the environmental values of the waterway, including ensuring no adverse impacts on riparian vegetation. Note: Where the waterbody contains a natural bank, setbacks to the waterway should be consistent with those articulated in the Environmental significance overlay code.	AO11 No acceptable outcome provided.	PO11 NOT APPLICABLE The site is not located in proximity to any canals or waterways.	
PO12 Development on land adjoining a waterway ensures the water quality and quantity of the adjoining waterway is maintained having regard to: (a) current or intended uses of the waterway; and (b) water quality of adjacent waterways.	AO12 For development on land adjoining a waterway, a water quality management plan is prepared by a suitably qualified person and demonstrates that: (a) the proposed use will not adversely impact the water quality and quantity of the waterway; (b) the proposed non-residential	PO12 NOT APPLICABLE The site is not located in proximity to any canals or waterways.	

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 will comply with <i>Water Quality Standards for Specific Waterbodies</i> or the <i>AWQ Guidelines</i> ; and (c) overland flow does not impact on the structural integrity of the foreshore stability structure.		
Scenic amenity			
PO13 Development on land adjoining a waterway does not adversely affect the scenic amenity of the foreshore or waterway environs.	AO13 Development layout and building setbacks maintain the existing view line of neighbouring properties.	PO13 NOT APPLICABLE The site is not located in proximity to any canals or waterways.	
Public access			
PO14 All areas of a site below high water mark adjoining a canal or tidal waterway are maintained for public purposes as permanently inundated land.	AO14 The area below high water mark is to be transferred to Council as public open space.	PO14 NOT APPLICABLE The site is not located in proximity to any canals or waterways.	

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.

9.4.5 Healthy waters code

9.4.5.1 Application

This code applies to assessing material change of use or reconfiguring a lot for development where indicated within **Part 5 Tables of assessment** unless either of the following circumstances apply:

- (1) No increase in impervious area is required onsite for the development.
- (2) A stormwater quality and quantity management plan previously approved by the Council has been fully implemented within the existing development layout.

Note: Where a development proposal meets either (1) and (2) above, this code is not applicable.

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 protect the quality of the city's waters from the impacts of development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Urban stormwater quality management, wastewater management, and management of waters are based on the following principles:
 - (i) Development and construction activities are conducted to achieve the water quality objectives, as specified in the *Environmental Protection (Water) Policy 2009*.
 - (ii) The ongoing management of urban stormwater quality reflect the regional climate and the site's landscape characteristics.
 - (iii) Development is undertaken in accordance with best practice environmental management.

- (iv) Development avoids adverse impacts on the City of Gold Coast's waters or, where this is not feasible, adverse impacts are minimised.
- (b) Water resource catchments are protected from contamination by chemicals.
- (c) 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 be eroded due to cumulative impact of development.

9.4.5.3 Specific benchmarks for assessment

Table 9.4.5-2: Healthy waters code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Stormwater quality			
PO1 Development appropriately manages stormwater quality to: (a) protect natural ecosystems; (b) integrate stormwater treatment into the urban landscape; (c) protect water quality; (d) reduce runoff and peak flows; and (e) meet the water quality objectives and environmental values for Queensland waters. Note: Water quality objectives and environmental values for Queensland waters are contained within <i>Schedule 1 of the Environmental Protection (Water) Policy 2009</i> . Water quality objectives are locally specific and vary between and within river catchments.	AO1.1 Where development is: (a) for a dwelling house, dual occupancy or multiple dwelling on a lot less than 5000m²; or (b) light industry or business activity on a lot less than 2500m², it complies with the 'Deemed to comply' requirements detailed in the Stormwater quality management guidelines in SC6.11 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards.	AO1.1 COMPLIES The proposed development is deemed to comply with the relevant stormwater quality management guidelines. Refer to Stormwater Management Plan in Appendix E for further discussion.	
	AO1.2 Where development is: (a) for a dwelling house, dual occupancy or multiple dwelling on a lot equal to or more than 5000m² but less than 1.25 ha; or (b) light industry or business activity on a lot equal to or more than 2500m² but less than 1.25 ha; (c) it complies with the 'Deemed to comply' requirements detailed in	AO1.2 NOT APPLICABLE The proposed development is not located on a site which exceeds that which is outlined in AO1.2.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	the Stormwater quality management guidelines in SC6.11 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards.		
	AO1.3 Where development is not listed in AO1 a Stormwater Quality Management Plan is prepared by a suitably-qualified person in accordance with the Stormwater quality management guidelines in SC6.11 City Plan policy – Land development guidelines, Section 8 – Engineering drawings, documents and reports.	AO1.3 NOT APPLICABLE	
Stormwater quantity			
PO2 Stormwater quantity management outcomes demonstrate no adverse impact on stormwater flooding or the drainage of properties external to the subject site.	AO2 A stormwater quantity management plan is prepared by a suitably qualified person and demonstrates: (a) achievable stormwater quantity control measures for discharge during both the construction and operational phases of development designed in accordance with the <i>Queensland Urban Drainage Manual (QUDM)</i> unless subject to specific requirements of SC6.11 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards ; (b) on-site detention systems that are designed to restrict peak outflows for Q2, Q5, Q10, Q20 Q50 and	AO2 COMPLIES The proposed development is compliant with the relevant criteria outlined in AO2. Refer to Stormwater Management Plan in Appendix E for further discussion.	

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
	Q100 to pre-development conditions.		
Woongoolba Flood Mitigation Scheme Catchment Area			
PO3 In the Woongoolba Flood Mitigation Scheme Catchment Area, shown on the Water catchments and dual reticulation 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.	AO3 No acceptable outcome provided.	PO3 NOT APPLICABLE	
Protection of natural flows (discharge)			
PO4 Construction and operational activities avoid or minimise adverse impacts of altered stormwater quality and quantity.	AO4 Development achieves the Frequent Flow Management and Waterway Stability Management design objectives as stated within <i>Chapter 2 – Section 2.4.2 of the Urban Stormwater Quality Planning Guidelines 2010</i> . Note: A site Stormwater Quality and Quantity Management Report prepared by a suitably qualified person is Council's preferred method required to be submitted to Council to address this Acceptable outcome. The intent in the above guidelines (<i>Urban Stormwater Quality Planning Guidelines 2010</i>) can be achieved by adopting Water Sensitive Urban Design (WSUD) concepts within the development.	AO4 COMPLIES The proposed development stormwater management plan articulates the compliance with the relevant design guidelines outlined in AO4. Refer to Stormwater Management Plan in Appendix E for further discussion.	
Wastewater management			
PO5 Development does not discharge wastewater to receiving waters or areas	AO5 Where the development involves the discharge of wastewater, a Wastewater	AO5 COMPLIES The proposed development stormwater management plan and operational waste management plan	

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
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.	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 waterways; or (ii) if wastewater discharge to the environment cannot practicably be avoided wastewater discharge to waterways is minimised through re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.	demonstrate the compliance with the relevant design guidelines outlined in AO4. Refer to Stormwater Management Plan in Appendix E and Waste Management Plan in Appendix F for further discussion.	

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
Erosion and sediment control (ESC)			
PO6 Development does not cause erosion or allow sediments to leave the site.	AO6 An Erosion hazard assessment completed in accordance with the criteria in Table 9.4.5-3 is undertaken to establish the level of risk for soil erosion and sediment pollution to the environment. Where the Erosion hazard assessment has a risk score 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 <i>Best Practice Erosion and Sediment Control: International Erosion Control Association, (IECA) 2008, Australasia Chapter 2008</i> . Where the Erosion hazard assessment has a risk score greater than 10: A conceptual erosion and sediment control plan (ESCP) is prepared by a suitably qualified person for Council approval in accordance with the <i>Best Practice Erosion and Sediment Control: International Erosion Control Association, (IECA) 2008, Australasia Chapter 2008</i> .	AO6 WILL COMPLY An erosion hazard assessment will be completed upon request of Council is required.	

City Plan code template

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

Please note:

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

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

9.4.14 Vegetation management code

9.4.14.1 Application

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

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

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

Damage type	Provision(s)
Vegetation close to property boundaries	RO1 – RO2
Vegetation close to buildings	RO3
Vegetation close to pool fencing	RO4
Pest species vegetation	RO5
Threatening vegetation	RO6
Damage to vegetation for fire safety	RO7
Damage on agricultural land	RO8
Vegetation maintenance	RO9

Damage type	Provision(s)
All damage not described in the required outcomes	PO1
Note: The required outcomes in Part A of this code will not apply to vegetation that is identified under a vegetation protection order or planted as an approved landscape plan or condition of approval.	
Note: For general guidance on pruning and managing the growth of vegetation refer to <i>AS4373–2007 Pruning of amenity trees</i> .	
Note: Vegetation clearing must not result in harm to native wildlife. Where native wildlife is present it is recommended that a licensed wildlife spotter/catcher be employed to oversee works.	

9.4.14.2 Purpose

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

9.4.14.3 Specific benchmarks for assessment

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

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Vegetation management plan			
PO1 Damage to assessable vegetation does not occur where the vegetation: (a) provides habitats for threatened flora and fauna; (b) is of historical, cultural or visual significance; (c) provides erosion prevention and slope stabilisation; (d) is necessary to maintain the	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;	PO1 COMPLIES The site is already cleared of significant vegetation and improved by residential apartment development.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
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.	(b) the location of waterways, ridge tops and steep slopes (greater than 25%) on and adjacent to the site; (c) the location of the assessable vegetation to which the damage is proposed, and reasonable particulars of its vegetation type, including species, height and girth and whether it is: • habitat for threatened flora and fauna; • of historical, cultural, character or visual significance; • essential for erosion prevention and slope stabilisation, including within waterway buffers; • significant to the conservation of the city's biodiversity; • vegetation that contributes to waterway and wetland health. (d) a statement of the reasons for the damage and any relevant factors associated with the purpose of the proposed damage; (e) particulars of how vegetation to be retained will be protected during works in accordance with <i>AS4970–2009 Protection of trees on development sites</i>; (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		

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
	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.		

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.

9.4.2 Driveways and vehicular crossings code

9.4.2.1 Application

This code applies to assessing operational work for vehicle crossing works and material change of use for any development involving vehicle access or driveway works 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**.

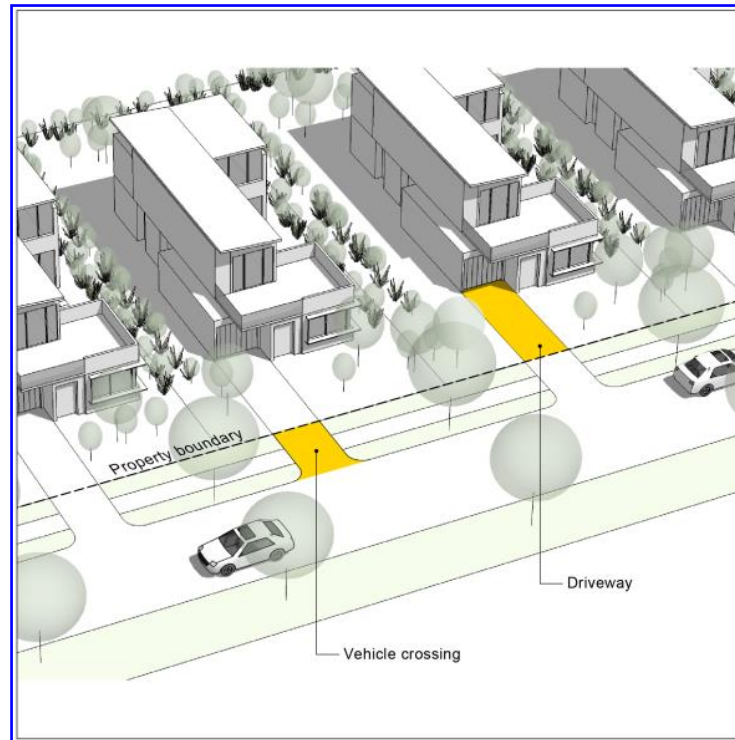


Figure 9.4.2-1

Illustration showing driveway and vehicle crossing for access to parking spaces

9.4.2.2 Purpose

- (1) The purpose of the Driveways and vehicular crossings code is to provide design standards for the construction, repair or modification to a driveway and/or a vehicular crossing and to ensure that the decisions are compatible.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Vehicular crossings provide safe access from the edge of the road carriageway to the property boundary.
 - (b) Vehicular crossings are located and constructed to avoid adverse impacts on City or utility infrastructure.
 - (c) Vehicular crossings are constructed to a standard that is consistent with a standard vehicle.
 - (d) Vehicular crossings are designed to ensure that there is minimal loss of on-street car parking spaces.
 - (e) Driveways provide safe access from the property boundary to the on-site vehicle accommodation or standing area.
 - (f) Driveways are located to ensure damage to existing street trees located within the verge is avoided.
 - (g) Driveways are located to retain space for the future planting of street trees.
 - (h) The construction, location and design of vehicular crossings and driveways prevent interference with the safe movement of vehicles or the safe use of the footpath to maintain the amenity of the area.
 - (i) The design and construction of the driveway and vehicular crossing are such that vertical and horizontal alignments provide a continuous, smooth access of good rideability and clearance for vehicles and driveway and vehicular crossing do not cause adverse stormwater drainage impacts.

9.4.2.3 Specific benchmarks for assessment**Table 9.4.2-3: Driveways and vehicular crossings code – assessable development for driveways**

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
Location			
PO1 The location of the driveway is considered at the design stage of the development to ensure it does not unnecessarily damage street trees and allows space for the planting of street trees within the verge.	AO1 The design of the driveway: (a) does not cause damage to street trees in the verge; and (b) retains space for the planting of street trees within the verge.	AO1 COMPLIES The proposed development includes driveways providing access to Old Burleigh Road and Armrick Avenue. This will not cause damage to the existing street trees in the verge. Refer to Traffic Impact Assessment, prepared by Cardno, in Appendix D.	

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	
Design				
PO2 The driveway is designed and constructed to ensure: (a) safe access for a B85 vehicle (AS/NZS 2890 (Set):2009 Parking Facilities Set) from the property boundary to the on-site vehicle accommodation or standing area; (b) it does not cause adverse stormwater drainage impacts on or off the site; and (c) safe pedestrian movement in the proximity of the site.	AO2 The driveway is designed in accordance with the following design standards:	AO2 COMPLES The design of the driveways for the site will be compliant with AS 2890.1:2004. Refer to Traffic Impact Assessment, prepared by Cardno, in Appendix D.		
	Land use		Design standard	
	- Dual occupancy - Dwelling house - Multiple dwellings (where the development is for townhouses)		Queensland Development Code – NMP 1.1 - Driveways	
	All other land uses		AS/NZS 2890.1:2004 – Parking facilities – Part 1: Off-street car parking	
	OR Where particularly restrictive physical conditions exist and the above standard arrangements are not attainable, the design and construction of the proposed driveway is certified by a RPEQ having regard to the following: (a) Disability Discrimination Act 1992; (b) AS/NZS 2890.1:2004 Parking facilities Part 1:Off-street car parking; (c) QUDM; and (d) Good engineering practice.			

Table 9.4.2-4: Driveways and vehicular crossings code – assessable development for vehicular crossings

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
Construction of vehicular crossings			
PO1 The vehicle crossing is designed and constructed to ensure: (a) safe access for a B85 vehicle (AS/NZS 2890 (Set):2009 Parking Facilities Set) from the road carriageway to the property boundary; (b) it does not cause adverse stormwater drainage impacts on or off the site; and (c) safe pedestrian movement in the proximity of the site.	AO1 Prior to the use commencing a vehicular crossing is constructed to provide access from the road to the property. Either: (a) The vehicular crossing is designed and constructed in accordance with the relevant vehicular crossing standards drawing in SC6.11 City Plan policy – Land development guidelines, Section 2 – Transport network standards; or (b) where particularly restrictive physical conditions exist and the above standard arrangements are not attainable, the design and construction of the proposed vehicular crossing is certified by a RPEQ having regard to the following: (i) <i>Disability Discrimination Act 1992</i>; (ii) <i>AS/NZS 2890.1:2004 Parking facilities Part 1: Off-street car parking</i>; (iii) <i>QUDM</i>; and (iv) Good engineering practice.	AO1 COMPLES The design of the vehicle crossings for the site will be compliant with AS 2890.1:2004. Refer to Traffic Impact Assessment, prepared by Cardno, in Appendix D .	
PO2 Location and construction of the vehicular crossing avoids damage to utility services, pathways, kerbs, road pavement and seal and other municipal infrastructure.	AO2 The vehicular crossing is designed and constructed in accordance with the relevant vehicular crossing standards in SC6.11 City Plan policy – Land	AO2 COMPLIES Refer to Traffic Impact Assessment, prepared by Cardno, in Appendix D .	

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 2 – Transport network standards.										
Maximum number of vehicular crossings per site											
PO3 The number of vehicular crossings per site are minimised to avoid the loss of on-street car parking spaces and to prevent adverse interference with: (a) the safety, capacity and operations of the existing or planned road network; (b) the proposed driveway; and (c) cycleways or pedestrian footpaths.	AO3 The maximum number of vehicular crossings per site, for the following land uses, is as follows: <table><tr><th>Land use</th><th>Maximum number of vehicular crossings per site</th></tr><tr><td>Dwelling house</td><td>1 OR 2 - when the road frontage at the kerb is at least 40m</td></tr><tr><td>Dual occupancy Multiple dwelling</td><td>1 OR 2 - where the road frontage at the kerb is greater than 20m</td></tr><tr><td>Non-residential use</td><td>2</td></tr></table>	Land use	Maximum number of vehicular crossings per site	Dwelling house	1 OR 2 - when the road frontage at the kerb is at least 40m	Dual occupancy Multiple dwelling	1 OR 2 - where the road frontage at the kerb is greater than 20m	Non-residential use	2	AO3 COMPLIES The proposed development includes two vehicular crossings and has a road frontage at the kerb of greater than 20 metres.	
Land use	Maximum number of vehicular crossings per site										
Dwelling house	1 OR 2 - when the road frontage at the kerb is at least 40m										
Dual occupancy Multiple dwelling	1 OR 2 - where the road frontage at the kerb is greater than 20m										
Non-residential use	2										
Separation distances											
PO4 Vehicular crossings are appropriately separated from other vehicular crossings and side property boundaries to prevent	AO4 Vehicular crossings are separated from: <table><tr><th>Instance</th><th>Minimum distance (m)</th></tr></table>	Instance	Minimum distance (m)	AO4 COMPLIES The proposed vehicular crossings are located greater than 3m from the vehicular crossing on the adjacent site.							
Instance	Minimum distance (m)										

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
interference with: (a) the safety, capacity and operations of the existing or planned road network; (b) adjoining properties; and (c) cycleways or pedestrian footpaths.	Any other vehicular crossing	3m		
	Any side property boundary: for residential development of 2 dwellings or less	1.5m		
	All other development	2m		
Location				
PO5 Vehicle access to a public roadway is safe and does not compromise the efficiency, function, convenience of use or capacity of the road network.	AO5.1 The location of the vehicular crossing to a public roadway is consistent with <i>AS/NZS 2890.1:2004 Parking facilities Part 1: Off-street car parking</i> and <i>AS 2890.2–2002 Parking facilities Part 2: Off-street commercial vehicle facilities</i> .		AO5.1 COMPLES Refer to Traffic Impact Assessment, prepared by Cardno, in Appendix D .	
	AO5.2 No new vehicular crossings are created on roads identified on the Functional road hierarchy as shown on the Zone maps or the Pacific motorway service road types overlap map .		AO5.2 NOT APPLICABLE The site is not identified on the Functional Road Hierarchy or the Pacific Motorway Service Road Types Overlay Map.	
PO6 Vehicular crossings are located to: (a) avoid damage to existing street trees located within the verge; and (b) retain space for the future planting of street trees within the verge.	AO6 No acceptable outcome provided.		PO6 COMPLIES The vehicular crossings included in the proposed development will not damage existing street trees located within the verge.	
Sight distances and lines				

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO7 Vehicular crossings are designed to prevent conflict between vehicles with cyclists and pedestrians.	AO7.1 Safe sight distances are provided, based on the vehicle speed at the vehicular crossing. Note: This AO does not apply to the following uses: • Dwelling house; • Secondary dwelling; • Dual occupancy; or • Multiple dwelling (where there are 3 dwellings or less).	AO7.1 COMPLIES Safe sight distances are provided for the vehicular crossing within the proposed development. Refer to Traffic Impact Assessment, prepared by Cardno, in Appendix D .	
	AO7.2 Vehicular crossings are designed to provide safe sight lines for vehicles exiting the vehicular crossing in accordance with <i>AS 2890.2-2002 Parking facilities Part 2: Off-street commercial vehicle facilities</i> . Where no service vehicle is required to access the site, including waste collection, the requirements for sight lines at the vehicular crossing are in accordance with <i>AS/NZS 2890.1:2004 Parking facilities Part 1: Off-street car parking</i> . Note: This AO does not apply to the following uses: • Dwelling house; • Secondary dwelling; • Dual occupancy; or • Multiple dwelling (where there are 3 dwellings or less).	AO7.2 COMPLIES The proposed development vehicular crossings are designed in accordance with AS 2890.2-2002. Refer to Traffic Impact Assessment, prepared by Cardno, in Appendix D .	