

Town Planning Report

Development Application

Residential Subdivision, Dual Occupancy
and Dwelling Houses

54 George Alexander Way, Coomera
Queensland 4209

Prepared for Coomera GA Pty Ltd The Coomera GA Unit Trust

Our Reference: 11241

3 February 2023



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Document Issue

Issue	Date	Prepared By	Checked By
Draft (for QA)	20 December 2022	Sarah Valentine	Andrew McLean
Final (for lodgement)	2 February 2023	Sarah Valentine	Andrew McLean

Executive Summary

This report is written on behalf of Coomera GA Pty Ltd ATF The Coomera GA Unit Trust who seek to develop land situated at 54 George Alexander Way, Coomera for the purposes of a residential subdivision, dual occupancy and dwelling houses. In particular, the proposal seeks to create 24 residential lots, 1 detention/drainage basin, 1 balance parcel and new road over 2 stages. The proposal includes a Material Change of Use for Dual Occupancy (6 lots) and a Material Change of Use for Dwelling Houses. Created lots will be accessed via two new internal roads which will connect to road extensions at the north.

The site is located partially within the High density residential zone and the Medium density residential zone of the Gold Coast City Plan (City Plan) and is subject to a number of overlays, including the Bushfire hazard overlay and the Environmental significance overlay.

To facilitate the intended development across the site, this application seeks approval for the following aspects of development:

- Development Permit – Reconfiguring a Lot for Subdivision (1 lot into 24 residential lots, 1 drainage basin, 1 balance parcel and new road) over 2 stages;
- Development Permit – Material Change of Use for Dual Occupancy (6 Dual Occupancies);
- Development Permit – Material Change of Use for Dwelling House (Plan of Development).

The proposed development is assessable development requiring Code assessment. An assessment against Schedules 9 and 10 of the *Planning Regulation 2017* (Planning Regulation) confirms that the application triggers referral to the Department of State Development, Local Government, Infrastructure and Planning for development interfering with Koala Habitat Areas outside the Koala Priority Area.

This application is supported by a number of technical reports/plans, including:

- **Property Searches**, prepared by Saunders Havill Group (Appendix A);
- **Code Compliance Tables**, prepared by Saunders Havill Group (Appendix B);
- **Application Forms**, prepared by Saunders Havill Group (Part 1);
- **Subdivision Concept Plan**, prepared by Saunders Havill Group (Part 3);
- **Landscape Concept Plan**, prepared by Saunders Havill Group (Part 3);
- **Detail Survey**, prepared by Saunders Havill Group (Part 3);
- **Bushfire Management Plan**, prepared by Eldon Bottcher Pty Ltd (Part 4);
- **Engineering Services Report**, prepared by Arcadis (Part 4);
- **Stormwater Management Plan**, prepared by Biome (Part 4);
- **Dual Occupancy Proposal Plans**, prepared by Ultra Linea Architecture (Part 4);
- **Traffic Impact Assessment**, prepared by TTM Group (Part 4); and
- **Ecological Assessment Report**, prepared by Saunders Havill Group (Part 4).

Having regard to the subject site and surrounds, the proposed development and the relevant planning framework, the following key considerations have been identified:

- The development is consistent with the outcomes identified within both the High Density Residential Zone Code and the Medium Density Residential Zone Code. In particular, the development will result in lot size outcomes which support a density that is consistent with the applicable Residential Density Overlay. A minimum lot size of 350m² is proposed, which exceeds the minimum lot size of 250m² specified for RD3 designated mapped areas. Further, the inclusion of Dual occupancy adds additional density that is in keeping with the designation.
- Design of the development complies with the General development provision code by ensuring any potential effects to amenity, health and safety with regard to noise, traffic and visual amenity effects are suitably mitigated. The development will further ensure that all proposed infrastructure and stormwater drainage is provided in accordance with the requirements of the planning scheme.
- The development is consistent with the outcomes identified in the Healthy Waters Code and will achieve all objectives as required by the planning scheme.

This Town Planning Report, and supporting documents, have assessed the proposed development against the provisions of the City Plan and other relevant legislation. We believe the development is consistent with the City Plan and is appropriate for the locality. It is therefore recommended that the development application be approved, subject to relevant and reasonable conditions.

Project Summary

Property Summary

Site Address	54 George Alexander Way, Coomera Queensland 4209
Real Property Description	Lot 96 RP187418
Site Area	30,100m ²
Frontage	95m to George Alexander Way
Easements / Encumbrances	N/A
Land Owners	Coomera GA Pty Ltd ATF The Coomera GA Unit Trust
Local Government	Council of the City of Gold Coast

Planning Framework Summary

State Interests (SPP)	Biodiversity • MSES – Wildlife habitat (koala habitat areas – core) • MSES – Regulated vegetation (essential habitat) • MSES – Regulated vegetation (intersecting a watercourse) Natural Hazards Risk and Resilience • Flood hazard area – Local Government flood mapping area • Bushfire prone area
Regional Plan and Land Use Category	Urban Footprint
Planning Scheme	Gold Coast City Plan v9
Zone	Medium Density Residential High Density Residential
Applicable Overlays	• Environmental Significance Overlay • Airport Environs Overlay • Bushfire Hazard Overlay • Residential Density Overlay
TLPIs	N/A

Application Summary

Description	Residential Subdivision, Dual Occupancies and Dwelling Houses
Type of Approval Sought	• Development Permit – Reconfiguring a Lot for Subdivision

- Development Permit – Material Change of Use for Dual Occupancy
- Development Permit – Material Change of Use for Dwelling Houses (Plan of Development)

Assessment Manager	Gold Coast City Council
Category of Assessment	Code Assessable
Referral Details	Department of State Development, Local Government, Infrastructure and Planning • Schedule 10, Part 10, Division 3, Subdivision 2, Table 1

Applicant Details

Applicant	Coomera GA Pty Ltd ATF The Coomera GA Unit Trust c/- Saunders Havill Group 9 Thompson Street Bowen Hills QLD 4006
Contact	Andrew McLean Telephone: (07) 3251 9482 Email: andrewmclean@saundershavill.com

Project Team

Applicant / Developer	Coomera GA Pty Ltd ATF The Coomera GA Unit Trust
Town Planning	Saunders Havill Group
Architecture	Ultra Linea Architecture
Civil Engineering	Arcadis
Stormwater Engineering	Biome Water and Environmental Consulting
Bushfire	Eldon Bottcher Architect Pty Ltd
Surveying	Saunders Havill Group
Ecology	Saunders Havill Group
Urban Design	Saunders Havill Group
Landscape Architect	Saunders Havill Group

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1. Introduction

Saunders Havill Group has been engaged by Coomera GA Pty Ltd ATF The Coomera GA Unit Trust (the Applicant) to prepare this development application. The development application seeks approval for the following aspects of development:

- Development Permit – Reconfiguring a Lot for Subdivision (1 lot into 24 lots, 1 drainage lot, 1 balance parcel and new road);
- Development Permit – Material Change of Use for Dual Occupancy (6 Dual Occupancies);
- Development Permit – Material Change of Use for Dwelling Houses (Plan of Development).

The application is made over land located at 54 George Alexander Way, Coomera, formally described as Lot 96 on RP187418 (the 'subject site').

This Town Planning Report assesses the proposal against the relevant provisions of the Gold Coast City Plan v9 (the City Plan), the *Planning Act 2016* (the Planning Act) and other relevant legislation.

This report is accompanied by the following specialist reports/plans:

- **Property Searches**, prepared by Saunders Havill Group (Appendix A);
- **Code Compliance Tables**, prepared by Saunders Havill Group (Appendix B);
- **Application Forms**, prepared by Saunders Havill Group (Part 1);
- **Subdivision Concept Plan**, prepared by Saunders Havill Group (Part 3);
- **Landscape Concept Plan**, prepared by Saunders Havill Group (Part 3);
- **Detail Survey**, prepared by Saunders Havill Group (Part 3);
- **Engineering Services Report**, prepared by Arcadis (Part 4);
- **Stormwater Management Plan**, prepared by Biome (Part 4);
- **Dual Occupancy Proposal Plans**, prepared by Ultra Linea Architecture (Part 4);
- **Traffic Impact Assessment**, prepared by TTM Group (Part 4); and
- **Ecological Assessment Report**, prepared by Saunders Havill Group (Part 4).

2. Site Analysis

2.1. Site Location

The subject site is located at 54 George Alexander Way, Coomera. At the north and east, the site adjoins an established residential area consisting predominantly of detached residential dwellings and is well serviced by recreational areas, retail, entertainment and employment opportunities. The site has a total area of 30,100m² and has a frontage of approximately 95m to George Alexander Way. Refer to **Figure 1** below.

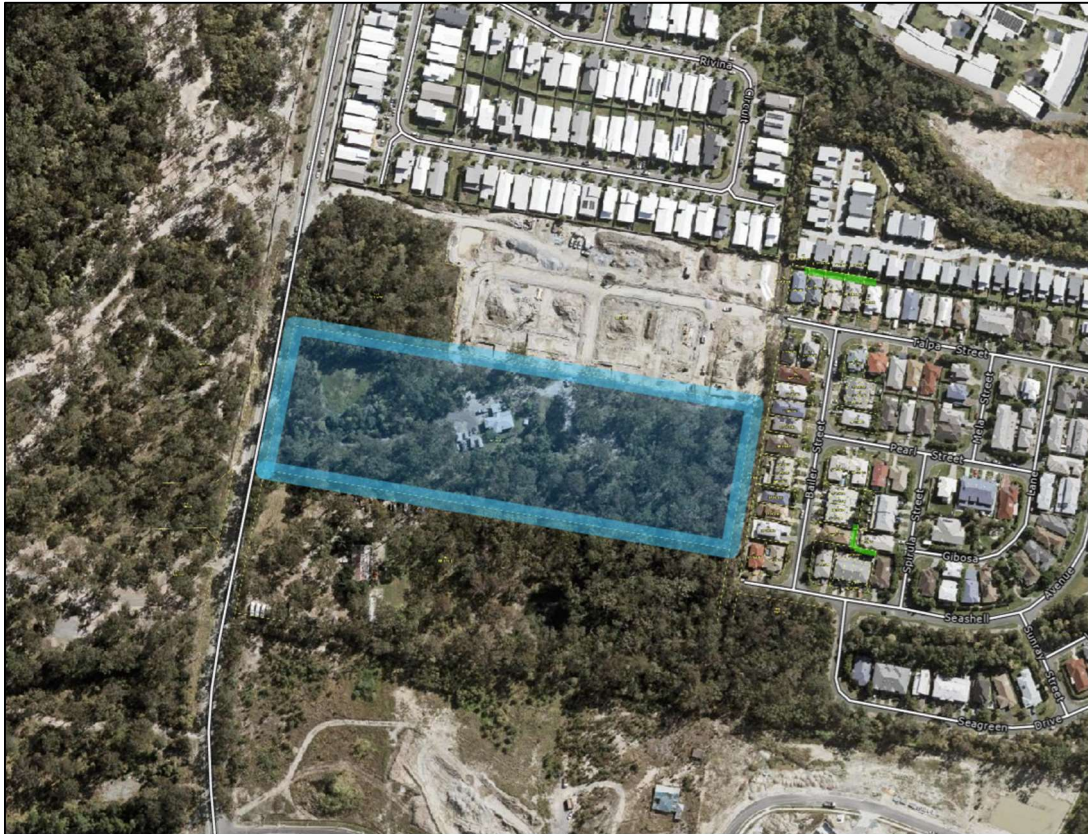


Figure 1: Aerial Photograph – Site Boundary (Source: Queensland Globe)

2.2. Site Photos

The following photographs are of the site and surrounds:



Figure 2: Existing Dwelling House (Source: realestate.com.au)



Figure 3: Subject Site (Source: SHG)



Figure 4: Subject Site (Source: SHG)



Figure 5: Subject Site – View to Adjoining Residential Development (Source: SHG)



Figure 6: Subject Site (Source: SHG)



Figure 7: Subject Site – Access (Source: SHG)



Figure 8: Subject Site (Source: SHG)



Figure 9: Subject Site – Existing Dam (Source: SHG)

2.3. Ownership and Encumbrances

The subject site is held in fee simple by COOMERA GA PTY LTD A.C.N. 657 309 567 TRUSTEE UNDER INSTRUMENT 721693081. The site does not currently contain any easements or encumbrances.

A copy of relevant searches including the Current Titles Search is provided in **Appendix A – Property Searches**.

2.4. Development Approval History

2.4.1 Subject Site

A search of Council's PD Online service found no relevant development approval history on the subject site.

2.4.2 Surrounding Sites

The following recent development approval history is relevant to the surrounds:

Table 1 Surrounding Development Approval History

Council Reference	Address	Description	Approval Date
MCU201400732	49 – 51 & 70 George Alexander Way, Coomera	Combined DA for Preliminary Approval (s242 of SPA) <i>Sustainable Planning Act 2009</i> varying the effect of the planning scheme for development in accordance with the Coomera Woods Locality Plan; and Development Permit for Reconfiguring a Lot to create a 492 lot subdivision (407 developable lots, 85 management lots, roads and public open space)	17 September 2015
ROL201400395	31 George Alexander Way, Coomera	Reconfiguring a Lot (1 lot into 9 lots)	29 September 2015
MCU201600205	70 George Alexander Way, Coomera	MCU for Detached Dwellings in accordance with a Plan of Development; and reconfiguring a lot to create 25 lot subdivision, road and public open space	18 November 2016
MCU201701693	49 & 51 George Alexander Way, Coomera	Preliminary Approval for MCU to override the Gold Coast Planning Scheme 2003 for a Residential Development in accordance with the 'Coomera Woods – Preliminary Approval – Development Code', with a maximum of 138 Dwellings, which varies the levels of assessment of the Coomera Town Centre Local Area Plan in accordance with the Tables of Development included in the 'Coomera Woods – Preliminary Approval – Development Code'	2 January 2018

Development Permit for Reconfiguration of a Lot (102 Lot Subdivision, Park, New Road and 2 Balance Lots) to occur over four (4) stages

ROL201700439	66 George Alexander Way and 0 Finnegan Way, Coomera	Reconfiguring a lot (1 lot into 36 lots – including 35 residential lots and a future development lot, 2 park lots and road)	2 October 2018
MCU/2018/10	66 George Alexander Way, Coomera	Variation Request for a Material Change of Use for Dwelling House (in accordance with a Plan of Development) and Multiple dwellings (in accordance with the Lot 101 Master Plan)	15 April 2019

The below image is an extract of the approved development to the immediate north, currently under construction. The proposal continues this form of established development character.



Figure 10: Approved Subdivision 66 George Alexander Way, Coomera (Source: PDOnline)

2.5. Site & Context

The subject site contains an existing residential dwelling and ancillary domestic structures, including a carport and shed. The site is connected to all services and is provided with vehicular access at the George Alexander Way frontage. Two dams are located at the site; one in the north-western corner of the site and a second, smaller dam in the north-eastern corner.

The site is bordered by George Alexander Way at the west. Residential uses which are both existing and under construction border the site at the north and east. To the immediate east is a Conservation Management Zoned parcel, held by the Council of the City of Gold Coast. To the south is an existing residential allotment and potential development site.

The subject site is within proximity to established vehicular connections; Foxwell Road, south of the development site, provides a strong east-west vehicular connection which links the site to the greater north and south through its connection with the Pacific Motorway. The site is serviced by public transport, with the Coomera train station approximately 1.5 kilometres southwest of the site. Two bus stops are located at Finnegan Way, approximately 370m walking distance from the site.

The site is also nearby to Westfield Coomera, the Coomera Rivers State School, Pimpama State Secondary College, TAFE Queensland Coomera Campus, Foxwell State Secondary School, Dreamworld and the Coomera Sports Park.

Refer to **Figure 11** below.

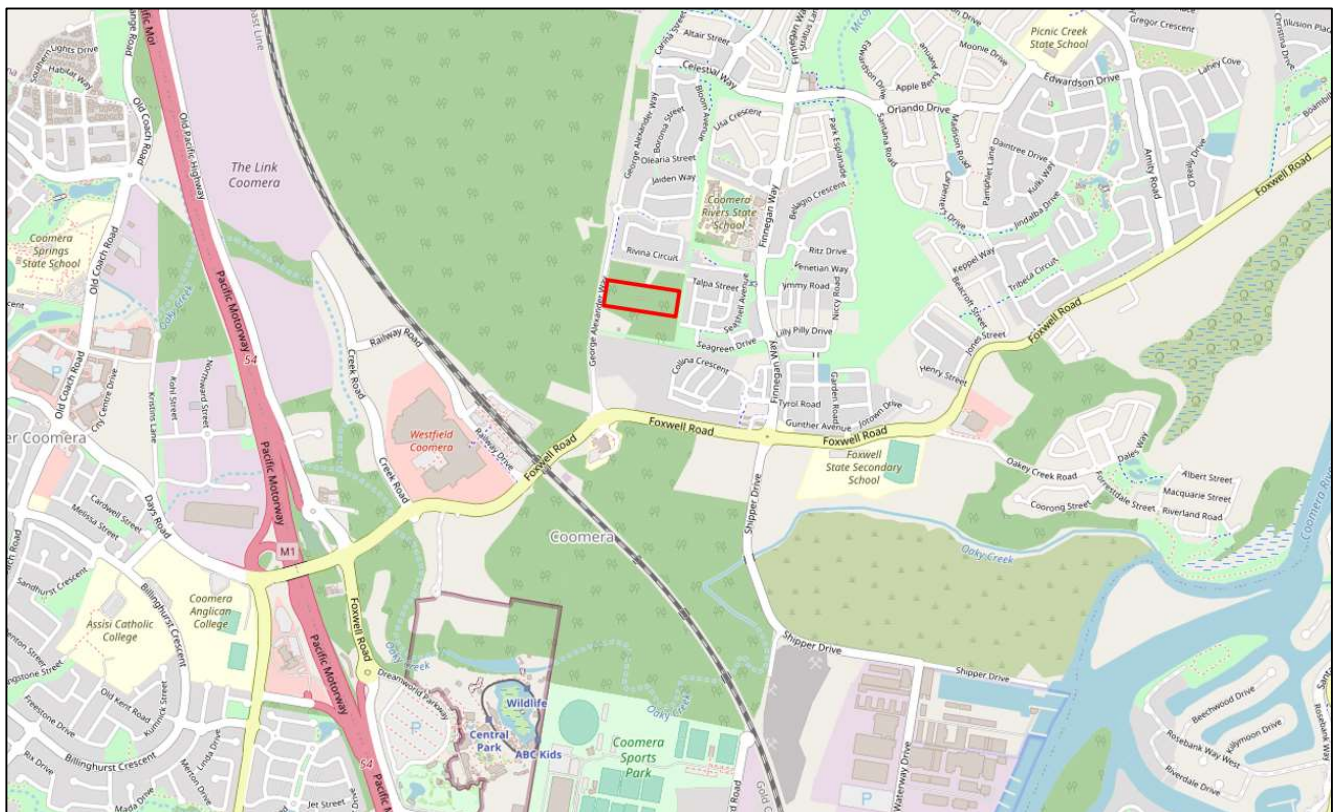


Figure 11: Greater Site Context (Source: Open Street Map)

3. Development Proposal

3.1. Proposal Rationale

The development rationale is to establish urban form which is consistent with the established residential development to the north and east of the subject site. Freehold residential allotments are proposed, with road connections being provided via future roads to the immediate north. The proposed lots will provide for future residential dwellings with opportunities provided for detached and attached dwellings. The proposed reconfiguration will ensure that future built form will remain in keeping with the anticipated character and residential density of the surrounding area.

The proposal will be delivered over two stages. The first stage will involve a 1 into 2 lot subdivision which will result in the balance lot to the site's west allowing for future development, subject to application. The second stage will focus on the parcel to the east and intends to deliver the 1 lot into 24 lots, new road and detention basin components. Removal of vegetation is required to facilitate the development. A review of environmental values has been undertaken as part of the **Ecological Assessment Report** at **Part 4**.

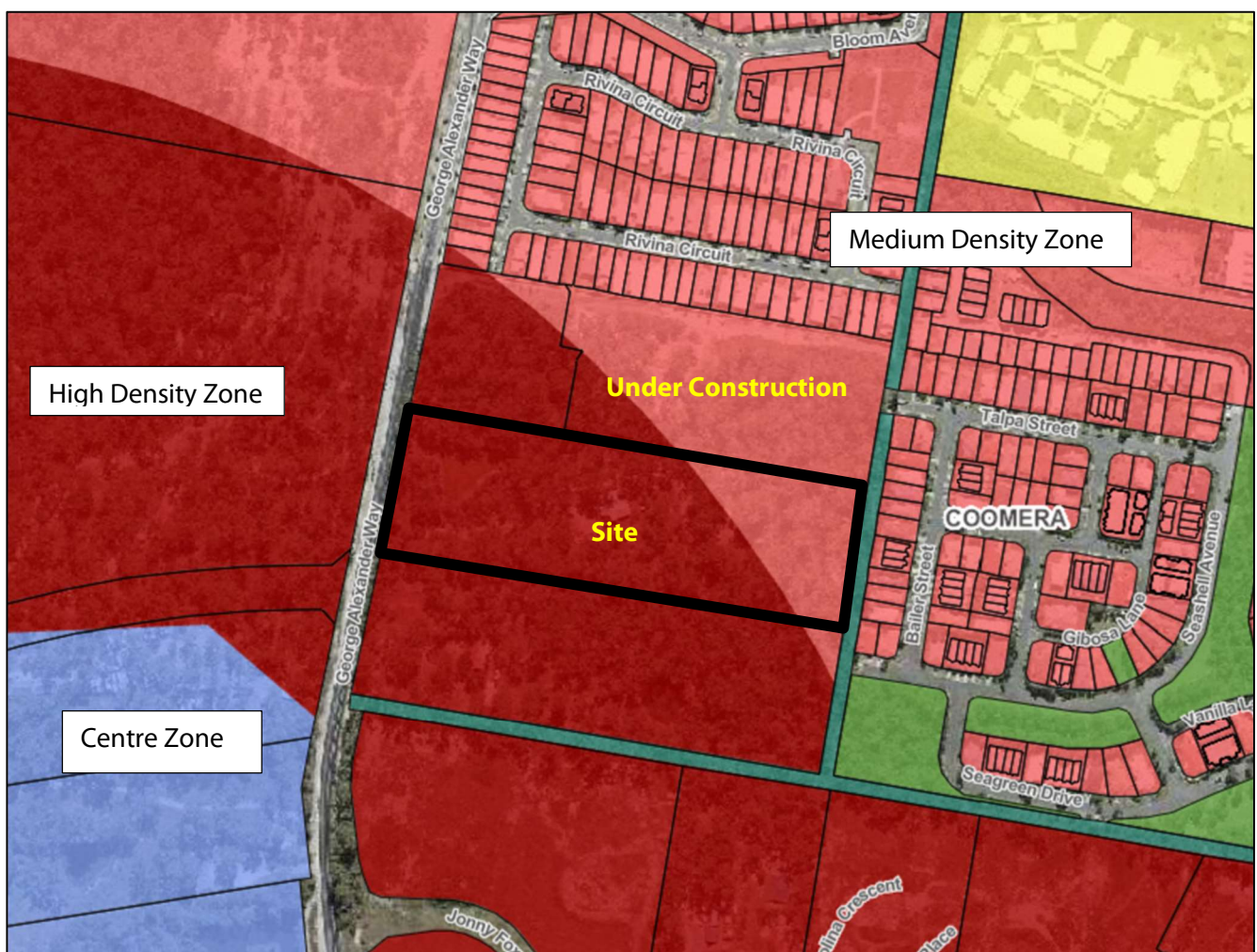


Figure 12: Zone Map (Source: City Plan)

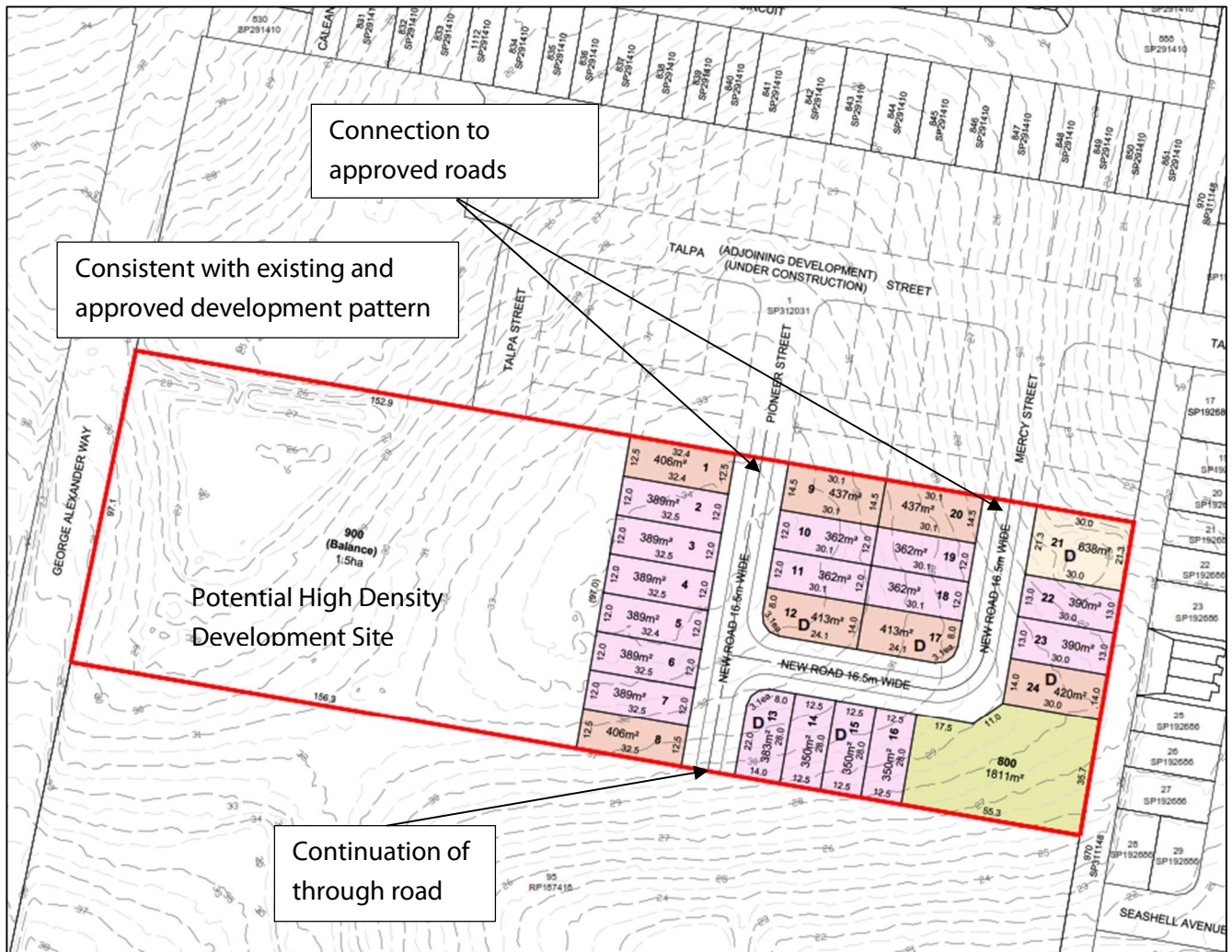


Figure 13: Proposal Plan

3.2. Proposal Summary

The proposed development is for a residential subdivision which will be comprised of 24 residential lots, 1 drainage lot, 1 balance parcel and new road over two stages. The development also proposes a Material Change of Use for Dual Occupancy (6 Dual Occupancy Lots) and a Material Change of Use for Dwelling Houses (Plan of Development). By way of summary, the proposal includes:

- 24 residential allotments between 350m² and 638m²;
- Removal of the existing dwelling house, ancillary structures and all vegetation;
- Extensions to future roads to the north via two 16.5m wide road extensions;
- A 16.5m wide public road will provide internal site access between the new road extensions;
- The proposed new road will cover an area of 0.373m² or 24.702% of the site;
- A minimum frontage of 12m is proposed to new lots;
- A minimum lot depth of 28m is proposed to new lots;
- 1 detention/drainage basin is proposed at the site's southeast corner;
- Dual Occupancy use is also applied for over proposed lots 11, 14, 15, 17, 21 and 24.

Refer also to **Figure 14**, over page, and to the **Subdivision Proposal Plan at Part 3**.

3.3. Lot Size

The development proposes 24 residential allotments between 350m² and 638m², with an average size of 398m². 12 lots smaller than 400m² are proposed.

The proposed lot sizes are determined to be consistent with the outcomes anticipated within the High Density Residential Zone code and the Medium Density Residential Zone code. The proposed lot mix considers the anticipated density as identified on the Residential Density Overlay Map. The development site is noted to be included within the RD7 mapped area at the west and the RD3 mapped density at the east. A balance parcel is proposed at the site's west, with the proposed residential lots being contained at the east of the site and within the RD3 mapped areas. A minimum lot size of 350m² is proposed, exceeding the minimum lot size of 250m² required by RD3.

Further assessment of lot size is included at **Appendix B – Code Compliance Tables**.

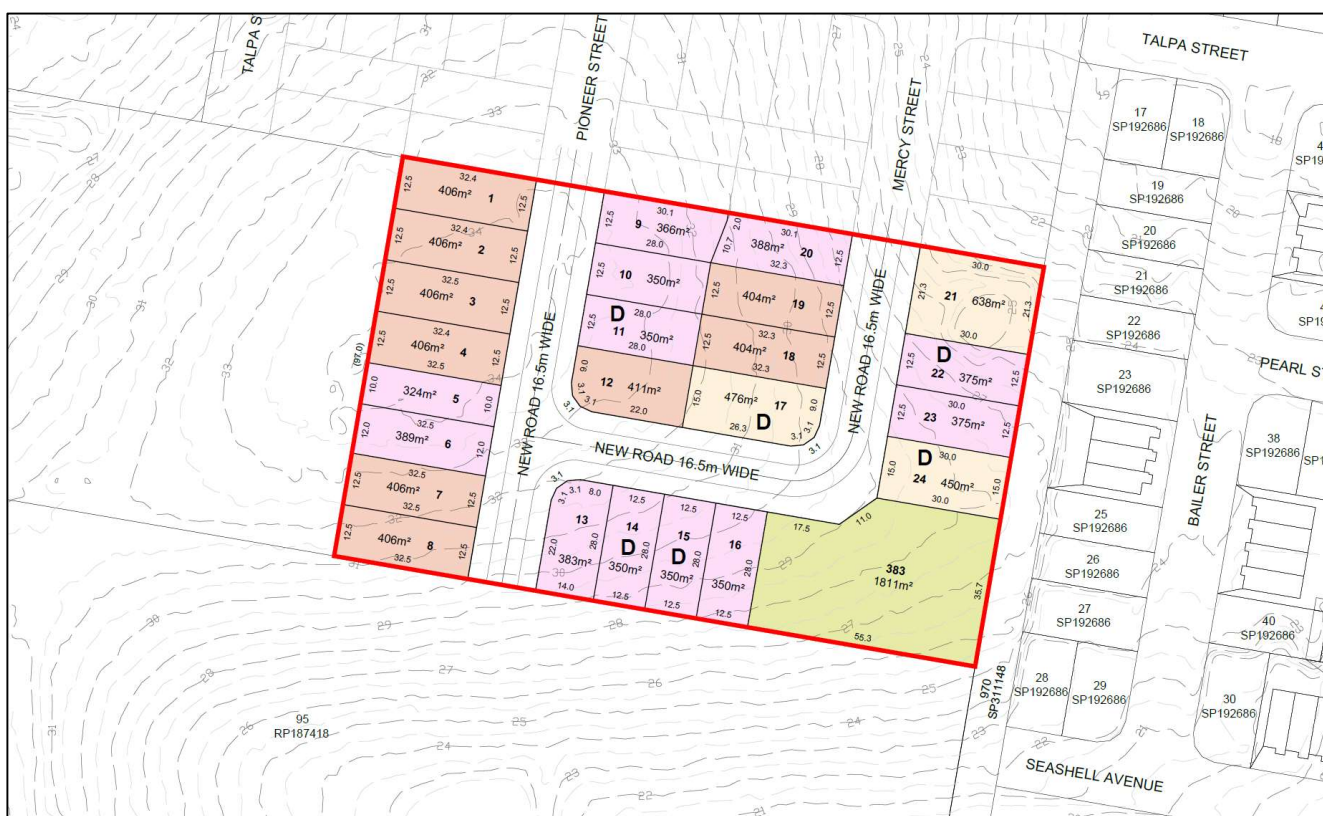


Figure 14: Proposal Plan - Stage 2 (Source: SHG)

3.4. Dual Occupancy

The development proposes lots 11, 14, 15, 17, 21 and 24 to be dual occupancy lots. A full set of plans is provided within **Part 3 – Proposal Plans**. Refer also to **Figure 12** above.

3.5. Dwelling Houses

The development proposes a Material Change of Use – Dwelling Houses over the remaining residential lots and seeks approval for variations to the provisions within the Small lot housing (infill focus) code of the Gold

Coast City Plan version 9 and the Queensland Development Code Parts MP1.1 and MP1.2. A Plan of Development has been prepared in support of the application which identifies the requested variations, which are:

- **Lots with an area less than 400m²** are to comply with the *Gold Coast City Plan version 9* Small lot housing (infill focus) code and relevant zone code except as varied in the table below.
- **Lots with an area between 400m² to 499m²** to comply with Queensland Development Code MP1.1 except as varied in the below table.
- **Lots with an area of 450m² and over** to comply with Queensland Development Code MP1.2 except as varied in the below table.

The variations are set out on the **Plan of Development** prepared by Saunders Havill Group (**Part 4**), and within the following table.

Minimum Requirements	All Lots	
	Ground Floor	First Floor
Front Setback – Primary Frontage	3m to OMP	4.5m to OMP
Front Setback – Garage	6m	n/a
	1m behind front wall or boundary	
Side & Rear (where not built to boundary)	1m to OMP	1.5m to OMP
Secondary Frontage (Corner Lot)	2m to OMP	
Site Coverage	60% maximum	

The following General Notes have also been included on the **Plan of Development**:

- Building Height does not exceed 2 storeys a maximum of 9m.
- Optional Built to Boundary Wall Location:
 - Built to boundary walls are permitted on specified boundaries only;
 - Built to boundary walls are to have a maximum length of 9.0m and a maximum height of 3.5m. No windows or openings are to be built along the built to boundary wall.

While the proposal only includes minor variations, the intent is to avoid confusion given the unusual zoning boundary through the site. Under the current planning instruments three (3) separate provisions would apply, while the proposed Plan of Development gives a clear indication of the parameters that are consistent with the intent of the City Plan.

Refer to **Part 3 – Proposal Plans**.

3.6. Ecological Assessment

An **Ecological Assessment Report** (EAR) was prepared by Saunders Havill Group (**Part 4**) in support of the application and provides a review of the site's ecological values in accordance with Commonwealth, State and Local Government legislation.

Flora and fauna values were identified through a combination of desktop analysis, site visits, observational surveys, ground-truthing of vegetation and tree plotting. Scat, tracks and traces searches were undertaken to locate the presence of any wildlife, with particular efforts made to locate the presence of koalas, including evidence of potential occurrence at the site.

3.6.1 Site Observations

The detailed field survey resulted in the following observations being made:

- The subject site contains planted ornamental and native species, primarily Black Wattle, Cocos Palm, Tallowood and Spotted Gum;
- Two dams are located at the site: one in the north-western corner and a second in the north-eastern corner. The north-western corner dam is surrounded by a mix of vegetation including Broad-leaved Red Ironbark, Grey Ironbark, an understory of Hickory Wattle, Swamp Box and White Bottlebrush. The north-eastern dam is surrounded by vegetation including Black She-oak, *L. sauveolens* and *C. citriodora*;
- The site is partially mapped as Category B (remnant) vegetation;
- Category X (non-remnant) vegetation is mapped through the site's centre. This vegetation is limited to scattered eucalypt trees with a limited diversity and structural complexity in the understory;
- A *low risk* mapped waterway (for WWBW) enters the site at the north-western corner, traverses a small segment north of the dam and flows to the south to feed into the dam.

3.6.2 Flora Survey Results

The following observations regarding flora were made:

- No threatened species were recorded at the time of assessment or have been recorded historically;
- A search of the NCA Wildlife Online database listed 6 threatened flora species as possibly occurring within the area, though none of these species were recorded during the field survey;
- No significant flora species were encountered on-site;
- 72 flora species were recorded on site: with 43 considered native species, 29 species are considered introduced species and 5 of these are listed as restricted invasive plants;
- The site has undergone disturbance and general maintenance, although vegetation values are high due to the presence of abundant mature eucalypt canopy species. The subcanopy and ground layer is modified with a mix of native and exotic species. The shrub layer is sparse and is dominated by regrowth, with some invasive species present, providing limited habitat values to fauna that rely on forest for shelter and foraging purposes.

3.6.3 Fauna Observation Results

The following observations regarding fauna were made:

- The Protected Matters Search Tool identified 29 fauna species as possibly occurring on site. A Wildlife Online Search listed 12 protected fauna species as possibly occurring on site;
- No threatened fauna species listed under the EPBC Act or NCA were observed during the field survey, nor are they considered likely to occur on site due to the highly disturbed state of the environmental features;
- A total of 8 fauna species were observed within the assessment area or as fly-over species during the field survey, and included 6 bird species, 1 amphibian and 1 reptile.

3.6.4 Koala Observations / Threatened Fauna

The following observations regarding Koala and threatened fauna were made:

- The potential for site vegetation to support other endangered, vulnerable or near-threatened species is limited due to the absence of notable habitat values such as large hollow-bearing trees.

Refer to the **Ecological Assessment Report** at **Part 4**.

3.7. Traffic Impact Assessment

A **Traffic Impact Assessment** (TIA) was prepared by TTM (**Part 4**) and investigates transport aspects associated with the proposed development. The TIA assessed the development plans against the City of Gold Coast Council's City Plan, the Australian Standards and the Austroads Guidelines.

The development site will be accessed via two public road extensions from the adjacent lot at the site's north. Pioneer Street and Mercy Street are proposed to be extended, will have a 16.5m wide road reserve and will both be two-way roads. A new internal connecting road is also proposed.

Road extension design will be in accordance with Council's Standard Drawings for urban residential access streets. Road connections are aligned to ensure unobstructed sight distance for vehicles.

An internal access stub connecting to Mercy Street is proposed and will have a 11.3m wide road reserve. This arrangement is consistent with comparable access stubs nearby and is consequently within the local community expectations for the local road network while also benefitting the local road network.

A Refuse Collection Vehicle (RCV) will be able to access all refuse collection points, negotiate all intersections and enter and exit the subdivision roads in a forward direction. The road layout allows the manoeuvring of service vehicles and the servicing of lots within the subdivision. Refer to the Swept Path Analysis in the **Traffic Impact Assessment (Part 4)**.

The proposed development is anticipated to generate a total of 22 peak hour vehicle trips, based on the RTA's trip generation for regional low density residential dwellings. The anticipated trip generation resulting from the proposed development is considered to have a negligible impact on the local road network and therefore is considered to not require further mitigative measures or analysis.

Refer to the **Traffic Impact Assessment** at **Part 4**.

3.8. Landscape Concept Plan

A **Landscape Concept Plan** was prepared by Saunders Havill Group (**Part 4**) and contains a site analysis of the subject site as well as a site master plan and an indicative plant palette. The Landscape Concept Plan identifies the anticipated locations for semi transparent fencing between residential allotments and open spaces in order to facilitate passive surveillance. Bollards are intended to be positioned between open space areas and road verge boundaries and will include maintenance access gates. The balance parcel, proposed lot 900 at the site's east, intends to be open space. Street tree plantings are proposed in accordance with Council's requirements.

Refer to the **Landscape Concept Plan** at **Part 3**.

3.9. Sewer & Water Servicing

The site is currently connected to reticulated water systems. It is proposed to provide a connection to the water supply network via the future DN100 water mains at the north. The site will be connected to the wastewater supply network via future connection stubs also at the north.

Refer to the **Engineering Services Report** in **Part 4**.

3.10. Electrical & Telecommunications

The development will incorporate low-voltage electricity and telecommunications supply designed in accordance with requirements. Services connections are likely to be provided via an extension of services at the north of the site.

Refer to the **Engineering Services Report** in **Part 4**.

3.11. Stormwater Quantity & Quality

A Stormwater Management Plan has been prepared in support of the application and includes a comprehensive review to ensure that the development can adequately address the management of stormwater quantity and quality.

Refer to the **Stormwater Management Plan** in **Part 4**.

4. State Framework and Assessment

4.1. Planning Act 2016

The proposed development is assessable and subject to Code assessment and pursuant to section 45(3) of the Planning Act:

A code assessment is an assessment that must be carried out only –

- (a) *Against the assessment benchmarks in a categorising instrument for the development; and*
- (b) *Having regard to any matters prescribed by regulation for this paragraph.*

4.2. Regulated Requirements Prescribed in the Planning Regulation 2017

The regulated requirements prescribed in the Planning Regulation are appropriately reflected in full in the Planning Scheme.

4.2.1 Walkable Neighbourhoods Assessment

The application requires assessment under Schedule 12A of the Planning Regulation. The purpose of this assessment is to ensure the reconfiguration supports convenient and comfortable walking for transport, recreation, leisure and exercise in the locality of the lot.

Assessment Benchmarks	Assessment
Connectivity <i>The reconfiguration provides connectivity for pedestrians by—</i> (a) <i>ensuring that any roads constructed or extended in association with the reconfiguration are connected in a grid-like pattern that is responsive to topography and other physical constraints; and</i> (b) <i>ensuring that, to the extent topography and other physical constraints reasonably permit, any roads constructed or extended in association with the reconfiguration, or footpaths provided in relation to the reconfiguration—</i> (i) <i>connect to roads and footpaths in surrounding areas; or</i> (ii) <i>allow for connection to future roads and footpaths in surrounding areas.</i>	Complies (a) The reconfiguration ensures that constructed roads are connected in a grid-like pattern in layout that is responsive to topography and physical constraints. (b) The reconfiguration will ensure that roads and footpaths connect to those located in surrounding areas as well as allowing for the connection to future roads and footpaths in surrounding areas.
Maximum length of particular blocks 1) <i>The reconfiguration provides for convenient pedestrian movement by ensuring the length of each boundary of a block for the reconfiguration does not exceed the lesser of—</i> (a) <i>a maximum length for a boundary of a block stated in a local assessment benchmark for the reconfiguration; or</i> (b) <i>250m.</i> 2) <i>Subsection (1) does not apply in relation to a block for the reconfiguration that the development application for the reconfiguration states will be subdivided as part of a future stage of development.</i>	Complies The reconfiguration provides for convenient pedestrian movement by ensuring that the length of each boundary of a block do not exceed 250m.

Assessment Benchmarks	Assessment
Street trees <i>The reconfiguration provides shade for comfortable walking by—</i> (a) <i>if a local assessment benchmark for the reconfiguration requires the planting of more than 1 tree per 15m on each side of a new road—complying with the local assessment benchmark; or</i> (b) <i>otherwise—ensuring at least 1 tree is planted per 15m on each side of a new road.</i>	Complies The reconfiguration will provide shade for comfortable walking by ensuring that at least 1 tree is planted per 15m on each side of a new road.
Footpaths <i>The reconfiguration provides for convenient and comfortable pedestrian movement by ensuring—</i> (a) <i>(a)for a new road used mainly for providing direct access to a created lot—a footpath is constructed—</i> (i) <i>if a local assessment benchmark for the reconfiguration requires the construction of a footpath on both sides of the new road—on both sides of the road; or</i> (ii) <i>otherwise—on at least 1 side of the new road; or</i> (b) <i>for another new road—a footpath is constructed on both sides of the road.</i>	Complies The reconfiguration provides for convenient and comfortable pedestrian movement by ensuring new roads will provide footpaths in accordance with Council requirements and will ensure that all new roads at least have 1 footpath on one side.
Parks and other areas of open space 1) <i>The reconfiguration ensures access to areas for recreation, leisure or exercise by ensuring that, to the extent topography and other physical constraints reasonably permit, a part of each block for the reconfiguration is within 400m of a park or another area of open space that is accessible to the public.</i> 2) <i>In this section—</i> <i>park includes—</i> (a) <i>an existing park; and</i> (b) <i>a park, to be provided under a development approval, if development of the park has started; and</i> (c) <i>land identified as a park in a local planning instrument; and</i> (d) <i>land identified in an LGIP for public park infrastructure.</i>	Complies The reconfiguration will ensure that access to recreation and leisure areas from each block is provided at a distance of 400m or less.

4.3. State Planning Policy

The proposed development has been assessed against the State Planning Policy (SPP) July 2017 to ensure all relevant state interests have been considered in this application. The Gold Coast City Plan 2016 (v9) integrates State interests related with the July 2014 version of the SPP with the exception of those relating to natural hazards, risk and resilience (coastal erosion and storm tide inundation). The July 2017 version of the SPP has not been reflected within the Gold Coast City Plan 2016 (v9). Based on the above, an assessment against the SPP has been undertaken as follows:

Table 2 SPP Assessment

State Interest	Assessment
Natural Hazards	The subject site contains mapped Bushfire prone areas under the SPP mapping. The assessment benchmarks set by Part E of the SPP have been assessed in Section 4.3.1 below.

4.3.1 State Interest – Natural Hazards, Risk & Resilience

Part E of the SPP details the assessment benchmarks applicable where the current SPP has not been reflected in a local government City Plan. The following assessment benchmarks apply for a Material Change of Use, Reconfiguring a Lot or Operation Works Application on premises identified as:

1. Bushfire prone areas
2. Flood hazard areas
3. Landslide Hazard areas
4. Storm tide inundation areas
5. Erosion prone areas

This development application is to be assessed against the following benchmarks-

Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:

- 3 *Development other than that assessed against (1) above, avoids natural hazards areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.*

Response

The development site is located within an urban area and is adjacent to residential developments. The surrounding context has become increasingly developed as a result of surrounding residential developments. Consequently, vegetation has been cleared surrounding the subject site which has reduced the site's bushfire hazard. Additionally, a 100m buffer area has been provided at the southern boundary of 66 George Alexander Way, north of the development site which further mitigates bushfire hazard.

All natural hazard areas:

4. *Development supports and does not hinder disaster management response or recovery capacity and capabilities.*
5. *Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.*
6. *Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.*
7. *The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazards are maintained or enhanced.*

Response

The site is not constrained by natural hazards that would require vegetation to be maintained for protective purposes. The proposed development is for reconfiguring a lot at the site, which will maintain direct site access as well as internal site access. The development therefore will not hinder disaster management

response and capabilities. The development will not increase the severity of known natural hazards which have been mitigated over time both by neighbouring developments and respective mitigation measures. The development will not harbour any hazardous materials that would otherwise impact on public safety. The development is complementary to emerging development in the locality and is consistent with Council's City Plan.

4.4. Regional Plan

The subject site is identified within the Urban Footprint area under the South East Queensland Regional Plan 2009 - 2031. Furthermore, the site is not identified within a SEQ Development Area. The City Plan does appropriately advance the South East Queensland Regional Plan 2009 - 2031.



Figure 15: Extract of Regional Plan (Source: DSDLGIP)

4.5. Designated Premises

The subject site not a designated premises.

4.6. Temporary Local Planning Instrument

The subject site is not subject to a Temporary Local Planning Instrument.

4.7. Referrals

An assessment of Schedules 9 and 10 of the Planning Regulation confirms that the application involves referral to the agencies specified in the following sections.

4.7.1 Matters Requiring Referral to the Chief Executive of the Planning Regulation 2017

The State Assessment and Referral Agency (SARA) acts as the referral agency for all matters that require referral to the Chief Executive of the Planning Regulation. The following provides a summary of the matters requiring referral to SARA.

Table 3 Matters Requiring Referral

Referral requirement	Referral agency and role	Assessment benchmarks	Location of response
Schedule 10, Part 10, Division 3, Subdivision 2, Table 1	Department of State Development, Local Government, Infrastructure and Planning	SDAP Code 25: Development in South East Queensland Koala Habitat Areas	Part 4

A copy of the Development Assessment Mapping System (DAMS) searches is provided in **Appendix A – Property Searches**.

5. Local Framework and Assessment

5.1. Planning Scheme

The proposed development has been lodged pursuant to and assessed against the relevant provisions of the *City of Gold Coast City Plan 2016 (v9)* (City Plan) as detailed in the following sections.

5.2. Use Definition

For the purposes of the Planning Scheme, the proposal involves the following activities:

- Reconfiguring a Lot (1 lot into 24 residential lots, 1 drainage basin, 1 balance parcel and new road);
- Material Change of Use for Dual Occupancy; and
- Material Change of Use for Dwelling Houses (Plan of Development).

The development proposes 12 small lots. For the purposes of the City Plan, a Small Lot is a lot which is:

- A lot that has an area less than 400m².

5.3. Category of Development and Assessment

The proposal is assessable development and triggers code assessment.

5.4. Applicable Assessment Benchmarks

The following assessment benchmarks are specified for the development in the Planning Scheme and have been addressed as part of this application in the location shown in **Table 4** below:

Table 4 Assessment Benchmarks

Assessment Benchmark	Responsible Consultant	Response Location
Medium density residential code	Saunders Havill Group	Section 5.5.1 and Appendix B
High density residential zone code	Saunders Havill Group	Section 5.5.2 and Appendix B
Reconfiguring a lot code	Saunders Havill Group	Appendix B
Dual occupancy code	Saunders Havill Group	Appendix B
Bushfire hazard overlay code	Eldon Bottcher Pty Ltd	Part 4
Environmental significance overlay code	Saunders Havill Group	Part 4
General development provisions code	Saunders Havill Group	Appendix B
Healthy waters code	Biome	Part 4
Vegetation management code	Saunders Havill Group	Appendix B

5.5. Zone

The subject site is included within both the High density residential zone and Medium density residential zone. Refer to **Figure 16**.



Figure 16: Planning Scheme zoning (Source: City Plan Interactive Mapping – Version 9)

5.5.1 Overall Outcomes Compliance – Medium Density Residential Zone

The purpose of the Medium Density Residential code is to be achieved through the overall outcomes. The proposed development has been assessed against the overall outcomes in **Table 5**, below. Refer also to the Medium Density Residential Zone Code responses within **Appendix B – Code Compliance Tables**.

Table 5 Medium Density Residential Zone - Overall Outcomes

Overall Outcome	Response
(a) Land uses –	Complies
(i) Include a range of medium density residential uses, predominantly permanent accommodation;	The development will create residential allotments which support a range of medium density residential uses, including dual occupancies.
(ii) Such as Multiple dwellings, Dual occupancies, Dwelling houses on small lots and Community residences are to be included in the zone to provide a mix of dwelling types and increase residential density;	
(iii) Including relocatable home parks and Rooming accommodation may be included to deliver housing choice, providing they do not reduce the	

potential to supply a sufficient number of medium density residential dwellings and do not detract from the residential amenity of the area;

- (iv) Include neighbourhood centres and stand-alone small scale non-residential development consistent with the Strategic framework;*
- (v) Which carry higher potential for impacts on amenity such as Car washes, Childcare centres, Health care services, Food and drink outlets, Shops (other than a supermarket), Veterinary services, Community care centres, Community uses, Emergency services, Educational establishments, and Places of worship may be considered if appropriately designed and located and not detract from the residential amenity of the area;*
- (vi) Involving tourist-related development such as Short-term accommodation and Tourist parks but not Party houses, may be considered where they can be supported by City services and do not compromise the amenity or character of the zone and local area; and*
- (vii) Do not detract from the residential amenity of the area.*

- (b) Housing is provided at a form, scale and intensity that is appropriate for the zone and each particular locality it is in where the following outcomes are satisfied:*

Orderly and economically efficient settlement pattern

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

Housing needs

- (iv) Delivery of a generous mix of housing form, size 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*

Complies

The development will create residential allotments at a density and intensity which will support future housing at a scale commensurate for the zone, while facilitating opportunities for a mix in potential housing form, size and affordability.

The development is located within 400 metre walking distance of public transport services and provides for a settlement pattern which is in proximity to Westfield Coomera, Coomera Square and Coomera Sports Park. The development site is also located within close proximity of various educational centres including Assisi Catholic College, Coomera Anglican College, Coomera State School, Saint Stephens College, Pimpama State Primary and Secondary Colleges, Coomera Rivers State School, Picnic Creek State School and Foxwell State Secondary School.

The proposal appropriately considers the site constraints and overlays and is suitably designed to maintain adjacent residential amenity. The development also provides an opportunity to introduce an increase of housing choice to the locality.

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.*

(c) Character consists of –

- (i) Urban neighbourhoods that vary from pockets of detached housing on smaller lots to medium or higher intensity places containing medium-rise buildings;*
- (ii) Well serviced and compact urban neighbourhoods that offer a level of amenity appropriate to the intensity of the area; and*
- (iii) Walking and cycling paths, street trees and local streets for shared car and bike use.*

Complies

The development will create additional urban neighbourhoods that vary in urban character through the creation of residential allotments which provide the opportunity for future built development to provide a mix of detached housing and/or higher intensity places, including dual occupancies.

The development site has also been demonstrated to be well serviced by the existing urban character, while also proposing to provide paths, street trees and local streets for shared use as required by the City Plan.

(d) Built form (excluding Dwelling houses on small lots) –

Not Applicable

Built form is not proposed as part of this application.

- (i) *Has a building height that does not exceed that indicated on the Building height overlay map;*
- (ii) *Contributes to a transitioning density from lower intensity areas to higher intensity areas near centres, the high rise coastal spine and areas will serviced by public transport;*
- (iii) *Is setback from road frontages to promote an urban setting and interface with the street;*
- (iv) *Is setback from side and rear boundaries to protect the amenity of adjoining residences; and*
- (v) *Has varying site cover to reduce building dominance and provide areas for landscaping.*

- (e) *Built form for Dwelling houses on small lots –*
- (i) *Has a building height that does not exceed that indicated on the Building height overlay map;*
 - (ii) *Protects the amenity of adjacent residences;*
 - (iii) *Visually integrates with the character of the locality;*
 - (iv) *Provides differentiation by means of articulation; and*
 - (v) *Provides adequate space for landscaping along street frontages.*

Not Applicable

Built form is not proposed as part of this application.

- (f) *Lot design –*
- (i) *Supports a mix and variety of housing forms envisaged in the zone;*
 - (ii) *Addresses site constraints.*

Complies

The development includes lot design which can support a mix and variety of housing forms which are envisioned within the Medium Density Residential Zone. Lot design can facilitate detached residential dwellings in addition to dual occupancies.

- (g) *Variations in the zones are –*
- (i) *Calypso Bay Precinct*

Not Applicable

The proposed development is not located within the Calypso Bay Precinct.

5.5.2 Overall Outcomes Compliance – High Density Residential Zone

The purpose of the High Density Residential code is to be achieved through the overall outcomes. The proposed development has been assessed against the overall outcomes in **Table 6**. Refer also to the High Density Residential Zone Code responses within **Appendix B – Code Compliance Tables**.

Table 6 High Density Residential Zone - Overall Outcomes

Overall Outcomes	Response
(a) <i>Land uses –</i> (i) <i>Include a range of high density residential uses, predominantly permanent accommodation;</i> (ii) <i>Such as Multiple dwellings, Community residences, Dwelling houses on small lots and, Short term accommodation, Residential care facilities and</i>	Complies The development will create residential allotments which can support future high density residential uses.

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, Childcare centres, Health care services, Food and drink outlets, Shops (other than a supermarket), Veterinary services, Community care centres, Community uses, Emergency services, Educational establishments, and Places of worship, 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 Short-term accommodation and Tourist parks but not Party houses, may be considered where they can be supported by City services and do not compromise the amenity or character of the zone and local area; and*
- (vii) Do not detract from the residential amenity of the area.*

- (b) Housing is provided at a form, scale and intensity that is appropriate for the zone and each particular locality it is in where the following outcomes are satisfied:*

Orderly and economically efficient settlement pattern

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

Housing needs

Complies

The development will create residential allotments at a density and intensity which will support future housing at a scale commensurate for the zone, while facilitating opportunities for a mix in potential housing form, size and affordability.

The development is located within 400 metre walking distance of public transport services and provides for a settlement pattern which is in proximity to Westfield Coomera, Coomera Square and Coomera Sports Park. The development site is also located within close proximity of various educational centres including Assisi Catholic College, Coomera Anglican College, Coomera State School, Saint Stephens College, Pimpama State Primary and Secondary Colleges, Coomera Rivers State School,

(iv) *Delivery of a generous mix of housing form, sized 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:*

(D) *Is appropriate having regard to overall outcome (b)(i) to (ix);*

(E) *Meets all other overall outcomes for the zone; and*

(F) *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.*

Picnic Creek State School and Foxwell State Secondary School.

The proposal appropriately considers the site constraints and overlays and is suitably designed to maintain adjacent residential amenity. The development also provides an opportunity to introduce an increase of housing choice to the locality.

(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.*

Complies

The development will create additional urban neighbourhoods that vary in urban character through the creation of residential allotments which will provide the opportunity for future built development to provide a mix of detached housing and/or higher intensity places.

The development site has also been demonstrated to be well serviced by the existing urban character, while also proposing to provide paths, street trees and local streets for shared use as required by the City Plan.

(d) *Built form (excluding Dwelling houses on small lots) –*

Not Applicable

Built form is not proposed as part of this development.

- (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; and*
- (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) *Built form for Dwelling houses on small lots –*
- (i) *Has a building height that does not exceed that indicated on the Building height overlay map;*
 - (ii) *Protects the amenity of adjacent residences;*
 - (iii) *Visually integrates with the character of the locality;*
 - (iv) *Provides differentiation by means of articulation; and*
 - (v) *Provides adequate space for landscaping along street frontages.*

Not Applicable

Built form is not proposed as part of this development.

- (f) *Lot design –*
- (i) *Supports a mix and variety of housing forms envisaged in the zone.*

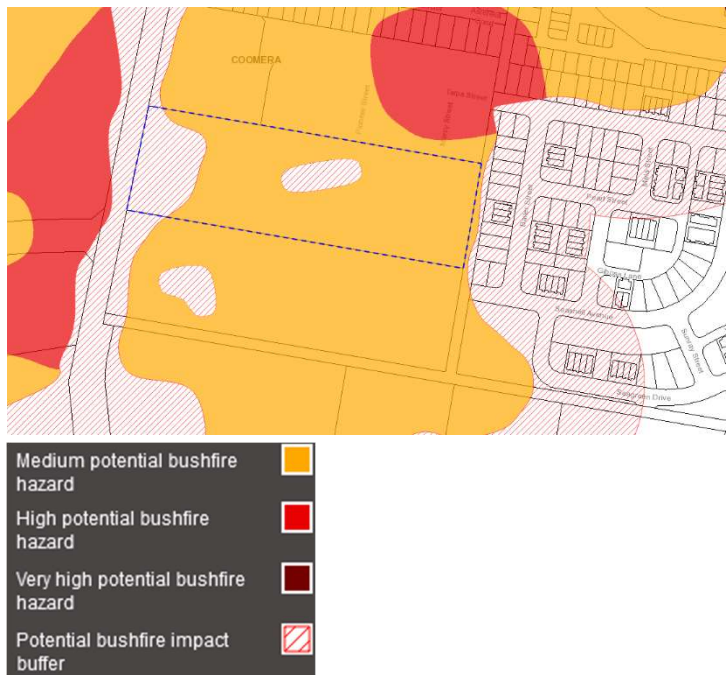
Complies

The development includes opportunities for future lot design within the High density residential zone to support a mix and variety of housing envisioned for within the zone.

5.6. Overlays

The subject site is affected by the following Planning Scheme overlays:

Overlay	Comment
Airport Environs – (PANS-OPS) Surfaces 	The development site is subject to the Airport Environs – Procedures for Air Navigation Services, Aircraft Operation (PANS-OPS) Surfaces. All built form is low in scale and is not affected by this overlay.

Overlay	Comment
Bushfire Hazard Overlay 	The subject site is located within the Bushfire Hazard Overlay mapped area and contains mapped areas of Medium potential bushfire hazard and Potential bushfire impact buffer. Vegetation management strategies required to mitigate bushfire hazards are acknowledged. Accordingly, vegetation removal is proposed while considering the additional recommendations detailed within the Ecological Assessment Report and having regard to the fauna and flora survey results and observations. Refer to the Ecological Assessment Report and the Bushfire Assessment at Part 4.
Dwelling House Overlay Area 	The subject site is included within the Dwelling House Overlay Area. This overlay does not have an overlay code and no further assessment is required.

Overlay

Comment

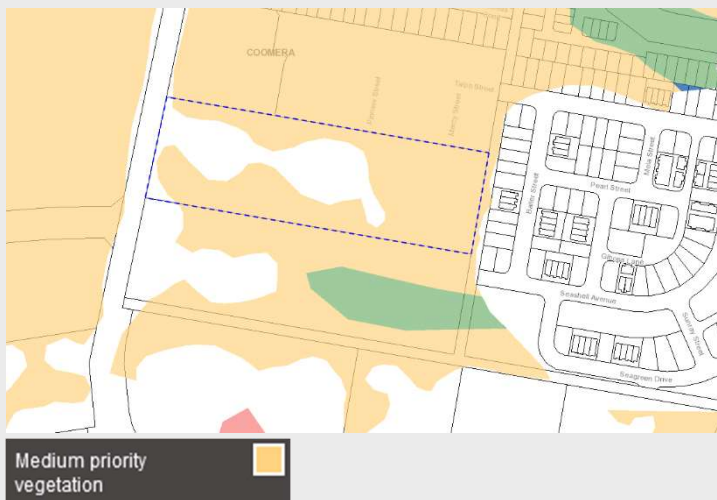
Environmental Significance Overlay – Priority Species



The subject site is included within the Environmental Significance Overlay – Priority Species and includes mapped areas of State significant species and Koala habitat areas. An ecological assessment noted that the potential for site vegetation to support other endangered, vulnerable or near-threatened species is limited due to the absence of notable habitat values such as large hollow-bearing trees. It is noted that the site is situated within areas mapped as koala habitat areas as identified on the *Environmental Significance – Priority Species* overlay map, however is not identified as being within a biodiversity area as identified on the *Environmental Significance – Biodiversity Areas* overlay map.

Refer to the **Ecological Assessment Report at Part 4.**

Environmental Significance Overlay – Vegetation Management



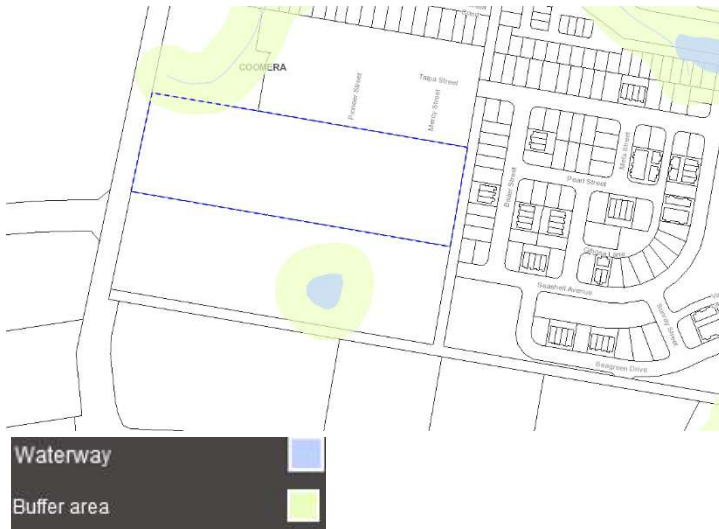
The subject site is included within the Environmental Significance Overlay – Vegetation Management and includes areas of Medium priority vegetation. The proposed development will result in the removal of medium vegetation areas. Significant residual impacts of proposed works will be offset as required.

Refer to the **Ecological Assessment Report at Part 4.**

Overlay

Comment

Environmental Significance Overlay – Wetlands and Waterways



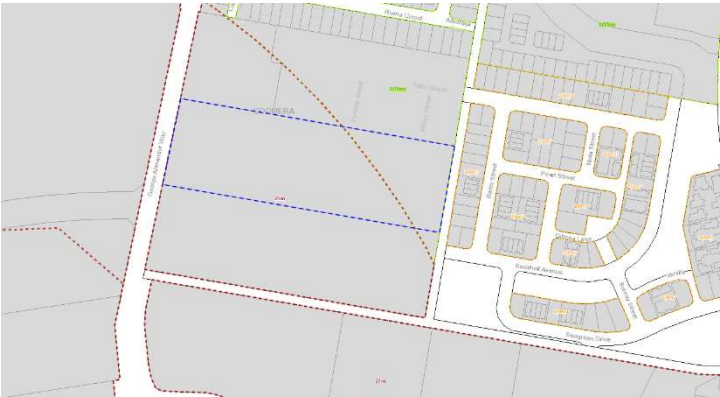
The subject site is included within the Environmental Significance Overlay – Wetlands and Waterways and includes a minimal area of mapped buffer at the northwestern boundary of the site which is adjacent to a mapped waterway located at the site's north. The development has been positioned to avoid impacts to the mapped buffer area of the waterway at the site's north and will be located more than 30m away from the outer bank of the waterway.

Refer to the **Ecological Assessment Report at Part 4.**

Residential Density



Within the Residential Density Overlay map, the development site is subject to residential density RD3 at the east and RD7 at the west. RD3 allows for a residential density up to 40 dwellings per net hectare (1 dwelling/250m²) and RD7 allows up to 400 bedrooms per net hectare (1 bed/25m²). The proposed development will result in a minimum lot size of 350m².

Overlay	Comment
Building Height  Building height in metres indicated on map 3 Storey (15 metres)	The subject site is located within both the Building height as map (26m) and the 3 storey (15m) height areas. The development is for reconfiguring a lot and no built form will exceed 15m in height.

6. Infrastructure Planning

6.1. Local Government Infrastructure Plan

A review of the Local Government Infrastructure Plan (LGIP) in relation to the subject site and proposed development has been undertaken. It is noted that the subject site is within the boundaries of the Priority Infrastructure Area (PIA).

6.1.1 Trunk Infrastructure

The proposed development will not require the construction of any identified or necessary trunk infrastructure.

6.2. Infrastructure Charges and Credits

The *Council of the City of Gold Coast Charges Resolution (No. 1) of 2022* (the Resolution) was adopted by Council and came into effect on 9 September 2022. The Resolution is in accordance with the Planning Act and sets out certain requirements for infrastructure charges, including maximum charges that can be applied for different types of development.

An assessment of the Resolution has been undertaken for the development. Under the Resolution, infrastructure charges are capped at the following rates for the proposed development:

- Reconfiguring a Lot
 - Local government adopted charge \$31,080.00 per lot
- Material Change of Use – Dual Occupancy
 - \$22,200.00 for each dwelling with 2 or less bedrooms
 - \$31,080.00 for each dwelling with 3 or more bedrooms
- Material Change of Use – Dwelling House
 - 100% creditable with the creation of a new lot

7. Key Considerations

7.1. Merits of Proposal

An assessment of the proposal has been carried out against the relevant assessment benchmarks. The following provides a summary of the key matters relevant to the proposal:

- The development proposes a Reconfiguration of a Lot (1 into 24 Lots, balance parcel, new road and detention/drainage parcel) within an area that supports urban consolidation and better use of physical and social infrastructure including the Coomera Town Centre, Coomera Train Station, Coomera TAFE, primary and secondary schools and future hospital;
- Created lots will be accessed via 16.5m wide extensions to the roads at the development to the site's north;
- All existing domestic structures will be demolished to ensure that no building or structure is located across proposed boundaries or within any required setback;
- All lots will be connected to essential services including sewer, water, telecommunications and electricity;
- The proposed reconfiguration will create residential lots which are consistent with the outcomes intended for the zoning over the site's east.

Ultimately, the site is well located within the existing residential neighbourhood and the proposed development considers existing site conditions, surrounding characteristics, values and constraints, and is considered to positively contribute to the area.

7.2. Dual Occupancy Code

AO1 identifies the minimum road frontages for dual occupancy lots as being 20m. It is considered that the performance outcome is met as:

- Proposed dual occupancy lots provide frontages which are sufficient to ensure that safe and convenient vehicular access can be provided, with a minimum frontage of 12.5m proposed and a maximum frontage of 15m proposed for dual occupancy lots;
- The **Landscape Concept Plan (Part 3)** provides the indicated planting palette which provides for landscape species selection that will not obstruct visibility and street tree planting locations have been selected to maintain sightlines and visibility; and
- Driveways will taper towards the crossover and garages will be recessed behind the outer most projection of the dual occupancy dwellings to ensure that these elements do not dominate the property frontage. Refer to the **Proposal Plans at Part 3**.

AO3 identifies that sites on corner lots require each dwelling to address a separate street. Proposed dual occupancy lot 17 will be located on a corner lot. It is considered that the performance outcome is met as:

- The built form design will address both road frontages and will ultimately provide visual interest to the streetscape as the dual occupancy dwelling type proposed for corner lots (type 3) provides both windows to habitable rooms and balconies on facades which face the street. These design elements ensure the dwellings address both road frontages; and

- Building articulation and breaks in materials and colours will provide visual interest. Refer to the **Proposal Plans** at **Part 3**.

7.3. Medium Density Residential Zone Code

AO1 identifies the minimum setbacks required as including a side and rear setback of 1.5m for buildings up to 4.5m high and 2m for that part of a building between 4.5m – 7.5m and to add an extra 0.5m for every 3m in height or part thereof over 7.5m. It is considered that the performance outcome is met as:

- Dual occupancy lots have been designed to provide setbacks which assist in the protection of adjacent amenity through the implementation of privacy screening. Dual occupancies allow access around the buildings as minimum side setbacks of 1.0m to the outermost projection are proposed (1.5m side setbacks to the wall). On-site car parking is accommodated for four (4) vehicles on each dual occupancy lot and built form will contribute to streetscape character through the use of varied building materials, colours and textures as well as building articulation. Refer to the **Proposal Plans** at **Part 3**.

AO2 identifies the maximum site cover area for dwelling houses and dual occupancies on lots with areas equal to or greater than 400m² as being 50%. It is acknowledged that one proposed dual occupancy lot equal to or larger than 400m² will result in site cover exceeding a maximum of 50%, however it is considered that the performance outcome is met as:

- The final design is considered to balance built form and green space areas through the articulated designs which promote a slender silhouette. The designs also contribute to neighbourhood character and amenity through the use of a variety of materials, textures and colours. Refer to the **Proposal Plans** at **Part 3**.

7.4. High Density Residential Zone Code

AO1 identifies the minimum setbacks required as including a side and rear setback of 1.5m for buildings up to 4.5m high and 2m for that part of a building between 4.5m – 7.5m and to add an extra 0.5m for every 3m in height or part thereof over 7.5m. It is considered that the performance outcome is met as:

- Dual occupancy lots have been designed to provide setbacks which assist in the protection of adjacent amenity through the implementation of privacy screening. Dual occupancies allow access around the buildings as minimum side setbacks of 1.0m to the outermost projection are proposed (1.5m side setbacks to the eaves). On-site car parking is accommodated for four (4) vehicles on each dual occupancy lot and built form will contribute to streetscape character through the use of varied building materials, colours and textures as well as building articulation. Refer to the **Proposal Plans** at **Part 3**.

AO2 identifies the maximum site cover area for dwelling houses and dual occupancies on lots with areas equal to or greater than 400m² as being 50%. It is acknowledged that two proposed dual occupancy lots equal to or larger than 400m² will result in site cover exceeding a maximum of 50%, however it is considered that the performance outcome is met as:

- The final designs are considered to balance built form and green space areas through the articulated designs which promote a slender silhouette. The designs also contribute to neighbourhood character and amenity through the use of a variety of materials, textures and colours . Refer to the **Proposal Plans** at **Part 3**.

8. Conclusion

This report is written on behalf of Coomera GA Pty Ltd ATF The Coomera GA Unit Trust who seek to develop land situated at 54 George Alexander Way, Coomera Queensland 4209 for the purposes of a residential subdivision and dual occupancies.

This Town Planning Report and accompanying specialist reports and plans have assessed the proposed development against the provisions of the *City of Gold Coast City Plan 2016 (v9)* and other relevant legislation. Based on this assessment we believe that the proposal has demonstrated compliance in the following ways:

- Ensuring that the development is consistent with the outcomes identified within both the High Density Residential Zone Code and the Medium Density Residential Zone Code. In particular, by resulting in lot size outcomes which support a density that is consistent with the applicable Residential Density Overlay. A minimum lot size of 350m² is proposed, which exceeds the minimum lot size of 250m² specified for RD3 designated mapped areas.
- Ensuring that the design of the development suitably mitigates any negative effects to amenity, health and safety with regard to noise, traffic, visual amenity and wind effects.

It is therefore recommended that the proposed development be approved, subject to relevant and reasonable conditions.

9. Appendices

Appendix A

Property Searches

Appendix B

Code Compliance Tables

Appendix A

Property Searches

City Plan property report

Economy, Planning and Environment Directorate

Planning Enquiries Centre

City Development Branch

PO Box 5042 GOLD COAST MC QLD 9729

P: (07) 5582 8708 F: (07) 5596 3653

E: mail@goldcoast.qld.gov.au

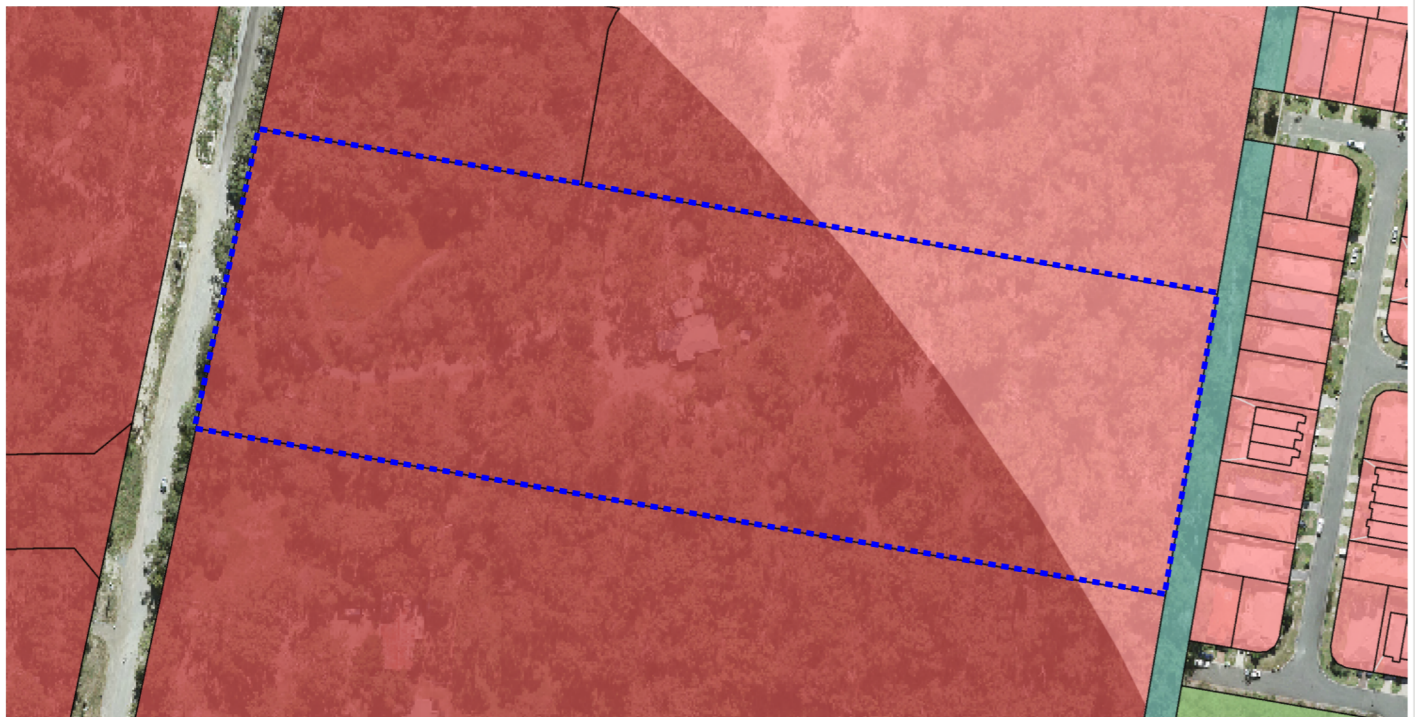
W: cityofgoldcoast.com.au

Property details

Property address	54 George Alexander Way Coomera 4209
Lot and plan	Lot 96 on RP187418
Area	30100m ²
Division	3 (view divisional contact details)

City Plan content

Zone map



Residential zones category Low density residential Low density residential, Large lot precinct Low density residential, Calypso Bay precinct Medium density residential Medium density residential, Calypso Bay precinct High density residential Centres zones category Centre Neighbourhood centre Neighbourhood centre, West Burleigh historic township precinct	Recreation zones category Sport and recreation Sport and recreation, Bond University precinct Sport and recreation, Bundall equestrian area precinct Open space Tourism zones category Major tourism Major tourism, Island resorts precinct Major tourism, Sea World precinct Major tourism, The Spit northern tourism precinct Major tourism, The Spit eastern tourism precinct Major tourism, The Spit southern tourism precinct Major tourism Wildlife park precinct	Environment zones category Conservation Industry zones category Low impact industry Low impact industry, Future low impact industry precinct Medium impact industry Medium impact industry, Future medium impact industry precinct High impact industry High impact industry, Future high impact industry precinct Waterfront and marine industry Waterfront and marine industry, The Spit marine industry precinct	Other zones category Community facilities Emerging community Extractive industry Extractive industry indicative buffer Innovation Innovation, Bond University precinct Innovation, Gold Coast cultural precinct Limited development (constrained land) Mixed use Mixed use, Bermuda Point precinct Mixed use, Fringe business precinct	Rural Rural, Rural landscape and environment precinct Rural residential Rural residential, Rural landscape and environment precinct Special purpose Special purpose, Special development areas precinct Township Township, Commercial precinct Township, Large lot precinct Unzoned	Functional road hierarchy Arterial road Sub-arterial road Distributor road State road Selected property Property boundaries
---	--	---	--	--	--

Applicable mapping content		Related City Plan content	
Zone			
Medium density residential		Medium density residential zone code Levels of assessment: • Material change of use • Reconfiguring a lot • Building work • Operational work	
High density residential		High density residential zone code Levels of assessment: • Material change of use • Reconfiguring a lot • Building work • Operational work	
Conservation		Conservation zone code Levels of assessment: • Material change of use • Reconfiguring a lot • Building work • Operational work	
Overlay maps			
Environmental significance - wetlands and waterways: • Waterway 30m buffer area		Environmental significance overlay code Levels of assessment: • Environmental significance - wetlands and waterways overlay	
Local Government Infrastructure Plan maps			
Plan for trunk parks and land for community facilities infrastructure: • Future trunk parks and land for community facilities		Local Government Infrastructure Plan	
Priority infrastructure area		Local Government Infrastructure Plan	
Date created		13 Dec 2021	

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	16454163	Search Date:	04/11/2022 12:54
Date Title Created:	05/04/1983	Request No:	42736605
Previous Title:	16245043		

ESTATE AND LAND

Estate in Fee Simple

LOT 96 REGISTERED PLAN 187418
Local Government: GOLD COAST

REGISTERED OWNER

Dealing No: 721693081 17/05/2022

COOMERA GA PTY LTD A.C.N. 657 309 567
UNDER INSTRUMENT 721693081

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10445163 (POR 83)
2. MORTGAGE No 721693082 17/05/2022 at 14:19
MEGA INTERNATIONAL COMMERCIAL BANK CO., LTD A.R.B.N. 079 372
688

ADMINISTRATIVE ADVICES

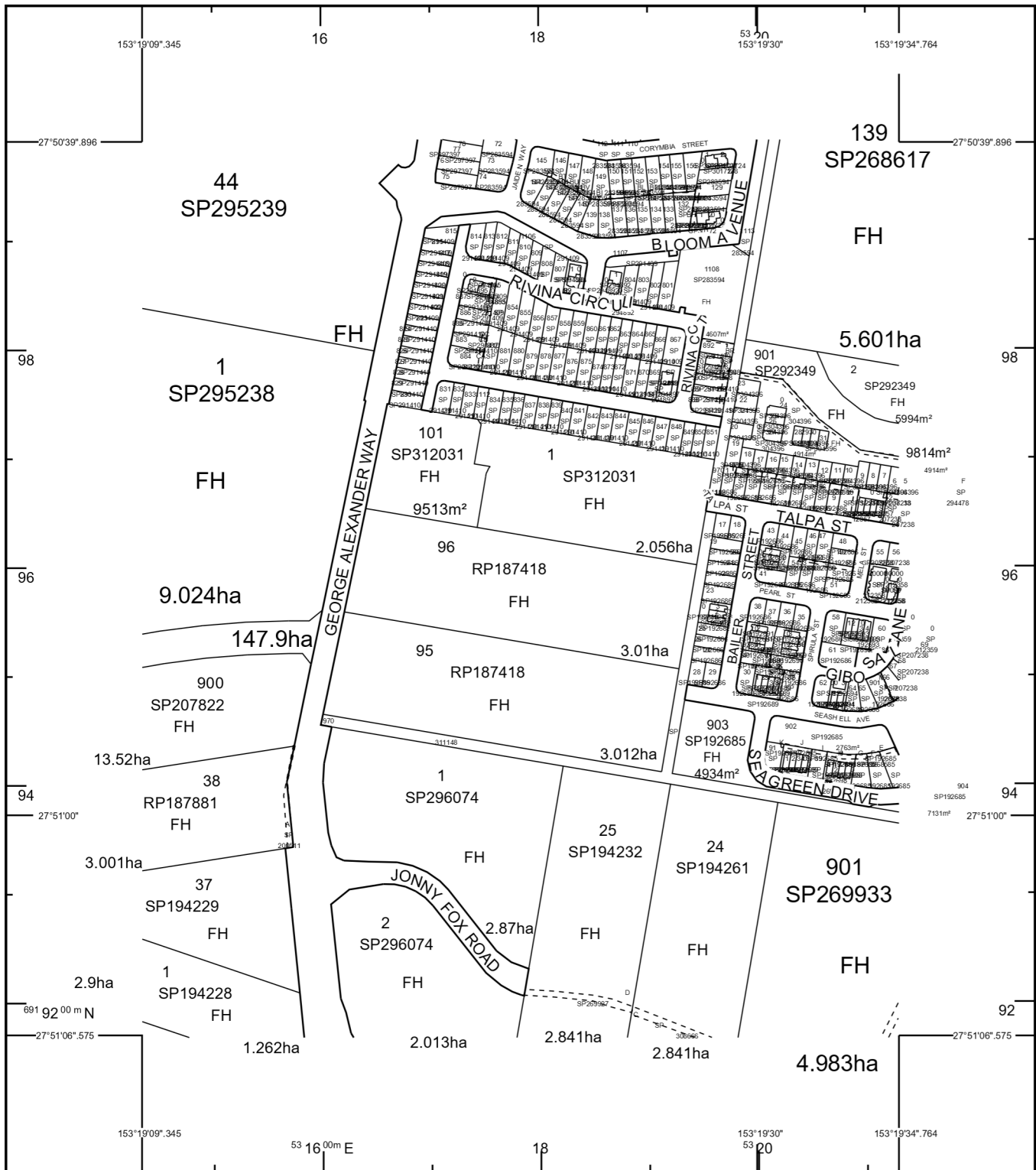
NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



STANDARD MAP NUMBER
9542-24234

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 96/RP187418
Area/Volume 3.01ha
Tenure FREEHOLD
Local Government GOLD COAST CITY
Locality COOMERA
Segment/Parcel 62713/8

CLIENT SERVICE STANDARDS

PRINTED 13/12/2021

DCDB 10/12/2021

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SmartMap

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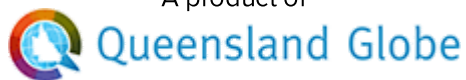


**Queensland
Government**

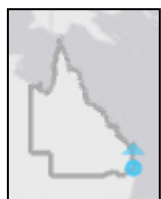
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Legend located on next page



Scale: 1:3500

Printed at: A4

Print date: 18/11/2022

Projection: Web Mercator EPSG 102100 (3857)

For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

Road parcel



Land parcel



Land parcel - gt 1 ha



Land parcel - gt 10 ha



Easement parcel



Strata parcel



Volumetric parcel



Land parcel - gt 1000 ha



Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Road crossing



Railway



Road



Cities and Towns



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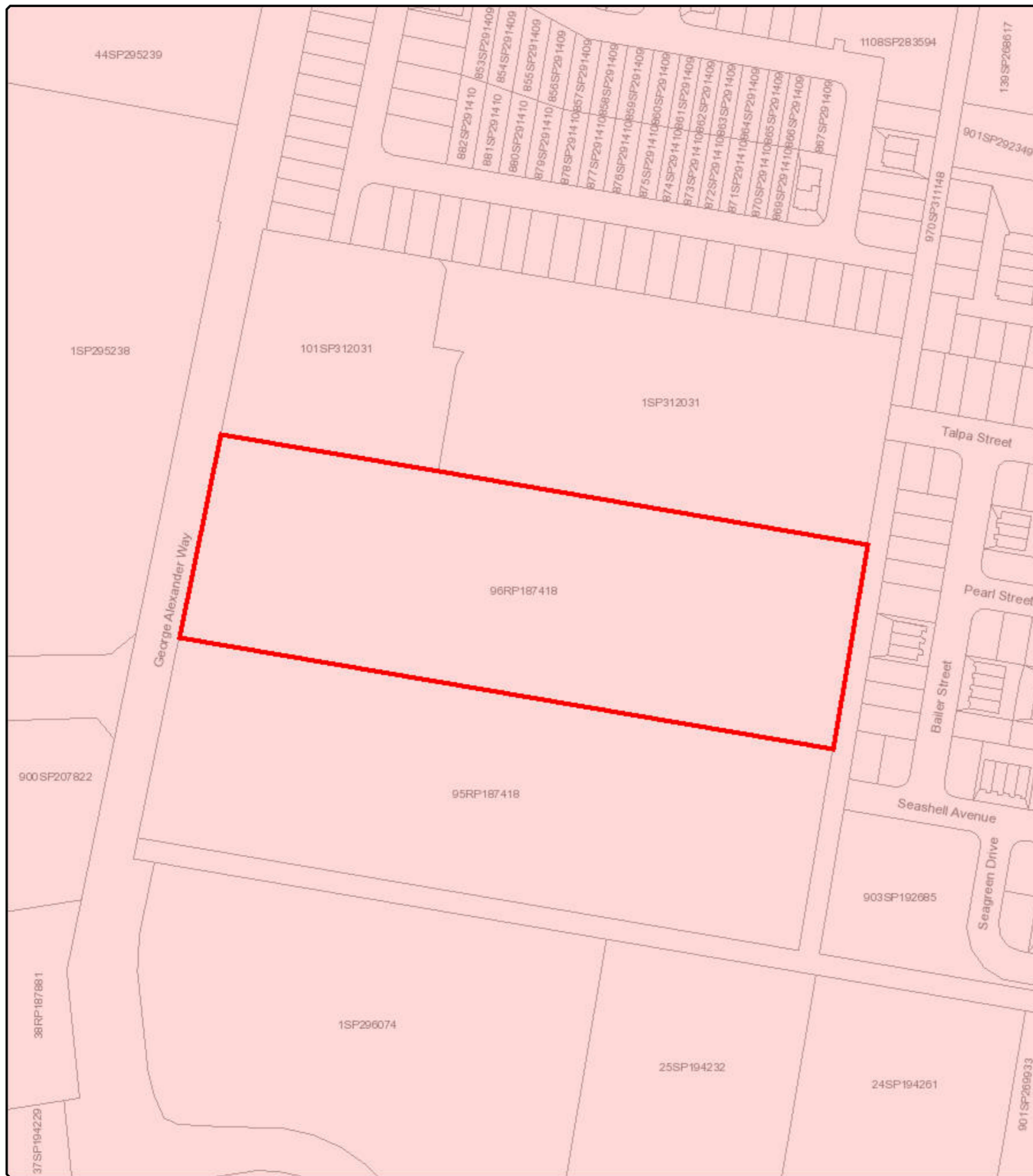


Matters of Interest for all selected Lot Plans

SEQ Regional Plan land use categories
Queensland waterways for waterway barrier works
Water resource planning area boundaries
Regulated vegetation management map (Category A and B extract)
Core koala habitat area

Matters of Interest by Lot Plan

Lot Plan: 96RP187418 (Area: 30100 m²)
SEQ Regional Plan land use categories
Queensland waterways for waterway barrier works
Water resource planning area boundaries
Regulated vegetation management map (Category A and B extract)
Core koala habitat area



State Assessment and Referral Agency

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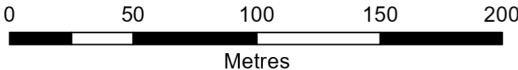
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Legend

SEQ Regional Plan land use categories

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



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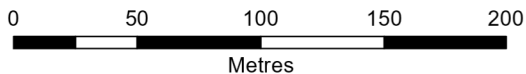
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Water resource planning area boundaries



Water resource planning area boundaries



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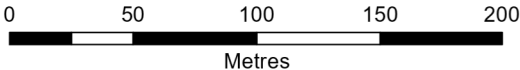
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Legend

Queensland waterways for waterway barrier works

- 1 - Low
- 2 - Moderate
- 3 - High
- 4 - Major

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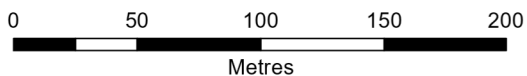
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Legend

Core koala habitat area



Core koala habitat area



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State Planning Policy - Lot Plan Search

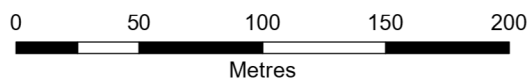
Making or amending a local planning instrument
and designating land for community infrastructure

Date: 13/12/2021



Queensland Government

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State Planning Policy mapping layers - consolidated list for all selected Lot Plans

(Note: Please refer to following pages for State Interests listed for each selected Lot Plan)

BIODIVERSITY

- MSES - Wildlife habitat (koala habitat areas - core)
- MSES - Regulated vegetation (essential habitat)
- MSES - Regulated vegetation (intersecting a watercourse)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - Local Government flood mapping area*
- Bushfire prone area



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State Planning Policy
Making or amending a local planning instrument
and designating land for community infrastructure
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State Planning Policy mapping layers for each selected Lot Plan

Lot Plan: 96RP187418 (Area: 30100 m²)

BIODIVERSITY

- MSES - Wildlife habitat (koala habitat areas - core)
- MSES - Regulated vegetation (essential habitat)
- MSES - Regulated vegetation (intersecting a watercourse)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - Local Government flood mapping area*
- Bushfire prone area



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Making or amending a local planning instrument
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Appendix B

Code Compliance Tables

City Plan code template

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

Please note:

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

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

9.4.8 Reconfiguring a lot code

9.4.8.1 Application

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

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

9.4.8.2 Purpose

- (1) The purpose of the Reconfiguring a lot code is to ensure that the reconfiguring a lot lays the foundations for high-quality urban design that supports the outcomes for the zone and is sensitive to the environment, topography and landscape features.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Subdivisions provide a range of lot sizes and frontages to facilitate:
 - (i) different development expected in the zone;
 - (ii) on-street parking which generally caters for demand within the street; and
 - (iii) public utilities and street trees.
 - (b) Reconfiguring a lot allows for increased yields in close proximity to public transport, retail, commercial, community, and recreation facilities.
 - (c) Reconfiguring a lot where creating small lots, demonstrates a Dwelling house can be accommodated, where it meets the relevant zone code and the Small lot housing (infill focus) code, through:
 - (i) a site plan for all lots with an area of 250m² to 400m²; and
 - (ii) site plan, floor plan and elevations for all lots with an area less than 250m².

- (d) Reconfiguring a lot results in safe and interconnected streets that promote the use of public transport, walking and cycling.
- (e) Reconfiguring a lot within the Coomera Town Centre area provides an integrated network of predominantly public streets to ensure efficient movement of pedestrians, cyclists, vehicles and strong public transport connections.
Note: Indicative access and mobility outcomes for the Coomera Town Centre area are identified on Figure 9.4.13-2 Coomera Town Centre Indicative Access and Mobility within Part 9.4.13 Transport code.
- (f) Reconfiguring a lot results in lot configuration and orientation to facilitate climatically responsive site design.
- (g) Reconfiguring a lot takes into account the physical, environmental and infrastructure constraints, creating lots that respond to the natural topography of the land by minimising the extent of earthworks required.
- (h) Reconfiguring a lot contributes to the provision of a safe, accessible, convenient and useable network of open space for local communities.
- (i) Reconfiguring a lot provides for community infrastructure and other non-residential activities to support the local neighbourhood, commensurate with the stages of development.
- (j) Reconfiguring a lot ensures that new lots are connected to essential services and public utilities to meet the demand of end users whilst minimising risk of failure or environmental harm.
- (k) Where necessary, new lots are provided with on-site sewerage facilities that are appropriately sited to respond to on and off site constraints.

9.4.8.3 Specific benchmarks for assessment**Table 9.4.8-1: Reconfiguring a lot code – for assessable development**

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Reconfiguration of sloping lots			
PO1 Where the development is for residential uses and would result in allotments with an average finished slope that exceeds 10%: (a) earthworking provides for finished ground levels that facilitate development of the allotments for the intended purpose and its related/ancillary areas (e.g. areas of useable private open space) without the need to provide additional retaining walls; and (b) earthworking is undertaken in a way that provides good quality amenity outcomes for future lot users and to the public realm. Note: an earthworking plan illustrating compliance with the above components is Council's preferred method of addressing the above.	AO1 Allotments have an average finished slope less than 10%.	AO1 Complies All lots have an average finished slope of less than 10%. Refer to the Proposal Plans at Part 3.	

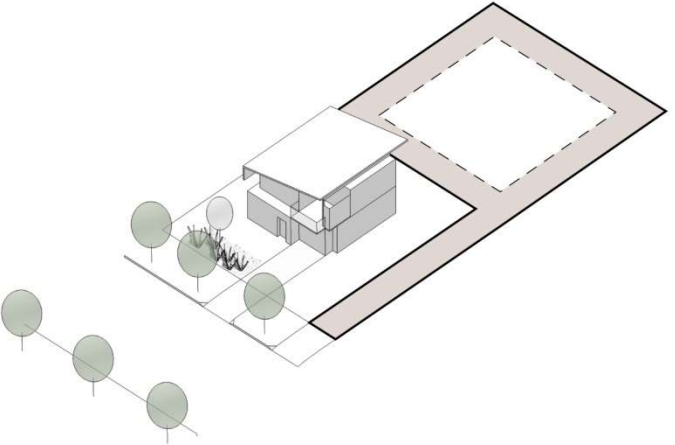
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Additional provisions for creation of rear lots in residential zones			
PO2 Reconfiguration of a lot that creates a rear lot: (a) does not result in unreasonable amenity impacts for adjoining lots by limiting the number of rear lots to one; (b) protects the safety of pedestrians and cyclists by ensuring that access strips to the road frontage are designed to maintain visibility to the verge; (c) provides an adequate internal manoeuvring area for vehicles to exit the rear lot in a forward gear; and (d) allows sufficient street frontage for waste collection.	AO2.1 The rear lot has the same width as the lot it is positioned behind.	AO2.1 Not Applicable No rear lots are proposed as part of this development.	
	AO2.2 Only one rear lot is created.	AO2.2 Not Applicable No rear lots are proposed as part of this development.	
	AO2.3 The rear lot is created for a dwelling house.	AO2.3 Not Applicable No rear lots are proposed as part of this development.	
			

Figure 9.4.8-1

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
Illustration showing the Reconfiguring a lot outcomes for creation of rear lots in residential zones			
Road access			
PO3 Lot configuration provides safe and efficient access for vehicles and pedestrians.	AO3 All lots have legal road access in accordance with SC6.11 City Plan policy – Land development guidelines, Section 2 – Transport network standards .	AO3 Complies All lots have legal road access. Refer to the Proposal Plans at Part 3 .	
PO4 The widths of access strips and easements provide safe and efficient access for vehicles and pedestrians.	AO4 Minimum widths for access strips and easements comply with Table 9.4.8-2: Minimum width of access strips or easements .	AO4 Complies Access strip widths comply with Table 9.4.8-2. Refer to the Proposal Plans at Part 3 .	
Infrastructure			
PO5 New lots are created with provision of essential services and public utilities, including sewerage, water, electricity and communication services that are designed and located to:	AO5.1 All lots are connected to electricity supply and telecommunications services, with the telecommunications infrastructure designed to support connection to fibre telecommunications infrastructure.	AO5.1 Complies All new lots will be connected to electricity and telecommunications supply.	
	AO5.2 Electricity supply and telecommunications infrastructure are provided underground, where the development involves the creation of more than five lots, five dwellings, or five tenancies, except in the Rural zone.	AO5.2 Complies Underground electricity supply and telecommunications infrastructure will be provided.	

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) meet the needs of users; (b) enhance the health, safety and convenience of the community; (c) be cost effective over their life-cycle; (d) minimise adverse impacts to the environment (including the amenity of the local area); (e) minimise risk of failure or damage during a natural hazard event; and (f) support connection to fibre telecommunication infrastructure.	AO5.3 All new lots within the Local government infrastructure plan boundary are connected to reticulated water supply in accordance with SC6.11 City Plan policy – Land development guidelines, Section 6 – Water supply and sewerage reticulation standards , except in the Extractive industry, Rural and Conservation zones.	AO5.3 Complies All new lots within the LGIP will be connected to reticulated water supply.	
	AO5.4 All new lots within the Local government infrastructure plan boundary are connected to reticulated sewerage in accordance with SC6.11 City Plan policy – Land development guidelines, Section 6 – Water supply and sewerage reticulation standards , except in the Extractive industry, Rural and Conservation zones, and those lands within the Rural residential zone unless specifically stated in the Rural residential zone code.	AO5.4 Complies All new lots within the LGIP will be connected to reticulated sewerage.	
	AO5.5	AO5.5 Not Applicable The development does not propose on-site water supply.	

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
	On-site water supply is provided in accordance with SC6.11 City Plan policy – Land development guidelines, Section 6 – Water supply and sewerage reticulation standards for all new lots created in the Extractive industry, Rural, Rural residential and Conservation zones or in areas outside the Local government infrastructure plan boundary.		
	AO5.6 On-site sewage disposal is provided in accordance with Council's <i>Guidelines for the Installation and Operation of Aerobic Wastewater Treatment Plants for Domestic and Small Scale Commercial Users 1995</i> and <i>AS1547</i> for all new lots created in the Extractive industry, Rural, Rural residential and Conservation zones or in areas outside the Local government infrastructure plan boundary.	AO5.6 Not Applicable The development does not propose on-site sewage disposal.	
On-site sewerage provision			
PO6 The sewerage disposal area is located in a position that is sufficiently separated from adjoining property boundaries and nearby waterways.	AO6 For development involving on-site sewage disposal, an Effluent Disposal Report prepared by a qualified expert shall be submitted demonstrating that new lots are of a sufficient size and design to allow for the required separation distances of the disposal area from:	AO6 Not Applicable The development does not propose on-site sewage disposal.	

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) adjoining property boundaries; (b) adjacent wastewater systems; (c) nearby waterways; (d) inappropriate soil types; and (e) other general site constraints that would inhibit the disposal of wastewater to an acceptable environmental and health standard. Note: the Effluent Disposal Report shall demonstrate the type, size and location of the effluent disposal and dispersal area, the extent of vegetation clearing that is required to achieve the disposal and dispersal area, and the extent of earthworks required to achieve the effluent disposal.		
Rearranging lot boundaries			
PO7 Rearranging a lot boundary results in lots which have practical shapes and allow for the intended uses described in the zone. Note: irregular shaped lots will only be accepted to address encroachments.	AO7.1 The rearranging of a lot boundary does not restrict the lawful use of either lot.	AO7.1 Not Applicable No rearranging of lot boundaries is proposed as part of this application.	
	AO7.2 The rearranging of a lot boundary results in lots which comply with the applicable zone requirements.	AO7.2 Not Applicable No rearranging of lot boundaries is proposed as part of this application.	
	AO7.3	AO7.3 Not Applicable No rearranging of lot boundaries is proposed as part of this application.	

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 rearranging of a lot boundary ensures that a building or structure that is not intended for common use and sharing by a formal title arrangement is not located across a boundary or within a setback.		
Additional provisions for volumetric subdivisions			
PO8 Volumetric subdivision (of the space above or below ground level) facilitates efficient delivery of development and does not result in the creation of parcels that cannot achieve any development rights, or that will not have adequate access to infrastructure. Note: a Building Management Statement(s) ('BMS') may be conditioned to ensure compliance with this provision. The BMS will be required to note the continuing application of existing development permits.	AO8 No acceptable outcome provided.	PO8 Not Applicable This development application is for reconfiguring a lot and does not propose a volumetric subdivision aspect.	
PO9 The volumetric subdivision does not compromise any of the requirements of the earlier development approval.	AO9 No acceptable outcome provided.	PO9 Not Applicable This development application is for reconfiguring a lot and does not propose a volumetric subdivision aspect.	
PO10 Adequate access to services and facilities is provided for all lots, including water, sewer, access, car parking, etc. in accordance with earlier development approvals.	AO10 No acceptable outcome provided.	PO10 Complies The development will ensure that all lots are provided with access to services.	

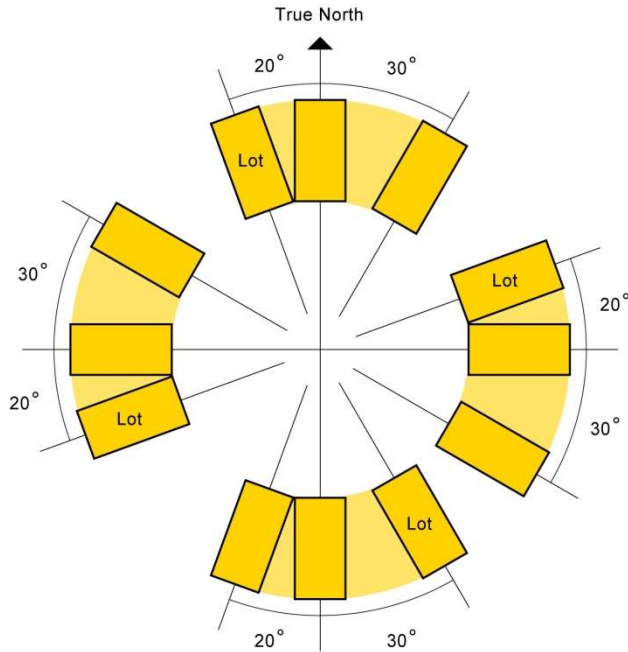
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Note: a Building Management Statement(s) ('BMS') may be conditioned to ensure compliance with this provision. The BMS will be required to note the continuing application of existing development permits.			
Housing diversity			
PO11 Residential subdivisions creating 10 or more lots vary lot sizes to accommodate potential multiple dwelling development where the zone allows.	AO11 No acceptable outcome provided.	PO11 Complies The development proposes varying lot sizes.	
PO12 Small lots in residential subdivisions are distributed amongst larger lots to facilitate variation in dwelling form and to meet the purpose of the zone.	AO12 No acceptable outcome provided.	PO12 Complies Small lots will be distributed amongst larger lots.	
PO13 Narrow lots are distributed amongst wider lots to provide: (a) variation in dwelling form; (b) space for public utilities and street trees; and (c) on-street parking. Note: Rear lane layout is required for a series of lots with frontages less than 10m.	AO13 No acceptable outcome provided.	PO13 Complies Narrow lots will be distributed amongst wider lots.	
Creation of small lots			
PO14	AO14	PO14 Complies	

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
Reconfiguring a lot where creating small lots demonstrates a Dwelling house can be accommodated, where it meets the relevant zone code and the Small lot housing (infill focus) code, through: (a) a site plan for all lots with an area 250m² to 400m²; and (b) site, floor plans, and elevations for all lots with an area less than 250m². Notes: (a) PO14 does not apply to the creation of small lots where associated with an existing residential building. (b) House plans provided as part of a Reconfiguring a lot application will not be conditioned as part of an approval.	No acceptable outcome provided.	Creation of small lots ensures that a dwelling house can be accommodated.	
Circulation and street access design			
PO15 An overall street network is provided which: (a) prioritises pedestrians and cycling over motor vehicles; (b) establishes a connected and legible street network; (c) provides a high level of internal accessibility and high-quality external connections for pedestrians and cyclists and appropriate external connections for vehicles; (d) creates safe conditions for pedestrians, cyclists and vehicles for both day and night-time usage; (e) caters for the extension of existing or future public transport routes to	AO15 Streets are designed to: (a) comply with design standards in SC6.11 City Plan policy – Land development guidelines, Section 2 – Transport network standards; (b) establish a safe walkable and permeable street network that provides clear pedestrian and cycle access to commercial, public transport, parks and community service areas; (c) provide street trees in accordance with SC6.12 City Plan policy – Landscape work; (d) allow for efficient, safe and unimpeded movement of buses	AO15 Complies Street design will comply with all design standards as 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
provide services that are convenient and accessible for all the community; (f) facilitates connections for future development, minimising travel distances; (g) are designed to be responsive to the natural contours of the land; (h) facilitates safe and efficient access for service vehicles including refuse collection; and (i) does not compromise future development to achieve the same outcomes listed above.	alongside pedestrians, cyclists and other motorists; (e) incorporate signals, pedestrian refuge and splitter islands for the safe crossing of pedestrians and cyclists for intersections and long roads; (f) accommodate service vehicle requirements; (g) have footpaths that link to existing footpaths, road crossings, parks and public transport facilities, and designed in accordance with SC6.11 City Plan policy – Land development guidelines, Section 2 – Transport network standards; (h) provide street lighting in accordance with SC6.11 City Plan policy – Land development guidelines, Section 2 – Transport network standards; and (i) provide for future extensions to the street network.		
PO16 Development within the Coomera Town Centre area provides an integrated network of predominantly public streets to ensure efficient movement of pedestrians, cyclists, vehicles and strong public transport connections. Note: indicative access and mobility outcomes for the Coomera Town Centre area are identified on Figure 9.4.13-2 within Part 9.4.13 Transport code.	AO16 No acceptable outcome provided.	PO16 Complies The development is located within the Coomera Town Centre area and will provide an integrated network by way of providing pedestrian connections.	

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
Additional provisions for subdivisions which result in the creation of 20 lots or more			
Neighbourhood design, character and integration			
PO17 Development provides a neighbourhood with a strong and positive identity, through: (a) clearly readable streets and useable open space networks; (b) an appropriate response to site characteristics and settings (including landmarks and views); (c) development of a scale consistent with the surrounding urban area, with open space and roads interconnecting to adjoining networks; (d) allowing for increased densities in close proximity to public transport and local services; (e) location of community, retail and commercial facilities at walkable focal points; and (f) providing for a safer community by maximising opportunities for casual surveillance, minimising opportunities for crime and vandalism. Note: a Comprehensive Plan of Development submitted as part of a material change of use application, prepared in accordance with SC6.6 City Plan policy – Comprehensive plans of development, is Council's preferred method of addressing the above outcomes.	AO17 No acceptable outcome provided.	PO17 Complies The development will result in a neighbourhood with a strong and positive identity through its legible layout and site design that is responsive to its surrounding context and setting. The development also will be of a scale which is both comparable to and commensurate with the surrounding urban area, while increasing residential density opportunities where in accordance with the planning scheme. The development will result in an urban design layout which maximises opportunities for casual surveillance through its open sight lines and increased visibility opportunities.	

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
Climatically responsive design			
PO18 The street and lot orientation facilitates the construction of energy-efficient buildings that respond to the local climatic conditions by: (a) maximising solar access to the north in winter; (b) minimising solar access to the east and west in the summer; (c) maximising access to any prevailing summer breezes; and (d) minimising exposure to prevailing winter winds.	AO18.1 A site analysis prepared in accordance with SC6.13 City Plan policy – Site analysis identifies how the proposed lot orientation results in the potential for energy efficient buildings that respond to the local climatic conditions.	AO18.1 Complies The proposal plans were developed as a result of site analysis which identified the most appropriate lot orientation in terms of potential energy efficient buildings which respond to the local climatic conditions. This has ensured that lots are north-east facing where possible.	
	AO18.2 Roads and lots are generally configured in a grid pattern and run in: (a) north-south direction within 20° west and 30° east of north; and (b) east-west direction within 30° south and 20° north of east.	AO18.2 Complies The development proposes roads and lots which are configured in a grid pattern. Refer to the Proposal 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
 True North 20° 30° 30° 20° 20° 30° 20° 30° Lot Lot Lot Preferred orientation of new lots Figure 9.4.8-2 Illustration showing the Reconfiguring a lot preferred lot orientation outcomes			
Public transport integration			
PO19 Subdivision design supports public transport integration.	AO19 At least 60% of lots are within 400m walking distance of roads which have a minimum carriageway width of 10m and are capable of supporting a bus route.	AO19 Complies The development will ensure at least 60% of lots are within 400m walking distance of roads which have a minimum carriageway width of 10m.	

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
Retail and community services			
PO20 Large developments include a site for the location of neighbourhood stores and community facilities to promote a walkable neighbourhood. Note: an adaptable sales office which is used as a shop after the completion of subdivision sales would satisfy this performance outcome.	AO20.1 Lots are allocated and designed to accommodate neighbourhood stores and for community facilities in subdivisions of more than 250 lots.	AO20.1 Complies The development does not propose more than 250 lots.	
	AO20.2 Any lots identified as suitable for neighbourhood stores or community facilities are located in prominent and easily accessible locations within the development.	AO20.2 Not Applicable The development does not propose lots for neighbourhood stores or community facilities.	
Open space provision			
PO21 A public open space network is provided which: (a) has a range of recreation settings and adequate facilities to meet the needs of the community; (b) offers opportunities for residents to conveniently participate in passive recreational activities; (c) delivers well distributed public open space that contributes to the legibility, accessibility, safety, and character of the development; (d) creates safe and attractive settings and focal points; (e) facilitates casual surveillance from adjacent streets and land uses and provides for open space areas with public road frontages;	AO21.1 Land intended for public open space is of a physical standard and condition in accordance with the SC6.11 City Plan policy – Land development guidelines, Section 5 – Public open space standards.	AO21.1 Not Applicable The development does not propose land for public open space.	
	AO21.2 For trunk recreational open space Recreation and sporting parklands and land for community facilities are designed and provided in accordance with the Local government infrastructure plan and approved Council master plans. OR Public open space is provided in accordance with an already approved	AO21.2 Not Applicable The development does not propose trunk recreational open space for community facilities.	

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
(f) delivers stormwater and flood management and care of valuable environmental resources; and (g) is cost effective to maintain.	open space strategy, relevant approved material change of use, adopted concept plan, master plan or structure plan.		
	AO21.3 For non-trunk recreational open space Residential subdivisions creating more than 100 lots provide a minimum of 20m ² of land per dwelling, for open space that is: (a) within 400m walking distance of all residential lots; and (b) designed to adequately meet the recreational needs of users.	AO21.3 Not Applicable The development does not propose more than 100 residential lots.	
PO22 The design and location of open space results in high-quality parkland which: (a) enables the retention and protection of matters of environmental significance, their associated buffers, assessable vegetation, habitat features and natural cultural features; (b) contributes to the visual amenity of the area and facilitates casual surveillance; (c) can be easily accessed along road frontages; (d) directly adjoins existing or proposed open space areas; and (e) creates opportunities for linkages between open space areas.	AO22.1 Open space is provided adjacent to waterway buffers with roads servicing linear parkland, and lots located on the opposite side of the road.	AO22.1 Not Applicable No linear parkland is proposed as part of this development application.	
	AO22.2 Open space for conservation purposes is consolidated with other conservation areas to allow for a connected movement corridor.	AO22.2 Not Applicable The development does not propose open space for conservation purposes.	
	AO22.3 Recreational open space areas less than 5,000m ² directly adjoin existing or proposed recreational open space areas to provide:	AO22.3 Not Applicable No recreational open spaces with an area less than 5,000sqm directly adjoining existing or proposed recreational open space areas are proposed.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	(a) a consolidated useable area; and (b) connectivity between open spaces.		
Open space, safety and design			
PO23 Open space areas are designed and managed to promote user safety.	AO23.1 Areas intended for use during times of darkness are lit in accordance with SC6.11 City Plan policy – Land development guidelines, Section 5 – Public open space standards.	AO23.1 Complies The development does not propose to provide areas intended for use during times of darkness.	
	AO23.2 Casual surveillance is achieved by parks and open space being overlooked by housing, commercial or other development, as well as passing pedestrian and vehicle traffic.	AO23.2 Complies The development will provide for casual surveillance opportunities where possible.	
	AO23.3 Fencing greater than 1.2m in height adjoining a park is to be at least 50% transparent (i.e. swimming pool style or timber picket fencing) and any landscaping adjacent to the fence is to be designed to maximise the opportunity for casual surveillance.	AO23.3 Complies Where fencing greater than 1.2m in height is proposed adjoining a park, it will ensure at least 50% transparency to maximise opportunities for casual surveillance.	
Staging of subdivision			
PO24 Staging of the subdivision ensures that safe and convenient access to public transport, open space, community facilities, convenience shopping and	AO24 No acceptable outcome provided.	PO24 Complies The development is proposed to take place over two (2) stages – 1 lot into 2, followed by 1 lot into 24 lots, new road and detention basin. Staging ensures the timely delivery of the 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
local employment opportunities integrate with community need.			

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

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

City Plan code template

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

Please note:

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

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

9.3.6 Dual occupancy code

9.3.6.1 Application

This code applies to assessing material change of use for development for a Dual occupancy where indicated within **Part 5 Tables of assessment**.

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

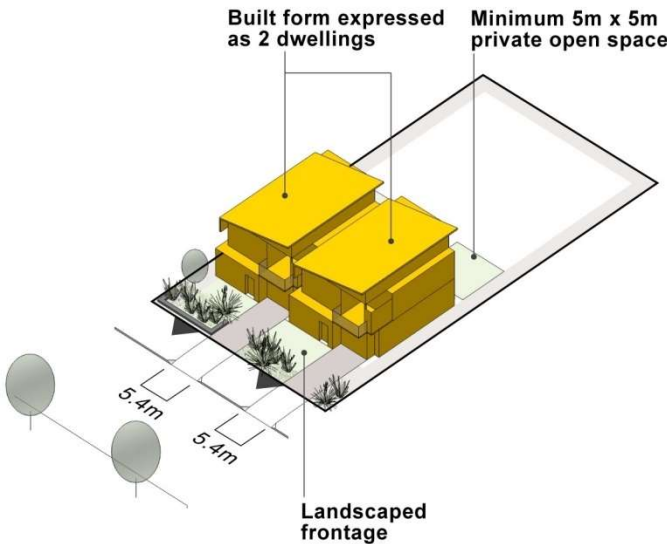
9.3.6.2 Purpose

- (1) The purpose of the Dual occupancy code is to ensure Dual occupancies are appropriately located, achieve a high level of comfort and amenity for occupants, maintain the amenity of neighbouring premises and do not dominate the streetscape.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The Dual occupancy has a suitable road frontage to accommodate safe access, landscaping and on-site car parking.
 - (b) Covered car-parking spaces do not dominate the street frontage.
 - (c) Dual occupancies overlook streets, open spaces and rear lanes to promote casual surveillance.
 - (d) Dual occupancies have sufficient private open space to meet the needs of the residents.
 - (e) Dual occupancies are designed to maintain privacy levels for occupants of the dwelling and neighbouring dwellings.
 - (f) Dual occupancies are designed to provide visual interest to the streetscape and contribute positively to the local character and city image.

9.3.6.3 Specific benchmarks for assessment

Table 9.3.6-2: Dual occupancy 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
Minimum road frontage			
PO1 The site has sufficient frontage to ensure that: (a) safe and convenient vehicular and pedestrian access can be provided; (b) adequate landscaping is provided adjacent to the road frontage; and (c) the crossover or driveway and covered car parking spaces do not dominate the property frontage.	AO1 Road frontages are at least 20m.	PO1 Complies Road frontages for proposed dual occupancy lots are sufficient to ensure that safe and convenient vehicular and pedestrian access can be provided. A minimum lot frontage of 12.5m and a maximum frontage of 15m is proposed for dual occupancy lots. Proposed street tree planting and locations has been designed to ensure visibility is maintained. Driveways will taper towards the crossover and garages will be recessed behind the outer most projection of the house to ensure that these do not dominate the property frontage. Refer to the Proposal Plans at Part 3 .	

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
	 Built form expressed as 2 dwellings Minimum 5m x 5m private open space 5.4m 5.4m Landscaped frontage		
Design of covered car parking spaces			
PO2 The covered car parking space is located and designed to: (a) complement each dwelling; (b) ensure it does not dominate the street frontage; and (c) have minimal adverse effect on the character of the neighbourhood.	AO2.1 The width of the opening to the covered car parking space does not exceed 5.4m for each dwelling.	AO2.1 Complies The widths of openings to covered car parking spaces for proposed dual occupancy lots will not exceed 5.4m for each dwelling.	
	AO2.2 Where the openings to the covered car parking space for each dwelling are on the same road frontage, their visual prominence is reduced by having:	AO2.2 Complies	

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) a space of at least 1m between the garages of each dwelling; or (b) protrusions such as door openings, feature walls, landscaping and porches between the garages; or (c) garages set back underneath a front balcony by at least 1m.	Where openings to covered car parking spaces for each dwelling are on the same road frontage, visual prominence is reduced by having protrusions in the form of staggered garage walls between each garage, and by recessing garages behind the outer most projection by at least 1m.	
 Maximum 5.4m opening width to covered car parking spaces Figure 9.3.6-2 Illustration showing Dual occupancy outcomes for the width of the opening to the covered car parking spaces			
Development on corner lots			
PO3 Where a Dual occupancy is located on a corner lot, the design addresses both road frontages and provides visual interest to the streetscape.	AO3 Where the site is located on a corner lot, each dwelling is oriented to address a separate street.	PO3 Complies	

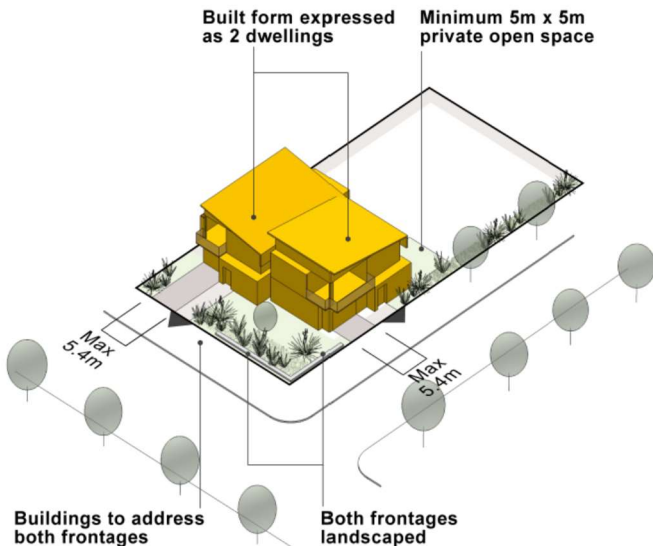
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
		Where dual occupancy lots are proposed on corner lots (proposed lot 17), the design will address both street frontages. Dual Occupancy Dwellings – Type 3 is proposed for dual occupancies located on corner lots (proposed lot 17), with this design providing windows to habitable rooms and balconies on facades which face the street. Refer to the Proposal Plans at Part 3 .	
	 Built form expressed as 2 dwellings Minimum 5m x 5m private open space Max 5.4m Max 6.4m Buildings to address both frontages Both frontages landscaped		

Figure 9.3.6-3

Illustration showing an example of Dual occupancy outcome where the site is located on a corner lot where each dwelling is oriented to address a separate street

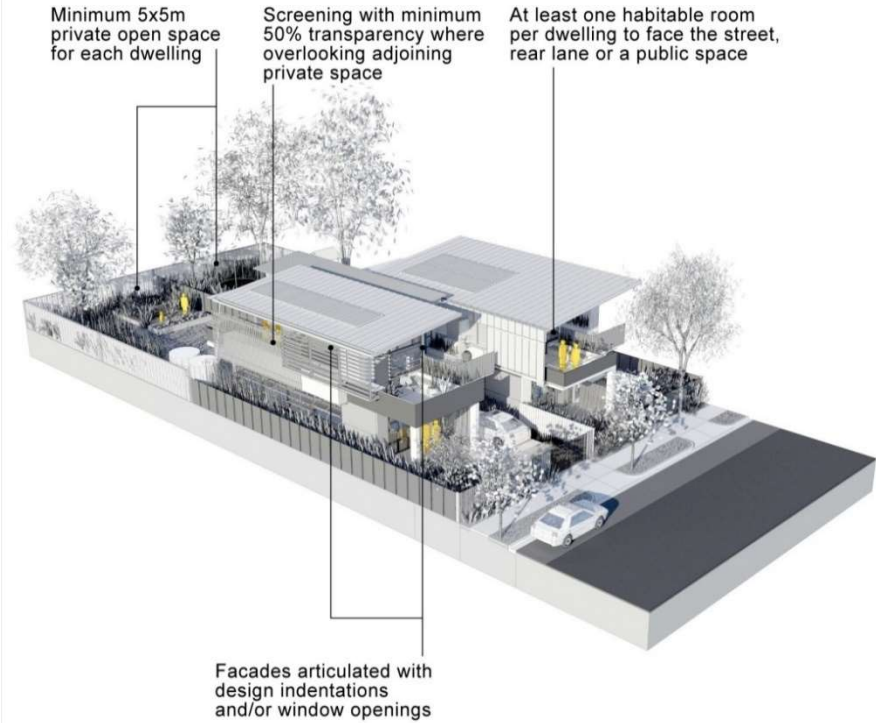
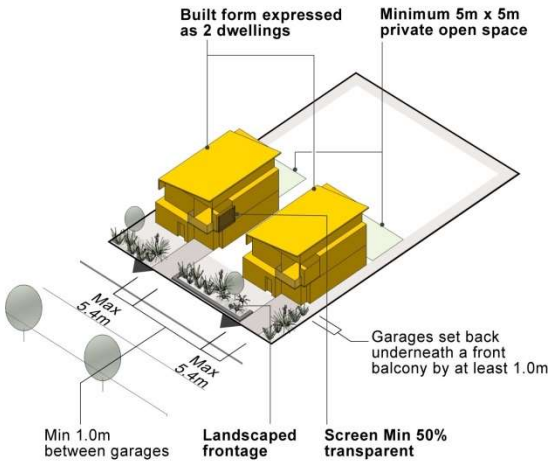
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Building appearance			
PO4 Building design: (a) adds visual interest to the streetscape through building articulation and openings; and (b) provides differentiation between dwellings and buildings.	AO4 No acceptable outcome provided.	PO4 Complies Building design for dual occupancy lots will provide visual interest through building articulation and openings. Building design establishes clear differentiation and delineation between built form. Refer to the Proposal Plans at Part 3 .	
 Minimum 5x5m private open space for each dwelling Screening with minimum 50% transparency where overlooking adjoining private space At least one habitable room per dwelling to face the street, rear lane or a public space Facades articulated with design indentations and/or window openings			

Figure 9.3.6 -4

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
Illustration showing an example of Dual occupancy outcomes			
Private open space			
PO5 Each dwelling is provided with sufficiently sized and suitably located outdoor private open space to meet the recreational needs of the residents.	AO5 The private open space for each dwelling has: (a) minimum dimensions of 5m x 5m; and (b) a maximum gradient not exceeding one in ten.	AO5 Complies Private open space for dwellings located on dual occupancy lots has minimum dimensions of 5m x 5m and a maximum gradient of 1:10. Each dual occupancy dwelling will be provided with either an undercover alfresco area at the rear or an undercover deck area at the front.	
Privacy			
PO6 The building is designed to achieve an acceptable level of privacy for the occupants of the dwelling and neighbouring dwellings.	AO6 Where a direct view exists into the private open space of an adjoining dwelling, the outlook from windows, landing stairs, terraces, decks and balconies is screened by privacy screens which achieve at least 50% transparency.	AO6 Complies Where overlooking of private open space occurs from an adjoining dwelling, outlooks will be screened by privacy screens which achieve at least 50% transparency.	

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
	 Built form expressed as 2 dwellings Minimum 5m x 5m private open space Max 5.4m Max 5.4m Min 1.0m between garages Landscaped frontage Screen Min 50% transparent Garages set back underneath a front balcony by at least 1.0m Figure 9.3.6-5 Illustration showing an example of Dual occupancy outcomes for private open space and privacy		

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
 Screening with minimum 50% transparency where overlooking adjoining private space Figure 9.3.6-6 Illustration showing an example of Dual occupancy outcomes for privacy screens			
Casual surveillance			
PO7 The building is oriented to facilitate casual surveillance by addressing the street, public space or a rear lane.	AO7 The window of at least one habitable room of each dwelling overlooks the street, public space or a rear lane.	AO7 Complies Casual surveillance opportunities are facilitated by ensuring that habitable room windows overlook the street where possible. Refer to the Proposal Plans at Part 3 .	

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
	 At least one habitable room per dwelling to face the street, rear lane or a public space		

Figure 9.3.6-7
Illustration showing an example of Dual occupancy outcome for street surveillance

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

COMMUNITY PLAN VERSION 9 - CODE TEMPLATE - HIGH DENSITY RESIDENTIAL ZONE CODE

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
	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	1m to wall and balcony 0.5m to outermost projection 0m to class 10 building and/or non-habitable room where: (a) located along a southern or western boundary; (b) a maximum length of 12m where no single part exceeds 6m in length; and (c) at least 1m separation from a habitable window of a neighbouring dwelling.	
		for that part between 4.5m – 7.5m	1.5m to wall and balcony 1m to outermost projection	

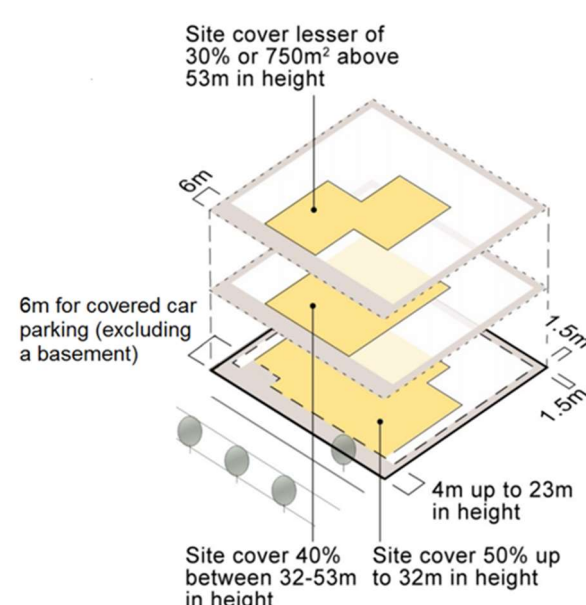
Performance outcomes	Acceptable outcomes			Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
		for that part exceeding 7.5m	2m to wall and balcony 1.5m to outermost projection		
	Rear lane	0.5m minimum 1m maximum for covered car parking			
 Site cover lesser of 30% or 750m² above 53m in height 6m 6m for covered car parking (excluding a basement) 1.5m 1.5m 4m up to 23m in height Site cover 40% between 32-53m in height Site cover 50% up to 32m in height					

Figure 6.2.3-1
Illustration showing High density residential zone setbacks and site cover outcomes (excluding Dwelling houses on small lots)

Figure 6.2.3-1

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

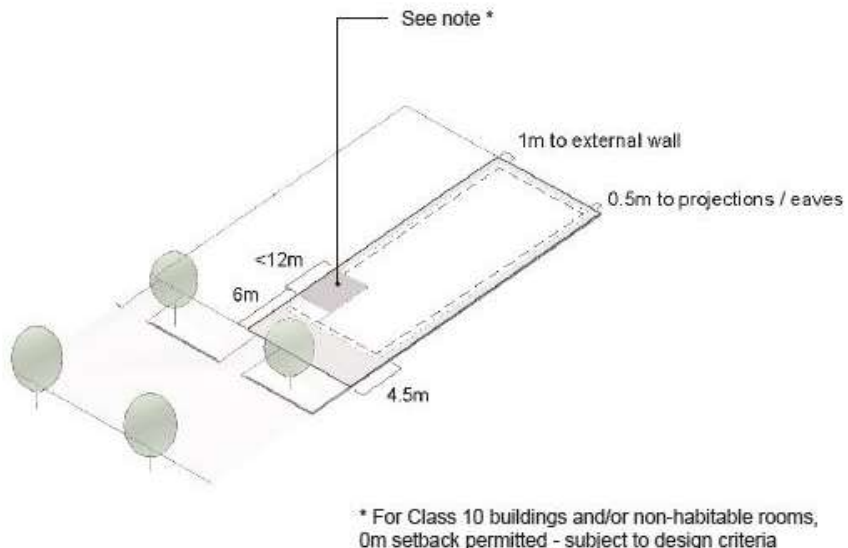
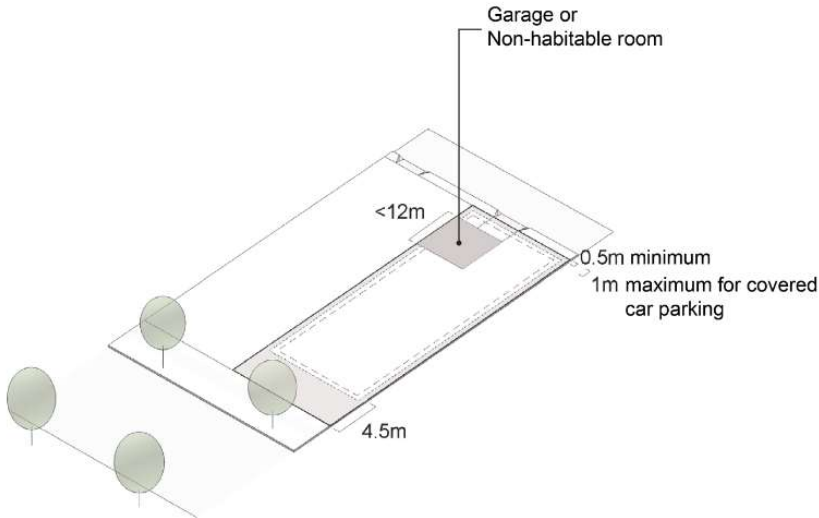
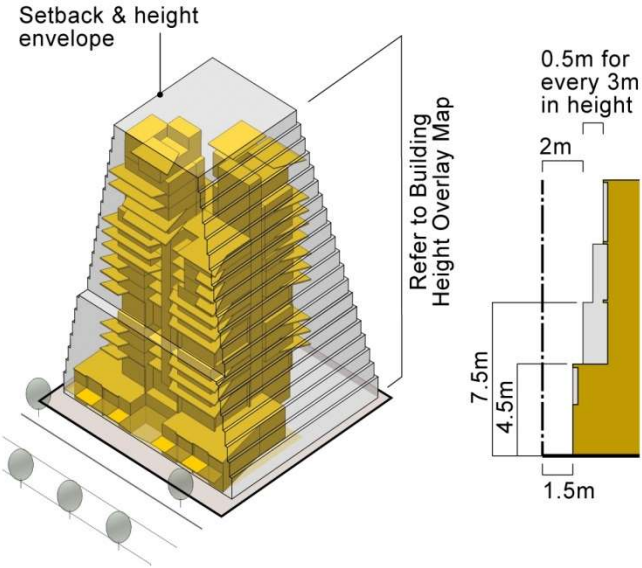
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	 See note * 1m to external wall 0.5m to projections / eaves <12m 6m 4.5m * For Class 10 buildings and/or 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
 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:	AO2 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:	PO2 Complies It is noted that site cover for dual occupancy lots equal to or larger than 400m² will exceed the maximum of 50% in one instance only. Proposed lot 24 will result in a site cover of 51%. Despite this, the final design is considered to balance built form and green space areas through the articulated designs which promote a slender silhouette.	

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) 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.	(a) 50% of net site area up to 8 storeys; (b) 40% of net site area from 9 to 15 storeys; and (c) 30% of net site area or 750m ² per building, whichever is the lesser, above 15 storeys.		
Height			
PO3 Building height and structure height does not exceed 9m or that shown on the Building height overlay map .	AO3 No acceptable outcome provided.	PO3 Complies Building height on proposed dual occupancy lots will not exceed 9m.	

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 & height envelope Refer to Building Height Overlay Map 0.5m for every 3m in height 2m 7.5m 4.5m 1.5m			
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 Dwelling house per lot. OR Density does not exceed that shown on Residential density overlay map.	AO4 No acceptable outcome provided.	PO4 Complies Dwelling house density will comply with the requirements of the Planning Scheme.	

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 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.			
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:	AO5.1 Complies The site is mapped on the Residential density overlay map and proposed lots are contained within both the RD3 – up to 40 dwellings per net hectare (1 dwelling/250m²) mapped area and the RD7 – up to 400 bedrooms per net hectare (1 bed/25m²). The minimum lot size proposed as part of this reconfiguration of a lot is 350m².	
	Residential density overlay map designation		
	Minimum lot size		
	RD1	400m ²	
	RD2	300m ²	
	RD3	250m 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
	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 Not Applicable The development is for reconfiguring a lot, dual occupancy (6 lots) and dwelling houses and no non-residential use is proposed.	

City Plan code template

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

Please note:

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

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

6.2.2 Medium density residential zone code

6.2.2.1 Application

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

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

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

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

6.2.2.2 Purpose

- (1) The purpose of the Medium density residential zone code is to provide for a range and mix of dwelling types including Dwelling houses and Multiple dwellings supported by Community uses and small-scale services and facilities that cater for local residents.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Land uses –
 - (i) include a range of medium density residential uses, predominantly permanent accommodation;
 - (ii) such as Multiple dwellings, Dual occupancies, Dwelling houses on small lots and Community residences are included in the zone to provide a mix of dwelling types and increase residential density;

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

Orderly and economically efficient settlement pattern

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

Housing needs

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

Design and amenity

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

Environment

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

Community Benefit

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

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

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

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

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

- (i) has a building height that does not exceed that indicated on the Building height overlay map;
 - (ii) protects the amenity of adjacent residences;
 - (iii) visually integrates with the character of the locality;
 - (iv) provides differentiation by means of articulation; and
 - (v) provides adequate space for landscaping along street frontages.
 - (f) Lot design –
 - (i) supports a mix and variety of housing forms envisaged in the zone; and
 - (ii) addresses site constraints.
 - (g) Variations in the zone are –
 - (i) **Calypso Bay precinct.**
- (3) The purpose of the Calypso Bay precinct will be achieved through the following additional overall outcomes:
- (a) The cumulative residential density does not exceed 1852 dwellings within this precinct and the Calypso Bay precinct in the Low density residential zone.
 - (b) Development does not compromise planned infrastructure delivery to other land within the catchment.
 - (c) Development proposals do not comprise the achievement of other parts of the precinct being developed in accordance with the zone.

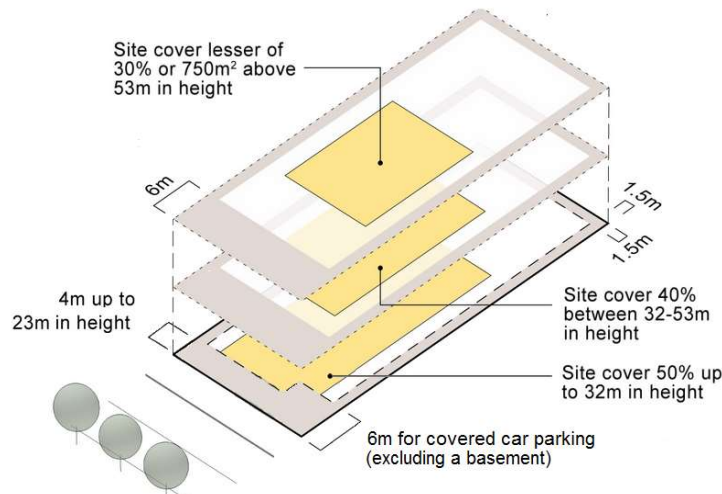
6.2.2.3 Specific benchmarks for assessment

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

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use																													
Setbacks																																
PO1 Setbacks: (a) assist in the protection of adjacent amenity; (b) allow for access around the building; (c) contribute to the streetscape character; and (d) allow for on-site car parking. OR Setbacks for Dwelling houses on small lots: (a) protect the amenity of adjacent residences; (b) visually integrate with the character of the locality; (c) provide differentiation by means of articulation; and (d) allow for on-site car parking.	<table><tr><td colspan="3">AO1</td></tr><tr><td colspan="3">Setbacks are as follows:</td></tr><tr><td>Setback</td><td colspan="2">Minimum distances measured in metres (m)</td></tr><tr><td></td><td>Height</td><td>Setback</td></tr><tr><td>Front for covered car parking (excluding a basement)</td><td>all</td><td>6m</td></tr><tr><td rowspan="2">Front (excluding covered car parking)</td><td>up to 23m</td><td>4m</td></tr><tr><td>for that part exceeding 23m</td><td>6m</td></tr><tr><td rowspan="3">Side and rear</td><td>up to 4.5m</td><td>1.5m</td></tr><tr><td>for that part between 4.5m – 7.5m</td><td>2m</td></tr><tr><td>for that part exceeding 7.5m</td><td>an extra 0.5m is added for every 3m in height or part thereof over 7.5m.</td></tr><tr><td>Between on site habitable buildings (where not attached)</td><td colspan="2">Double the applicable side setback.</td></tr></table>	AO1			Setbacks are as follows:			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.		PO1 Complies The proposed dual occupancy lots are designed to provide setbacks which assist in the protection of adjacent amenity, allow access around the building and contribute to the streetscape character, and allow for on-site car parking. All dual occupancy lots provide a minimum front setback of 6m to covered carparking. A minimum side setback of 1.0m is provided for dual occupancies on small lots (proposed lot 15), however the design of dual occupancies allows for access around the building, allows for on-site car parking. The dual occupancies will contribute to streetscape character through building articulation and through the varied use of materials, colours and textures. Dual occupancies assist in the protection of adjacent amenity through implementation of privacy screening where required. Refer to the Proposal Plans at Part 3.
AO1																																
Setbacks are as follows:																																
Setback	Minimum distances measured in metres (m)																															
	Height	Setback																														
Front for covered car parking (excluding a basement)	all	6m																														
Front (excluding covered car parking)	up to 23m	4m																														
	for that part exceeding 23m	6m																														
Side and rear	up to 4.5m	1.5m																														
	for that part between 4.5m – 7.5m	2m																														
	for that part exceeding 7.5m	an extra 0.5m is added for every 3m in height or part thereof over 7.5m.																														
Between on site habitable buildings (where not attached)	Double the applicable side setback.																															

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

Performance outcomes	Acceptable outcomes			Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	Side and rear (not applicable to the secondary frontage of corner lots)	up to 4.5m	1m to wall and balcony 0.5m to outermost projection 0m to class 10 building and/or non-habitable room where: (a) located along a southern or western boundary; (b) a maximum length of 12m where no single part exceeds 6m in length; and (c) at least 1m separation from a habitable window of a neighbouring dwelling.		

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

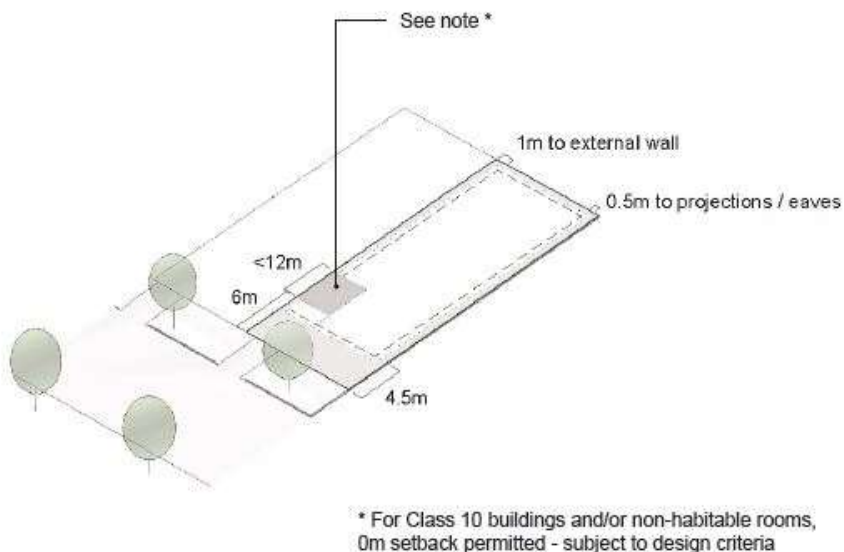
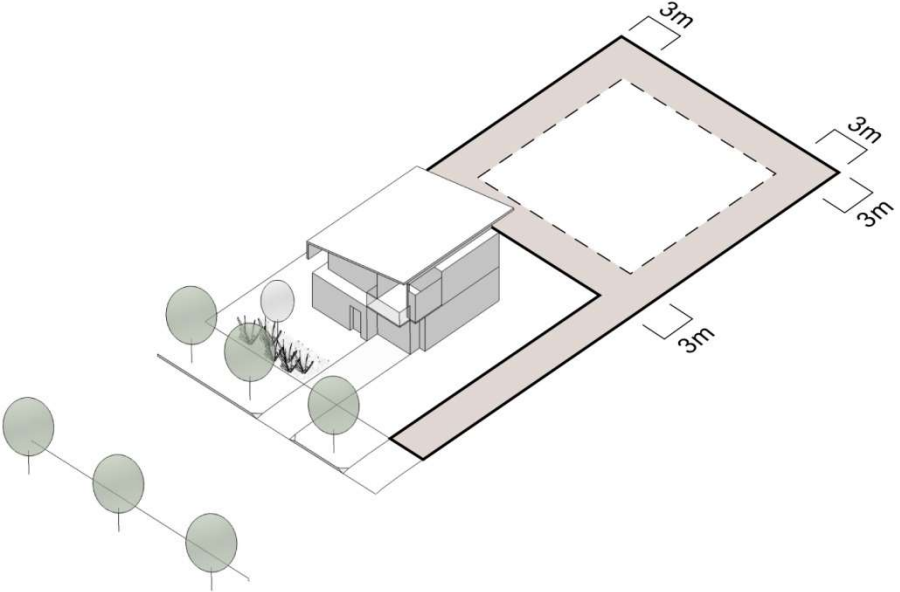
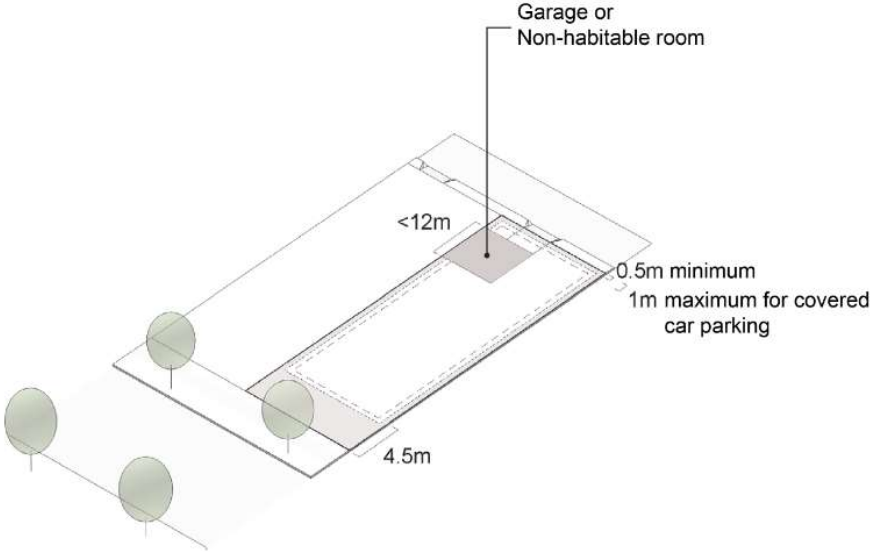
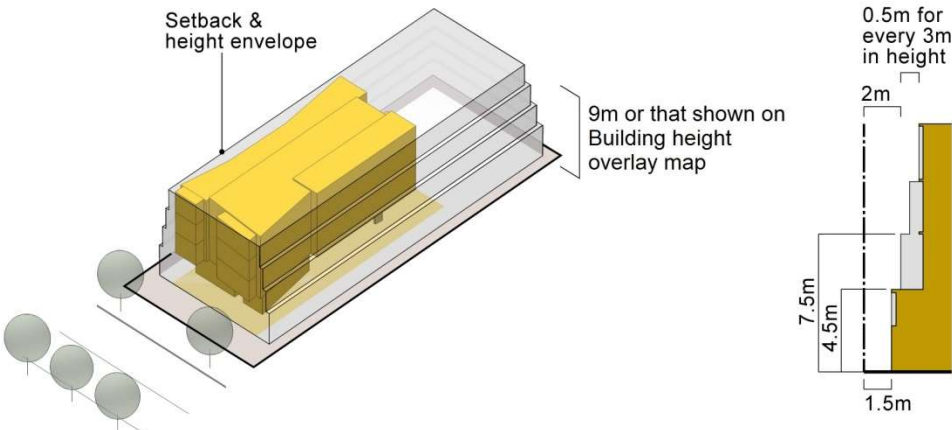
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Figure 6.2.2-1 Illustration showing Medium density residential zone setbacks and site cover outcomes (excludes Dwelling houses on small lots)			
 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 6.2.2-2
Illustration showing Medium density residential zone setbacks for Dwelling houses on small lots

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
 Figure 6.2.2-3 Illustration showing Medium density residential zone setback outcomes for Dwelling houses on rear lots			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
 Garage or Non-habitable room <12m 0.5m minimum 1m maximum for covered car parking 4.5m			
Figure 6.2.2-4 Illustration showing Medium density residential zone rear lane setbacks for Dwelling houses on small lots			
Site cover			
PO2 Site cover:	A02 Site cover does not exceed 50% for Dwelling houses on lots with areas equal to or greater than 400m² and Dual occupancies.	PO2 Complies	

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) is balanced between built form and green areas for landscaped private open space; (b) contributes to neighbourhood character and amenity; (c) promotes slender bulk form; (d) promotes an open, attractive and distinct skyline; and (e) facilitates small, fast moving shadows.	OR (e) Site cover does not exceed 60% for Dwelling houses on lots less than 400m². OR For all other uses, site cover does not exceed a cumulative total of: (a) 50% of net site area up to 8 storeys; (b) 40% of net site area from 9 to 15 storeys; and (c) 30% of net site area or 750m² per building, whichever is the lesser, above 15 storeys.	It is noted that site cover for dual occupancy lots equal to or larger than 400m² will exceed the maximum of 50% in one instance only. Proposed lot 24 will result in a site cover of 51%. Despite this, the final design is considered to balance built form and green space areas through the articulated designs which promote a slender silhouette.	
Height			
PO3 Building height and structure height does not exceed that shown on the Building height overlay map. OR Where not identified on the overlay map building height and structure height does not exceed: (a) 2 storeys with a maximum of 9m; or (b) a partial third storey if within 9m.	AO3 No acceptable outcome provided.	PO3 Complies Built form height will not exceed that shown on the Building Height Overlay Map.	
PO4 Free standing garages and car ports present to the street as single storey.	AO4 Freestanding garages and carports do not exceed a height of 3.5m.	AO4 Not Applicable No freestanding garages or carports are proposed.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
 Figure 6.2.2-5 Illustration showing Medium density residential zone setbacks and height outcomes (excludes Dwelling houses on small lots)			
Density			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO5 For Dwelling houses density is one Dwelling house per lot. OR Density does not exceed that shown on 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.	AO5 No acceptable outcome provided.	PO5 Complies The development will provide for dwelling density which is consistent with the requirements shown on the Residential density overlay map. The site is mapped within the RD3 and RD7 areas. As such, the minimum lot size proposed as part of this reconfiguration is 350m², less than the minimum size of 250m² where located within RD3.	
PO6 Calypso Bay precinct The cumulative density (as a consequence of any material change of use or reconfiguring of a lot application) of this precinct and the Calypso Bay precinct in the Low density residential zone does not exceed 1852 dwellings. Development proposals do not comprise the achievement of other parts of this precinct being developed in accordance with the zone. Note: A reconciliation table is to be provided to Council identifying the proposed and total dwellings in this precinct and the Calypso Bay precinct in the Low density residential zone.	AO6 Calypso Bay precinct No acceptable outcome provided.	PO6 Not Applicable The development is not located in the Calypso Bay Precinct.	

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
Sufficient density reserves should be demonstrated to show that balance land can be developed consistent with the zone and precinct intent.			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use																		
Lot design (for subdivision only)																					
PO7 Lot size and configuration supports a mix and variety of housing forms envisaged in the zone. Note: PO7 does not apply to the creation of small lots where associated with an existing residential building.	AO7.1 Where the site is not mapped on the Residential density overlay map the minimum lot size is 400m². OR Where the site is mapped on the Residential density overlay map, new lots meet the following: <table><thead><tr><th>Residential density overlay map designation</th><th>Minimum lot size</th></tr></thead><tbody><tr><td>RD1</td><td>400m²</td></tr><tr><td>RD2</td><td>300m²</td></tr><tr><td>RD3</td><td>250m²</td></tr><tr><td>RD4</td><td>200m²</td></tr><tr><td>RD5</td><td>125m²</td></tr><tr><td>RD6</td><td>No minimum</td></tr><tr><td>RD7</td><td>No minimum</td></tr><tr><td>RD8</td><td>No minimum</td></tr></tbody></table> Note: Lot sizes referenced must be determined exclusive of access strip or access easement area for rear lots.	Residential density overlay map designation	Minimum lot size	RD1	400m ²	RD2	300m ²	RD3	250m ²	RD4	200m ²	RD5	125m ²	RD6	No minimum	RD7	No minimum	RD8	No minimum	AO7.1 Complies The site is mapped on the Residential density overlay map and proposed lots are contained within both the RD3 – up to 40 dwellings per net hectare (1 dwelling/250m²) mapped area and the RD7 – up to 400 bedrooms per net hectare (1 bed/25m²). The minimum lot size proposed as part of this reconfiguration of a lot is 350m².	
Residential density overlay map designation	Minimum lot size																				
RD1	400m ²																				
RD2	300m ²																				
RD3	250m ²																				
RD4	200m ²																				
RD5	125m ²																				
RD6	No minimum																				
RD7	No minimum																				
RD8	No minimum																				
Lot design within the Ridges and Significant Hills Protection Overlay area (for subdivision only)																					
PO8 New lots proposed within the Ridges and significant hills protection overlay area:	AO8.1 The minimum lot size is 600m².	AO8.1 Not Applicable The development is not located within the Ridges and Significant Hills Protection Overlay area.																			

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) support the intent of the Ridges and significant hills protection overlay code ; and (b) address site constraints.	AO8.2 Minimum road frontage is 17m. OR Minimum road frontage is 4.5m for a rear lot.	AO8.2 Not Applicable The development is not located within the Ridges and Significant Hills Protection Overlay area.	
Land uses			
PO9 Non-residential uses (other than community uses and neighbourhood centres) are small scale and stand alone.	AO9 A non-residential use (such as a Health care service or a Child care centre) includes a single tenancy and does not adjoin another existing or approved non-residential use.	AO9 Not Applicable The development does not propose any non-residential uses.	

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;	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:	AO1 Not Applicable The proposed development is for Reconfiguring a lot and MCU (Dual Occupancy and Dwelling Houses) and does not include an Operational Work (Vegetation Clearing) application as part of this application.	

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
(d) is necessary to maintain the character of the local area; or (e) assists in the conservation of the city's biodiversity. Note: A Vegetation Management Plan, prepared in accordance with SC6.8 City Plan policy – Environmental management plans is the Council's preferred method of addressing this performance outcome.	(a) the location of the existing or approved dwellings, building or structures; (b) the location of waterways, ridge tops and steep slopes (greater than 25%) on and adjacent to the site; (c) the location of the assessable vegetation to which the damage is proposed, and reasonable particulars of its vegetation type, including species, height and girth and whether it is: • habitat for threatened flora and fauna; • of historical, cultural, character or visual significance; • essential for erosion prevention and slope stabilisation, including within waterway buffers; • significant to the conservation of the city's biodiversity; • vegetation that contributes to waterway and wetland health. (d) a statement of the reasons for the damage and any relevant factors associated with the purpose of the proposed damage; (e) particulars of how vegetation to be retained will be protected during works in accordance with <i>AS4970–2009 Protection of trees</i> on development sites; (f) particulars of how the vegetation is to be damaged and, if relevant,		

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
	how the damaged material is to be removed or disposed of; (g) a plan indicating the location, size and species of replacement vegetation to compensate for the loss of damaged vegetation; and (h) a staging plan for clearing greater than 4ha of vegetation. Note: To remove a single tree on residential premises only a basic Vegetation Management Plan is required to be submitted to Council. The Vegetation Management Plan can be prepared by the property owner and may only require limited details about the above elements. Guidance on the content of a Vegetation Management Plan can be found in SC6.8 City Plan policy – Environmental management plans.		

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.

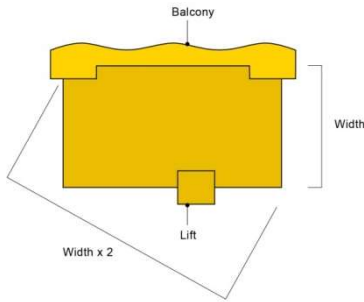
9.4.4.3 Specific benchmarks for assessment

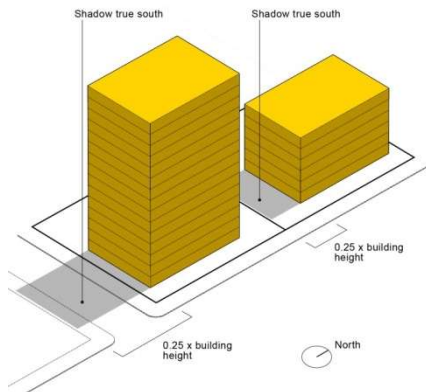
Table 9.4.4-2: General development provisions code – for assessable development

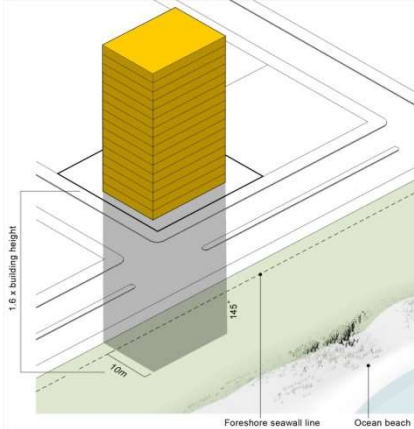
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Amenity protection			
PO1 Development mitigates any negative effects to amenity, health and safety from 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 development will not be impacted upon by noise, signage, visual amenity, wind effects, privacy, vibration, contaminated substances, hazardous chemicals, or odour and emissions. The proposed development will not be impacted upon by house of operation of any non-residential activities. The development site fronts a local road and will not be impacted by local traffic.	
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	

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.		The development prevents loss of amenity and threats to health as safety as the development will create no noise impacts. The development does not include a commercial component and so will not cause a loss of amenity due to hours of operation. The Traffic Impact Assessment (Part 4) has determined that the proposal will not result in negative impacts on the surrounding road network. No signage is proposed as part of the development and the development will not create any negative wind effects or vibration impacts. The site does not contain any contaminated substances and will not feature any hazardous chemicals. The development will facilitate the future development of Dwelling Houses and so will be consistent with the visual amenity outcomes anticipated by the City Plan. The development has been designed to maximise the safety of pedestrians, the public and traffic.	
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.	AO3 Not Applicable The site is not adjacent to the Pacific Motorway or a heavy rail line.	
Landscaping			
PO4 The proposal provides landscape work that protects and enhances the character of the local area.	AO4.1 For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences a Statement of Landscape Intent prepared in accordance with SC6.12 City Plan policy – Landscape work demonstrating that the landscaping will provide amenity for site	AO4.1 Complies Refer to Landscape Concept Plan at Part 4.	

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
	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, public open space.		
Building services			
PO5 All mechanical equipment is located and housed so as not to cause disturbance to residents within or adjoining the development.	AO5 For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences: The mechanical equipment, including air-conditioning plant and swimming pool pumps, is incorporated within the building. OR The mechanical equipment, including air-conditioning plant and swimming pool pumps, is housed external to the principal building and: (a) is contained within a solid structure; and (b) located no closer than 1.5m to any site boundary.	AO5 Not Applicable The development does not propose mechanical equipment.	
Casual surveillance and lighting			
PO6	AO6 No acceptable outcome provided.	PO6 Complies	

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 facilitates casual surveillance of public areas and incorporates lighting to reduce opportunities for crime.		The development ensures that lot and road layout will facilitate opportunities for casual surveillance.	
Lighting			
P07 Lighting associated with any development does not cause a nuisance.	AO7 Direct or reflected light emissions from the premises must be positioned and shielded to prevent light spillage outside the boundaries of the site.	AO7 Complies The development will ensure that direct or reflected light emissions from the premises are positioned and shielded to prevent light spillage outside the site boundaries.	
Shadow impacts – for all development 3 or more storeys			
	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	AO8.1 Not Applicable The development is for reconfiguring a lot and no built form is proposed as part of this application.	
	AO8.2	AO8.2 Complies	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO8 The building is designed and located to ensure that the shadow cast by the building does not detract from a comfortable living and ground level environment and the access of adequate sunlight to private and public spaces having regard to: (a) the degree of containment of the shadow on the subject site at different times of the day on the summer and winter solstice and spring and autumn equinox; (b) the cumulative impact of the shadow and existing shadows; (c) the effect of the shadow on the ocean beach, Broadwater foreshore, or riverside or beachside public open space; (d) the location of the shadow on non-residential areas external to the site; and (e) the effect of the shadow on any other site or other building.	The shadow cast by the building in a true south direction has a length 0.25 times the height of the building, as measured from ground level adjacent to the southern side of the subject building to the top of the topmost storey, and does not intrude onto any other site, or does not cast shadow onto any other building on the same site.  Figure 9.4.4-2 Illustration showing southern shadow outcome	Built form on proposed dual occupancy lots will comply with shadow requirements.	
	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	AO8.3 Not Applicable The development is not located in the Bermuda Point precinct.	

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 onto any other building on the same site. Note: The podium is excluded from any southern shadow calculations.		
	AO8.4 The shadow cast by any building does not cover any part of the ocean beach or Broadwater foreshore when the shadow has a bearing of 145° east of true north and the length of the shadow is 1.6 times the height of the building as measured from the ground level to the top of the topmost storey. Note: For the purpose of this acceptable outcome, the ocean beach is defined as that area east of a line 10m east of and parallel to the foreshore seawall line and the Broadwater foreshore is defined as that area east of the leading edge of the revetment wall.  Figure 9.4.4-3	AO8.4 Not Applicable The development will not result in shadow cast which will cover any part of the ocean beach or Broadwater foreshore.	

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
	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.	AO8.5 Not Applicable The development will not result in shadow cast which will 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 create a negative visual impact upon neighbouring properties or the streetscape.	AO9 Retaining walls and batters comply with the requirements of SC6.11 City Plan policy – Land development guidelines, Section 3 – Change to ground level standards.	AO9 Complies Where proposed, retaining walls and batters comply with the requirements of the planning scheme. Refer to the Engineering Services Report at Part 4.	
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 Stormwater drainage works comply with the requirements of the planning scheme. Refer to the Engineering Services Report at Part 4.	
Infrastructure			
PO11 All development ensures connection to public utilities to meet the needs of the development, including sewer, water, electricity and communications services.	AO11 All development is provided with services, as follows:	AO11 Complies The development will provide access to all services as required by the planning scheme. Refer to the Engineering Services Report at Part 4.	

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) 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.		
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 Where applicable, development will be taken in accordance with the relevant QDC requirements.	
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	AO13 A site analysis plan is prepared in accordance with SC6.13 City Plan policy – Site analysis .	AO13 Complies The proposal was developed in accordance with a site analysis.	

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
(c) protect significant natural habitat areas, wildlife corridors, wetlands and waterway corridors.			