812

CITY OF GOLDCOAST.

AGENDA

PLANNING AND ENVIRONMENT COMMITTEE MEETING

WEDNESDAY 1 DECEMBER 2021

9AM

City of Gold Coast Council Chambers
135 Bundall Road Surfers Paradise

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Cr C Caldwell	Chairperson
Cr D Gates	
Cr M Hammel	
Cr W Owen-Jones	
Cr PJ Young	
Cr H Vorster	
Cr PC Young	
Cr G O'Neill	
Ms A Swain	Director Economy, Planning & Environment
Mr M Moran	Manager City Development
Mr R Clarke	Manager City Planning
Mrs Z Meha	Manager Business Support

2 LEAVE OF ABSENCE

3★ CONFIRMATION OF MINUTES

That the Minutes of the 811 Planning and Environment Committee Meeting held on 18 November 2021 be confirmed.

CITY OF GOLDCOAST.

UNCONFIRMED MINUTES

PLANNING AND ENVIRONMENT COMMITTEE MEETING

THURSDAY 18 NOVEMBER 2021

9AM

MEETING COMMENCED AT 9:14AM

City of Gold Coast Council Chambers
135 Bundall Road Surfers Paradise

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1 ATTENDANCE/APOLOGIES

Cr C Caldwell	Chairperson
Cr D Gates	Deputy Chairperson
Cr M Hammel	
Cr W Owen-Jones	
Cr PJ Young	
Cr H Vorster	
Cr PC Young	
Cr G O'Neill	
Cr D McDonald	Visitor
Cr D Taylor	Visitor – (Left the meeting at 10:26am)
Cr B Patterson	Visitor
Ms A Swain	Director Economy, Planning & Environment
Mr M Moran	Manager City Development
Mr R Clarke	Manager City Planning
Mrs Z Meha	Manager Business Support
Mr A Morris	Supervising Planner
Mr T Stubbs	Planner
Mr S Mitchell	Supervising Planner
Ms C Brown	Supervisor Open Space and Landscaping Assessment
Mr B Holt	Senior Planner
Ms L Dawes	Executive Coordinator Major Projects
Mr A Glassington	Senior Planner
Ms C Peacock	Supervising Environmental Planner
Mr R McInnes	Manager Property Services
Ms Cherie Watt	City Solicitor

2 LEAVE OF ABSENCE

Nil.

3 CONFIRMATION OF MINUTES

COMMITTEE RECOMMENDATION PE21.1118.001

Moved: Cr D Gates

Seconded: Cr W Owen-Jones

That the Minutes of the 810 Planning and Environment Committee Meeting held on 28 Oct 2021 be confirmed.

CARRIED

4 CONFLICT OF INTEREST DECLARATIONS

4.1 COI - Prescribed Prior to Meeting - Cr D Gates

Councillor Name	Cr D Gates		
Matter Description	AFFECTED ENTITY RESPONSE - 167, 169-331 HINKLER DRIVE, WORONGARY (SKYRIDGE ESTATE)		
Meeting Name	Planning and Environment Committee		
Meeting Date	Thursday 18 November 2021		
Item Number	6.1	Item Reference	MID/2021/292

Pursuant to section 150EL(3)(a) and 150EL(3)(b) of the *Local Government Act 2009*, I hereby provide notice that I have a prescribed conflict of interest in this matter, the nature and particulars of which are as follows:

Nature of the prescribed conflict of interest	
Receipt of donations from Arcadis & Mitchell Bray (Arcadis employee)	
If the prescribed conflict of interest arises for a gift, loan or contract	
The value of the gift, loan or contract	Mitchell Bray 24/9/14, $1950 (employee Arcadis) Arcadis 26/10/15, $1850 Arcadis 15/10/16, $2500 (fully refunded)
If the prescribed conflict of interest arises for an application which a submission has been made	
The matters the subject of the application and submission	
If there is another entity, other than the councillor, that has an interest in the matter	
The name of the other entity	
The nature of the councillor's relationship with the other entity	
Description of interest in the matter	
Councillor's interest	Receipt of donations
Other entity's interest	Consultants employed by the Applicant
☒ I will leave the meeting and will not participate in a decision relating to the matter.	

4.2 COI - Declarable Prior To Meeting - Cr D Gates

Councillor Name	Cr D Gates		
Matter Description	AFFECTED ENTITY RESPONSE - 167, 169-331 HINKLER DRIVE, WORONGARY (SKYRIDGE ESTATE)		
Meeting Name	Planning and Environment Committee		
Meeting Date	Thursday 18 November 2021		
Item Number	6.1	Item Reference	MID/2021/292

Pursuant to section 150EQ(3)(b) and 150EQ(3)(c) of the *Local Government Act 2009*, I hereby provide notice that I have a declarable conflict of interest in this matter, the nature and particulars of which are as follows:

Nature of the declarable conflict of interest	
Receipt of Donations from UPS	
If the declarable conflict of interest arises because of the councillor's relationship with a related party	
The name of the related party	
The nature of the relationship of the related party to the councillor	
The nature of the related party's interests in the matter	
If the councillor's or related party's personal interests arise because of the receipt of a gift or loan from another person	
The name of the other person	UPS
The nature of the relationship of the other person to the councillor or related party	Donor
The nature of the other person's interests in the matter	Planning Consultant
The value of the gift or loan, and the date the gift was given or loan was made	22/06/14 $1850, 07/09/15 $1850, 19/09/16 $1850 (refunded in full)
☒ I am voluntarily deciding not to participate in making a decision about the matter.	

4.3 COI - Prescribed Prior to Meeting - Cr D Gates

Councillor Name	Cr D Gates		
Matter Description	MCU/2021/204 REPORT FOR MULTIPLE DWELLINGS (23 UNITS) AT 295 GOLDEN FOUR DRIVE, BILINGA		
Meeting Name	Planning and Environment Committee		
Meeting Date	Thursday 18 November 2021		
Item Number	6.3	Item Reference	MCU/2021/204

Pursuant to section 150EL(3)(a) and 150EL(3)(b) of the *Local Government Act 2009*, I hereby provide notice that I have a prescribed conflict of interest in this matter, the nature and particulars of which are as follows:

Nature of the prescribed conflict of interest	
Receipt of donations from Arcadis & Mitchell Bray (Arcadis employee)	
If the prescribed conflict of interest arises for a gift, loan or contract	
The value of the gift, loan or contract	Mitchell Bray 24/09/14, $1950 (employee Arcadis) Arcadis 26/10/15, $1850 Arcadis 15/10/16, $2500 (fully refunded)
If the prescribed conflict of interest arises for an application which a submission has been made	
The matters the subject of the application and submission	
If there is another entity, other than the councillor, that has an interest in the matter	
The name of the other entity	
The nature of the councillor's relationship with the other entity	
Description of interest in the matter	
Councillor's interest	Receipt of donations
Other entity's interest	Consultants employed by the Applicant
☒ I will leave the meeting and will not participate in a decision relating to the matter.	

4.4 COI - Declarable Prior To Meeting - Cr D Gates

Councillor Name	Cr D Gates		
Matter Description	CHANGE APPLICATION (OTHER CHANGE) TO DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE USE (IMPACT ASSESSMENT) FOR MULTIPLE DWELLINGS AT 154-156 MARINE PARADE AND 55 EDEN AVENUE, COOLANGATTA		
Meeting Name	Planning and Environment Committee		
Meeting Date	Thursday 18 November 2021		
Item Number	6.4	Item Reference	A71621133

Pursuant to section 150EQ(3)(b) and 150EQ(3)(c) of the *Local Government Act 2009*, I hereby provide notice that I have a declarable conflict of interest in this matter, the nature and particulars of which are as follows:

Nature of the declarable conflict of interest	
Receipt of donations in 2014 and 2015	
If the declarable conflict of interest arises because of the councillor's relationship with a related party	
The name of the related party	
The nature of the relationship of the related party to the councillor	
The nature of the related party's interests in the matter	
If the councillor's or related party's personal interests arise because of the receipt of a gift or loan from another person	
The name of the other person	Sunland Greenmount Pty Ltd
The nature of the relationship of the other person to the councillor or related party	
The nature of the other person's interests in the matter	
The value of the gift or loan, and the date the gift was given or loan was made	11/11/2014 - $2,500 donation and 11/9/2015 donation from Sunland
☒ I am voluntarily deciding not to participate in making a decision about the matter.	

4.5 COI - Declarable Prior To Meeting - Cr D Gates

Councillor Name	Cr D Gates		
Matter Description	ACM CORPORATION PTY LTD (ACN 122 906 110) -V- COUNCIL OF THE CITY OF GOLD COAST PLANNING AND ENVIRONMENT COURT APPEAL NO. 128 OF 2021 - CHANGE APPLICATION (OTHER CHANGE) TO A DEVELOPMENT APPROVAL FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (IMPACT ASSESSMENT) FOR A TAVERN (RESTAURANT, SPORTS BAR & TAB FACILITY) - 47 THOMAS DRIVE, SURFERS PARADISE		
Meeting Name	Planning and Environment Committee		
Meeting Date	Thursday 18 November 2021		
Item Number	7.1	Item Reference	A71069743

Pursuant to section 150EQ(3)(b) and 150EQ(3)(c) of the *Local Government Act 2009*, I hereby provide notice that I have a declarable conflict of interest in this matter, the nature and particulars of which are as follows:

Nature of the declarable conflict of interest	
Receipt of donations	
If the declarable conflict of interest arises because of the councillor's relationship with a related party	
The name of the related party	
The nature of the relationship of the related party to the councillor	
The nature of the related party's interests in the matter	
If the councillor's or related party's personal interests arise because of the receipt of a gift or loan from another person	
The name of the other person	Place Design
The nature of the relationship of the other person to the councillor or related party	Donor
The nature of the other person's interests in the matter	Consultant to Council
The value of the gift or loan, and the date the gift was given or loan was made	15/08/11 $1,410 23/10/14 $1,850 10/11/16 $1,850 (refunded in full)

☒ I am seeking permission to participate in making a decision about the matter.
The reasons why my participation would improve decision making in the public interest are as follows:
Seeking to remain in the room and participate in the decision for the benefit of the wider community.

PROCEDURAL MOTION

Moved: Cr W Owen-Jones

Seconded: Cr M Hammel

Pursuant to section of the *Local Government Act 2009*, Council resolves that:

A	**Cr D Gates may participate in the decision despite the Councillor's conflict of interest because of the time that has elapsed from the time of the donations and that it is a consultant to the project only.**

A division was called

For:	**4**	**Cr G O'Neill, Cr PC Young, Cr W Owen-Jones, Cr M Hammel**
Against:	**0**	
Absent:	**0**	
Abstained:	**1**	**Cr PJ Young**
Did not vote	**3**	**Cr D Gates, Cr C Caldwell, Cr H Vorster**

CARRIED

Cr D Gates did not vote.

4.6 COI - Prescribed Prior To Meeting - Cr C Caldwell

Councillor Name	Cr C Caldwell		
Matter Description	ACM CORPORATION PTY LTD (ACN 122 906 110) -V- COUNCIL OF THE CITY OF GOLD COAST PLANNING AND ENVIRONMENT COURT APPEAL NO. 128 OF 2021 - CHANGE APPLICATION (OTHER CHANGE) TO A DEVELOPMENT APPROVAL FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (IMPACT ASSESSMENT) FOR A TAVERN (RESTAURANT, SPORTS BAR & TAB FACILITY) - 47 THOMAS DRIVE, SURFERS PARADISE		
Meeting Name	Planning and Environment Committee		
Meeting Date	Thursday 18 November 2021		
Item Number	7.1	Item Reference	A71069743

Pursuant to sections 150EL(3)(a) and 150EL(3)(b) of the *Local Government Act 2009*, I hereby provide notice that I have a declarable conflict of interest in this matter, the nature and particulars of which are as follows:

Nature of the prescribed conflict of interest	
Associated company is the land owner / applicant	
If the prescribed conflict of interest arises for a gift, loan or contract	
The value of the gift, loan or contract	$5000 06/03/2020
If the prescribed conflict of interest arises for an application which a submission has been made	
The matters the subject of the application and submission	
If there is another entity, other than the councillor, that has an interest in the matter	
The name of the other entity	Sydney Horse Transport
The nature of the councillor's relationship with the other entity	Donor
Description of interest in the matter	
Councillor's interest	
Other entity's interest	Associated company is the land owner / applicant
☒ I will leave the meeting and will not participate in a decision relating to the matter.	

4.7 COI - Declarable Prior To Meeting - Cr C Caldwell

Councillor Name	Cr C Caldwell		
Matter Description	CONFIDENTIAL UPDATE ON SECURING KOALA HABITAT		
Meeting Name	Planning and Environment Committee		
Meeting Date	Thursday 18 November 2021		
Item Number	7.2	Item Reference	A70175812

Pursuant to section 150EQ(3)(b) and 150EQ(3)(c) of the *Local Government Act 2009*, I hereby provide notice that I have a declarable conflict of interest in this matter, the nature and particulars of which are as follows:

Nature of the declarable conflict of interest	
If the declarable conflict of interest arises because of the councillor's relationship with a related party	
The name of the related party	
The nature of the relationship of the related party to the councillor	
The nature of the related party's interests in the matter	
If the councillor's or related party's personal interests arise because of the receipt of a gift or loan from another person	
The name of the other person	Eliezer Kornhauser
The nature of the relationship of the other person to the councillor or related party	Donor
The nature of the other person's interests in the matter	Associated company is land owner
The value of the gift or loan, and the date the gift was given or loan was made	$2000 05/06/15
☒ I am voluntarily deciding not to participate in making a decision about the matter.	

4.8 COI - Declarable During Meeting - Cr W Owen-Jones

Councillor Name	Cr W Owen-Jones		
Matter Description	CHANGE APPLICATION (OTHER CHANGE) TO DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE USE (IMPACT ASSESSMENT) FOR MULTIPLE DWELLINGS AT 154-156 MARINE PARADE AND 55 EDEN AVENUE, COOLANGATTA		
Meeting Name	Planning and Environment Committee		
Meeting Date	Thursday 18 November 2021		
Item Number	6.4	Item Reference	A71621133

Pursuant to section 150EQ(2) of the *Local Government Act 2009*, I hereby provide notice that I have a declarable conflict of interest in this matter, the nature and particulars of which are as follows:

Nature of the declarable conflict of interest	
Receipt of donation	
If the declarable conflict of interest arises because of the councillor's relationship with a related party	
The name of the related party	
The nature of the relationship of the related party to the councillor	
The nature of the related party's interests in the matter	
If the councillor's or related party's personal interests arise because of the receipt of a gift or loan from another person	
The name of the other person	Sunland
The nature of the relationship of the other person to the councillor or related party	Contributed to my 2016 election campaign
The nature of the other person's interests in the matter	
The value of the gift or loan, and the date the gift was given or loan was made	$1800 – 26/08/2015
☒ I am voluntarily deciding not to participate in making a decision about the matter.	

4.9 COI - Declarable Prior To Meeting - Cr H Vorster

Councillor Name	Cr H Vorster		
Matter Description	ACM CORPORATION PTY LTD (ACN 122 906 110) -V- COUNCIL OF THE CITY OF GOLD COAST PLANNING AND ENVIRONMENT COURT APPEAL NO. 128 OF 2021 - CHANGE APPLICATION (OTHER CHANGE) TO A DEVELOPMENT APPROVAL FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (IMPACT ASSESSMENT) FOR A TAVERN (RESTAURANT, SPORTS BAR & TAB FACILITY) - 47 THOMAS DRIVE, SURFERS PARADISE		
Meeting Name	Planning and Environment Committee		
Meeting Date	Thursday 18 November 2021		
Item Number	7.1	Item Reference	A71069743

Pursuant to section 150EQ(3)(b) and 150EQ(3)(c) of the *Local Government Act 2009*, I hereby provide notice that I have a declarable conflict of interest in this matter, the nature and particulars of which are as follows:

Nature of the declarable conflict of interest	
My brother is a supplier to the applicant and may stand to gain a commercial benefit following the council decision.	
If the declarable conflict of interest arises because of the councillor's relationship with a related party	
The name of the related party	Francesco Vorster
The nature of the relationship of the related party to the councillor	Brother
The nature of the related party's interests in the matter	Owns and operates a business which is a supplier to the applicant.
If the councillor's or related party's personal interests arise because of the receipt of a gift or loan from another person	
The name of the other person	
The nature of the relationship of the other person to the councillor or related party	
The nature of the other person's interests in the matter	
The value of the gift or loan, and the date the gift was given or loan was made	NA
☒ I am voluntarily deciding not to participate in making a decision about the matter.	

4.10 COI - Declarable During Meeting - Cr PC Young

Councillor Name	Cr PC Young		
Matter Description	MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING (30 UNITS), 1 SECOND AVENUE, BURLEIGH HEADS		
Meeting Name	Planning and Environment Committee		
Meeting Date	Thursday 18 November 2021		
Item Number	6.6	Item Reference	A71554104

Pursuant to section 150EQ(2) of the *Local Government Act 2009*, I hereby provide notice that I have a declarable conflict of interest in this matter, the nature and particulars of which are as follows:

Nature of the declarable conflict of interest	
A related entity that I control owns commercial property in James Street Burleigh Heads.	
If the declarable conflict of interest arises because of the councillor's relationship with a related party	
The name of the related party	Nicnat Corporation Pty Ltd (Trust)
The nature of the relationship of the related party to the councillor	Interest in the entity
The nature of the related party's interests in the matter	Commercial land holdings in James Street
If the councillor's or related party's personal interests arise because of the receipt of a gift or loan from another person	
The name of the other person	
The nature of the relationship of the other person to the councillor or related party	
The nature of the other person's interests in the matter	
The value of the gift or loan, and the date the gift was given or loan was made	
☒ I am seeking permission to participate in making a decision about the matter.	
The reasons why my participation would improve decision making in the public interest are as follows:	
Knowledge of the local area.	

PROCEDURAL MOTION

Moved: Cr H Vorster

Seconded: Cr W Owen-Jones

Pursuant to section 150ES(3)(a) of the *Local Government Act 2009*, Council resolves that:

A	**Cr PC Young may participate in the decision despite the Councillor's conflict of interest because Cr PC Young has voluntarily made a declaration to address a public perception issue raised during the course of discussion but that the interest between the Trust and the outcome of the development application is far too remote for a reasonable person to infer that the public interest may be in conflict with the interest of the Trust.**

A division was called

For:	**9**	**Cr C Caldwell, Cr D Gates, Cr T Tate, Cr M Hammel, Cr W Owen-Jones, Cr PJ Young, Cr H Vorster, Cr PC Young and Cr G O'Neill**
Against:	**0**	
Absent:	**0**	
Abstained:	**0**	
Did not vote	**1**	**Cr PC Young**

CARRIED UNANIMOUSLY

Cr PC Young did not vote.

5 COMMITTEE FORWARD PLANNING SCHEDULE

Nil.

6 REPORTS AND PRESENTATIONS

Items 7.1 and 7.2 were dealt with prior to item 6.1

Cr D Gates left the room at 11:02am

6.1 AFFECTED ENTITY RESPONSE - 167, 169-331 HINKLER DRIVE, WORONGARY (SKYRIDGE ESTATE) A71370892 MID/2021/292

COMMITTEE RECOMMENDATION PE21.1118.002

Moved: Cr W Owen-Jones

Seconded: Cr G O'Neill

That Council, as the Affected Entity, approve the issue of an Affected Entity Response Notice of No Objection to the Minister for State Development, Infrastructure, Local Government and Planning (as the Responsible Entity) in accordance with s80(4) of the Planning Act 2016 for a Change Application for a 'Minor Change to A Preliminary Approval for material change of use under section 242 of the Sustainable Planning Act 2009 (SPA) to vary the effect of the Gold Coast Planning Scheme 2003 in accordance with the Pacific View Estate Development Code'.

CARRIED

Cr Gates was not present for discussion and voting.

Item 6.3 was dealt with prior to item 6.2

6.2# REPORT ON APPLICATION FOR DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (IMPACT ASSESSABLE) FOR 1 INTO 6 LOT SUBDIVISION AT LOT 3 GAVEN ARTERIAL ROAD, MAUDSLAND - DIVISION 2 A71289046 ROL/2020/64

Changed recommendation

COMMITTEE RECOMMENDATION PE21.1118.003

Moved: Cr W Owen-Jones

Seconded: Cr PJ Young

It is recommended that Council resolves as follows:

That Council approves (with conditions) the issue of a development permit for reconfiguring a lot for 1 into 6 lot subdivision, in accordance with the following conditions:

General	
1	**Timing** a **All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.** b **Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the**

earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition

2 **Amended drawings**

a Prepare and submit amendments to the drawings for confirmation they constitute the approved drawings for the purposes of this development approval. All amended drawings must be submitted (and confirmed by Council) prior to commencement of any works on site.

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Lot Layout – Retention Basin	PLS Project Land Services	15 June 2021	20018.12	-

The following amendments must be included:

i. Amalgamate proposed Lot 5 and Lot 6 into a single allotment and the remaining lots be reconfigured and apportioned equally.

b Undertake and maintain the development generally in accordance with the approved drawings The conditions of this approval are to be read in conjunction with the stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.

3 **Approved Plans**

Undertake and maintain the development generally in accordance with the following plans.

Hydraulics and Water Quality				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Site Based Stormwater Management Report	Acquaco Design	24 September 2021	AD200053	P6

4 **Approved Plans**

Undertake and maintain the development generally in accordance with the following plans.

Plan Title	Author	Date	Plan Reference No.	Ver
Civil Wprks (DA Stage) Earthworks Section Views Part 1	Acquaco Design	10 September 2021	AD200053	P4
Civil Works (DA Stage) Earthworks Section Views Part 2	Acquaco Design	10 September 2021	AD200053	P3

5 **Approved Plans**

Undertake and maintain the development generally in accordance with the following plans:

Geotechnical Engineering

Plan Title	Author	Date	Plan Reference No.	Ver
Slope Stability Assessment for Residential Subdivision, Lot 3 on SP275769 Donington Drive, Maudsland	**Morrison Geotechnic**	**July 2017**	**GE17/142**	**-**

6 **Approved Plans**

Undertake and maintain the development generally in accordance with the following plans including as amended in red by the Council:

Health and Regulatory Services

Plan Title	Author	Date	Plan Reference No.	Ver
Proposed Residential Subdivision Lot 3 Donnington Drive, Maudsland – Road Traffic Noise Impact Report	**CRG Acoustics**	**18 November 2020**	**17091 report Lot 3**	

7 **Approved Plans**

Undertake and maintain the development generally in accordance with the following plans

Bushfire Management

Plan Title	Author	Date	Plan Reference No.	Ver
Queensland Fire and Emergency Services (QFES) cover sheet including endorsed Updated Bushfire Hazard Assessment and Mitigation Plan for The Proposed Development over Lot 3 SP275769 Donington Drive Maudsland, prepared by Brisbane Bushfire Consulting Pty Ltd dated 19 October 2021	**Tina Saren QFES Bushfire Planning and Assessment Officer Seconded to Council of the City of Gold Coast**	**21 October 2021**	**ROL/2020/64**	**-**

Property

8 **Requirement to register sewer easement**

a **Register the following easements in favour of Council for the purpose of**

"Sewerage" in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Edition.

i Sewerage easement 3m wide over the proposed sewer main within Lots 2 & 3 and:

ii Sewerage easement 5m wide over the proposed sewer main within Lots 4, 5 & 6 (the existing easement over Lots 4-5 to be widened from 3m)

Register the above easements as depicted on the following drawing:

Water and Waste				
Drawing Title	**Author**	**Date**	**Drawing No.**	**Ver**
Civil Works (DA Stage) Sewer Works Plan	**Acquaco Design**	**11 June 2021**	**DA-C06**	**P4**

b **The terms of the easement must include:**

i The responsibilities of the Grantor / Grantee for ongoing maintenance

ii Standard terms document 707918364 must be referenced on Form 9 – easement document

iii Easement plans and associated documents (i.e.: Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement.

c **Registration of the easement must occur at the same time as registering the survey plan or prior to commencement of use whichever is the sooner.**

d **Ensure sewer infrastructure is positioned appropriately within the easements.**

e **This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the easement is required to be registered). Therefore if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware of the non-compliance with this condition.**

9 **Requirement to register stormwater easement**

a Register easements for stormwater drainage in favour of Council at the locations marked on the drawing listed below:

Drawing Title	**Author**	**Date**	**Drawing No.**	**Ver**
Civil Works (DA Stage) Stormwater Management	**Acquaco Design**	**23 September 2021**	**DA-C05**	**P8**

b The terms of the easement must include:

i The responsibilities of the Grantor/Grantee for ongoing maintenance.

ii Standard terms document 707918364 must be referenced on Form 9 – easement document.

iii Easement plans and associated documents (i.e. Form 9 – easement document) must be fully completed and signed by the owner of the burdened land and benefitting land and submitted with the plan when

the plan is submitted to Council for endorsement.

c Registration of the easement must occur at the same time as registering the plan of subdivision.

d Ensure infrastructure is positioned in the centre of the easement.

e This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the easement is required to be registered). Therefore if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.

10 Land transfer

a Transfer at no cost to Council, the land identified below:

Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver
Lot 1	DisplayText cann	Civil Works (DA Stage) Stormwater Management (Drawing No. AD200053)	Acquaco Design	23 Septemb er 2021	P8

b Transfer the land identified above at the same time as registering the plan of subdivision.

c This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the land transfer is required to be registered). Therefore if this condition is not complied with at the time required by this condition, the owner(s) of the land and other owners' successors in title continue to be obligated to transfer the land in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.

11 Restrictions regarding Council easements and infrastructure

a No building work or deep landscaping is permitted over or within any Council public utility easement.

b Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council infrastructure.

c Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection.

d Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council infrastructure, with the exception of maintenance structures which must have unobstructed vertical clearance.

Note: Requirements (a) through (d) may be relaxed through approval of a Referral Agency Assessment (RAA) and / or Build Over Sewer Easement (BOSE) application

Environmental and Landscaping

12 **Landscaping works on private land**

a **Obtain an operational works approval to landscape the site generally in accordance with the Statement of Landscape Intent listed below, prior to a request is made to Council to approve the plan of subdivision at no cost to Council:**

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Concept Plan Donington Drive Maudsland	AGLA	7 September 2021	SHEETS 1 - 3	B

and include in particular:

i **Ground cover species must be a minimum 140mm pot size at the time of planting.**

ii **Shrub species must be a minimum 200mm pot size at the time of planting.**

iii **Screening shrubs must be a minimum 300mm pot size at the time of planting.**

iv **Screening shrubs must be able to achieve a minimum height of 3 metres at maturity. Species selected must have a dense form that retains foliage to ground level and a neat appearance without hedging (e.g. *Syzygium* 'Resilience').**

v **A continuous row of screening shrubs must be planted at 1.0 to 1.5 metre centres (dependent on species) within the 600mm setback between the southern boundary to Gaven Arterial Road and the toe of the retaining structures.**

vi **A continuous row of screening shrubs must be planted at 1.0 to 1.5 metre centres (dependent on species) within the 1.0 metre wide bench/terraced step in the tiered retaining structures.**

vii **All species used for planting in and around the retaining walls must be hardy species that are generally drought tolerant and will require minimal maintenance once established.**

viii **The locations of all proposed stormwater infrastructure as required by the sites approved Stormwater Management Plan.**

ix **Fencing along the southern boundary between lots 2 to 6 and Gaven Arterial Road must be constructed on the upper tier of the retaining structure, be a maximum height of 1.5 metres, and be open in nature (e.g. a pool fence or similar structure endorsed by Council's Landscape Planners).**

x **The approximately 78m² triangular area in the eastern corner of proposed amalgamated Lot 5 and Lot 6 which extends westwards approximately 18 metres into the lot from the most eastern point, must be landscaped garden area. The garden area must contain screening shrubs at one metre centres along the property boundaries, with the remainder of the space consisting of a variety of trees and understorey plantings as the space permits.**

b **Construct and maintain the private landscaping identified above at no cost to Council at all times.**

	Note – the conditions of the OPW approval will require the landscaping, retaining and fencing to be installed prior to the sealing of survey plans (unless otherwise bonded); they will also require the planting to be subject to a 1 year maintenance period by the developer, to be completed prior to the sealing of survey plans (unless otherwise bonded).
13	**Landscaping works within public open spaces** **a Obtain an operational works approval to landscape all public open space generally in accordance with the Statement of Landscape Intent listed below, prior to commencement of any works at no cost to Council:**

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Concept Plan Donington Drive Maudsland	AGLA	7 September 2021	SHEETS 1 - 3	B

and include in particular:

- **i Ensure street trees are planted within the road reserve directly fronting the site along Donington Drive.**
- **ii Street trees located in accordance with City Plan Policy SC6.11.10 – Land development guidelines – Standard drawing 05-103 – Street tree planting set out guidelines for roadworks and City Plan Policy SC6.12.16 – Landscape works – Road Reserves**
- **iii All street trees planted must be a minimum 100L bag size.**
- **iv Vehicle exclusion bollards to be located on the boundary line between the road reserve and public open space (drainage reserve).**
- **v Access infrastructure ie: gates, bollards and fencing to be in accordance with SC6.11.10 – Land development guidelines Standard drawings**
- **vi Details of fencing treatment to be utilised at the public/private interface, ensuring CPTED principles are demonstrated, unless where impractical ie: acoustic fencing.**
- **vii Cross sectional elevation of the public/private interface at a minimum of 1 location.**
- **viii Retention of existing vegetation.**
- **ix Where trees are located near side boundaries or underground services, root containment systems must be utilised.**
- **x Trees must be a single-trunked canopy shade species able to attain a clear trunk height of 1800mm on maturity.**
- **xi Trees must be a minimum 2 metre distance laterally from the inlet gullies.**
- **xii All built structures and planning associated with an entry statement must be located within private property.**
- **xiii Provide annual maintenance costings for all landscape items on public land relevant to the development for the duration of the 'establishment' and 'on maintenance' periods.**
- **xiv All batters treated in accordance with the Change to ground level and creation of new waterways code of the City Plan.**
- **xv Construct and maintain the public open space identified above until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 7 – Procedures.**

14	**Fencing to Gaven Arterial Road** **Fencing along the southern boundary between lots 2 to 6 and Gaven Arterial Road must be:** a **Constructed on the upper tier of the retaining structure;** b **A maximum height of 1.5 metres;** c **Provide gated access for maintenance purposes; and** d **Aluminium pool type fence or palisade type construction**
15	**Boundary fences** **a Construct a boundary fence between open space/private land generally in accordance with City Plan Policy SC6.11.5 – Land development guidelines – Public open space standards table 5.10. The boundary fence must be constructed prior to commencement of the use.** **b The boundary fence must be:** **i A maximum of 1.2 metres in height if solid/non-transparent construction; or** **ii A maximum of 1.8 metres in height if 50% transparent construction**
Engineering	
16	**Rectification of Council's infrastructure** **a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to commencement of the use at no cost to Council.** **b Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.**
17	**Retaining walls** **Retaining walls along the Gaven Arterial Road interface:** a **Must not exceed a maximum cumulative height of 3.8 metres. The lower tier must not exceed 2.3 metres in height and the upper tier must not exceed 1.5 metres in height;** b **Must be constructed using concrete sleepers with a charcoal coloured finish (or other visually recessive colour endorsed by Council's Landscape Planners); and** c **Where two tiers are proposed, the tiers must be separated by a 1.0 metre wide bench/ terraced step to support a row of screening shrubs.**
18	**Existing structures and services** a **Prior to commencement of works, identify all structures and services (i.e. electrical pillars, water metres/hydrants, telecommunication infrastructure) within pedestrian infrastructure areas (i.e. footpaths, outdoor dining, bike racks) that impede pedestrian accessibility, and where required, obtain the necessary approvals from the relevant public utility authority to have these structures and services removed/relocated at no cost to Council.** b **Ensure removal/relocation of these structures and services occurs prior to commencement of the use at no cost to Council.**
19	**Existing roads** **a Obtain an operational works approval for the design and upgrade of Donington Drive at the full frontage of the site marked on the drawing listed below prior to a request is made to Council to approve the plan of**

subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Civil Works (DA Stage) Bulk Earthworks & Grading Plan	Acquaco Design	14 October 2021	DA-C02	P8

and include in particular:

i The existing edge restraints at the full frontage of the site to Donington Drive must be replaced with new barrier kerb & channel.

ii The southern verge of Donington Drive at the full frontage of the site must have 1 in 25 raising gradients from the new barrier kerb & channel to the property boundaries of all proposed lots.

b Construct and maintain the road identified above at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.

20 Footpaths

a Obtain an operational works approval for the design and construction of all footpaths marked on the drawings listed below, prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Civil Works (DA Stage) Bulk Earthworks & Grading Plan	Acquaco Design	14 October 2021	DA-C02	P8

and include in particular:

i A 1.5m wide footpath required along the full frontage of the site to Donington Drive (the subdivision side only). The new 1.5m wide footpath must be connected to existing footpath adjacent to Lot 1 on SP231660 (at 17 Catalunya Court).

ii Proposed footpath kerb ramp (adjacent to the north eastern corner of proposed Lot 6) must be designed in accordance with City Plan Policy SC6.11 – Land development guidelines.

b Construct and maintain the footpaths identified above at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.

21 Electrical reticulation

Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular:

i Provide underground electricity to proposed lots 2 - 6.

ii No additional poles and pole-mounted transformers are to be erected within public roads.

iii Meet the requirements of the electricity supplier (e.g. Energex).

22 Telecommunications network

Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular:

	a Provide underground telecommunications to proposed lots 2 – 6 and pit and pipe infrastructure along public roads. **b All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables.** **c Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).**
Stormwater Drainage	
23	**Overland flow paths and hydraulic alterations** **a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged.** **b The development must not:** **i Increase peak flow rates downstream from the site.** **ii Increase flood levels external to the site.** **iii Increase duration of inundation external to the site that could cause loss or damage.**
24	**Bioretention basin maintenance management plan *(specific condition)*** **a Prepare and implement a bioretention basin maintenance management plan (MMP) prior to the commencement of the use. The MMP must be prepared by a Registered Professional Engineer Queensland (RPEQ) specialising in stormwater management in accordance with City Plan Policy SC6.11 - Land Development Guidelines and with reference to the Water by Design document Maintaining Vegetated Stormwater Assets, Version 1 February 2012.** **b The MMP must include, but not necessarily be limited to, the following key information:** i **Design intent and description of the device(s).** ii **The location and specific dimensions of the device(s).** iii **Approved / designed water quality objectives.** iv **Monitoring procedures and frequency.** v **Specifications and procedures for device(s) maintenance.** vi **Plant and equipment access details for maintenance activities.** vii **Maintenance activity schedule defining frequency, area (m^2) per maintenance zone, hours, staff, plant and equipment, approximate costs per rotation, and per annum.** viii **Performance indicators / intervention levels / triggers for reactive maintenance.** ix **Any necessary preventative maintenance measures.** x **Acceptable solutions for specific items, i.e. acceptable plant species substitutions based on availability, hydraulic conductivity, water quality objectives, etc.** xi **Approximate lifecycle maintenance costs.**
Sewer and Water Works	
25	**Sewer reticulation** **Obtain an Operational Works approval for the design and construction of a sewer reticulation system (a secondary high level sewer) to connect each**

	proposed lot to Council's sewerage network generally as per drawing *Civil Works (DA Stage) Sewer Works Plan – DA-C06, Issue P4, dated 11.06.21 by Acquaco Design*, prior to a request is made to Council to approve the plan of subdivision at no cost to Council and include in particular: i **Provide CCTV footage and inspection report of the existing sewerage main traversing the development site with the Operational Works application.** ii **Adjust the existing maintenance structures to finished surface level within the development site** iii **Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy.** iv **The size of the sewer property service connection must be in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition** v **Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid.** vi **Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection.** vii **Remove / seal / cap redundant sewer property services.** ***Note:*** ***An "Application Work on the City's infrastructure" form is required for the above works.*** viii **Construct and maintain the sewer reticulation system at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 - Land development guidelines, Section 6 – Water supply and sewerage reticulation standards, Section 7 – Procedures, Section 8.5 – As-constructed requirements, Section 9 - Specifications and Section 10 – Standard drawings.**
26	**Water reticulation** **Obtain an Operational Works approval for the design and construction of a water reticulation system to connect each proposed lot to Council's water network generally as per drawing *Civil Works (DA Stage) Water Connections Plan – DA-C7, Issue P3, dated 11.06.21 by Acquaco Design*, prior to a request is made to Council to approve the plan of subdivision at no cost to Council and include in particular:** **i Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy.** **ii The property service, water meter box and water meter must be provided at the boundary of the development site. A connection application is required for these works.** **iii Remove redundant water meters / connections.** ***Note:*** **i An "Application Work on the City's infrastructure" form is required for the above works.**
27	**Fire loading** **Fire loading must not exceed 15L/s for 4 hours.**

Construction Management

28 **Certification of works - Hydraulics and Water Quality**

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Hydraulics and Water Quality				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Post construction certification	**Prior to a request is made to Council to approve the plan of subdivision**	**Site Based Stormwater Management Report (Acquaco Design Pty Ltd, 24 September 2021)**	**Registered Professional Engineer Queensland (RPEQ)**	**Hydraulics & Water Quality**
The certification is to confirm: **All stormwater devices (quantity and quality) shown in the approved stormwater management plan and associated design drawings have been installed on-site and are functioning as designed.**				

Hydraulics and Water Quality				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Engineering design drawing	**At the time of lodgement of any development application for operational works (works for infrastructure)**	**Site Based Stormwater Management Report (Acquaco Design Pty Ltd, 24 September 2021)**	**Registered Professional Engineer Queensland (RPEQ)**	**Hydraulics and Water Quality**
The certification is to confirm: **All submitted engineering drawings accurately reflect the stormwater management devices and drainage layout contained within the approved (as amended) stormwater management plan.**				

29 **Certification of works - Subdivision Engineering**

Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:

Subdivision Engineering				
Certified	**Certification**	**Plan/**	**Expert**	**Requesting**

document	date	Drawing	discipline	Council Section
Certificate for electricity supply	**Prior to a request is made to Council to approve the plan of subdivision**	**-**	**An authorised supplier (e.g. Energex)**	**Contributed Assets**
The certification is to confirm: **Underground electricity supply is available to proposed Lots 2 - 6.**				

Subdivision Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	**Prior to a request is made to Council to approve the plan of subdivision**	**-**	**The authorised telecommunication carrier (e.g. Telstra, NBN Co)**	**Contributed Assets**
The certification is to confirm: **Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).**				

Subdivision Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Certificate for vehicle crossing	**Prior to a request is made to Council to approve the plan of**	**-**	**Registered Professional Engineer of Queensland (RPEQ)**	**Contributed Assets**

	subdivision			

The certification is to confirm:
All works comply with the requirements of the Vehicle access condition.

30 **Certification of works - Health and Regulatory Services**

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Health and Regulatory Services				
Certified document	**Certification date**	**Plan**	**Expert discipline**	**Requesting Council Section**
Acoustic compliance report	**Prior to commencement of the use**	**Proposed Residential Subdivision Lot 3 Donnington Drive, Maudsland – Road Traffic Noise Impact Report; Prepared by: CRG Acoustics; dated: 18 November 2020; Ref: 17091 report Lot 3**	**Acoustic Engineer**	**Health and Regulatory Services**

The certification is to confirm:
The development has been designed in accordance with the established noise criteria and recommendations outlined in an approved Acoustic Report.

31 **Certification of works - Geotechnical Engineering**

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Geotechnical Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Landslide risk rating	**Prior to a request is made to Council to approve the plan of subdivision**	**-**	**Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical**	**Geotechnical Engineering**

			engineering	

The certification is to confirm:

Each lot achieves a landslide risk rating of 'low' or better and each lot is suitable for its intended purpose.

Geotechnical Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Retaining structures design	**Prior to commencement of any works**	**-**	**Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering**	**Geotechnical Engineering**

The certification is to confirm:

i All retaining structures on site / within the stage are designed based on existing geotechnical conditions of the site taking into account all predicted surcharge loading.

ii All designed retaining structures on site / within the stage achieve adequate stability with a long term factor of safety greater than or equal to 1.5 against geotechnical failure.

Geotechnical Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Retaining structures construction	**Prior to a request is made to Council to approve the plan of subdivision**		**Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering**	**Geotechnical Engineering**

The certification is to confirm:

All constructed retaining structures on site / within the stage achieved adequate stability with a long term factor of safety greater than or equal to 1.5 against geotechnical failure.

Geotechnical Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council**

					Section
	Post construction earthworks certification	**Prior to a request is made to Council to approve the plan of subdivision**	**-**	**Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering**	**Geotechnical Engineering**
	The certification is to confirm: **i All earthworks are carried out in accordance with AS3798-2007: Guidelines on earthworks for commercial and residential developments.** **ii Inspection and testing of all earthworks are carried out to Level 1 and the frequency of field density testing is in accordance with Table 8.1 of AS3798-2007.** **iii Fill materials are placed in layers, watered if required and compacted to achieve the specified density ratio as specified in Table 5.1 – Minimum Relative Compaction of AS3798-2007.**				
32	**Construction management plan** **a Prepare and submit for approval a Construction management plan generally in accordance with the Guidelines for Construction Management Plans prior to any works commencing.** **b The Construction management plan must be prepared by a suitably qualified professional and include in particular.** **i Provide hours of construction.** **ii Provide details on vehicle access (including responsibility for maintenance of the defined cartage route) during construction hours.** **iii Provide details on traffic management (including loading, unloading and cartage routes).** **iv Parking of vehicles (including on site employees and delivery vehicles).** **v Maintenance of safe pedestrian movement across the site's frontage/s (including people with disabilities).** **vi Provide details for the collection and control of Building waste and refuse disposal.** **vii Details on the presentation of hoarding to the street.** **viii Provide details for tree management.** **ix Demonstrate how the general public will be protected from construction activities.** **x Provide details on how the building site will be kept clean and tidy to maintain public safety and amenity.** **c Implement the Construction management plan during all construction works at no cost to Council.**				
33	**Erosion and sediment control** **a Undertake works generally in accordance with the Healthy waters code of**				

	the City Plan and include in particular: **i Ensure all reasonable and practicable measure are implemented to minimise short and long-term erosion and adverse effects of sediment transport. Also ensure the proposed control measures will achieve 80% hydraulic effectiveness as required by the SPP (refer to SPP Appendix 2 Table A).** **ii Sediment control structures e.g.: sediment fence must be placed at the base of all materials on site to mitigate sediment run-off.** **iii A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater.** **iv All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM September 2009) prior to discharging from the site.** **v Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6.11 – Land development guidelines, section 4.5.17.1.2**
Advice Notes	
A	**Bulk Earthworks Over Existing Sewerage Infrastructure** **The existing sewerage infrastructure within the development site may require protection measures or upgrading of the pipe material should the proposed bulk earthworks require fill over the sewer which exceeds the maximum allowable covers.**
B	**Development infrastructure** **Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval**
C	**Council water and sewer mains to be protected during site works** **The developer is responsible at all times for ensuring that Council's water and sewerage infrastructure is protected during construction activities on site. This may require physical protection measures to be put in place during works such as deliveries, moving heavy equipment into and out of the site, or when doing works in close proximity to water and sewer assets.** **Where Council water and sewer infrastructure is damaged during construction, Council will undertake immediate repairs and any costs associated with these repairs will be charged to the landowner, principle contractor or other relevant party. If further more permanent repairs are required, such as replacement of water and sewer mains, the landowner, principle contractor or other relevant party will first be given an opportunity to complete these works (other approvals may be required), or Council will undertake these works and pass the costs on to the landowner, principle contractor or other relevant party.**
D	**Connections and disconnections** **Any connection / disconnection to the existing water and sewerage networks will be at the applicant's cost. Prior to the connection / disconnection taking place, the applicant must obtain written approval from Water and Waste.** **Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au**

<table>
<tr><td>E</td><td>No open trenching of the road pavement for water connections across / in roadways
Conduits must be installed to service the proposed development via trenchless technology the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval.
Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au</td></tr>
<tr><td>F</td><td>Further development permits / compliance permits
Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include:<table><tr><td>Water and Waste</td></tr><tr><td>Operational works - infrastructure</td></tr><tr><td>Connections / disconnections: Application to work on the City's Infrastructure</td></tr><tr><td>Referral Agency Assessment – Building over or near sewer infrastructure</td></tr><tr><td>Landscape Assessment</td></tr><tr><td>Operational works - landscape works</td></tr><tr><td>Open Space Assessment</td></tr><tr><td>- Operational works - public landscape works</td></tr></table>A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above.</td></tr>
<tr><td>G</td><td>Connections to, alteration or realignment of Council infrastructure
Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), the applicant must obtain the necessary approvals from the relevant public utility authority prior to works commencing.
Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage infrastructure, reinstatement of maintenance hole covers, stormwater drainage infrastructure, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.</td></tr>
<tr><td>H</td><td>Operational Works meeting prior to lodgement
Council's Water and Waste Development Services team encourage contact to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works.
Contact GCWDA@goldcoast.qld.gov.au to arrange a meeting.</td></tr>
<tr><td>I</td><td>Design, Constructability and Minor change applications
The application has been approved based on the information provided by the consultant. Water and Waste are not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating</td></tr>
</table>

	services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the *Planning Act 2016*) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.
J	**Stormwater** **A property notification will be applied to the lot / subsequent lots stating a stormwater easement exists for the site and must be maintained at all times.**
K	**Bushfire management** **A property notification will be applied to the lot / subsequent lots stating a bushfire management plan exists for the site and must be complied with at all times.**
Property Notifications	
A	**Stormwater** **A stormwater easement exists along the rear of the site and it must be maintained at all times by the lot owner. Refer to Council of the City of Gold Coast's Decision Notice ROL/2020/64. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline**
B	**Landscaping, retaining and fencing requirements to Gaven Arterial Road** **There are development approval conditions applicable to the lot that require specific outcomes for fencing, retaining and landscaping within the frontage to Gaven Arterial Road. Maintenance of retaining, fencing and planting is the responsibility of the individual lot owner and must be maintained in accordance with the conditions of approval for ROL/2020/64 and subsequent operational work approvals.**
C	**Bushfire management** **There are development approval conditions applicable in relation to bushfire management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice ROL/2020/64. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline**
D	**Noise/Acoustic** **There are development approval conditions applicable in relation to acoustic issues on this lot/subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice ROL/2020/64. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline**

CARRIED

Attachments (Tabled)

1 Item 6.2 Presentation

Item 6.3 was dealt with prior to item 6.2.

6.3 MCU/2021/204 REPORT FOR MULTIPLE DWELLINGS (23 UNITS) AT 295 GOLDEN FOUR DRIVE, BILINGA
A71367232
MCU/2021/204

COMMITTEE RECOMMENDATION PE21.1118.004

Moved: Cr G O'Neill

Seconded: Cr PC Young

That Council approves (with conditions) the issue of a development permit for a material change of use for Multiple dwellings (14x2 bedroom units and 9x3 bedroom units), in accordance with the Attachment entitled: Decision notice — approval (with conditions).

CARRIED

Cr Gates was not present for discussion and voting.

Cr D Gates returned to the room at 11:17am

Cr D Gates left the room at 11:43am
Cr W Owen-Jones left the room at 11:43am

6.4# CHANGE APPLICATION (OTHER CHANGE) TO DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE USE (IMPACT ASSESSMENT) FOR MULTIPLE DWELLINGS AT 154-156 MARINE PARADE AND 55 EDEN AVENUE, COOLANGATTA
A71621133
OTH/2021/37

Changed recommendation

COMMITTEE RECOMMENDATION PE21.1118.005

Moved: Cr C Caldwell

Seconded: Cr PC Young

That Council approves (with conditions) the issue of a Development permit for a Material change of use (Impact assessment) for Multiple dwellings (22 units) at 154-156 Marine Parade and 55 Eden Avenue, Coolangatta, in accordance with the Attachment entitled: Decision Notice – approval (with conditions)

Development Conditions imposed by Council as Assessment Manager

General	
1	**Timing** **a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.** **b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.**
2	**Amended drawings** **a Prepare and submit amendments to the drawings for confirmation they**

constitute the approved drawings for the purposes of this development approval. All amended drawings must be submitted (and confirmed by Council) prior to commencement of any works on site.

Drawing Title	Author	Date	Drawing No.	Ver
Site Plan – Proposed	Joe Adsett Architects	05/07/2021	A – 102	D
Floor Plan - Basement 03	Joe Adsett Architects	05/07/2021	A – 200	D
Floor Plan - Basement 02	Joe Adsett Architects	05/07/2021	A – 201	D
Floor Plan - Basement 01	Joe Adsett Architects	07/07/2021	A - 202	E
Floor Plan – Easement Plan	Joe Adsett Architects	07/07/2021	A – 202B	E
Floor Plan - Ground	Joe Adsett Architects	05/07/2021	A – 203	D
Floor Plan – Level 01	Joe Adsett Architects	05/07/2021	A – 204	D
Floor Plan – Level 02-06 (Typical)	Joe Adsett Architects	06/07/2021	A – 205	E
Floor Plan – Level 07-09 (Typical)	Joe Adsett Architects	06/07/2021	A – 210	E
Floor Plan – Level 10	Joe Adsett Architects	05/07/2021	A - 213	D
Floor Plan – Level 11	Joe Adsett Architects	05/07/2021	214	D
Floor Plan – Level 12	Joe Adsett Architects	05/07/2021	215	D
Floor Plan – Level 13	Joe Adsett Architects	05/07/2021	216	D
Floor Plan – Roof Plan	Joe Adsett Architects	05/07/2021	A - 217	D
Elevation – North (Marine Parade)	Joe Adsett Architects	09/08/2021	A - 300	E
Elevation – North (Render)	Joe Adsett Architects	09/08/2021	301	E
Elevation – South	Joe Adsett Architects	09/08/2021	A – 304	E
Elevation – East	Joe Adsett Architects	10/08/2021	A – 302	F
Elevation – West	Joe Adsett Architects	10/08/2021	A - 306	F
Marine Parade Street View – East	Joe Adsett Architects	09/08/2021	A – 315	E

View from Eden Avenue 1	**Joe Adsett Architects**	**09/08/2021**	**A – 318**	**E**
Section	**Joe Adsett Architects**	**11/08/2021**	**A – 400**	**G**
Section	**Joe Adsett Architects**	**11/08/2021**	**A – 401**	**G**
Materiality Response	**Joe Adsett Architects**	**-**	**-**	**1**
Detail Sections	**Joe Adsett Architects**	**16/09/2021**	**DA402**	**E**
Detail Sections	**Joe Adsett Architects**	**16/09/2021**	**DA403**	**F**
Detail Sections	**Joe Adsett Architects**	**16/09/2021**	**DA404**	**O**
Detail Sections	**Joe Adsett Architects**	**16/09/2021**	**DA405**	**D**
Detail Sections	**Joe Adsett Architects**	**16/09/2021**	**DA406**	**E**

The following amendments must be included:

i Increase front setback (Marine Parade) to a minimum of 6 metres for the four upper levels. There are to be no changes to the rear setbacks of the tower.

b Undertake and maintain the development generally in accordance with the approved drawings.

c The conditions of this approval are to be read in conjunction with the stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.

3 **Approved Plans**

Undertake and maintain the development generally in accordance with the following plans:

Environmental Assessment				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Acid Sulfate Soil Management	**Pacific Geotech Consulting Geotechnical Engineers**	**March 2021**	**PG-4652**	**1**

Health and Regulatory Services				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Proposed Residential Development 154-156 Marine Parade Coolangatta	**Acoustic Works**	**30/04/21**	**2020430 R01D 154-156 Marine Parade Coolangatta ENV**	**R01G**

Hydraulics and Water Quality				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Site Based Stormwater Management Report, 154-156 Marine Parade, Coolangatta	**Arcadis Australia Pacific Pty Limited**	**20 May 2021**	**F0002–30062786-AAR**	**03**

Water and Waste				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Waste Management Plan	**MRA Environmental**	**8 July 2021**	**MRA20-181**	**V.5**

Property

4 **Requirement to register stormwater easement**

a Register a private easement for stormwater drainage purposes in favour of Lot 100 SP320260, over the proposed stormwater pipe network at Lot 255 WD5121 that conveying stormwater from Lot 100 SP320260 through Lot 255 WD5121 up to the Lawful point of discharge, as marked on the drawing below:

Drawing Title	**Author**	**Date**	**Drawing No.**	**Ver**
Concept Combined Services and Access	**Arcadis Australia**	**16 April 2021**	**DA-00-012-30062786**	**04**

	Easement Plan - Option 4	**Pacific Pty Ltd**			

b The terms of the easement must include:

i The responsibilities of the Grantor/Grantee for ongoing maintenance.

ii Easement plans and associated documents (i.e. Form 9 – easement document) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land and submitted with the plan when the plan is submitted to Council for endorsement.

c Registration of the easement must occur prior to commencement of the use.

d Ensure infrastructure is positioned in the centre of the easement.

This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the easement is required to be registered). Therefore if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.

5 Private infrastructure

a Ownership, operation and maintenance of the following private infrastructure is to vest at all times with land owner / Body Corporate and/or legal authority:

i Stormwater management devices monitored and managed in accordance with the site-specific maintenance management plan (MMP). The requirement of MMP is conditioned elsewhere within this decision notice;

ii Associated stormwater infrastructure (pump, pits, pipes, manhole, tanks etc.) maintained functional for its intended purpose.

iii Gross pollutant traps (GPTs) maintained functional for its intended purpose.

b At any time the Council's corresponding infrastructure network is altered, the private infrastructure must be altered to be commensurate with Council's network, at no cost to Council.

6 Requirement to register easements – sewer main, water meter and access easement

a Register the following easements in favour of Council for the purpose of "Sewerage" in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Edition.

i Sewerage easement minimum 3m wide over all Council owned existing or proposed gravity sewerage infrastructure.

ii Sewerage access easement minimum 1m wide from the front property boundary to and around all existing or proposed sewerage maintenance holes/structures.

b Register a private easement for the purpose of "Access and Services" in favour of Lot 100 SP320260, 154 Marine Parade, burdening Lot 255 WD5121, 55 Eden Avenue.

	c Register the sewer easements noted above as indicated on CONCEPT COMBINED SERVICES AND ACCESS EASEMENT PLAN - CONCEPT SEWER ALIGNMENT, DA-00-015, ISSUE 01, dated 27/04/21, prepared by ARCADIS. **d Register the following easements for the purpose of "Water Supply" in accordance with the WSAA Water Supply Code of Australia – SEQ Edition and City of Gold Coast's Standard Water Meter Drawings.** **i Water supply easement over all Council water meter assemblies.** **ii Water access easement minimum 1m wide from the front property boundary to the proposed water meter easement.** **e Register the water meter easement generally in accordance as indicated on ENGINEERING SERVICES PLAN, DA-00-014, REVISION 02 dated 27.04.21 prepared by ARCADIS.** **f The terms of the easements must include:** **i The responsibilities of the Grantor / Grantee for ongoing maintenance.** **ii Standard terms document 707918364 must be referenced on Form 9 – easement document.** **iii Easement plans and associated documents (i.e.: Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement.** **g Registration of the easements must occur at the same time as registering the survey plan or prior to commencement of use whichever is the sooner.** **h Ensure water infrastructure is positioned appropriately within the easement as per Council's Standard Water Meter Drawings.** **i This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the easement is required to be registered). Therefore is this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware of the non-compliance with this condition.**
7	**Restrictions regarding Council easements and infrastructure** **a No building work or deep landscaping is permitted over or within any Council public utility easement.** **b Ensure all proposed buildings, structures and footings are designed and constructed in accordance with Queensland Development Code MP 1.4 – Building Over or near relevant Infrastructure for all council infrastructure.** **c Ensure all proposed buildings, deep landscaping, structures, and footings are a minimum 1 metre clear of the property sewer connection.** **Note: Requirements (a) through (d) may be relaxed through approval of a Referral Agency Assessment (RAA) and / or Build Over Sewer Easement (BOSE) application**
Amenity	
8	**Hours of operation** **Ensure communal recreation open space activities are only conducted between the hours of 7 am to 10 pm.**

9	**Screening of visually offensive components** **Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point:** **a Refuse storage areas** **b Service equipment** **c Mechanical ventilation** **d Refrigeration units**
10	**Nuisance** **Undertake and operate the development in a manner that causes no detrimental effect upon surrounding premises by reason of noise nuisance, lighting nuisance or other such emissions.**
11	**Lighting to ensure pedestrian and community safety** **Install and maintain lighting within the site boundary for all outdoor activity areas (i.e. communal areas), and along all on-site pedestrian pathways, at no cost to Council. The design and construction of the lighting system must:** **a Meet minimum requirements of Australian Standard AS/NZS1158.3.1: 2020 Pedestrian area (Category P) lighting.** **b Meet the relevant requirements of the electricity supplier (e.g. Energex).** **c Be installed prior to the commencement of the use and maintained at all times.** **d Include lighting shields, anti-tamper screws, weather resistant bulkhead fitting, and robust material to withstand severe weather conditions.**
Environmental and Landscaping	
12	**Landscaping works on private land** **a Obtain an operational works approval to landscape the site and the adjoining road verge generally in accordance with the Statement of Landscape Intent listed below, prior to commencement of the use at no cost to Council:**

Drawing Title	Author	Date	Drawing No.	Ver
154-156 Marine Parade Coolangatta – Statement of Landscape Intent	Form Landscape Architects	24 May 2021	DA09 Pages 1 - 37	09

and include in particular:

i Unless otherwise specified within these conditions, tree species must be a minimum bag size of 100L at the time of planting. Unless otherwise specified, tree species within the frontage must be a minimum bag size of 200L at the time of planting. Pandanus species must be ex-ground, a minimum 3 metres in height and multi headed at the time of planting.

ii Palm species must be a minimum 3 metres in height at the time of planting.

iii Unless otherwise specified, shrub species must be a minimum 200mm pot size at the time of planting. Unless otherwise specified, screening shrubs must be able to achieve a minimum height of 3 metres at maturity. Screening shrubs within the deep planting areas along the rear southern boundary must be a minimum bag size of 45L at the time of planting.

	iv Cascading species must be trained down the face of the wall/structure they are intended to grow down and have a minimum fall of 300mm at the time of planting. **v Climbing species must be trained to the trellis and be a minimum 300mm in height at the time of planting.** **vi Tree species planted with root zones adjacent to structures must have root control barriers and/or structure strengthening systems installed. Full demonstration of these systems is required.** **vii Planter boxes where trees are to be planted must possess a minimum surface area of 6m². Tree species must be chosen which are suitable for root zones growing in confined planting locations.** **viii Planter boxes containing tree species potentially exposed to prevailing winds or funnelled wind must be designed with root plate anchorage strengthening considerations (or similar) to prevent failure.** **ix All species within the site must have a proven tolerance to strong coastal and salt laden winds.** **x An automatic irrigation system must be provided to all podium planter boxes.** **xi Provide maintenance management details relating to the all podium landscaping. The maintenance management details must:** **o Provide detailed information on how these vegetative systems will be safely accessed for maintenance.** **o Stipulate a maintenance schedule for these systems.** **o Provide details on the minimum standards to which these systems must be maintained.** **o Describe actions to be taken if the system does not function as intended.** **xii The locations of all proposed stormwater systems as required by the sites approved Stormwater Management Plan.** **xiii Include frontage fencing as shown on the approved stamped plans, the subject of this application.** **xiv All road reserve turf must be repaired and replaced if damaged.** **xv Construct and maintain the private landscaping identified above at no cost to Council at all times.**
13	**Maintenance of landscaping** **The Community Management Statement (CMS) must state that ongoing maintenance of the communal landscaping and all podium planters is to be undertaken by the Body Corporate or by a private contractor on behalf of the Body Corporate.** **A copy of the draft CMS must be provided to Council prior to the issue of a Development permit for Operational work – landscape work.**
Transport	
14	**Off street vehicle and car parking facilities** **a Design and construct off street vehicle facilities at no cost to Council prior to the commencement of the use, generally in accordance with the Transport code of the City Plan and include in particular:**

	i A total of seventy-three (73) car parking spaces and standing area for a Medium Rigid Vehicle (MRV), comprising: **o Sixty-eight (68) resident spaces; and** **o Five (5) visitor spaces.** **ii All spaces are drained and sealed. All spaces must also be line marked except for the MRV standing area.** **iii Clearly identified signage and directional markings including:** **o Signage/line marking indicating 'Visitor parking' for the visitor spaces.** **b Undertake and maintain the off-street vehicle and parking facilities at no cost to Council at all times.** **c The off-street parking facilities must only be used for vehicle parking.**
15	**Off street bicycle parking** **a Design and construct off street bicycle parking at no cost to Council generally in accordance with the Transport code of the City Plan and include in particular:** **i A total of twenty (20) security level B (resident) and two (2) security level C (visitor) bicycle parking spaces.** **ii Signs and line marking to give direction to visitor bicycle parking to be visible to cyclists upon entering the site in accordance with AS2890.3. Signage and line marking is to be provided along the route and where bicycle parking is provided.** **b Undertake and maintain all works prior to commencement of the use at no cost to Council at all times.**
16	**Loading and unloading (excluding waste collection vehicles)** **Loading and unloading of service vehicles must be undertaken generally in accordance with the Transport code of the City Plan and include in particular:** **a All vehicles must enter and exit the site in a forward gear other than a Medium Rigid Vehicle (MRV) which is permitted to undertake a reverse manoeuvre into the site.** **b The largest vehicle permitted on the site is a Medium Rigid Vehicle (MRV). The dimensions of the vehicle are to be generally in accordance with AS2890.2.**
17	**Intercom system** **a Design, construct and maintain an intercom system at no cost to Council.** **b Install the intercom system prior to commencement of the use.** **c The intercom system must link to each dwelling to allow the security gate to be opened from within each dwelling.**
18	**Off street ramp signal management system** **Design, construct, implement and maintain a signalised ramp management system at no cost to Council prior to commencement of the use, generally in accordance with the Transport code of the City Plan and include in particular** **a The ramp signal management system must be installed on the location/s generally shown on the approved drawings.**

	b Vehicles entering the site must be given priority to avoid queuing to the public road. **c Vehicle detectors must be installed to detect vehicles entering the site prior to the ramp and any security gate at all other levels prior to the ramp for each direction of travel.** **d Signal lanterns to be provided for all vehicle directions prior to the associated ramp, clearly indicating movement, such as green/red coloured signals and may include Stop/Go wording.** **e Vehicle waiting hold lines to be provided with line of sight to signal lanterns for all vehicle directions prior to the associated ramp allowing opposing vehicles to pass without conflict.**
Engineering	
19	**Existing structures and services** **a Prior to commencement of works, identify all structures and services (i.e. electrical pillars, water metres/hydrants, telecommunication infrastructure) within pedestrian infrastructure areas (i.e. footpaths, outdoor dining, bike racks) that impede pedestrian accessibility, and where required, obtain the necessary approvals from the relevant public utility authority to have these structures and services removed/relocated at no cost to Council.** **b Ensure removal/relocation of these structures and services occurs prior to commencement of the use at no cost to Council.**
20	**Rectification of Council's infrastructure** **a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to commencement of the use at no cost to Council.** **b Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.**
21	**Footpaths** **a Obtain an operational works approval for the design and construction of all footpaths marked on the drawings listed below, prior to commencement of the use at no cost to Council:** **and include in particular:** **i A minimum 1.5 metre wide footpath connecting the development's pedestrian entries to the existing public footpaths on Marine Parade.** **b Construct and maintain the footpaths identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.**
22	**Existing infrastructure, structures and services**

Drawing Title	Author	Date	Drawing No.	Ver
Floor Plan - Ground	Joe Adsett Architects	28/04/2021	DA203	S
Floor Plan – Level 01	Joe Adsett Architects	28/04/2021	DA204	T

	a Obtain an operational works approval for the removal/ relocation of existing infrastructure, structures and services identified on the drawings prior to a request is made to Council to approve the plan of subdivision/commencement of the use at no cost to Council and include in particular: **i Remove any redundant stormwater kerb adaptors and disused service pits from the kerb and channel (including any associated pipework across the footpath).** **b Construct and maintain the identified Council infrastructure at no cost to Council prior to a request is made to Council to approve the plan of subdivision/commencement of the use.**
23	**Driveways and vehicular crossings** **Obtain an operational works approval for the design and construction of the driveway and vehicular crossing, prior to a request is made to Council to approve the plan of subdivision/commencement of the use at no cost to Council and include in particular:** **a Construct and position to enable the maintenance of a public road and road verge, and not cause any obstruction to pedestrians or vehicular traffic.** **b Not cause damage to vehicles or road infrastructure.** **c Not cause damage to stormwater infrastructure.** **d Provide effective access between the road and the property.** **e Provide hydraulic capacity to allow stormwater flow towards the closest stormwater infrastructure.**
24	**Electrical reticulation** **Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular:** **a Provide underground electricity to the subject building/s.** **b No additional poles and pole-mounted transformers are to be erected within public roads.** **c Meet the requirements of the electricity supplier (e.g. Energex).**
25	**Telecommunications network** **Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular:** **a Provide underground telecommunications to the subject building/s, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice.** **b All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables.** **c Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).**
26	**Gross Pollutant Traps (GPTs)** **Install GPTs (hydrocarbon and litter separator) within basement car park area, to treat water before it discharges to Council's stormwater network prior to commencement of the use.**

Stormwater Drainage	
27	**Overland flow paths and hydraulic alterations** **a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged.** **b The development must not:** **i Increase peak flow rates downstream from the site** **ii Increase flood levels external to the site** **iii Increase duration of inundation external to the site that could cause loss or damage**
28	**Maintenance of stormwater proprietary treatment devices (specific condition)** **a A site-specific stormwater quality improvement devices (SQID) maintenance management plan (MMP) must be prepared by a suitably qualified professional consistent with the maintenance requirements of the devices in the proposed treatment train. The MMP must be submitted to Council for approval prior to the commencement of the use. The approved MMP must be included in the Body Corporate by-laws or Community Management Plan. The MMP must address the following:** **i The MMP must include all associated costs related to the device (e.g.; installation, inspection and replacement / maintenance, certifications, reporting, health and safety plans, training, area of land required to install the device etc.).** **ii The MMP must include the lifecycle cost of the proposed treatment devices.** **b In case of failure to achieve the designed pollutant load reduction target during the operational phase of the development, the owner / body corporate must be responsible to replace the proprietary device (e.g.: filter cartridges) with an appropriate treatment system in accordance with Council's WSUD guidelines (SC6.11 City Plan Policy - Land development guidelines, Section 4.5) at no cost to Council.**
29	**Monitoring / performance endorsement of proprietary treatment devices (specific condition)** **a The owner or the legal entity of the development must carry out monitoring the performance of the proprietary stormwater treatment devices as adopted in the approved stormwater management plan for two years at no cost to Council. The monitoring results must demonstrate achievement of water quality objectives of the City Plan. An annual report of the monitoring and subsequent results must be prepared by a suitably qualified professional (RPEQ or equivalent) specialised in stormwater and must be submitted to Council.** **b Alternatively, a certification or endorsement letter from Stormwater Australia confirming similar or better performance of the adopted proprietary device must be submitted to Council by either 30 June 2022 or by commencement of use should this occur after 30 June 2022. The performance must be based on field testing results undertaken in accordance with the Stormwater Quality Improvement Device Evaluation Protocol (SQIDEP) prepared by Stormwater Australia.** **c In case of failure to provide either of the above documents, the applicant must replace the adopted device with alternative stormwater treatment system**

	acceptable to Council within three months from 30 June 2022 or by commencement of use should this occur after 30 June 2022 and at no cost to Council.
Sewer and Water Works	
30	**Sewer reticulation/connection** **Obtain an Operational Works approval for the design and construction of a sewer reticulation system for the site to connect to Council's sewer network at the existing 150mm sewer main in Eden Avenue, generally as per CONCEPT COMBINED SERVICES AND ACCESS EASEMENT PLAN - CONCEPT SEWER ALIGNMENT, DA-00-015, ISSUE 01, dated 27/04/21, prepared by ARCADIS, prior to commencement of the use at no cost to Council and include in particular:** **i Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy.** **ii The size of the sewer property service connection must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition.** **iii Where an inspection opening (IO) is to be in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screw-trap lid.** **iv Remove / seal / cap redundant sewer main and the sewer property service in First Avenue at the frontage of the site.** **Note: An "Application to Work on the City's infrastructure" form is required for the above works.** **Construct and maintain the sewer reticulation system at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 - Land development guidelines, Section 6 – Water supply and sewerage reticulation standards, Section 7 – Procedures, Section 8.5 – As-constructed requirements, Section 9 - Specifications and Section 10 – Standard drawings.**
31	**Water connection** **Obtain an Operational Works approval for the design and construction of a water connection for the proposal to connect to Council's potable water supply network at the existing 100mm main in Marine Parade, generally as per ENGINEERING SERVICES PLAN, DA-00-014, REVISION 02 dated 27.04.21 prepared by ARCADIS, prior to the commencement of the use at no cost to Council and include in particular:** **i Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy.** **ii Provide a flange at 300mm on the water property service (verge side).** **iii Council's ownership of the above ground on-lot water meters includes the typical meter assembly in accordance with City of Gold Coast Meter Standard Drawings bounded by the gate valves.** **iv Remove redundant water meters / connections.** **Note:** **i An "Application Work on the City's infrastructure" form is required for the above works.**

	Private infrastructure is from the flange installed at 300mm from property boundary on the water service to the inlet valve of Council's above ground on-lot water meter assembly.
32	**Sub-metering** **Provide individual sub-metering for each lot / unit including common property generally in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy.**
33	**Fire loading** **Fire loading must not exceed 15 L/s for 4 hours.**
34	**Bin type, storage capacity and storage points** **Provide the following prior to service the development prior to commencement of the use at no cost to Council:** ** 1 x 2000L general waste bulk bin and 1 x 2000L recycling bulk bin as shown in FLOOR PLAN - BASEMENT 01, A - 202, revision E, dated 07/07/2021, by JOE ADSETT ARCHITECTS.** ** Mechanical aid (bin tug or similar) capable of moving a fully loaded 2000L bulk bin between the storage point and servicing point.**
35	**Storage point / waste storage room – Bulk bins** **Install the following at the bin storage points in accordance with City Plan policy SC6.15 – Solid waste management, prior to commencement of the use at no cost to Council, and include in particular:** **i No steps or lips on bin-carting route** **ii Hose cock for bin washing.** **iii Concrete slab graded to drainage point within the storage point.** **iv Adequate artificial lighting.** **v Drainage point connected to sewerage network with trade waste requirements.**
36	**Servicing point – Bulk bins** **Construct the bin servicing point in accordance with City Plan policy SC6.15 – Solid waste management, including:** **i Hardstand with a solid concrete base or acceptable equivalent** **ii Screened.** **iii Positioned on a level pad within the site, level with the kerbside and adjacent to a driveway or other approved crossover on public roadway** **iv Connected to the crossover by a concrete path so that the bin can be manoeuvred for servicing without lifting the bin over raised surface.**
37	**Waste chute** **Provide protection in the waste storage room from objects falling through the waste chute which enables a person to safely access the storage room prior to commencement of the use, always and at no cost to Council.**
Construction Management	
38	**Certification of works - Geotechnical Engineering**

Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:

Geotechnical Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Basement excavation retention design certification	**Prior to the issue of a development permit for building works**	**-**	**Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering**	**Geotechnical Engineering**

The certification is to confirm:

a The basement excavation retention system has been adequately designed based on existing geotechnical conditions of the site.

b Detailed stability analyses have been carried out for the designed basement excavation retention system.

c The designed basement excavation retention system achieves a factor of safety of at least 1.5, the calculated retention wall movements and rotations are within acceptable limits, and the basement excavation/construction including any dewatering will not cause any adverse effects on the stability and integrity of the adjacent buildings, properties and infrastructure.

d A site-monitoring plan is in place for the entire basement excavation/construction period and for a post-construction period of at least three months in order to monitor and detect impact on the stability and integrity of the adjacent properties/structures.

e A contingency plan is in place in case any sign of instability on the adjacent properties/structures is identified or detected during the basement excavation/construction period.

Geotechnical Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Post-construction certification	**Immediately after completion of the basement structure up to natural ground level**	**-**	**Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical**	**Development Compliance**

				engineering	
	The certification is to confirm: **a All geotechnical engineering works in relation to the basement excavation/construction were supervised.** **b The basement excavation/construction has been satisfactorily carried out and there are no visible signs or monitored data indicating any adverse effects on the stability and integrity of the adjacent buildings, properties and infrastructure.**				

39 Certification of works - Health and Regulatory Services

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Health and Regulatory Services				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Acoustic compliance report	**Prior to commencement of the use**	**Proposed Residential Development 154-156 Marine Parade Coolangatta prepared by Acoustic Works dated 30/04/21 ref. 2020430 R01G 154-156 Marine Parade Coolangatta ENV**	**Acoustic Engineer**	**Health and Regulatory Services**
The certification is to confirm: **The development has been designed in accordance with the established noise criteria and recommendations outlined in an approved Acoustic Report.**				

40 Certification of works - Hydraulics and Water Quality

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Hydraulics and Water Quality				
	Certification date	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Post construction certification	**Prior to commencement of the use/ a request is made to Council to**	**"Site Based Stormwater Management Report, 154–156 Marine Parade,**	**Registered Professional Engineer**	**Hydraulics & Water Quality**

	approve the plan of subdivision	**Coolangatta Revision 03", dated 20 May 2021, prepared by Arcadis Australia Pacific Pty Limited**	**Queensland (RPEQ)**	

The certification is to confirm:

All stormwater devices (quantity and quality) shown in the approved stormwater management plan and associated design drawings have been installed on-site in accordance with Council's approved stormwater management plan and are functioning as designed.

Hydraulics and Water Quality				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Coastal erosion and wave resistant footings	**Prior to commencement of the use.**		**Registered Professional Engineer Queensland (RPEQ)**	**Hydraulics and Water Quality**

The certification is to confirm:

i. All footings are designed and constructed to be resistant to coastal erosion and comply with the Coastal erosion hazard (ocean front land) overlay code of City Plan.

ii. All footings are designed and constructed to be resistant to wave attack to comply with the Coastal erosion hazard (ocean front land) overlay code of the City Plan.

Hydraulics and Water Quality				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Agreement to remove hydrocarbons for GPT	**Prior to commencement of the use**		**Qualified professional**	**Hydraulics & Water Quality**

The certification is to confirm:

An agreement is entered into with the appropriately licensed waste removal entity, for the removal of hydrocarbons / waste.

Hydraulics and Water Quality				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**

Long – term maintenance agreement	**Prior to commencement of the use**	**-**	**The owner/ Body corporate for the development**	**Development compliance**

The certification is to confirm:

A minimum of 10 years agreement has been entered into with a proprietor or an appropriate entity for the long term maintenance of the stormwater propriety treatment devices.

The certification is to also provide:

A copy of the agreement.

Note: The treatment devices are to be maintained for the perpetuity and maintenance agreement is an ongoing requirement. The owner or the legal entity of the development is required to arrange subsequent maintenance agreements.

Hydraulics and Water Quality				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Confirmation of cartridge replacement	**Every year once the use has commenced for the life of the development.**	**-**	**Registered Professional Engineer Queensland (RPEQ)**	**Development compliance**

The certification is to confirm:

Cartridges within the stormwater propriety treatment devices have been replaced and are functioning as designed.

Hydraulics and Water Quality				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Performance of the proprietary treatment devices	**Prior to commencement of the use**		**Registered Professional Engineer Queensland (RPEQ)**	**Hydraulics & Water Quality**

The certification is to confirm:

The treatment train including the proprietary device will achieve pollutants removal efficiency to satisfy Council's water quality objectives as outlined in City Plan Policy SC6.11 Land development guidelines, section 4.5.

41 **Certification of works – Landscape Assessment**

Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:

Operational Works – Landscape Assessment				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Certificates and evidence of planter box construction	**Prior to commencement of landscape works**	**-**	**Suitably qualified person**	**Landscape Assessment**
The certification must include photographs and is to confirm: **The waterproofing and drainage cell has been installed for all landscape areas/planter boxes generally in accordance with the Australian Standard AS4654.2 – 2012 - Waterproofing Membranes for External Above-Ground Use, Section 2.13 Planter Boxes and the Landscape Architect specifications.**				

42 **Certification of works - Subdivision Engineering**

Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:

Subdivision Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Certificate for electricity supply	**Prior to commencement of the use**	**-**	**An authorised supplier (e.g. Energex)**	**Development Compliance**
The certification is to confirm: **Underground electricity supply is available to the development site and all proposed dwellings.**				

Subdivision Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Contractual agreement (e.g. **Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of**	**Prior to commencement of the use**	**-**	**The authorised telecommunication carrier (e.g. Telstra, NBN Co)**	**Development Compliance**

	Master Development Agreement or Small Development Agreement from NBN Co).				
	The certification is to confirm: **Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).**				

43 **Certification of works – Water and Waste**

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Water and Waste				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
☐ Waste Management compliance report. **☐ Waste chute and construction.** **☐ Waste servicing point and bin carting route.** **☐ Waste storage room design and construction.** **☐ Bulk bin storage point.**	**Prior to commencement of the use**	**Waste Management Plan, MRA20-181, Revision V.5, dated 8 July 2021, by MRA Environmental.**	**Registered Professional Engineer of Queensland (RPEQ) or a Level 1 Licensed Building Certifier**	**Water and Waste**
The certification is to confirm: **☐ The development has been designed and constructed in accordance with the approved Waste Management Plan and complies with the City Plan policy SC6.15 – Solid waste management.** **☐ Waste chute is to comply with manufacturer's specifications and the City Plan policy SC6.15 – Solid waste management.**				

44 **Supervision of works**

During construction of any works the following professionals must be appointed to supervise the below described actions:

Geotechnical Engineering

Expertise required of the suitably qualified professional	Actions to be overseen by the professional
Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Supervise all geotechnical engineering works in relation to the proposed basement excavation/construction and ensure no adverse effects on the stability and integrity of the adjacent buildings, properties and infrastructure.

Environmental Assessment	
Expertise required of the suitably qualified professional	**Actions to be overseen by the professional**
Appointment of acid sulfate treatment professional A suitably qualified and experienced professional with relevant experience in this field	The treatment of all acid sulfate soils; Stock piling; Monitoring; Verification testing of the soil; and Other items as appropriate in accordance with the approved Acid Sulfate Management Plan.

45 **Pre-start inspection**

Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in SC.6.11 City Plan Policy – Land development guidelines for the following:

Purpose	Council contact
Confirm on-site acid sulfate soil requirements for approved works including location of treatment pads, emergency agricultural lime and acid sulfate soil professional present	Environmental and Landscape Assessment (07) 55828866

Purpose	Council contact
Discuss Water and Waste and Council approval requirements and expectations through the construction phase	inspections@goldcoast.qld.gov.au

Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.

46 **Hold point inspection**

Arrange a hold point inspection to complete the requirements identified in SC.6.2 City Plan Policy – Acid sulfate soils overlay code of the City Plan for the following:

Purpose	Hold Point	Council contact
The applicant must provide certification from the suitably	The certification is	Environmental and Landscape

qualified and experienced professional supervising works on site that all material excavated from the site has been treated and verified in accordance with the approved Acid Sulfate Soil Management Plan.	**required to be submitted prior to:** **a Plan sealing of survey plans;** **b Where no survey plans are required, prior to commencement of use; or** **c Three months after the completion of all operational works onsite; which ever comes first.**	**Assessment (07) 55828866**
Bin storage point / waste room	**Within 5 business days of the bin storage point being completed.**	**Water and Waste** **INSPECTIONS@goldcoast.qld.gov.au**
Bin carting route between storage point and servicing point	**Within 5 business days of the bin carting route area being completed including any doorways, ramps and speed control devices.**	**Water and Waste** **INSPECTIONS@goldcoast.qld.gov.au**
Confirm Waste chute has been installed in the approved location and operates as designed.	**Within 5 business days of the waste chute being completed.**	**Water and Waste** **INSPECTIONS@goldcoast.qld.gov.au**
Confirm works for the bin storage and servicing points have been undertaken in accordance with the approved MCU drawings.	**Within 5 business days of bin servicing point and vehicle access being completed.**	**Water and Waste** **INSPECTIONS@goldcoast.qld.gov.au**

Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.

47	**Erosion and sediment control** **a Undertake works generally in accordance with the Healthy Waters code of the City Plan; and include in particular:** **i Sediment control structures e.g.: sediment fence must be placed at the base of all materials imported on site to mitigate sediment run-off.** **ii A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater.** **iii Ensure that all reasonable and practicable measures are implemented to minimise short and long-term erosion and adverse effects of sediment transport. Also ensure that the proposed control measures will achieve 80% hydraulic effectiveness as required by the SPP (Refer to SPP 2017 Appendix 2 Table A);** **iv All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM September 2009) prior to discharging from the site.** **v Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6.11– Land development guidelines, Section 4.5.17.1.2-Compliance.**
48	**Dewatering management plan** **a Obtain a Management Plan approval for a Dewatering management plan generally in accordance with the Guidelines for Dewatering Management Plan dated May 2016, prior to any works commencing.** **b The Dewatering management plan must be prepared by a suitably qualitied professional and include in particular:** **i Purpose for dewatering (i.e.: an explanation why dewatering is required).** **ii Dewatering technique (i.e.: wellpoint, deep well, open hole etc.).** **iii Anticipated dewatering flow rate and total dewatering duration.** **iv Controls (i.e.: settling tank, turbidity curtain etc.) and method of effluent discharge.** **v Measures and techniques to manage noise, vibration and odour issues.** **vi Measures and techniques to manage geotechnical stability issues.** **vii Contingency plan in case of emergency situation.** **viii Engineering specifications for dewatering effluent treatment (i.e. air-stripper, carbon filtration etc.) and details for an analytical monitoring program to ensure effluent will meet water quality release standards described in Tables 1 & 2, where dewatering is conducted in a contaminated area.** **ix Monitoring program to ensure effluent will comply with applicable water quality release standards described in Tables 1 & 2 of the guidelines.** **x Baseline assessment of the existing environment (i.e. fauna, water quality) that will receive the discharge.** **xi Strategy for monitoring and managing any impacts during the life and after closure of the project.** **xii The point of discharge to the storm water system and to any waterway or water body.**

	xiii Hydrogeological and hydrological assessment of the project area to estimate quantity and quality of water to be discharged. **xiv Verification the quality of discharge water will comply with the receiving water duration and frequency of the discharge.** **xv Seasonal variability of the receiving water quality.** **xvi Assessment of the viability of treating or recycling wastewater.** **xvii Location of all treatment pads.** **xviii Implement the Dewatering management plan during construction works at no cost to Council.**
49	**Noise management plan** **a Prepare and submit for approval a Noise management plan addressing construction activities prior to any works commencing.** **b The Noise management plan must be prepared by a suitably qualified professional and include in particular:** **i Provide details of expected noise sources.** **ii Identify the measures and work practices to be implemented to ensure noise from construction activities does not cause an 'environmental nuisance' (within the meaning of the term set out in the Environmental Protection Act 1994) at any sensitive receptor stated in schedule 1 of the Environmental Protection (Noise) Policy 2008.** **iii Identify the measures and work procedures to monitor noise emissions.** **iv Provide details of complaint response procedures.** **v Identify procedures to monitor and review the noise management plan.** **c Implement the Noise management plan prior to any works commencing at no cost to Council.**
50	**Dust management plan** **a Prepare and submit for approval a Dust management plan prior to any works commencing.** **b The Dust management plan must be prepared by a suitably qualified professional and include in particular.** **i Provide details of sources of dust and particulate emissions.** **ii Identify the measures and work practices to be implemented ensuring the release of dust and particulate matter from construction activities does not cause an 'environmental nuisance' (within the meaning of that term set out in the Environmental Protection Act 1994) at any sensitive receptor stated in schedule 1 of the Environmental Protection (Noise) Policy 2008.** **iii Identify the procedures to be adopted for monitoring and reporting air emissions.** **iv Provide details of complaint response procedures that will be adopted.** **v Identify the procedures to be adopted for revision and review of the dust management plan.** **c Implement the Dust management plan during all construction works at no cost to Council.**

51	**Vibration management plan (specific condition)** **a Prepare and submit for approval a Vibration management plan addressing construction activities prior to any works commencing to the satisfaction of the Chief Executive Officer.** **b The Vibration management plan must be prepared by a suitably qualified professional and include in particular.** **i Provide details of expected vibration sources.** **ii Identify measures and work practices to be implemented to ensure vibration from construction activities are managed and mitigated.** **iii Include expected vibration levels for monitoring during basement retention construction.** **iv Identify the measures and work procedures to monitor vibration emissions.** **v Provide details of complaint response procedures.** **vi Conduct vibration monitoring by a suitably qualified professional during the basement retention phase in accordance with time periods and locations in the approved vibration management plan, not exceeding the expected levels.** **vii Maintain on site logs of vibration levels at sensitive receptors identified in the Vibration management plan for inspection by City Officers at no cost to Council.** **viii Levels are not to exceed those in the approved Vibration management plan.** **ix Council may require further vibration monitoring to be carried out at no cost to Council.** **c Implement the Vibration management plan prior to any works commencing at no cost to Council.**
52	**Haulage access/site management plan** **a Prepare and implement a Haulage access/site management plan generally in accordance with the Change to ground level and creation of new waterways code of the City Plan prior to any works commencing.** **b The Haulage access/site management plan must be prepared by a suitably qualified professional and include in particular:** **i Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers** **ii Provide Loading/unloading operations.** **iii Address nuisance from dust, noise, vibration, smoke and material tracked onto public roads as a result of hauling and filling operations and how complaints will be addressed.** **iv Identity measures and work practices to ensure the site will be maintained in a clean and tidy state at all times including collection, storage and disposal of all waste materials.** **v Identify measures and work practices to ensure non- recyclable debris transported from the site is disposed of at an approved waste facility. Combustion of any material is not permitted on the subject site without prior approval of Council.** **vi Identify measures and work procedures to ensure gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to**

	control both on-site dust nuisance and contamination of external properties, roadways and receiving waterways. **c Comply with the Haulage access/site management plan during all construction works at no cost to Council.**
53	**Transport of soil/fill/excavated material** **During the transportation of soil and other fill/excavated material:** **a All trucks hauling soil, or fill/excavated material must have their loads secure and covered.** **b Any spillage that falls from the trucks or their wheels must be collected and removed from the site and streets along which the trucks travel on a daily basis.** **c Prior to vehicles exiting the site, measures must be taken to remove the soil from the wheels of the vehicles to prevent soil and mud being deposited on public roads.**
54	**Construction management plan** **a Prepare and submit for approval a Construction management plan generally in accordance with the Guidelines for Construction Management Plans prior to any works commencing.** **b The Construction management plan must be prepared by a suitably qualified professional and include in particular:** **i Provide hours of construction.** **ii Provide details on vehicle access (including responsibility for maintenance of the defined cartage route) during construction hours.** **iii Provide details on traffic management (including loading, unloading and cartage routes).** **iv Parking of vehicles (including on site employees and delivery vehicles).** **v Maintenance of safe pedestrian movement across the site's frontage/s (including people with disabilities).** **vi Provide details for the collection and control of Building waste and refuse disposal.** **vii Details on the presentation of hoarding to the street.** **viii Provide details for tree management.** **ix Demonstrate how the general public will be protected from construction activities.** **x Provide details on how the building site will be kept clean and tidy to maintain public safety and amenity.** **c Implement the Construction management plan during all construction works at no cost to Council.**
55	**Availability of approved plans, drawings and reports** **Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.**

56	**Notice of works timetable** **Provide a Notice of works timetable for Commencement of work to Council's Development Compliance section prior to commencement of any works.** **A copy of Council's Notice of works timetable is available on Council website http://www.goldcoast.qld.gov.au/documents/fa/fm579_notice-of-works.pdf**
Plumbing and Drainage Act 2018	
57	**Plumbing and drainage works** **Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing.** **Note:** **A permit for plumbing and drainage works does not approve the discharge of trade waste to Council's sewerage system. The generator of trade waste must complete an application for approval to discharge trade waste to Council's Sewerage System (available on Council's website).**
Advice Notes	
A	**Stormwater** **A property notification will be applied to the lot / subsequent lots stating a stormwater management plan exists for the site and must be complied with at all times.**
B	**Development infrastructure** **Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.**
C	**Further works** **The condition for the replacement of water / sewer infrastructure may require a development to provide temporary services in order not to interrupt other properties. This may include items such as a tanker for managing upstream sewer flow. The works also may require the construction to be undertaken outside of normal hours. These items will be at no cost to Council.**
D	**Connections and disconnections** **Any connection / disconnection to the existing water and sewerage networks will be at the applicant's cost. Prior to the connection / disconnection taking place, the applicant must obtain written approval from Water and Waste.** **Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au**
E	**No open trenching of the road pavement for water connections across / in roadways** **Conduits must be installed to service the proposed development by thrust boring the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval.** **Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au**
F	**Further development permits / compliance permits**

	Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: **City Assets** **- Operational works - vehicle access works** **Landscape Assessment** **- Operational works - landscape works** **Plumbing and Drainage** **- Permit for plumbing and drainage work** **Transport Impact Assessment** **- Operational works - infrastructure** **Water and Waste** **- Operational works - infrastructure** **- Connections / disconnections: Application to work on the City's Infrastructure** **- Referral Agency Assessment – Building over or near sewer infrastructure** **A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above.** **Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).**
G	**Separate service connection points** **Should a further volumetric subdivision be pursued, separate water supply services will need to be designed and constructed to each of the different uses (e.g. commercial / residential), or to each of the volumetric lots created, so as to ensure that all lots within the site have separate service connection points. Internal services will need to be managed through the Building Management Statement.**
H	**Connections to, alteration or realignment of Council infrastructure** **Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity, and gas), the applicant must obtain the necessary approvals from the relevant public utility authority prior to works commencing.** **Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage infrastructure, reinstatement of maintenance hole covers, stormwater drainage infrastructure, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.**

I	**Operational Works meeting prior to lodgement** **Council's Water and Waste Development Services team encourage contact to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works.** **Contact GCWDA@goldcoast.qld.gov.au to arrange a meeting.**
J	**Design, Constructability and Minor change applications** **The application has been approved based on the information provided by the consultant. Water and Waste are not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the Planning Act 2016) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.**
K	**Compliance with conditions** **Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.**
L	**Indigenous cultural heritage legislation and duty of care requirement** **The Aboriginal Cultural Heritage Act 2003 ('ACHA') is administered by the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:** **a Is not negated by the issuing of this development approval;** **b Applies on all land and water, including freehold land;** **c Lies with the person or entity conducting an activity; and** **d If breached, is subject to criminal offence penalties.** **Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care.** **Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA.** **The applicant should contact DATSIP's Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the ACHA.**
M	**Infrastructure charges** **Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.**
N	**Applicant responsibilities** **The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws.** **Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without liming this obligation, the applicant is responsible for:**

	a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commended and to carry out the activity for its duration. **b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the Environment Protection Act 1994 of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity').** **c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval).** **d Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the Survey and Mapping Infrastructure Act 2003.** **e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes.** **f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds $150,000 (excluding GST). Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991.** **g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans.** **h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.**
O	**Access from/works in State-controlled road** **All access from and works within the State controlled road/reserve must not be carried out without approval from the Department of Transport and Main Roads.**
P	**Weeds, pest animals and ants** **Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health.** **All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.**

Q	**Fire ant control** **Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the Biosecurity Act 2014 individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.**
R	**Gold Coast Airport approval of building and/or structure height** **Any building or structure (including construction crane or other temporary equipment) in the City extending to a height of 110 metres or more above ground level must be notified to Gold Coast Airport Pty Ltd.**
S	**Buildings and/or structure exceeding the Gold Coast Airport Obstacle Limitation Surface (OLS)** **Commonwealth approval via an application made through Gold Coast Airport Pty Ltd is required for any part of the building or structure (including construction cranes or other temporary equipment) exceeding the Obstacle Limitation Surface (OLS) 49.5 metres AHD.** **Application must be made to Gold Coast Airport Pty Ltd within a minimum of eight weeks notice prior to the use of construction cranes or any other equipment that would exceed the OLS height limit.**
T	**Incorporation of Equitable Access at the Detailed Design Stage** **All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the Commonwealth Disability Discrimination Act (1992) and the Disability (Access to Premises – Buildings) Standards 2010.**
U	**Connections to, alteration or realignment of Council infrastructure** **Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), the applicant must obtain the necessary approvals from the relevant public utility authority prior to works commencing.** **Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage infrastructure, reinstatement of maintenance hole covers, stormwater drainage infrastructure, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.**
Property Notifications	
A	**Stormwater** **There are development approval conditions applicable in relation to stormwater management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice MCU/2021/78. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline**

CARRIED

Attachments (Tabled)

1 Item 6.4 Presentation

Cr D Gates was not present for voting and discussion.
Cr W Owen-Jones was not present for voting and discussion.

Cr D Gates returned to the room at 12:11pm
Cr W Owen-Jones returned to the room at 12:11pm

6.5 REPORT ON CHANGE APPLICATION (OTHER) TO PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE (INTEGRATED HOUSING IN A RANGE OF DENSITIES, PUBLIC OPEN SPACE – ENVIRONMENTAL RESERVE) AND A DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (SUBDIVISION TO CREATE 2 LOTS INCLUDING OPEN SPACE DEDICATION) AT LAKE SERENITY BOULEVARD, HELENSVALE
A71574758
OTH/2021/18

COMMITTEE RECOMMENDATION PE21.1118.006

Moved: Cr W Owen-Jones

Seconded: Cr C Caldwell

That Council approves (with conditions) the issue of a Preliminary Approval, via an Other change, for a material change of use (Integrated Housing in a range of densities, Public Open Space – Environmental reserve) and development permit for reconfiguring a lot (subdivision to create 2 lots including open space dedication), in accordance with the following conditions:

PART A – MATERIAL CHANGE OF USE (PRELIMINARY APPROVAL)	
DEVELOPMENT IN ACCORDANCE WITH PLANS AND PRELIMINARY APPROVAL PLANNNING PROVISIONS	
1	**Preliminary Approval Overriding the Planning Scheme** **This Preliminary Approval Overrides the Superseded Gold Coast Planning Scheme 2003, Version 1.2 in terms of applying the Serenity Cove Preliminary Approval Planning Provisions for future development, specifically:** **a Varying the categories of development and assessment – material change of use; reconfiguring a lot; operational work;** **b Varying the assessment benchmarks for assessable and self assessable development;** **c This Preliminary Approval does not seek to override any Specific Development Codes or Constraint Codes of the Superseded Gold Coast Planning Scheme 2003, Version 1.2.** **Where the Preliminary Approval (Serenity Cove Preliminary Approval Planning Provisions) does not override the Specific Development Codes or Constraint Codes of the Superseded Gold Coast Planning**

Scheme 2003, Version 1.2, the assessment benchmarks of the Planning Scheme applicable at the time of lodgement will apply. This encompasses any development and overlay code as applicable to the subject site pursuant to the planning scheme at the time of lodgement, in particular (but not limited to):

Code not varied by the Serenity Cove Preliminary Approval Planning Provisions or where there is no equivalent code pursuant to the City Plan	**Applicable code (unless superseded*)** ***if superseded, the overlay / development code as applicable to the subject site pursuant to the planning scheme at the time of lodgement.***
Code not varied by the Serenity Cove Preliminary Approval Planning Provisions	
Flood Affected Areas Constraint Code (pursuant to Gold Coast Planning Scheme 2003, Version 1.2)	**City Plan (Version 8) Flood Overlay code***
Bushfire Management Areas Constraint Code (pursuant to Gold Coast Planning Scheme 2003, Version 1.2)	**City Plan (Version 8) Bushfire Overlay code***
Steep Slopes or Unstable Soils Constraint Code (pursuant to Gold Coast Planning Scheme 2003, Version 1.2)	**City Plan (Version 8) Landslide Hazard code***
Sediment and Erosion Control Constraint Code (pursuant to Gold Coast Planning Scheme 2003, Version 1.2)	**City Plan (Version 8) Healthy waters code***
Code where there is no equivalent code pursuant to the City Plan	
General development provisions code – By virtue of there being no equivalent to the City Plan Healthy waters code as Part of the Preliminary Approval.	**City Plan (Version 8) Acid sulfate soils overlay code***
Acid sulfate soils overlay code – By virtue of there being no equivalent to the City Plan Healthy waters code as Part of the Preliminary Approval.	**City Plan (Version 8) Acid sulfate soils overlay code***

	Healthy waters code – By virtue of there being no equivalent to the City Plan Healthy waters code as Part of the Preliminary Approval.	**City Plan (Version 8) Healthy waters code***
	Ship-sourced pollutants reception facilities in marina code – By virtue of there being no equivalent to the City Plan Ship-sourced pollutants reception facilities in marina code as Part of the Preliminary Approval.	**City Plan (Version 8) Ship-sourced pollutants reception facilities in marina code***
	General development provision code – By virtue of there being no equivalent to the City Plan Ship-sourced pollutants reception facilities in marina code as Part of the Preliminary Approval.	**City Plan (Version 8) General development provisions code***

Note: Where a conflict between the conditions included in this decision notice and a requirement of the approved Serenity Cove Preliminary Approval Planning Provisions occurs, the conditions of this decision notice are to prevail.

Note: The requirements of management plans endorsed (or required to be endorsed) as part of this Development Approval will be conditioned as requirements onto subsequent development applications lodged pursuant to this Development Approval.

2 **Amended Plans**

Prepare and submit amendments to the plans listed below for confirmation they constitute the approved plans for the purposes of this development approval. All amended plans must be submitted (and confirmed by Council) prior to commencement of any works on site:

Plan Title	Author	Date	Plan Reference No.	Ver
Serenity Cove Preliminary Approval Planning Provisions	**Keylin, Kinstone Developments, and Zone Planning Group**	**October 2021**	**-**	**-**
Plan of Development	**Modulus Architecture Studio**	**5/10/2021**	**-**	**C**
Height Plan	**Modulus Architecture Studio**	**5/10/2021**	**-**	**C**
Density Plan	**Modulus Architecture Studio**	**5/10/2021**	**-**	**C**

The following amendments must be included:

a Inclusion of the following information:

	i All impact assessable development is to be assessed against the applicable planning scheme at the time of lodgement. **ii Where the Preliminary Approval (Serenity Cove Preliminary Approval Planning Provisions) does not vary the effect of the planning scheme, the assessment benchmarks of the planning scheme applicable at the time of lodgement will apply. This encompasses any development and overlay code as applicable to the site subject pursuant to the planning scheme at the time of lodgement** **iii For assessment of overlay codes (not varied by the Preliminary Approval), assessment must be in accordance with overlay mapping pursuant to the planning scheme at the time of lodgement.** **b Include specifically the applicable assessment benchmarks for codes not varied by the Serenity Cove Preliminary Approval Planning Provisions or where there is no equivalent code pursuant to the City Plan, as per the table in condition 1 of this Decision notice.** **c Removal of the 'Flood Affected Areas' Constraint Code as a varied assessment benchmark.** **d Removal of the 'Sediment and Erosion Control' Constraint Code as a varied assessment benchmark.**
2a	**When the approval lapses – Currency period** **This Preliminary Approval overriding the planning scheme will lapse on 5 September 2022*.** ***See effect of minister's extension notices below.*** ***Minister's extension notices:*** ***Extension notices were issued by the Minister on 8 July 2020 and 1 September 2021 under section 275R of the Planning Act 2016, extending the currency period for development approvals in effect as at 8 July 2020 by 6 months and in effect as at 1 September 2021 by 6 months, respectively. The effect of this extension notice on the above extended currency period is that the approval will lapse on 5 September 2023.***
MARINE VEGETATION	
3	**Prior to the Approval of Operational Works application the applicant is to clarify the extent of marine vegetation to be removed as a result of the development to both Council and the Department of Primary Industries and Fisheries.** **The current "Marine Plant Permit" permit identifies the area of marine vegetation to be disturbed as that defined on Plan Number 03SODB9542MP2626.** **This area is confined to the proposed floodway extent and areas along the Saltwater Creek frontage. Site inspection have confirmed that marine vegetation extends over a much larger area than that which has been approved to be removed under the existing Marine Plant Permit. If the Department of Primary Industries and Fisheries do not provide approval to remove the existing marine vegetation, the proposed development envelope shall be altered to reflect the retention of existing marine vegetation. Buffer alignments will also need to be altered to reflect any changes. The proposed**

	buffer shall be measured from the extent of marine vegetation to be preserved under the Department of Primary Industries and Fisheries permit.
STORMWATER MANAGEMENT PLAN	
4	**The Stormwater Management Plan prepared by Max Winders & Associates dated 16 January 2004 is to be amended as follows:** **a Detailed nutrient modelling is to be undertake for the lake;** **b The stormwater drainage treatment train is to be designed in accordance with current engineering practice and incorporate, best practice environmental and sustainable water sensitive urban design solutions. The stormwater drainage treatment train shall be designed to provide primary contact water quality in Lake Serenity. Neither underground nor overland drainage is permitted to flow directly to Saltwater Creek or Lake Coombabah. The major and minor stormwater design flows shall be directed to discharge into Lake Serenity;** **c During the construction phase, water quality within the adjacent waterways is to be monitored weekly within the following areas:** • **500m Upstream of the development; and** • **Directly downstream of the development;** **d Parameters for water quality within the waterways are not to exceed the Primary Contact objectives outlined within ANZECC 2000;** **e Within Section 4.1 the following areas are to be amended as follows:** • **Water quality parameters for the construction phase are to be identified within this section of the report;** **f Within Section 5.1 the following areas are to be amended as follows:** **Tasks/Actions** • **The *water quality characteristics* dot point is to identify the required Water Quality Objectives for Primary Contact as identified within ANZECC 2000 and Brisbane City Council guidelines. Following are parameters to be measured within Lake Serenity and the adjacent water courses (Coomera River and Saltwater Creek):** **Temperature;** **Dissolved Oxygen;** **pH;** **Electrical Conductivity;** **Total Suspended Solids;** **Turbidity;** **Total Nitrogen;** **Organic Nitrogen;** **Total Phosphorus;** **Ortho-P;** **Chlorophyll-a;** **Algal cell count;** **Faecal coliforms;** **Iron and floc scum;** **Oil and grease;** **Floating debris; and** **Any other parameter proposed by the consultant.** **g Reporting Review**

	• **Water quality monitoring results are to be reported monthly within one month of the date of sampling. Notification of results that do not comply within the water quality criteria shall be faxed to Council and the Environmental Protection Agency within 24 hours;** **h The lake shall have a reporting period for a minimum of five (5) years. During this time reports shall be prepared and submitted to Council to demonstrate that the specified water quality objectives are being met. Reports shall be submitted to Councils Catchment Management Unit:** • **Monthly from the start of construction and for the first 12 months of the lake being connected to Saltwater Creek;** • **Quarterly for the following two years; and** • **Biannually for the residual of the reporting period.** **i The reports shall include (but not be limited to the following):** • **Results of stormwater testing;** • **Location of samples;** • **Details of any non-compliance and the corrective actions undertaken to rectify these;** **j Water Quality Monitoring during the Operational Phase is to be undertaken within the areas identified within Appendix 1.** **These amendments are to be submitted and approved by Council prior to or in conjunction with the Reconfiguration of Lot or Operational Works (Change to Ground Level) application, whichever is submitted first.**
WATERBODY OPERATIONAL PLAN	
5	**The Waterbody Operational Plan prepared by Max Winders & Associates dated 16 January 2004 is include the following:** **a Staging and programme for lake construction, timing of excavation and timing of any connections to existing water bodies;** **b Risk assessment to identify the likely circumstances of failing water quality and associated hazards and the emergency action and response time required to rectify the potential situation;** **c Greater detail is required in relation to the management (and contingency plans) for aquatic growth, biting insects, fish kill response, pollution response and blue-green algal blooms, stratification and eutrophication;** **d Details of how public safety issues have been addressed;** **e A signage master plan and community educational program;** **f Potential impacts on the amenity of adjoining residential areas from poor lake water quality such as odour, plant growth and biting insects and how these will be mitigated;** **g Detail how the following Commonwealth and State Government legislative requirements have been met to facilitate the proposed lake:** • **Approval under the Commonwealth Environmental Protection and Biodiversity Conservation Act for activities**

	that have a significant environmental impact on a "matter of national environmental significance". • **Operational Work in tidal areas and in coastal management districts requires approval under the *Coastal Protection and Management Act 1995.*** • **Environmental Authority under the Environmental Protection Act for Dredging works (ERA 19).** • **Approvals needed under the Water Act for any works in natural watercourses (non-tidal), wetlands (including intermittent), lakes and over-land flow paths, e.g. native vegetation destruction , excavation/ filling in non-tidal watercourses, taking or interfering with water (watercourse pumps), diversion of watercourses and taking overland flow.** • **Section 51 approval under Fisheries Act; and** • **Waterway Barrier Works Approval under Fisheries Act.** **These amendments are to be submitted and approved by Council prior to or in conjunction with the Reconfiguration of Lot or Operational Works (Change to Ground Level) application, whichever is submitted first.**
ACID SULFATE SOILS	
6	**All works shall be conducted in accordance with an approved Acid Sulfate Management Plan, to be submitted and approved generally in accordance with the Acid Sulfate Soils and Groundwater Impact Study – Final Report E, by URS and dated 18 June 2004 to the satisfaction of the Chief Executive Officer. No discharge of acid sulfate leachate is to be conveyed towards surrounding water bodies until treated to the satisfaction of the Chief Executive Officer.**
DEWATERING	
7	**A Dewatering Management Plan (DMP) is required to be developed for the site, having regard for the Acid Sulfate Soils and Groundwater Impact Study – (R001F) of April 2004 and Acid Sulphate Soils Management Plan (Final E) of 18 June 2004. The Dewatering Management Plan should address, but not be limited to the following:** **a The proposed quality of water to be discharged including groundwater laboratory test results for the site, covering parameters such as - DO, pH, SS, EC, Al & Fe and other site specific parameters;** **b The proposed duration of discharge (including the normal hours of operation); and** **c Proposed method of dewatering relative to the on site water quality (including approximate layout and listing of equipment to be used in the dewatering process).** **d Note: Onsite pretreatment may be necessary prior to discharge. All waters discharged are to comply with the ANZECC Water Quality Guidelines for the Protection of Aquatic Ecosystems.**
OPEN SPACE MANAGEMENT	

8	**The open space management concepts presented within the submitted Open Space Management Plan, being Oyster Cove Waterfront Community, Lake Serenity Extension, Open Space Management Plan and dated June 2003 are supported by Council.** **Detailed Open Space Management Plans shall be submitted to Council for approval for all park areas prior to the approval of subsequent ROL applications. The Open Space Management Plan shall be in accordance with Part 2 – Landscape Strategy – Landscape Works Documentation Manual.**
9	**A detailed Open Space Management Plan detailing the tenure arrangement for the entire proposed Public Open Space Area, including the Environmental Buffer, Private Open Space Reserve and Public Open Space Area adjacent Helensvale Road as shown on the Plan of Development (figure 3), dated 13 July 2011, issue C, project no: 311900, prepared by BDA architecture, is to be submitted to Council, approved and implemented prior to sealing of survey plan for the last stage of the Oyster Cove Development. The Open Space Management Plan shall details as a minimum requirement;** **a The extent of works proposed to rehabilitate disturbed areas;** **b Proposed methods to increase the habitat values of the reserve;** **c Measures to restrict access and minimise disturbance;** **d How educational opportunities will be catered for;** **e Other management measures such as weed removal and treatment; and** **f The management measures for the Environmental Buffer, Private Open Space Reserve, and the large Open Space Areas located at the eastern portion of the site are to be clearly articulated, to allow ease of separation and inclusion in the covenant.**
10	**Prior to the issue of a development permit (for Material Change of Use or Reconfiguring a Lot) for the first stage within the Residential Unit Area, the developer and Council shall agree on a titling/management structure for the Public Open Space Area adjacent Helensvale Road, this is to include:** **a provision for public access into the park from Helensvale Road (includes pedestrian and any necessary vehicular access/car parking); and** **b provision for pedestrian access between the Residential Unit sites.**
COVENANT	
11	**Unless the proposed Landscape Buffer is dedicated to the crown, an instrument of covenant shall be placed over the proposed Landscape Buffer areas as described on Figure 8 of the Open Space Management Plan being Oyster Cove Waterfront Community, Lake Serenity Extension, Open Space Management Plan and dated June 2003. These areas are to be shown on the face of the survey plans as covenants and shall be accompanied by a document(s) that is capable of being registered with the Department of Natural Resources and Mines. This covenant must incorporate the following:** **a The purpose of the covenant is to provide a landscape buffer between the residential development and the surrounding marine ecosystems;**

	b With the exception of the two middens, the buffer is to be planted out with endemic native species, which reflect the existing ecotone in accordance with an approved revegetation plan; **c Maintenance of the buffer shall be undertaken in accordance with an approved covenant management plan which is to be listed within the Community Management Statement and administrated by the principal body corporate; and** **d Any change to the covenant conditions or the approved Covenant Management Plan will require authorisation by the Chief Executive Officer.**
12	**Submit a detailed Covenant Management Plan to Council for approval prior to Council's endorsement of survey plans. The detailed Covenant Management Plan shall contain all measures and monitoring to be undertaken in the buffer area to ensure the long-term environmental integrity of the area. The detailed Covenant Management Plan shall contain all of the following:** **a Inclusion of the amended plans as approved by Council for the site, and the buffer areas;** **b Preparation of a rehabilitation strategy (weed strategy and revegetation strategy) including all amendments required by Council;** **c Inclusion of any Stormwater Quality Management components within the covenant areas;** **d Full details of the approved landscape plans for the covenant areas; and** **e Detailed maintenance requirements for the buffer areas including maintenance schedules, standards and performance criteria.** **All rehabilitation works within the covenant area are to be conducted in accordance with the approved Covenant Management Plan for the stage being undertaken, prior to the sealing of survey plans for the relevant stage.**
VEGETATION MANAGEMENT	
13	**An Operational Works (Vegetation Management) Application is required to be submitted and approved by Council prior to any works commencing on site where protected vegetation as defined by the Planning Scheme is proposed to be removed from the site. The application is to be accompanied by (where applicable) copies of the following plans which will require approval prior to Operational Works commencing:** **a Plan of development;** **b Vegetation Management Plan; and** **c Either** • **a letter from a QPWS recognised spotter-catcher stating that the site has been assessed with no requirement for a spotter-catcher to be present during tree works; or** • **a letter from the spotter-catcher incorporating a list of anticipated species, and a basic Fauna Management Plan or** • **a Fauna Management Plan endorsed by QPWS.** ***Note: If the Fauna Management Plan requires the capture and release of any fauna, or the management of any Endangered, Vulnerable or Rare***

	and Threatened fauna, the applicant must demonstrate that the QPWS has approved of the proposed Fauna Management Plan prior to its submission to the Council.
HABITAT TREES	
14	**All Operational Works drawings and subsequent subdivision layouts shall allow for the preservation and retention where possible of the habitat trees Eucalyptus tereticornis (Blue Gums) identified on Figure 1 of the Environmental Assessment Report "Flora and Fauna – Oyster Cove – Extension to Lake Serenity" by Max Winders and Associates dated 20 December 2002 to the satisfaction of the Chief Executive Officer.**
ACOUSTICS	
15	**Prior to a Development Permit for Material Change of Use being issued for Resort Hotel or Residential Hotel, the developer shall provide an acoustic report detailing the expected impact of the proposed day spa, hotel, restaurants and commercial activities to the noise sensitive places, including the proposed residential and hotel components of the development. The report shall include:** **a Details of the ambient levels of the surrounding area including time, date and location of noise measurements. The ambient levels must be taken during expected hours of operation and the times when the proposed use would be considered the most intrusive; and** **b Detailed information on the potential noise sources eg. noise from the hotel/day spa and associated activities, vehicle movement, carpark use, waste removal, music in the restaurant and noise from plant and equipment (air conditioning units, refrigeration plant, exhaust fans) including:** • **the nature of each noise source (eg tonality, impulsiveness);** • **the proposed hours of operation for the development; and** • **describe the control measures that will be implemented to ensure compliance with the relevant guidelines and legislative criteria.**
WASTE MANAGEMENT	
16	**Provision of Refuse and Recycling Services are to comply with the "Environmental Protection (Interim Waste Regulation) 1996" and the "Waste Management Policy Relating to Refuse Requirements for Proposed and Existing Building Developments Within the City of Gold Coast" Dated January 1995, 1st Edition.**
17	**All commercial waste shall be stored in accordance with the Environmental Protection (Interim Waste) Regulation 1996. The commercial waste shall be stored on an imperviously paved area, suitably drained to the satisfaction of the Building Services Section and the Health and Regulatory Services Section. A suitable hose cock and hose shall be provided in the vicinity of such stand or such paved area and a suitable form of roofed enclosure to the waste container area is to be erected.**
18	**All roadway ends where refuse contractor vehicles are required to enter and exit the roadway shall have minimum 20 metre diameter turning circles as per the "Waste Management Policy Relating to Refuse Requirements for**

	Proposed and Existing Building Developments Within the City of Gold Coast" Dated January 1995, 1st Edition.
TRANSPORT PLANNING	
19	**The developer is to liaise with Queensland Transport to maximise development access to bus transport by siting bus stops to minimise walk distances. This may require the provision of indented bus bays on Helensvale Road frontage.**
20	**Provision of bicycle paths throughout the development in accordance with Council policy.**
21	**Provision of speed control devices in Sabrina and Serenity Boulevards in accordance with spacing suggested in Queensland Streets.**
22	**All parking areas and manoeuvring spaces are to conform to Australian Standard AS 2890.1.**
23	**Proposed internal driveway(s) of the subsequent Community Title Scheme subdivisions which create 'standard format lots and common property' are to be in accordance with Council's Town Planning Scheme, Land Development Code and Australian Standards and shall be designed, supervised and certified by a consulting engineer as complying with the above.**
24	**All footpaths and roadways within the site shall be set back 10 metres from each of the two midden sites identified. Any alternative solutions to this shall be made with written consent from the traditional owners of the middens.**
HYDRAULICS	
25	**The proposed lock & weir shall be constructed in accordance with engineering drawing No. 02-127-ADD3-01b prepared by Max Winders & Associated Pty Ltd.**
26	**The inlet and out pipe sizes for proposed tidal flushing shall be designed in accordance with the recommendations of hydraulic assessment report prepared by Max Winders & Associated Pty Ltd (Ref: Job No. 02-127, 31 May 2004).**
INFRASTRUCTURE CHARGES	
27	**Infrastructure charges will be assessed on future development applications for material change of use, reconfiguration of a lot, or building work based on the charging instrument in place at that time.**
28	**That a contribution of $125,000.00 be paid for dredging of Salt Water Creek to be put in trust to be used for that dredging.**
LANDSCAPING	
29	**Detailed Landscape Plans (prepared by a qualified landscape architect or similar design professional) shall be submitted and approved prior to landscape works commencing on the site. Landscape Works Documentation Manual - September 2002 and include the following:** **All private landscaped areas:** **a Trees shall not be aligned with side boundaries or where underground services are located;**

	b Tree planting shall be set back a minimum of one metre from the nominal kerb line and be a single trunked canopy shade species able to attain a clear trunk height of 1800 millimeters on maturity; **c Trees shall be kept a minimum distance of two metre laterally from inlet gullies;** **d Provision of a turf strip, 1 metre wide, to be laid along the back of kerb with the inclusion of a two metre strip, laid at right angles to the kerb at ten metres intervals to minimise sediment runoff into the stormwater system;** **e All built structures associated with an entry statement are to be located in private property. Planting associated with the entry statement is acceptable in the road reserve area but only where such achieves the requirements of the Landscape Works Documentation Manual and the Local Planning Policy 'Entry Statements'; and** **f Irrigation systems are not to be located in public road reserve areas.** **All dedicated open space areas (Public Open Space between Stages 8 and 9):** **a All landscape works including new planting and rehabilitation works and other built structures such as playground equipment, shelters and wetland areas. All paved areas including carpark areas and shelters are to be designed to accommodate disability access;** **b any intended irrigation systems that are reliant on potable water from the city water supply shall not be constructed in the public open space areas; and** **c other landscaped areas where appropriate.**
EROSION AND SEDIMENT CONTROL	
30	**a An Erosion and Sediment Control Plan generally in accordance with the Council's Land development guidelines and State Planning Policy (SPP) requirements in conjunction with any future Operational Works (Change to Ground Level) or (Vegetation Management) application.** **b Sediment control measures (e.g. sediment basin) must be designed in accordance with Appendix B – Revision June 2018 of the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008) and must treat at least 80% of the average annual runoff volume of the contributing catchment (e.g. 80% hydrological effectiveness, Refer to SPP 2017 Appendix 2 Table A)**
FAUNA MANAGEMENT	
31	**A Queensland Parks and Wildlife Service recognised wildlife spotter-catcher shall be engaged to assess the site for the presence of native fauna, available adjacent habitat and/or the presence of species listed as Endangered, Rare or Vulnerable under the *Nature Conservation Act 1992* and the *Environmental Protection and Biodiversity Act 1999.* Following assessment one of the three following procedures shall be adopted:** **EITHER** **<u>Spotter-catcher Not Required.</u>**

	The spotter-catcher may determine their services are not required, due to the lack of suitable habitat on the site. QPWS recognised spotter-catcher credentials and a letter from the spotter-catcher stating that the site has been assessed with no requirement for a spotter-catcher to be present during tree works shall be submitted to Council with the OPW Vegetation Management application. **OR** **<u>Spotter-catcher Required - Suitable Habitat Present Adjacent to Site</u>** **The spotter-catcher determines that no Endangered, Vulnerable or Rare species are present, and/or native fauna may be present with suitable habitat existing adjacent to the site. QPWS recognised spotter-catcher credentials and a letter from the spotter-catcher incorporating a list of anticipated species, and a basic Fauna Management Plan shall be submitted to Council for approval with the OPW Vegetation Management application.** **OR** **<u>Spotter-catcher Required - Endangered, Vulnerable or Rare Species Present or Relocation of Fauna Required</u>** **a The spotter-catcher determines Endangered, Vulnerable or Rare species are present, and/or native fauna are to be relocated to another site. A Fauna Translocation Management Plan (FTMP) shall be submitted to Queensland Parks & Wildlife Service (QPWS) for endorsement.** **b The applicant shall submit to Council:** **i Copies of the QPWS 'recognised spotter-catcher' credentials; and** **ii A letter from QPWS endorsing the Fauna Management Plan (OPW will not be approved until a QPWS approved FTMP has been submitted to Council); and** **iii A copy of the QPWS endorsed FTMP; and** **iv OPW Vegetation Management application.** **All Fauna Management Plans are valid for a period of not more than six months. All OPW Vegetation Management works shall occur within six months of the FMP being approved by QPWS**
EARTHWORKS	
32	**Design and construct all earthworks (including filling within lots, revetment walling and rock protection works to batters) as required in order to achieve the proposed subdivision. Surface levels are to be finished such that on completion of both primary and secondary settlement, not less than the design finished surface levels are achieved. In addition to the above requirements, all batters (regardless of whether they are retained or freestanding) must achieve a factor of safety of not less than 1.5 against slip circle failure in the long term condition.**
WATER SUPPLY	
33	**As part of subsequent subdivision/s within the development, design and construct water reticulation to all lots within the subdivision/s. This is to include any external works necessary to connect to Council's reticulation system at a point nominated by Council.**

SEWERAGE	
34	**As part of subsequent subdivision/s within the development, design and construct sewerage reticulation to all lots within the subdivision. This is to include any external works necessary to connect to Council's reticulation system at a point nominated by Council.**
GENERAL	
35	**Prior to Council's endorsement of survey plans relating to subsequent applications for subdivision of the site, submit evidence indicating that underground low voltage electricity (sufficient for the ultimate use of the site) is available to all lots within the subdivision. Alternatively, the applicant is to provide evidence that an agreement has been entered into with Energex for provision of the same.**
36	**Prior to Council's endorsement of survey plans relating to subsequent applications for subdivision of the site, submit written confirmation from an approved telecommunications agency must be provided to Council indicating that satisfactory arrangements have been made for the provision of telephone services to all lots within the subdivision.**
37	**Unless otherwise specified, all works required in conjunction with this approval shall be designed, constructed and carried out in accordance with Council's Land Development Guidelines, Standard Specifications and Drawings, and shall be supervised and certified by the consulting engineer as complying with the approved drawings and relevant codes.**
38	**The developer shall provide, with the development of the future Low Rise Hotel, for the on-site retention of stormwater for re-use for on-site irrigation and washdown purposes. Prior to the issue of a Development Permit for Building Work, the developer shall submit a report to Council demonstrating that:** • **Adequate capacity is provided to satisfy the reasonable needs of the development (and lessen the demand for the use of reticulated water for non-essential irrigation and maintenance uses); and** • **The water storage is accessible for use, including the connection to hose cocks and the on-site irrigation system where relevant; and** • **The water storage tank(s) are suitably located and/or buffered so as not to detract from the amenity of the development or the streetscape.** • **Such details when approved by the Chief Executive Officer shall form part of the endorsed plans referred to herein and shall be complied with by the applicant.**
GENERAL ADVICE – please note that this is not a condition	
That the applicant be advised that nothing in this decision notice alleviates the need to observe all relevant legislation, Council's Planning Schemes and Local Laws. **The applicant be advised that an Operational Works application(s) shall be made pursuant to the *Integrated Planning Act 1997* for all works required by the above Development Permit prior to any works commencing on site.** **The applicant be advised that payment of outstanding Council rates and charges will be required prior to the lodgement of survey plans.**	

The Environmental Protection and Biodiversity Conservation Act 1999 **makes it an offence for any person to take an action that is likely to have significant impact on matters protected by the Act. As the proposed development site adjoins a wetland of international importance that is subject to protection under the Act, the applicant is advised to seek support to the proposed through the Federal Department of the Environmental and Heritage before commencing any work.**

Where compliance with condition requirements has been previously demonstrated for lawfully established land uses / developments there is no additional requirement to do so pursuant to this approval.

PART B – RECONFIGURING A LOT (DEVELOPMENT PERMIT)

DEVELOPMENT IN ACCORDANCE WITH PLANS

1 **The lots shall be created generally in accordance with the dimensions specified on Plan of Development Figure 3, by Sinclair Knight Merz, dated 28 July 2004, stamped and returned to the applicant with this decision notice.**

SURVEY

2 **Transfer of open space**

a **The applicant must transfer to Council the areas of public open space listed below, as identified on the plans indicated (subject to any amendments required by these conditions):**

Purpose	Description on Plan	Plan Reference
Conservation Area	Environmental Reserve Area A (27.096ha)	Plan of Areas A-D at Oyster Cove being Lot 10000 on SP159254, Revision E, Dwg No 00017MIS22_E, prepared by Bennett + Bennett
Landscape Amenity Parks	Area D (1.048ha)	Plan of Areas A-D at Oyster Cove being Lot 10000 on SP159254, Revision E, Dwg No 00017MIS22_E, prepared by Bennett + Bennett

b **Area A must be dedicated prior to or in conjunction with the sealing of survey plans for Stage 18 of the development.**

c **Area D must be dedicated prior to or in conjunction with the sealing of survey plans for Stage 7 of the development.**

d **The land identified in paragraph (a) must be transferred in fee simple as 'Public Open Space' to Council of the City of Gold Coast as Trustee.**

e **Council will hold the land in trust for community infrastructure and may use the land, or permit the land to be used, for purposes that do not compromise the purpose for which the land is dedicated.**

f **The applicant must lodge the transfer documents with Council at the same time as lodgement of the subdivision plans or, if no subdivision plans are required, prior to the commencement of the use.**

g **Where subdivision plans are required, the applicant must provide Council with evidence of the transfer of the land identified in paragraph (a) within 30 days of the registration of the subdivision**

	plan that shows either the entirety of the land identified in paragraph (a), **h The transfer of the land to Council must be at no cost to Council.**
3	**The provision of a easement for access linking Helensvale Road to the Environmental Reserve to follow and include the proposed internal private road. The easement shall be in favour of Council and its invitees.**
4	**The whole of Lot 1000 on SP 159254 shall be defined in the Community Management Statement (C.M.S.) as within the principle scheme land, and shall include all proposed and future Building Format Lots and Standard Format Lots created over the site. The new C.M.S. (duly signed by all relevant parties) shall be submitted to Council for notation and to verify the above prior to Council's approval of the survey plans. In addition to the above a copy of all 'new' C.M.S.s is required to be submitted to Council for our records.**
GENERAL ADVICE – please note that this is not a condition	
Where compliance with condition requirements has been previously demonstrated for lawfully established land uses / developments there is no additional requirement to do so pursuant to this approval.	

CARRIED

The meeting adjourned at 12:21pm .
The meeting reconvened at 12:35pm.

6.6# MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING (30 UNITS), 1 SECOND AVENUE, BURLEIGH HEADS
A71554104
MCU/2021/42

Changed recommendation

COMMITTEE RECOMMENDATION PE21.1118.007

Moved: Cr M Hammel

Seconded: Cr H Vorster

That the development application be deferred to the Full Council meeting of 23 November 2021.

CARRIED

Cr PC Young voted in the positive.

Attachments (Tabled)

1 Item 6.6 Presentation

6.7 APPLICATION FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A MULTIPLE DWELLING (45 UNITS), FOOD AND DRINK OUTLET, HEALTH CARE SERVICES, OFFICE, SHOP, SERVICE INDUSTRY, INDOOR SPORT AND RECREATION (24 HOUR GYM), AND BAR AT 12 SIR JOHN OVERALL DRIVE, HELENSVALE
A71291734
MCU/2021/199

COMMITTEE RECOMMENDATION PE21.1118.008

Moved: Cr W Owen-Jones

Seconded: Cr D Gates

That Council approves the issue of a Development permit for a Material change of use (Code assessment) for a Multiple dwelling (45 units) Food and drink outlet, Health care services, Office, Shop, Service industry, Indoor sport and recreation (24 hour gym), and Bar (maximum TUA of 100m²) in accordance with the following conditions:

General

1 Timing

a **All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.**

b **Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.**

2 Amended drawings

Prepare and submit amendments to the drawings for confirmation they constitute the approved drawings for the purposes of this development approval. All amended drawings must be submitted (and confirmed by Council) prior to commencement of any works on site:

Drawing Title	Author	Date	Drawing No.	Ver
Cover Sheet	Neylan Architecture	20/09/21	DA101	B
Site Plan	Neylan Architecture	13/05/21	DA102	B
External Works	Neylan Architecture	20/09/21	DA103	D
Ground Floor Plan	Neylan Architecture	20/09/21	DA201	C
First and Second Floor Plan	Neylan Architecture	13/05/21	DA202	B
Podium and Typical Level 4-11 Floor Plan	Neylan Architecture	20/09/21	DA203	D
Roof Plan	Neylan Architecture	13/05/21	DA204	A
Elevations	Neylan Architecture	20/09/21	DA301	C
Sections	Neylan Architecture	13/05/21	DA401	A

Screening and Façade Treatment	**Neylan Architecture**	**9/08/21**	**DA801**	**A**
Balcony Measurements	**Neylan Architecture**	**9/08/21**	**DA802**	**A**
Architectural Design Intent 1	**Neylan Architecture**	**20/09/21**	**DA805**	**A**
Architectural Design Intent 2	**Neylan Architecture**	**20/09/21**	**DA806**	**A**

The following amendments must be included to the Ground Floor Plan:

a **Reallocate 1 of the 6 residential visitor car parking spaces at ground level to commercial to provide a minimum of 5 residential visitor and 5 commercial spaces.**

b **Show pedestrian sight triangles on both sides of the driveway dimensioned as depicted in Figure 3.3 of AS2890.1:2004. Include a notation which reads "Pedestrian sight triangles to be kept clear of obstructions to visibility. Low level landscaping permitted to a maximum mature height of 500mm above driveway level".**

c **Install a bollard in the 'turning bay' at ground level to prevent parking but enable a B99 vehicle to turn around and exit the car parking area in a forward gear. The bollard shall be positioned centrally within the width of the bay. Depth-wise, the positioning of the bollard shall be determined by a swept path diagram including clearances.**

d **Delete the proposed raised concrete island and boom gates on ground level. Relocate the security gate (from its current location at the top of ramp to podium 1) to a position 6 metres from the bottom of the ramp where vehicles straighten out.**

3 **Approved Plans**

Undertake and maintain the development generally in accordance with the following plans:

Plan Title	Author	Date	Plan Reference No.	Ver
Acoustic Report 12 Sir John Overall Drive Helensvale – Proposed Mixed- Use Development	**EMF Griffiths**	**21/07/2021**	**B2200533**	**C**
Site Based Stormwater Management Plan, Proposed Mixed-Use Development at 12 Sir John Overall Drive, Helensvale	**Morgan Consulting Engineers**	**13 September 2021**	**21025 - SBSMP/2**	**2**

4 **Limitation on use – Bar**

Any Bar use operating in accordance with this development approval is limited to a maximum total use area of 100m².

5 **Acoustic report – prior to occupation**

	a An acoustic report must be submitted and approved by Council prior to the occupation of commercial premises by a Health care service AND/OR Indoor sport and recreation use. **The report shall include:** **i The expected impact of noise from the Indoor Sport and Recreation Use on nearby sensitive receivers (inclusive of onsite Health Care Service);** **ii Current measured background levels during the proposed hours of operation must be undertaken and all monitoring data & locations, methodology and calculations must be provided;** **iii Assessment of all noise sources against the 'Environmental Protection (Noise) Policy 2008', and any other relevant policies / guidelines; and** **iv The required control measures to achieve compliance with the applicable criteria and standards.** **b The development must be designed and constructed in accordance with the recommendations of the approved acoustic report and any other conditions imposed in the approval of the report.**
Property	
6	**Requirement to register easement** a **Register the following easements in favour of Council for the purpose stated below in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Edition.** **iii "Sewerage" easement minimum 6m wide over all existing or proposed trunk gravity sewerage infrastructure.** b **The terms of the easement must include:** **iv The responsibilities of the Grantor / Grantee for ongoing maintenance.** **v Standard terms document 707918364 must be referenced on Form 9 – easement document.** **vi Easement plans and associated documents (i.e.: Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement.** c **Registration of the easement must occur at the same time as registering the survey plan or prior to commencement of use whichever is the sooner.** d **Extinguish any redundant easements at the time of registration.** e **Ensure no electrical infrastructure is located within the "Sewerage" easement.** f **Ensure sewer infrastructure is positioned in the centre of the easement.** g **This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the easement is required to be registered). Therefore if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware of the non-compliance with this condition.**
7	**Restrictions regarding Council easements and infrastructure (stormwater)** **a No building work or deep planting landscaping is permitted over or within**

	any Council public utility easement. **b Ensure all proposed buildings, structures and footings are a minimum distance of 1.0 horizontal metre from Council infrastructure.** **c Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council stormwater infrastructure (where a maintenance/access point is not present).** **d Ensure a minimum 1.5m radius clear zone to the sky surrounding any existing maintenance/access point (including manholes, pits/inlets).** **e The foundations of all structures are designed and constructed in a way which ensures that the footings' zone of influence extends a minimum of 300 mm below the invert of Council's stormwater infrastructure.** **f Submit a pre-construction Closed-Circuit Television (CCTV) video survey and accompanying written condition report to assess the current condition of Council's existing stormwater drainage pipe at the location of the proposed works within the subject site to be approved by Council prior to the commencement of works on site.** **g Submit a post-construction Closed-Circuit Television (CCTV) video survey and accompanying written condition report to assess the post-works condition of Council's existing stormwater drainage pipe at the location of the proposed works within the subject site to be approved by Council prior to the commencement of the use.** **h Any damage to the stormwater drainage pipe identified by Council or the applicant as a result of the works shown in the post construction CCTV footage and reporting shall be rectified at no cost to Council prior to commencement of the use.**
8	**Restrictions regarding Council easements and infrastructure (water and sewer infrastructure)** **a No building work or deep planting landscaping is permitted over or within any Council public utility easement.** **b Ensure all proposed buildings, structures and footings are a minimum distance of 3 horizontal metres from Council infrastructure.** **c Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection.** **d Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council infrastructure, with the exception of maintenance structures which must have unobstructed vertical clearance.** ***Note: Requirements (a) through (d) may be relaxed through approval of a Referral Agency Assessment (RAA) and / or Build Over Sewer Easement (BOSE) application.***
Amenity	
9	**Hours of operation and loading and unloading** **a Undertake all commercial activities (unless specifically addressed below) associated with the operation of the use only between the hours of 6:00 am to 12:00 pm.** **b Activities associated with any Indoor sport and creation use are permitted to operate 24 hours, seven days per week (subject to approval as per Condition 5).** **c Conduct all loading and unloading activities between the hours of 7:00 am to 6:00 pm.** **d Conduct alfresco dining associated with the commercial component of the**

	development between the hours of 6:00 am to 10:00 pm. **e Ensure communal open space activities associated with the Multiple dwelling on the Level 3 podium are between the hours of 6:00 am to 10:00 pm only.**
10	**Screening of visually offensive components** **Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point:** **a Refuse storage areas.** **b Service equipment.** **c Mechanical ventilation.** **d Refrigeration units.** **e Storage areas for machinery, materials, vehicles or the like.**

11	**Nuisance** **Undertake and operate the development in a manner that causes no detrimental effect upon surrounding premises by reason of noise nuisance, lighting nuisance or other such emissions.**
12	**Lighting to ensure pedestrian and community safety *(specific condition)*** **Install and maintain lighting within the site boundary for all car parking areas, outdoor activity areas (i.e. communal open space and along all on-site pedestrian pathways), at no cost to Council. The design and construction of the lighting system must:** **a Meet minimum requirements of Australian Standard AS/NZS1158.3.1: 2005 Pedestrian area (Category P) lighting.** **b Meet the relevant requirements of the electricity supplier (e.g. Energex).** **c Be installed prior to the commencement of the use and maintained at all times.** **d Include vandal resistant structures such as high mounted lighting, anti-tamper screws, weather resistant bulkhead fitting, and robust material to withstand severe weather conditions.**
Environmental and Landscaping	
13	**Vegetation clearing** **Obtain an Operational works approval for vegetation clearing in accordance with the Vegetation management code of the City Plan, prior to commencement of any works:** **and include in particular:** **i The approved MCU drawing.** **ii Approved building layout.** **iii Drawings identifying which vegetation are proposed to be removed and which vegetation is proposed to be retained.** **iv Proposed Landscape plans.**
14	**Landscaping works** a **Obtain an Operational works approval to landscape the site and the adjoining road verge generally in accordance with the Statement of Landscape Intent listed below, prior to commencement of the use at no cost to Council:**

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Concept Design Report	**O2LA**	**10/09/2021**	**522_SD LR001**	**G**

and include in particular:

- **i Tree species must be a minimum bag size of 100L at the time of planting.**
- **ii Palm species must be a minimum three metres in height at the time of planting.**
- **iii Shrub species must be a minimum 200mm pot size at the time of planting.**
- **iv Screening shrubs must be able to achieve a minimum height of three metres at maturity.**
- **v Cascading species must be trained down the face of the wall/structure they are intended to grow down and have a minimum fall of 500mm at the time of planting.**
- **vi Climbing species must be trained to the trellis and be a minimum 500mm in height at the time of planting.**
- **vii Tree species planted with root zones adjacent to structures must have root control barriers and/or structure strengthening systems installed. Full demonstration of these systems is required.**
- **viii Pandanus species must be ex-ground, a minimum three metres in height and multi headed at the time of planting.**
- **ix Planter boxes where trees are to be planted must possess a minimum surface area of 6m². Tree species must be chosen which are suitable for root zones growing in confined planting locations.**
- **x Planter boxes containing tree species potentially exposed to prevailing winds or funnelled wind must be designed with root plate anchorage strengthening considerations or similar to prevent failure.**
- **xi An automatic irrigation system must be provided to all podium planter boxes.**
- **xii Include a maintenance management plan relating to the trellis/climbing plant systems. The maintenance management plan must:**
  - **Provide detailed information on how these vegetative systems will be safely accessed for maintenance.**
  - **Stipulate a maintenance schedule for these systems.**
  - **Provide details on the minimum standards to which these systems must be maintained.**
  - **Describe actions to be taken if the system does not function as intended.**
- **xiii Include frontage fencing as shown on the approved stamped plans, the subject of this application, ensuring it is not forward of the pedestrian access ramp.**
- **xiv All islands within the modified parking area must be garden area.**
- **xv Planters where trees are proposed must be constructed to have a minimum soil depth of 800mm; planters where shrubs are proposed must be constructed to have a minimum soil depth of 600mm; planters where only groundcovers are proposed must be constructed to have a minimum soil depth of 400mm.**
- **xvi All road reserve turf must be repaired and replaced if damaged.**

	xvii Trees surrounded by hardstand must be provided with a garden with a surface area of at least 6m^2. **xviii Nominate street trees within the public road reserve fronting the subject site on in accordance with Standard drawing 05-103 within SC6.11 City Plan policy – Land development guidelines.** b **Construct and maintain the private landscaping identified above at no cost to Council at all times.**
15	**Maintenance of Landscaping** **The Community Management Statement (CMS) must state that ongoing maintenance of the landscaping and podium planters is to be undertaken by the Body Corporate or by a private contractor on behalf of the Body Corporate.** **A copy of the draft CMS must be provided to Council prior to the issue of a Development permit for Operational work – landscape work.**
Transport	
16	**Off-street vehicle and car parking facilities** **a Design and construct and retain off-street vehicle facilities at no cost to Council prior to the commencement of the use, generally in accordance with the Transport code of the City Plan and include in particular:** **i Design and construct a total of 79 (69 resident and five freely accessible resident visitor and five non-resident) car parking spaces.** **ii Retain a minimum total of 398 car parking spaces for the existing centre.** **iii All spaces are drained, sealed and line marked.** **iv Clearly identified signage and directional markings including:** – **Signage within the site directing entering motorists to visitor parking on ground level.** – **Signage and line marking indicating 'visitor parking' for visitor spaces and 'commercial parking' for commercial spaces.** – **Delineation of parking spaces for people with disabilities.** – **Delineation and signage indicating 'vehicle turn around' for the turnaround bay on ground level.** **b Undertake and maintain the off-street vehicle and parking facilities at no cost to Council at all times.** **c The off-street parking facilities must only be used for vehicle parking**
17	**Loading and unloading (excluding waste collection vehicles)** **Loading and unloading of service vehicles must be undertaken generally in accordance with the Transport code of the City Plan and include in particular:** **i Loading and unloading of any vehicle servicing the development must be conducted wholly within the site.** **ii Any vehicles waiting to be loaded or unloaded, must stand entirely within the site.** **iii All vehicles must enter and exit the site in a forward gear.**
18	**Off street bicycle parking** **a Design and construct off street bicycle parking at no cost to Council generally in accordance with the Transport code of the City Plan and include in particular:** **i A total of 48 security level B (45 resident and three non-resident staff) and 22 security level C (combined resident and commercial visitor)**

bicycle parking spaces.

ii Signs and line marking to give direction to visitor bicycle parking to be visible to cyclists upon entering the site in accordance with AS2890.3. Signage and line marking is to be provided along the route and where bicycle parking is provided.

b Undertake and maintain all works prior to commencement of the use at no cost to Council at all times.

Engineering

19 Rectification of Council's infrastructure

a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to commencement of the use at no cost to Council.

b Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.

20 Existing infrastructure, structures and services

a **Obtain an Operational works approval (as necessary) for the removal/ relocation of existing infrastructure, structures and services identified on the drawings listed below prior to commencement of the use at no cost to Council:**

Drawing Title	Author	Date	Drawing No.	Ver
External Works	Neylan Architecture	14.01.2021	DA103	D

and include in particular:

i Remove redundant vehicular crossing.

ii Remove any redundant stormwater kerb adaptors and disused service pits from the kerb and channel (including any associated pipework across the footpath).

b **Construct and maintain the identified Council infrastructure at no cost to Council prior to commencement of the use.**

21 Construction of vehicular crossing

Design and construct the vehicular crossing generally in accordance with the Driveways and vehicular crossing code of the City Plan (IPWEAQ RS-049, RS-050, RS-051).

22 Footpaths

a Obtain an Operational works approval for the design and construction of all footpaths prior to commencement of the use at no cost to Council and include in particular:

i A 3.45-metre wide path connecting the existing footpath on Sir John Overall Drive to the development's pedestrian entrance (stair and ramp access) at the property boundary.

b Construct and maintain the footpath identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings

23 Electrical reticulation

Enter into a contractual agreement to design, construct and connect an

	electrical reticulation system at no cost to Council and include in particular: **a Provide underground electricity to the proposed buildings (including all proposed dwellings and proposed commercial buildings).** **b No additional poles and pole-mounted transformers are to be erected within public roads.** **c Meet the requirements of the electricity supplier (e.g. Energex).**
24	**Telecommunications network** **Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular:** **a Provide underground telecommunications to the subject site and building/s, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice.** **b All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables.** **c Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).**
Stormwater Drainage	
25	**Overland flow paths and hydraulic alterations** **a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged.** **b The development must not:** **i Increase peak flow rates downstream from the site.** **ii Increase flood levels external to the site.** **iii Increase duration of inundation external to the site that could cause loss or damage.**
Sewer and Water Works	
26	**Sewer reticulation** **Obtain an Operational works approval for the design and construction of a sewer diversion for the proposal generally in accordance with drawing "Concept Services Plan by Morgan Consulting Engineers, drawing number 21025/SK20, revision D, dated 14.09.21" to Council's sewer network at the existing 525mm main internal to the site, prior to commencement of the use at no cost to Council and include in particular:** i **Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy.** ii **The size of the sewer property service connection must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition** iii **Ensure all electrical infrastructure is located outside the six metre wide sewerage easement.** iv **Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screw trap lid.** v **Ensure all proposed buildings, deep landscaping, structures and**

	footings are a minimum one metre clear of the property sewer connection. vi **Remove / seal / cap redundant sewer property services.** ***Note: An "Application Work on the City's infrastructure" form is required for the above works.*** vii **Construct and maintain the sewer reticulation system at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 - Land development guidelines, Section 6 – Water supply and sewerage reticulation standards, Section 7 – Procedures, Section 8.5 – As-constructed requirements, Section 9 - Specifications and Section 10 – Standard drawings.**
27	**Water connection** **Connect the proposal to Council's potable water supply network utilizing the existing property connection and water meter serving the site, prior to commencement of the use at no cost to Council and include in particular:** **i Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy.** **ii For a staged development, a property service water meter box and water meter (for construction purposes) must be provided for the subsequent stage prior to submitting to Council a request to approve plan sealing for the current stage.** **iii Water meters must be in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy.** **iv Remove redundant water meters / connections.** ***Note: An "Application Work on the City's infrastructure" form is required for the above works.***

28	**Sub-metering** **Provide individual sub-metering for each lot / unit including common property generally in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy.**
29	**Fire loading** **Fire loading must not exceed 30L/s for four hours.**
Solid waste management	
30	**Bin type, storage capacity and storage points** **Provide the number and type of bins to service the development as described below prior to commencement of the use at no cost to Council.** i **Residential:-** o **1 x 2000L general waste bulk bin** o **1 x 1000L recycling waste bulk bin** ii **Commercial:-** o **1 x 2000L general waste bulk bin** o **1 x 1000L recycling waste bulk bin**

	iii **Provide mechanical aid (bin tug or similar) capable of moving a fully loaded 2000L bulk bin between the storage point and servicing point prior to the commencement of use at no cost to Council.**
31	**Solid waste collection arrangement** **The bulk bins are to be moved (via mechanical aid) from the storage points to the "existing refuse area and loading bay" which services the refuse of the existing supermarket. This is the responsibility of the property manager and at no cost to Council.** **This servicing point is as shown in Figure 9: Site Waste Management Strategy Plan as nominated in section 4.2.2. Waste Management Plan of the report "Planning Assessment Report" dated May 2021 by Neylan Architecture Pty.**
32	**Hardstand Area Design** **Submit a design certified by an RPEQ for Council's assessment, that the hardstand areas of the internal driveway and manoeuvring areas are able to withstand the fully loaded vehicle weight of the nominated WCV, where required, prior to booking a pre-start for the bin storage and servicing points.**
33	**Storage point / waste room– bulk bins** **Design the bin storage point prior to the use commencing and in accordance with City Plan Policy SC6.15 - Solid waste management at no cost to Council:** i **No steps or lips on bin-carting route.** ii **Hose cock for bin washing.** iii **Concrete slab graded to drainage point within the storage point.** iv **Drainage point connected to sewerage network with trade waste requirements.** v **Adequate artificial lighting**
34	**Waste chute** i **Provide protection in the waste storage room from objects failing through the waste chute which enables a person to safely access the storage room, prior to the use commencing at all times at no cost to Council.** ii **Fit a shutter at the base of the chute for closing off the chute manually during bin exchange and automatically in case of fire.**
Construction Management	
35	**Availability of approved plans, drawings and reports** **Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.**
36	**Notice of works timetable** **Provide a Notice of works timetable to Council's Development Compliance section prior to commencement of any works.** **A copy of Council's Notice of works timetable is available on Council website http://www.goldcoast.qld.gov.au/documents/fa/fm579_notice-of-works.pdf**
37	**Erosion and sediment control** **Undertake works generally in accordance with the Healthy Waters code of the City Plan; and include in particular:**

	i Sediment control structures e.g.: sediment fence, must be placed at the base of all materials imported on site to mitigate sediment run-off. **ii A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater.** **iii Sediment basins must be designed, implemented and maintained to achieve treatment of at least 80% of the average annual runoff volume of the contributing catchment.** **iv All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM September 2009) prior to discharging from the site.** **v Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6.11– Land development guidelines, Section 4.5.17.12 - Compliance.**
38	**Construction management plan** **a Prepare and submit for approval a Construction management plan generally in accordance with the Guidelines for Construction Management Plans prior to any works commencing.** **b The Construction management plan must be prepared by a suitably qualified professional and include in particular.** **i Provide hours of construction.** **ii Provide details on vehicle access (including responsibility for maintenance of the defined cartage route) during construction hours.** **iii Provide details on traffic management (including loading, unloading and cartage routes).** **iv Parking of vehicles (including on site employees and delivery vehicles).** **v Maintenance of safe pedestrian movement across the site's frontage/s (including people with disabilities).** **vi Provide details for the collection and control of building waste and refuse disposal.** **vii Details on the presentation of hoarding to the street.** **viii Provide details for tree management.** **ix Demonstrate how the general public will be protected from construction activities.** **x Provide details on how the building site will be kept clean and tidy to maintain public safety and amenity.** **xi Provide details on dust management.** **c Implement the Construction management plan during all construction works at no cost to Council.**
39	**Noise management plan** **a Prepare and submit for approval a Noise management plan addressing construction activities prior to any works commencing.** **b The Noise management plan must be prepared by a suitably qualified professional and include in particular.** i **Provide details of expected noise sources.** ii **Identify the measures and work practices to be implemented to ensure noise from construction activities does not cause an 'environmental nuisance' (within the meaning of the term set out in the Environmental**

Protection Act 1994) at any sensitive receptor stated in schedule 1 of the Environmental Protection (Noise) Policy 2008.

iii **Identify the measures and work procedures to monitor noise emissions.**

iv **Provide details of complaint response procedures.**

v **Identify procedures to monitor and review the noise management plan.**

c Implement the Noise management plan prior to any works commencing at no cost to Council.

40 **Vibration management plan**

a **Prepare and submit for approval a Vibration management plan addressing construction activities (such as pile driving) in accordance with the City's Basement Construction Vibration Guideline prior to any works commencing.**

b **The Vibration management plan must be prepared by a suitably qualified professional.**

c **Comply with the approved Vibration management plan and relevant sections of the Basement Construction Vibration Guideline.**

d **Vibration levels must not exceed the levels in the approved Vibration management plan.**

Note:

Vibration monitoring may be required to be carried out at no cost to Council to determine compliance with the approved vibration management plan or the Guideline.

41 **Certification of works – Landscape Assessment**

Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:

Operational Works – Landscape Assessment				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Certificates and evidence of planter box construction	**Prior to commencement of landscape works**	**-**	**Suitably qualified person**	**Landscape Assessment**
The certification must include photographs and is to confirm: **The waterproofing and drainage cell has been installed for all landscape areas/planter boxes generally in accordance with the *Australian Standard AS4654.2 – 2012 - Waterproofing Membranes for External Above-Ground Use, Section 2.13 Planter Boxes* and the Landscape Architect specifications.**				

42 **Certification of works - Subdivision Engineering**

Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:

Subdivision Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Certificate for electricity supply	**Prior to commencement of the use**	**-**	**An authorised supplier (e.g. Energex)**	**Development Compliance**
The certification is to confirm: **Underground electricity supply is available to the development site and all proposed dwellings.**				

Subdivision Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	**Prior to commencement of the use**	**-**	**The authorised telecommunication carrier (e.g. Telstra, NBN Co)**	**Development Compliance**
The certification is to confirm: **Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).**				

43 **Certification of works - Health and Regulatory Services**

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Health and Regulatory Services				
Certified document	**Certification date**	**Plan**	**Expert discipline**	**Requesting Council Section**
Acoustic compliance report	**Prior to commencement of the use**	**12 Sir John Overall Drive Helensvale – Proposed Mixed- Use Development; Prepared by: EMF Griffiths; Dated: 21/07/2021; Ver: B2200533; Ver: Issue C**	**Acoustic Engineer**	**Health and Regulatory Services**
The certification is to confirm: **The development has been designed in accordance with the established noise criteria and recommendations outlined in an approved Acoustic Report.**				

44 **Pre-start inspection**

Arrange a pre-start inspection prior to the commencement of building works for the bin storage and bin servicing point

Purpose	**Council contact**
Discuss Water and Waste and Council approval requirements and expectations through the construction phase	**inspections@goldcoast.qld.gov.au**

45 **Certification of works – Water and Waste (Solid Waste Management)**

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Water and Waste				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
• **Waste Management compliance**	**Prior to commencement of the use**	**Waste Management Plan (4.2.2 Planning**	**Registered Professional Engineer of Queenslan**	**Water and Waste**

	report • **Waste chute and construction** • **Waste servicing point and bin carting route** • **Waste storage room design and construction** • **Bulk bin storage point**		**Assessment Report) by Neylan Architecture Pty Ltd, dated May 2021.**	**d (RPEQ) or a Level 1 Licensed Building Certifier**	
	• **Design and construction of internal driveway and manoeuvring areas subject to waste collection vehicle loading.**	**Prior to commencement of the use**	**Independent Front Load RCV and B99 Entry / Exit Swept Paths by Bitzios Consulting, project number P5046, sheet number 1, issue 002, dated 24.06.2021**	**Registered Professional Engineer of Queensland (RPEQ)**	**Water and Waste**
	The certification is to confirm: **i The development has been designed and constructed in accordance with the approved Waste Management Plan and complies with City Plan Policy SC6.15 – Solid waste management.** **ii The waste chute complies with the manufacturer's specifications and City Plan Policy SC6– Solid waste management.** **iii Internal driveway and manoeuvring areas subject to waste collection vehicle (WCV) loading are designed and constructed to withstand the fully loaded vehicle weight of the nominated WCV (WCV details can be found in City Plan Policy SC6 – Solid waste management) and have been inspected by the certifying RPEQ.**				
46	**Hold point inspection** **Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC.6.11 – Land development guidelines the City Plan for the following:**				

Purpose	Hold Point	Council contact
Bin storage point	**Within 5 business days of the bin storage point being completed.**	**Water and Waste INSPECTIONS@goldcoast.qld.gov.au**
Bin carting route between storage point and servicing point	**Within 5 business days of the bin carting route area being completed including any doorways, ramps and speed control devices.**	**Water and Waste INSPECTIONS@goldcoast.qld.gov.au**
Confirm Waste chute has been installed in the approved location and operates as designed.	**Within 5 business days of the waste chute being completed.**	**Water and Waste INSPECTIONS@goldcoast.qld.gov.au**
Confirm works for the bin storage, servicing point and associated vehicle access have been undertaken in accordance with the approved MCU drawings.	**Within 5 business days of bin servicing point and vehicle access being completed.**	**Water and Waste INSPECTIONS@goldcoast.qld.gov.au**
Use for flexible pavement only **Subgrade proof-roll inspection for internal driveway and manoeuvring areas subject to waste collection vehicle loading.**	**48 hours of notice to be provided to Water and Waste for undertaking this inspection.**	**Water and Waste INSPECTIONS@goldcoast.qld.gov.au**
Use for flexible pavement only **Pre-seal proof-roll inspection for internal driveway and manoeuvring areas subject to waste collection vehicle loading.**	**48 hours of notice to be provided to Water and Waste for undertaking this inspection.**	**Water and Waste INSPECTIONS@goldcoast.qld.gov.au**
Use for concrete pavement only	**48 hours of notice to be provided to**	**Water and Waste**

		Pre-pour inspection of driveway/roadway, area to be boxed out, waterproofing installed (if required), and reinforcing steel in place on bar chairs (as appropriate).	**Water and Waste for undertaking this inspection.**	**INSPECTIONS@goldcoast.qld.gov.au**

Plumbing and Drainage Act 2018

47 **Plumbing and drainage works**

Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing.

Note:

A permit for plumbing and drainage works does not approve the discharge of trade waste to Council's sewerage system. The generator of trade waste must complete an application for approval to discharge trade waste to Council's Sewerage System (available on Council's website).

Advice Notes

A **Development infrastructure**

Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.

B **Further development permits / compliance permits**

Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include:

Arboriculture
- Operational works - vegetation clearing

Landscape Assessment
- Operational works - landscape works

Plumbing and Drainage
- Permit for plumbing and drainage work

Water and Waste
- **Application to work on the City's infrastructure**

City Assets
- **Operational works – Vehicle crossover**

A copy of this decision notice and accompanying stamped drawings / plans

	must be submitted with any subsequent application identified above. **Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).**
C	**Compliance with conditions** **Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.**
D	**Indigenous cultural heritage legislation and duty of care requirement** **The *Aboriginal Cultural Heritage Act 2003* ('ACHA') is administered by the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:** **a Is not negated by the issuing of this development approval;** **b Applies on all land and water, including freehold land;** **c Lies with the person or entity conducting an activity; and** **d If breached, is subject to criminal offence penalties.** **Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care.** **Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA.** **The applicant should contact DATSIP's Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the ACHA.**
E	**Infrastructure charges** **Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.**
F	**Properly made submissions** **There were properly made submissions about the application. The name and address of the principal submitter for each properly made submission is attached to the decision notice.**
G	**Applicant responsibilities** **The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws.** **Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without liming this obligation, the applicant is responsible for:** a **Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commended and to carry out the activity for its duration.** b **Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environment Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable**

	activity'). c **Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval).** d **Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the *Survey and Mapping Infrastructure Act 2003.*** e **Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes.** f **Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds $150,000 (excluding GST). Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991.** g **Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans.** h **Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.**
H	**Weeds, pest animals and ants** **Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health.** **All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.**
I	**Fire ant control** **Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the *Biosecurity Act 2014* individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.**
J	**Buildings and/or structure exceeding the Gold Coast Airport Obstacle Limitation Surface (OLS)**

	Commonwealth approval via an application made through Gold Coast Airport Pty Ltd is required for any part of the building or structure (including construction cranes or other temporary equipment) exceeding the Obstacle Limitation Surface (OLS). **Application must be made to Gold Coast Airport Pty Ltd within a minimum of eight weeks notice prior to the use of construction cranes or any other equipment that would exceed the OLS height limit.**
K	**Incorporation of Equitable Access at the Detailed Design Stage** **All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the *Commonwealth Disability Discrimination Act (1992)* and the Disability (Access to Premises – Buildings) Standards 2010.**
L	**Connections and disconnections** **Any connection / disconnection to the existing water and sewerage networks will be at the applicant's cost. Prior to the connection / disconnection taking place, the applicant must obtain written approval from Water and Waste.** **Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au**
M	**No open trenching of the road pavement for water connections across / in roadways** **Conduits must be installed to service the proposed development by thrust boring the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval.** **Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au**
N	**Water meter sizing** **All water meters 50 mm in diameter or larger must be installed aboveground and on lot and require an Operational works approval and an easement over the water meter arrangement.** **Unrestricted access to the water service (including meters) must be provided at all times.** **Refer to Water and Metering Technical Specifications, available on Council's website http://www.cityofgoldcoast.com.au**
O	**Separate service connection points** **Should a volumetric subdivision be pursued, separate water supply services will need to be designed and constructed to each of the different uses (e.g. commercial / residential), or to each of the volumetric lots created, so as to ensure that all lots within the site have separate service connection points. Internal services will need to be managed through the Building Management Statement.**
P	**Connections to, alteration or realignment of Council infrastructure** **Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), the applicant must obtain the necessary approvals from the relevant public utility authority prior to works commencing.**

	Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage infrastructure, reinstatement of maintenance hole covers, stormwater drainage infrastructure, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.
Q	**Operational Works meeting prior to lodgement** **Council's Water and Waste Development Services team encourage contact to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works.** **Contact GCWDA@goldcoast.qld.gov.au to arrange a meeting.**
R	**Design, Constructability and Minor change applications** **The application has been approved based on the information provided by the consultant. Water and Waste are not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the *Planning Act 2016*) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.**

CARRIED

6.8 UPDATE ON REVIEW OF THE LOCAL GOVERNMENT INFRASTRUCTURE PLAN (LGIP) AND REQUEST FOR ENDORSEMENT TO AMEND THE LGIP A70022510 PD113/1306

COMMITTEE RECOMMENDATION PE21.1118.009

Moved: Cr D Gates

Seconded: Cr W Owen-Jones

1 That a review of the current Local Government Infrastructure Plan (LGIP) has been undertaken in accordance with section 23.1 of Chapter 5, Part 5 of the Ministers Guidelines and Rules version 1.1 using the State Review Checklist to identify any non-compliance of the current LGIP with matters under Chapter 5 Part 6.

2 That given the findings of the review of the current LGIP, the Council decides to make a LGIP amendment pursuant to:

a Chapter 5, Part 5 section 23.2(a); and

b Chapter 5, Part 3 section 8.1 of the Ministers Guidelines and Rules version 1.1.

3 That the Chief Executive Officer writes to the Director-General of the Department of State Development, Infrastructure, Local Government and Planning advising that a review of the LGIP has been finalised and that the Council has decided to make a LGIP amendment under section 8.1 of Chapter 5 Part 3 and section 23.2(a) of Chapter 5, Part 5 of the Ministers Guidelines and Rules version 1.1.

4 That the City Plan Program be updated to reflect the LGIP2 program schedule contained within Figure 1 of this report.

CARRIED

6.9# INTRODUCTORY PAPER - RESIDENTIAL LAND SUPPLY ANALYSIS A71435615 PD113/1275/06/01 / QA2913766

Changed recommendation

COMMITTEE RECOMMENDATION PE21.1118.010

Moved: Cr W Owen-Jones

Seconded: Cr H Vorster

1 That the contents of this Introductory paper be noted.

2 That it is not Council's intent to review the South East Queensland Regional Plan, ShapingSEQ, Urban footprint as part of the Residential Land Supply Analysis Project.

3 That a report be brought back to Planning and Environment Committee on the outcomes of Residential Land Supply Analysis Project once Stage 3 is completed.

CARRIED

Attachments (Tabled)

1 Item 6.9 Additional Map

6.10 INVITATION TO PARTICIPATE IN THE QUEENSLAND CLIMATE RESILIENT COUNCIL PROGRAM A71580336 PD113/1303

COMMITTEE RECOMMENDATION PE21.1118.011

Moved: Cr D Gates

Seconded: Cr W Owen-Jones

1 That Council endorses that the City of Gold Coast join the Queensland Climate Resilient Councils Program.

2 That the CEO submit an application to the Program Manager of the Queensland Climate Resilient Councils program.

CARRIED

7 CLOSED SESSION REPORTS AND PRESENTATIONS

Item 7.1 and 7.2 were dealt with prior to item 6.1

Cr H Vorster left the room at 09:23am

Cr C Caldwell left the room at 09:23am

Cr D Gates took the Chair at 09:23am

PROCEDURAL MOTION

Moved: Cr PC Young

Seconded: Cr PJ Young

That Committee move into Closed Session pursuant to section 254J (3) of the *Local Government Regulation 2012*, for consideration of the following item/s for the reasons shown:

CARRIED

7.1 ACM CORPORATION PTY LTD (ACN 122 906 110) -V- COUNCIL OF THE CITY OF GOLD COAST PLANNING AND ENVIRONMENT COURT APPEAL NO. 128 OF 2021 - CHANGE APPLICATION (OTHER CHANGE) TO A DEVELOPMENT APPROVAL FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (IMPACT ASSESSMENT) FOR A TAVERN (RESTAURANT, SPORTS BAR & TAB FACILITY) - 47 THOMAS DRIVE, SURFERS PARADISE
A71069743
PN45647/1354/01

BASIS FOR CONFIDENTIALITY

That this report be considered in Closed Session pursuant to section 254J (3) of the *Local Government Regulation 2012* for the reason that the matter involves:

(e) legal advice obtained by the local government or legal proceedings involving the local government, for example, legal proceedings that may be taken by or against the local government;

OVERVIEW

The purpose of this report is to Council's resolution of an appeal in the Planning and Environment Court (Appeal No. 128 of 2021) against the City's Decision to refuse a change application 'Other change' to a development approval for a Development permit for a Material change of use (Impact assessment) for a Tavern (Restaurant, Sports Bar & TAB Facility) over land situated at 47 Thomas Drive, Surfers Paradise. This report follows a mediation agreement signed between the parties, which seeks resolution of the appeal subject to amended development conditions and terms discussed in the report.

PROCEDURAL MOTION

Moved: Cr M Hammel

Seconded: Cr G O'Neill

That Committee move into Open Session.

CARRIED

Following resumption into Open Session, Item 7.1 was moved and carried as shown on the following pages.

7.1 ACM CORPORATION PTY LTD (ACN 122 906 110) -V- COUNCIL OF THE CITY OF GOLD COAST PLANNING AND ENVIRONMENT COURT APPEAL NO. 128 OF 2021 - CHANGE APPLICATION (OTHER CHANGE) TO A DEVELOPMENT APPROVAL FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (IMPACT ASSESSMENT) FOR A TAVERN (RESTAURANT, SPORTS BAR & TAB FACILITY) - 47 THOMAS DRIVE, SURFERS PARADISE
A71069743
PN45647/1354/01

COMMITTEE RECOMMENDATION PE21.1118.012

Moved: Cr M Hammel

Seconded: Cr W Owen-Jones

1 That the report/attachments remain confidential except for those parts deemed by the Chief Executive Officer to be non-confidential in accordance with sections 171 (3) and 200 (4) of the *Local Government Act 2009*.

2 That for the purposes of the Planning and Environment Court Appeal No. 128 of 2021, Council notify the parties and the Court that Council agrees to settlement of the proceedings on the basis that:

- **a The existing development approval be changed to remove the restriction on gaming machines currently contained in Condition 3(c); and**
- **b The hours of operation of the premises will remain unchanged from the hours specified in the existing development approval, and the use will continue to cease at 12:00am as currently conditioned.**

CARRIED UNANIMOUSLY

Cr D Gates voted in the positive.

Cr H Vorster was not present for discussion and voting.

Cr C Caldwell was not present for discussion and voting.

Cr H Vorster returned to the room at 09:25am.

PROCEDURAL MOTION

Moved: Cr W Owen-Jones

Seconded: Cr M Hammel

BASIS FOR CONFIDENTIALITY

I recommend that this report be considered in Closed Session pursuant to section 254J (3) of the *Local Government Regulation 2012* for the reason that the matter involves:

- **(c) the local government's budget;**
- **(h) negotiations relating to the taking of land by the local government under the *Acquisition of Land Act 1967*;**

OVERVIEW

This report presents a confidential update on budgetary implications of Council's proposed compulsory acquisition of land to secure and protect key koala habitat in the East Coomera area.

CARRIED

PROCEDURAL MOTION

Moved: Cr PC Young

Seconded: Cr W Owen-Jones

That Council/Committee move into Open Session.

Following resumption into Open Session, Item 7.2 was moved and carried as shown on the following pages.

CARRIED

7.2# CONFIDENTIAL UPDATE ON SECURING KOALA HABITAT A70175812 CE196/696/01/05/CF

Changed recommendation

COMMITTEE RECOMMENDATION PE21.1118.013

Moved: Cr M Hammel

Seconded: Cr PJ Young

1 That the report/attachments be deemed non-confidential except for those parts deemed by the Chief Executive Officer to remain confidential in accordance with sections 171 (3) and 200 (4) of the *Local Government Act 2009*.

2 That the recent preliminary land valuation is noted.

3 That the Mayor write to the Hon Premier Annastacia Palasczuk, expressing the City's interest in further partnering on environmental offsetting, koala conservation, safe fauna movement and future land acquisitions during major infrastructure planning and delivery in the city.

CARRIED UNANIMOUSLY

Attachments (Tabled)

1 Item 7.2 Presentation (Confidential)

Cr C Caldwell was not present for discussion and voting.

Cr C Caldwell returned to the room at 11:00am.

Cr Caldwell resumed as Chairperson at 11:00am.

8 GENERAL BUSINESS

8.1 SOUTHPORT SUBURBS

MOTION

Moved: Cr H Vorster

1 That City Officers investigate the opportunity to re-gazette the suburbs in, and adjacent to, Southport, which would consider the following factors -

   a The size of Southport as a suburb (geographically and by population) compared to other Gold Coast suburbs and localities
   b The size of adjacent suburbs, including Benowa, Bundall and Ashmore
   c The potential for new suburbs and localities, such as Chirn Park, and the reasons for those proposed changes, such as efficient delivery of postal and other business services to the area
   d The opportunity to formally recognise existing village communities in the area such as Chirn Park, Hamilton Heights and Southport Park.

2 That City officers report on the process that would need to be followed to forward formal changes to Place Names and Boundaries, in line with State Government Department of Natural Resources, Mines and Energy requirements.

The MOTION was LOST.

8.2 PROPOSED NEW STANDARD CONDITION

Committee Recommendation PE21.1118.014

Moved: Cr H Vorster

Seconded: Cr W Owen-Jones

That a report be brought forward proposing an updated standard condition of approval for the management of shopping carts in supermarket developments that reflect industry best practice and better protects amenity.

CARRIED

There being no further business the meeting closed at 1:56PM.

These Pages

Numbered 1 to 110

Constitute The Minutes Of The Meeting

Of The Planning and Environment Committee

Held Thursday 18 November 2021

4 CONFLICT OF INTEREST DECLARATIONS

5 COMMITTEE FORWARD PLANNING SCHEDULE

Nil.

6 REPORTS AND PRESENTATIONS

6.1★ REPORT ON APPLICATION FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (IMPACT ASSESSMENT) FOR A MULTIPLE DWELLING (4 UNITS) AT 6 DUDLEY STREET, MERMAID BEACH

Objective ID: **A71928149**

File Number: **MCU/2020/444**

Author: **Boden Wild, Planner, City Development**

Authoriser: **Alisha Swain, Director Economy Planning And Environment, Economy Plan & Environment**

Attachments:

1. **Site photo** ⇩
2. **Local map** ⇩
3. **Proposed architectural drawings and shadow diagrams** ⇩
4. **Submissions map - Gold Coast** ⇩
5. **Submissions map - local area** ⇩

1 BASIS FOR CONFIDENTIALITY

Not Applicable.

2 APPLICATION SUMMARY

Application information	
Address	6 Dudley Street, Mermaid Beach
Lot and plan	Lot 78 RP46282
Site area	405m^2
Type of development and proposed use	Material change of use for a Multiple dwelling (4 units).
Categories of development and assessment	Impact assessment.
Properly made date	19 October 2020.
Decision due date	16 August 2021.
Applicant and Applicant's consultancy team	• Zac Potter (Applicant); • Enhance Urban Planning (Planning consultant); • Mi Design (Building design); • Studio Concept & Design (Landscape planning); • TTM (Traffic consultant); and • Owen Consulting (Engineering consultant).
Owner details	Thomas Michael Oar.

City Plan version	Version 7.	
Zone / Precinct	Medium density residential zone.	
Overlays	• Acid sulfate soils overlay (land at or below 20m AHD); • Airport environs overlay (OLS, PANS-OPS); • Building height overlay (3 storeys and 15 metres); • Coastal erosion hazard overlay (foreshore seawall); • Dwelling house overlay; and Residential density designation overlay (RD5 – 1 bed per 50m^2).	
Submissions	**Objections**	**Objections**
	220 (206 properly made and 214 not properly made).	220 (206 properly made and 214 not properly made).
Key matters raised by submitters	• Building height; • Setbacks; • Site cover; • Density; • Shadow; • Car parking supply; and • Privacy.	
Referral agencies	Not applicable.	
Officer's recommendation	Approval (subject to conditions).	

3 PROPOSAL

The purpose of this report is to assess an application for a Development permit for a Material change of use (Impact assessment) for the establishment of a Multiple dwelling (4 units) at 6 Dudley Street, Mermaid Beach.

The City Plan defines the proposed Multiple dwelling as follows:

"Premises containing three or more dwellings for separate households."

The proposed development includes four units and is therefore appropriately categorised as a Multiple dwelling.

Table 5.5.2 of the City Plan (version 7) categorises the proposal as subject to Impact assessment as the development exceeds the height identified on the Building height overlay map, being 15 metres and three storeys.

The proposed development seeks to replace the older-style Dwelling house currently improving the site with a four storey Multiple dwelling. The proposal will comprise one unit

per storey, with the lower three units including three bedrooms and the upper unit including two bedrooms.

The development key details of the proposal are outlined in the table below:

<table>
<tr><th colspan="2">Development proposal</th></tr>
<tr><td>Height:</td><td>14.99 metres and 4 storeys.</td></tr>
<tr><td>Density:</td><td>1 bed per 36.9m^2.</td></tr>
<tr><td>Setbacks:</td><td>
<table>
<tr><th></th><th>NORTH (FRONT)</th><th>EAST (SIDE)</th><th>SOUTH (REAR)</th><th>WEST (SIDE)</th></tr>
<tr><td>LEVEL 1</td><td>OMP: 0.0m
Façade: 4.0m</td><td>OMP: 0.67m
Façade: 2.3m</td><td>OMP: 0.7m
Façade: 2.0m</td><td>OMP: 0.7m
Façade: 2.0m</td></tr>
<tr><td>LEVEL 2</td><td>Façade: 4.0m</td><td>Façade: 2.3m</td><td>OMP: 2.0m
Façade: 2.5m</td><td>Façade: 2.0m</td></tr>
<tr><td>LEVEL 3</td><td>Façade: 4.0m</td><td>Façade: 2.3m</td><td>OMP: 2.0m
Façade: 2.5m</td><td>OMP: 2.0m
Façade: 2.5m</td></tr>
<tr><td>LEVEL 4</td><td>Façade: 4.0m</td><td>Façade: 2.3-3.0m</td><td>OMP: 2.0m
Façade: 2.8m</td><td>OMP: 2.0m
Façade: 2.8-3.0m</td></tr>
</table>
</td></tr>
<tr><td>Site cover:</td><td>Basement: 79.7%
Ground floor: 51.1%
Level 2: 49.4%
Level 3: 48.2%
Level 4: 44.9%</td></tr>
<tr><td>Car parking:</td><td>6 resident spaces; and
3 visitor spaces.</td></tr>
<tr><td>Bicycling parking:</td><td>4 residential spaces; and
No visitor spaces.</td></tr>
<tr><td>Private open space:</td><td>Each of the units includes a 20m^2 balcony orientated towards the north.</td></tr>
<tr><td>Waste management:</td><td>4 x 240L general waste bins; and
4 x 240L recycling waste bins.
The bins will be stored in a seal storage room located within the basement. The bins will be temporarily located on the kerb for weekly collection.</td></tr>
<tr><td>Vehicular access:</td><td>Single crossover from Dudley Street.</td></tr>
<tr><td>Stormwater management:</td><td>A combined bioretention / detention basin is proposed to meet Council’s stormwater quality and quantity requirement.
Minimum 5m^2 filtration media in bioretention basin is proposed to treat stormwater; and
Detention (2.8m^3) above outlet pit of bio basin is proposed to mitigate peak flow.</td></tr>
</table>

Landscaping:	The perimeter of the site will be embellished with landscaping treatments that support the establishment of palm trees and screening shrubs. Deep planting within the frontage facilitates a generous landscape setting able to support a feature tree. Due to historic mismanagement of the Norfolk Pine located in the verge adjoining the site, Arboriculture Planning has recommended the tree be removed and replaced with a healthy specimen. A replacement 400L Norfolk Pine has been conditioned to be planted within the road verge.

The following perspectives and floor plans provide an initial view of the proposed development.

Figure 1: North-eastern perspective of the proposed development (Mi Design 2021).

Figure 2: South-eastern perspective of the proposed development (Mi Design 2021).

Figure 3: South-western perspective of the proposed development (Mi Design 2021).

Figure 4: Northern perspective of the proposed development (Mi Design 2021).

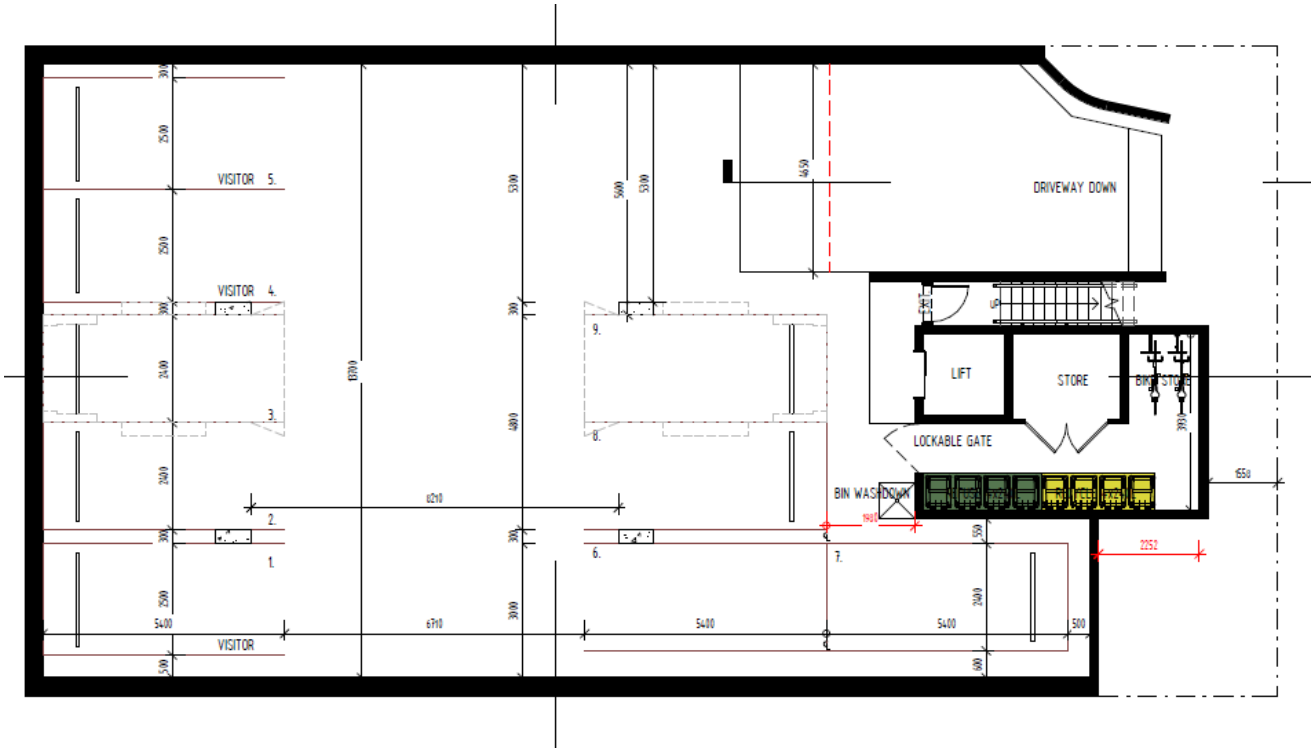


Figure 5: Proposed basement arrangement (Mi Design 2021).

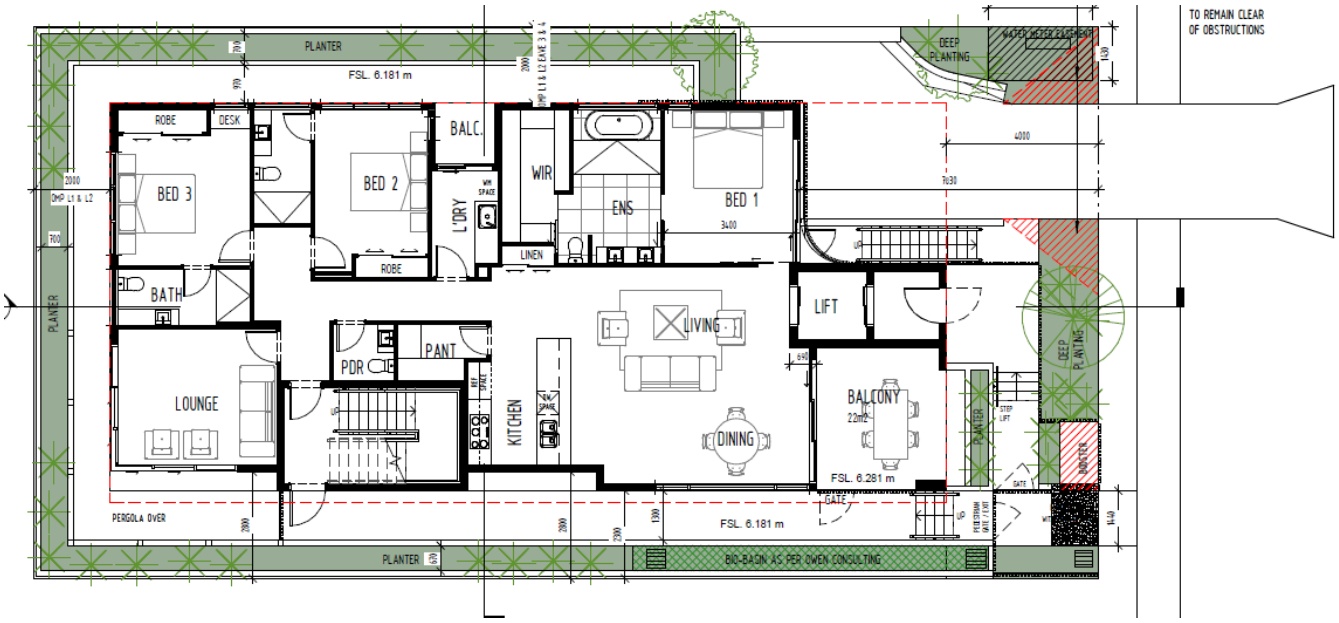


Figure 6: Proposed level 1 configuration (Mi Design 2021).

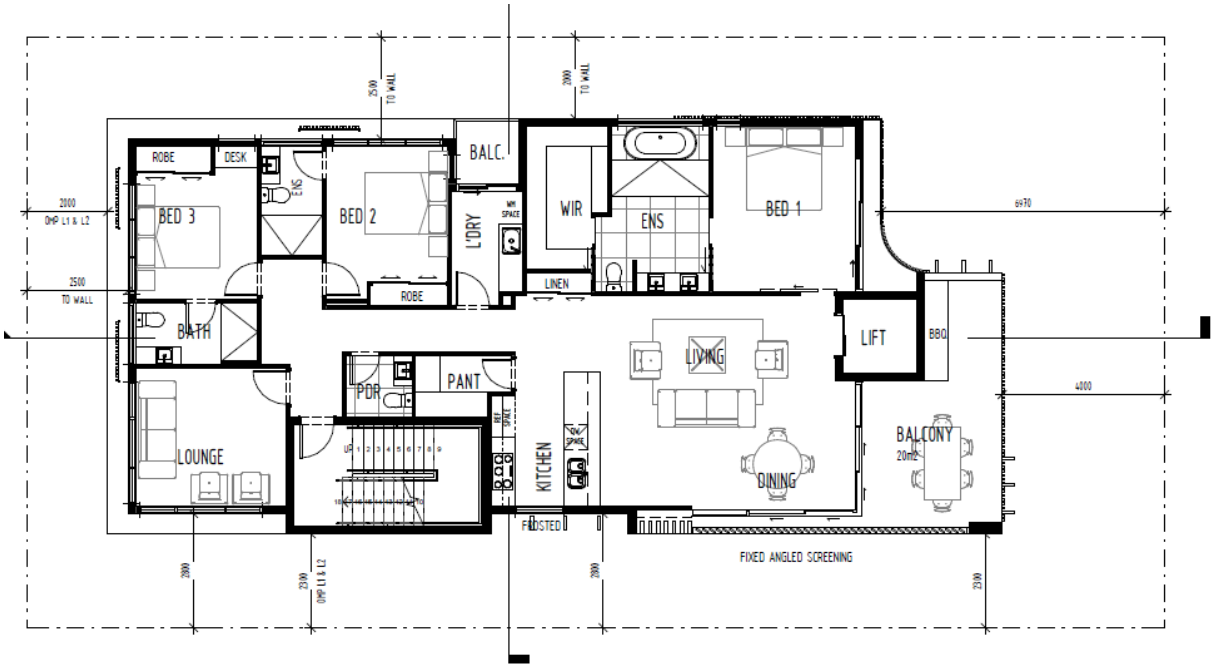


Figure 7: Proposed floor plan of Unit 2 (Mi Design 2021).

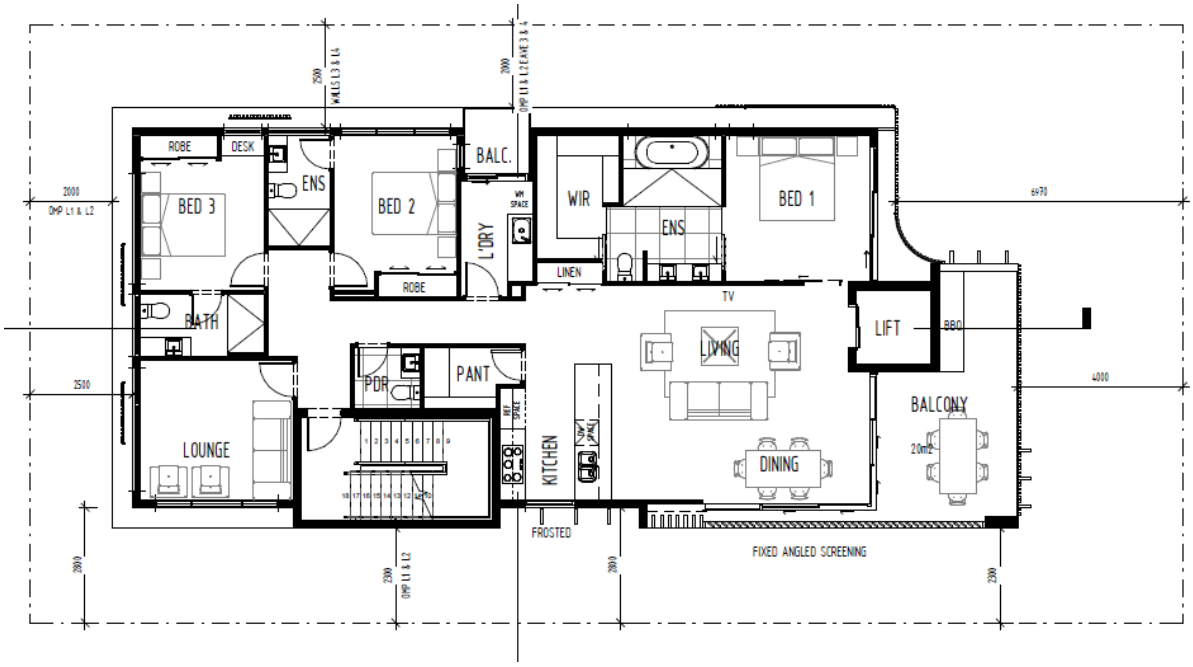


Figure 8: Proposed floor plan of Unit 3 (Mi Design 2021).

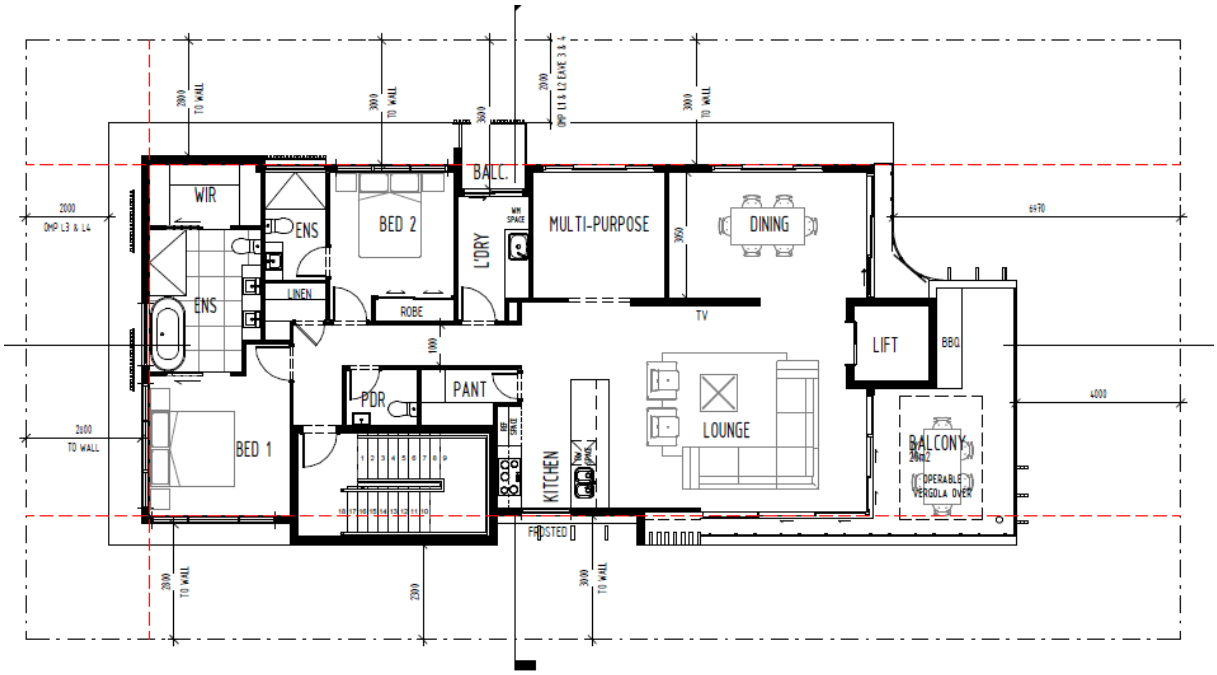


Figure 9: Proposed floor plan of Unit 4 (Mi Design 2021).

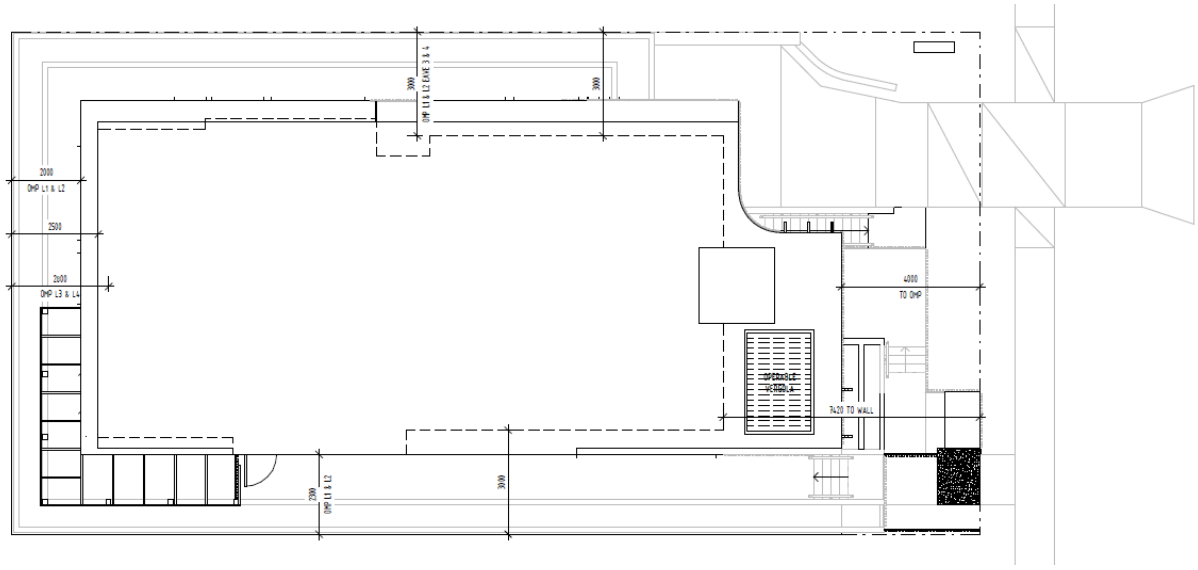


Figure 10: The roof plan of the proposed Multiple dwelling (Mi Design 2021).

4 KEY CONSIDERATIONS

The key considerations of the proposal include:

Building height

The site is located within the Medium density residential zone, which is further defined as an Urban neighbourhood within the Strategic framework. In Urban neighbourhoods, specific outcome 3.3.2.1(9) considers increases in building height up to a maximum of 50 per cent above the Building height overlay map in limited circumstances. The subject site has a building height designation of three storeys and 15 metres as identified on the Building height overlay map. The proposed development seeks an alternative building height of four storeys and a maximum building height of 14.9 metres, which reflects an increase of 50 per cent above the designated building height, for storeys only. The proposed height in metres is compliant with the prescribed Code assessable building height of 15 metres.

The proposal has been assessed against the requirements of Specific outcome 3.3.2.1(9) and is considered to comply by providing an excellent standard of appearance through a high-quality architectural outcome. Well-managed interfaces, which combine appropriate built form features with a variety of landscaping treatments, ensure that the proposal protects the amenity of the surrounding area, representing a high-quality development which reflects the envisaged residential character of Mermaid Beach.

The design of the proposal's fourth storey incorporates increased setbacks and a refined design which promotes a greater sense of openness and reduced visual presence, reducing the perceived bulk and scale of the upper level. Potential privacy concerns are managed through the utilisation of landscaping buffers, architectural screening, and appropriate separation distances. Further detail regarding the proposed building height is provided in Section 5.3.1 of this report.

Submissions

A total of 220 submissions, 206 of which are categorised as properly made, were received in objection to the development application. The key themes identified within the submissions as summarised as follows:

- Building height;
- Setbacks;
- Site cover;
- Density;
- Shadow;
- Car parking supply; and
- Privacy.

Section 45(5)(a)(ii) of the *Planning Act 2016* (Qld) (Planning Act) provides that, for impact assessable development applications, Council must have regard to all matters prescribed by regulation. Pursuant to section 31(1)(g) of the *Planning Regulation 2017* (Qld) (Planning Regulation), Council must have regard to the "common material". The common material includes any properly made submissions about a development application and any other submission about the application that Council has accepted.

The key themes identified by the submissions have been addressed within the report when assessing the proposed development against the applicable assessment benchmarks of the City Plan. This has been done where the assessment benchmark itself makes the reference to a concern raised by a submission – for example, building height. Where it has been determined that the proposal complies with the nominated acceptable outcome for the respective benchmark – for example, car parking supply, a response has been provided in section 8.4.

It is important to note that whilst properly made submissions must be considered throughout the assessment process, they do not have the ability to change the meaning of an assessment benchmark.

In summary, City officers have completed a thorough assessment against the relevant assessment benchmarks, in conjunction with the common material, and are satisfied in recommending the development application for an approval (subject to conditions).

5 SITE CONTEXT

5.1 Subject Site

The subject site:

- Is a rectangular allotment, formally described as Lot 78 RP46282, with a total area of 405m^2;
- Has relatively flat topography and is currently improved by a two storey Dwelling house. The subject site is largely unvegetated, with the most significant landscaping element, being a Norfolk Pine, located within the road verge adjoin the site;
- Is located on the southern side of Dudley Street and has a frontage width of 14.5 metres; and
- Has connections to all essential urban infrastructure and is not encumbered by any easements.

Figure 11: Aerial image of the subject site (CoGC 2021).

Figure 12: Site photo of 6 Dudley Street (Google 2021).

5.2 Immediate Context

North (front)	The subject site abuts Dudley Street, a residential thoroughfare connecting the Gold Coast Highway to Hedges Avenue and Mermaid beachfront.
South (rear)	Adjoining the site to the south is a three storey Multiple dwelling which is orientated towards Hedges Avenue.
East (side)	Adjoining the site to the east is a double storey, older-style Dwelling house.
West (side)	Adjoining the site to the west is three storey Multiple dwelling. The driveway to the adjoining Multiple dwelling extends along the common boundary with the subject site.

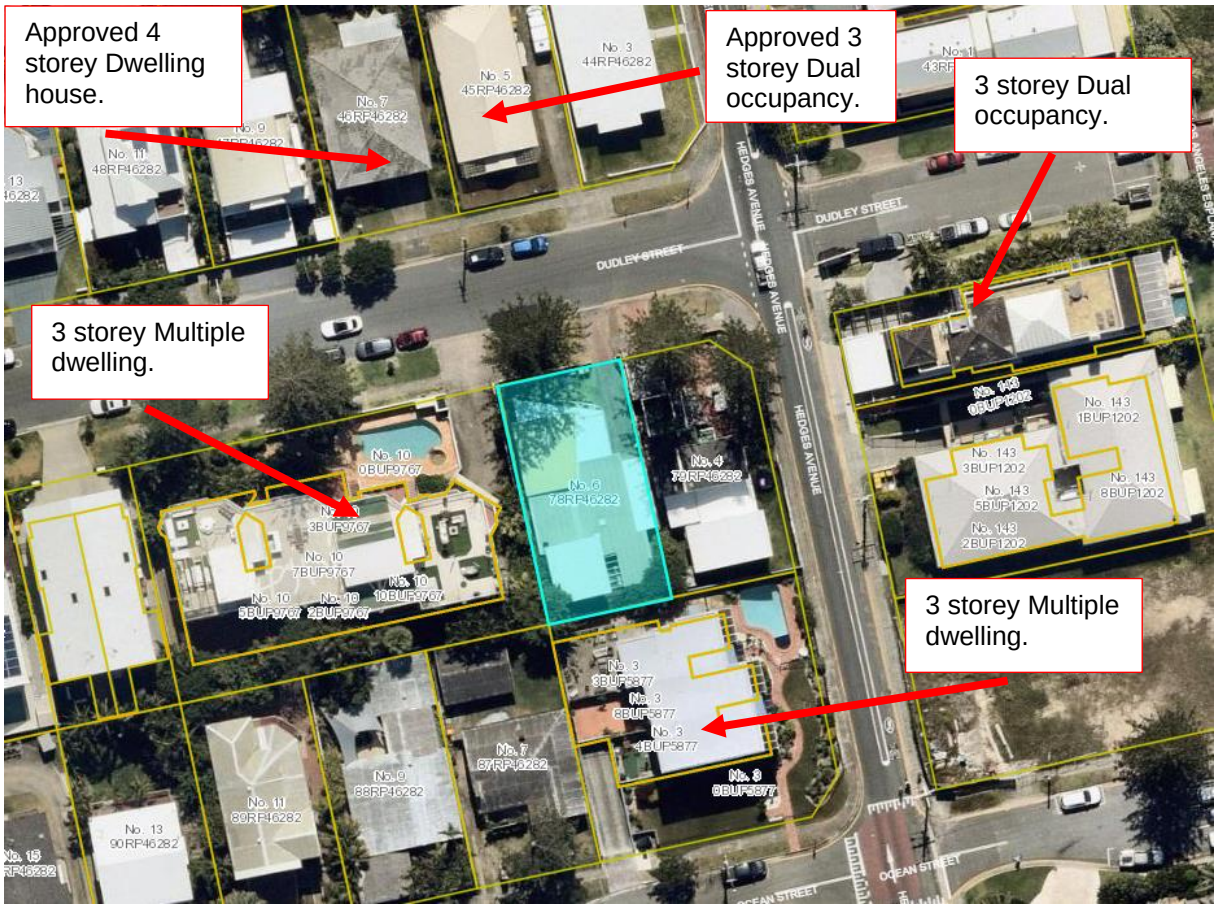


Figure 13: Aerial imagery showing the site in the context of the immediate surrounding environment (CoGC 2021).

5.3 Local Context

The subject site is encapsulated within an Urban neighbourhood which extends in a north/south direction between the Gold Coast Highway and Mermaid Beach. Mermaid Beach is distinguished by a mixture of housing stock, ranging from older Dwelling houses to medium-rise apartment buildings. The neighbourhood is currently subject to a pattern of redevelopment which is increasingly replacing older dwellings for larger, contemporary developments.

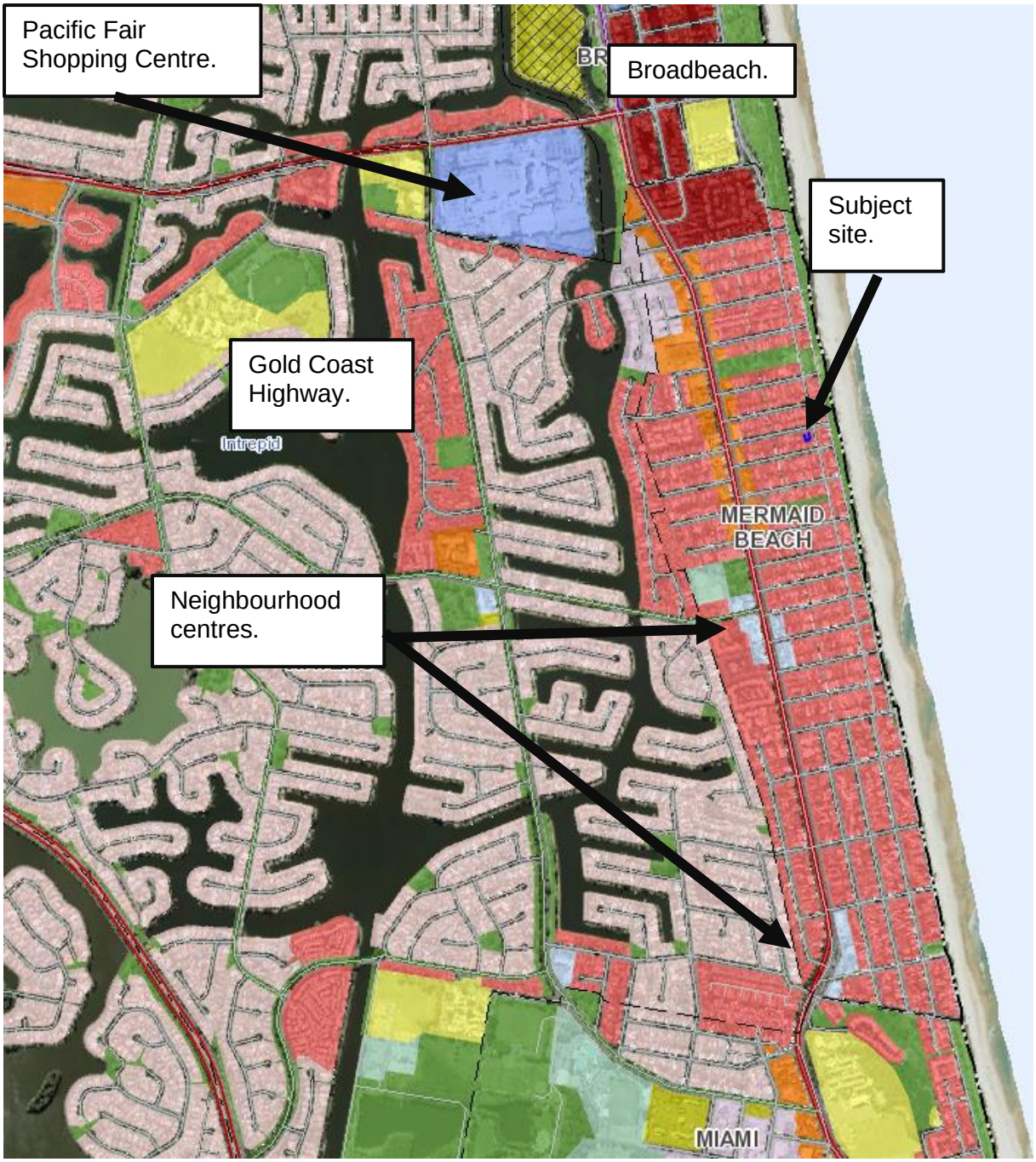


Figure 14: The subject site in the context of the broader surrounding environment (CoGC 2021).

6 PLANNING ASSESSMENT

Section 45(5) of the *Planning Act 2016* identifies:

> *(5) An **impact assessment** is an assessment that –*
>
> *(a) must be carried out -*
>
> *(i) against the assessment benchmarks in a categorising instrument for the development; and*
>
> *(ii) having regard to any matters prescribed by regulation for this subparagraph; and*
>
> *(b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

The proposed development triggers impact assessment and has been assessed in accordance with Section 45(5) of the *Planning Act 2016.*

6.1 State Planning Instruments

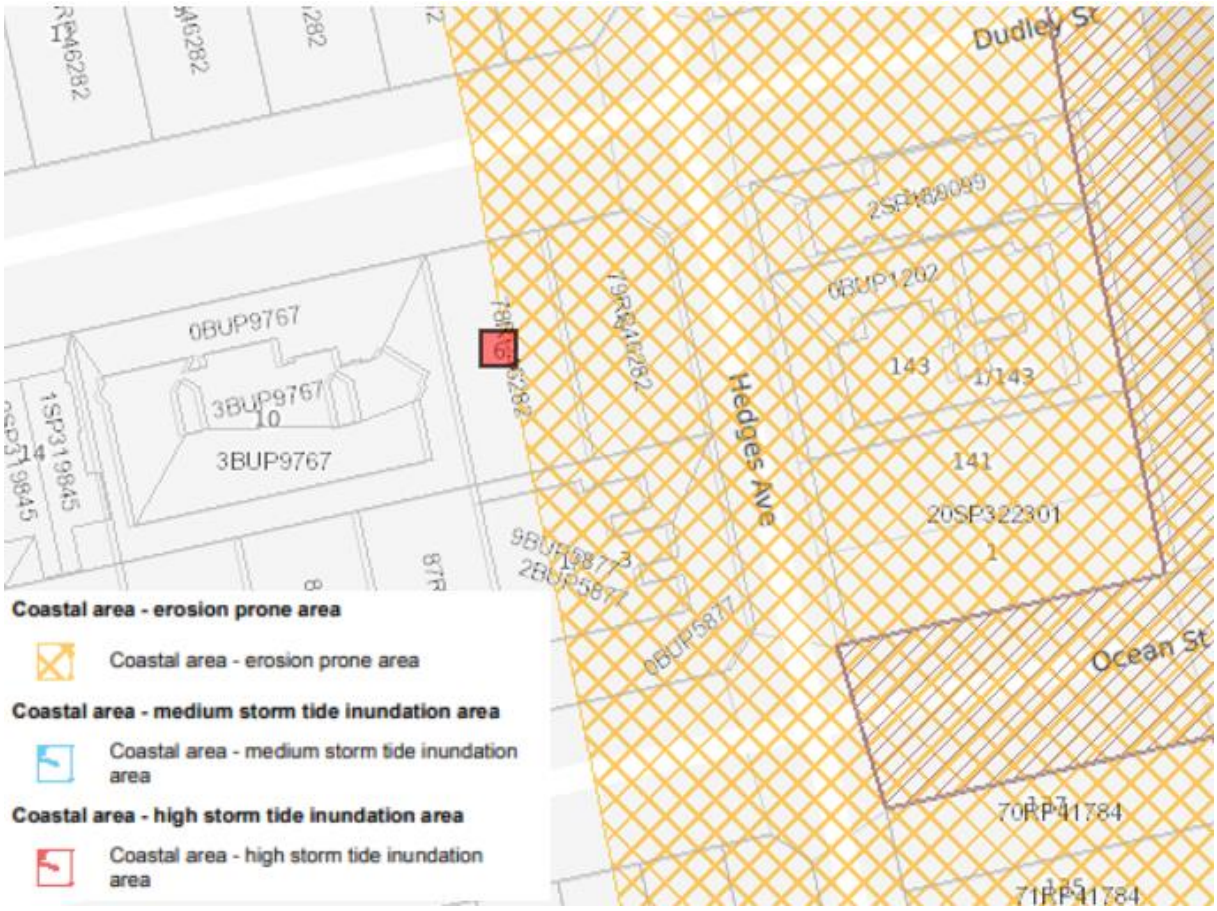
The application has been assessed against the following instruments:

Instrument	Comment
State Planning Policy	The City Plan appropriately reflects all aspects of the State Planning Policy apart from aspects relating to natural hazards, risk and resilience (coastal hazards). The proposal does trigger assessment against the assessment benchmarks relating to natural hazards, risk and resilience (coastal hazards), as detailed below.
South East Queensland Regional Plan	The proposal is consistent with the goals, elements and strategies; and the Southern Sub-regional directions of the South East Queensland Regional Plan 2017 (ShapingSEQ).
Planning Regulation 2017	The proposal does not trigger assessment against any assessment benchmarks listed in a Schedule of the *Planning Regulation 2017*.

6.1.1 Assessment against the State Planning Policy

The proposal has been assessed against the following assessment benchmarks in Part E – interim development assessment requirements of the State Planning Policy.

As identified in the extract below, the site is identified as being subject to the Natural hazards, risk and resilience (coastal hazards) State interest. The subject site is located outside of the Coastal management district; however, it is located within an erosion prone area. The site is not mapped under a storm tide inundation area.



Hydraulics and Water Quality Assessment has provided an assessment against the State Planning Policy, as follows:

Assessment benchmark 3 which reads as follows:

> *"(3) Development … avoids natural hazard 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."*

Officer's comment: The proposal does not avoid the natural hazard area. However, the risks to people and property are mitigated through the design of the built form and through the imposed conditions of approval.

Assessment benchmark 4 which reads as follows:

> *"(4) Development supports and does not hinder disaster management response or recovery capacity and capabilities."*

Officer's comment: The proposal does not hinder disaster management response or recovery capacity and capabilities.

Assessment benchmark 5 which reads as follows:

> *"(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."*

Officer's comment: The proposal does not increase the severity of the natural hazard and the potential for damage on the site or to other properties.

Assessment benchmark 6 which reads as follows:

> *"(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."*

Officer's comment: The proposal is for residential dwellings. It is unlikely that the development will pose any risks to public safety and the environment from hazardous materials associated with the development.

Assessment benchmark 7 which reads as follows:

> *"(7) The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced."*

Officer's comment: The proposal will maintain the natural processes and the protective function of landforms. The development will result in an improved landscaping outcome that will assist in mitigating natural hazard risks.

6.2 Local Categorising Instruments

The application has been assessed against the following instruments:

Local categorising instrument	Comment
Temporary Local Planning Instrument	The proposal does not trigger assessment against any temporary local planning instruments.
Variation approval	The proposal does not trigger assessment against a variation approval.
City Plan (Version 7)	The proposal is within the City Plan area of the City of Gold Coast. This is discussed in section 5.3 below. Local Government Infrastructure Plan There is no new trunk infrastructure required as part of this development.

6.3 City Plan

The following is an assessment of the application against the City Plan.

6.3.1 Assessment against the Strategic framework

The strategic framework requires balanced consideration of the provisions to best achieve the purpose and objectives of the City Plan. The strategic framework sets the policy direction for the City Plan and has a planning horizon of 2031.

This Policy direction is structured in the following way:

1 The strategic intent describes the planning vision for the Gold Coast over the coming decades; in particular, what our city will look like and how it will function, potential for major development over the next 20 years and areas for growth and protection.

2 The following six city shaping themes play an important role in shaping future growth and managing change across the city, and collectively represent the policy intent of the City Plan:

   1 Creating liveable places;

   2 Making modern centres;

   3 Strengthening and diversifying the economy;

   4 Improving transport outcomes;

   5 Living with nature; and

   6 A safe, well designed city.

3 Strategic outcomes for each theme.

4 Elements that refine and further describe the strategic outcomes.

5 Specific outcomes sought for each of the elements.

Strategic intent

The strategic intent flows through to the themes (strategic outcomes), elements (specific outcomes) and applicable codes. The strategic intent is achieved through assessment against these outcomes.

Theme/s and Elements

The following is an assessment of the application against the relevant theme/s and elements of the strategic framework identified in the table below:

Theme/s	Related element	Maps
Creating liveable places	3.3.2 Element – Urban neighbourhoods	Strategic framework map 1 – designated urban area • Urban area Strategic framework map 2 – settlement pattern Strategic framework map – Urban neighbourhoods
A safe, well designed city	3.8.3 Element – Urban design, character and community identity	

The subject site is situated within an Urban neighbourhood as identified on Strategic Framework Map 2 (Settlement pattern), as illustrated by the figure below. Consequently, Creating liveable places theme and the Urban neighbourhood element are relevant to this application.

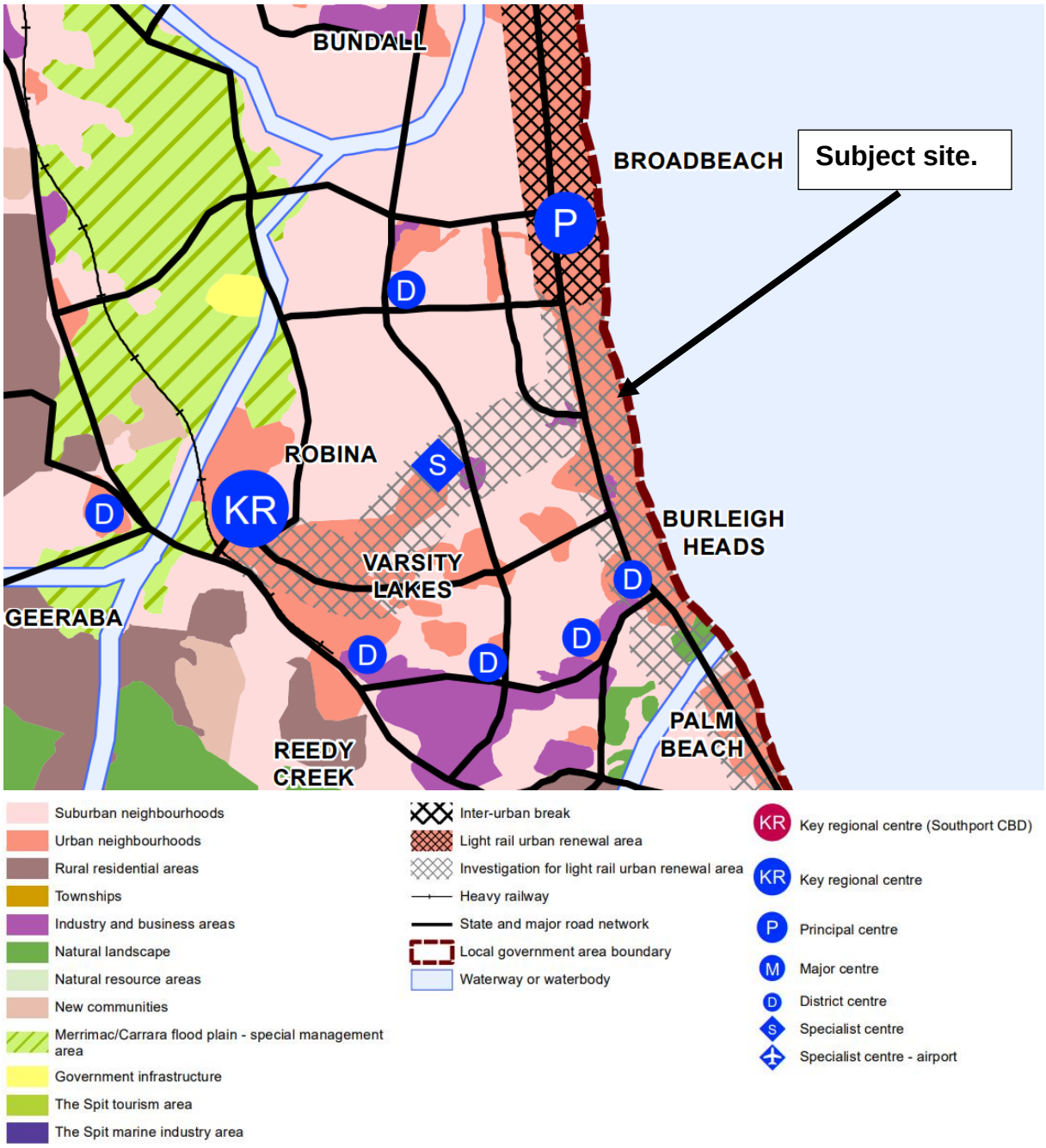


Figure 15: The subject site identified on Strategic Framework Map 2 (CoGC 2021).

Urban neighbourhoods are intended to offer a high level of amenity, providing a mixture of housing stock which supports compact, pedestrian-friendly residential outcomes. Urban neighbourhoods vary across the City, with some areas capable of facilitating outcomes which are of a higher intensity, provided specific parameters are satisfied. Such parameters include the development's compatibility with the existing character, the provision of a high-quality built form outcome, and the capacity of the relevant infrastructure networks.

As the development results in a total height above the subject site's Code assessable height designation of 15 metres and three storeys, assessment against the Strategic framework is primarily focused on the proposed building height and any design related criteria, which are as follows:

Strategic outcome 3.3.1(3) – Creating liveable places

(3) Housing is provided in a form, height and scale consistent with the function, amenity and desired future character of local areas and centres, and promotes a sense of community cohesion and wellbeing. Housing is attractive and well-designed.

Strategic outcome 3.3.1(5) – Creating liveable places

(5) Varied building height and form throughout the city reinforces local identity, creates a sense of place and supports housing choice and affordability and the function and desired future appearance of each local area.

Strategic outcome 3.3.1(7) – Creating liveable places

(7) Medium and higher intensity housing occurs in mixed use centres and specialist centres and urban neighbourhoods.

Element 3.3.2 (1) – Urban neighbourhoods

(1) Urban neighbourhoods are compact, pedestrian-friendly, offer housing choice and high amenity and provide access to facilities, services, public transport, employment and essential infrastructure.

Element 3.3.2 (8) – Urban neighbourhoods

(8) The Building height overlay map shows the building height pattern and desired future appearance for local areas within urban neighbourhoods. This map also shows areas where building heights change abruptly to achieve a deliberate and distinct contrast in built form within and between low, medium or high-rise areas.

Element 3.3.2 (9) – Urban neighbourhoods

(9) Increases in building height up to a maximum of 50% above the Building height overlay map may occur in limited circumstances in urban neighbourhoods where all the following outcomes are satisfied:

- *(a) a reinforced local identity and sense of place;*
- *(b) a well managed interface with, relationship to and impact on nearby development, including the reasonable amenity expectations of nearby residents;*
- *(c) a varied, ordered and interesting local skyline;*
- *(d) an excellent standard of appearance of the built form and street edge;*
- *(e) housing choice and affordability;*
- *(f) protection for important elements of local character or scenic amenity, including views from popular public outlooks to the city's significant natural features;*
- *(g) deliberate and distinct built form contrast in locations where building heights change abruptly on the Building height overlay map; and*
- *(h) the safe, secure and efficient functioning of the Gold Coast Airport or other aeronautical facilities.*

Note: Where the Building height overlay map shows both storeys and metres, the lesser of the two shall apply, and any fraction which results from the calculations shall be rounded down to the nearest floor or partial floor.

Element 3.3.2 (10) – Urban neighbourhoods

(10) Increases in building height, beyond 50% above the Building height overlay map, are not anticipated in urban neighbourhoods.

Note: No criteria have been identified for building heights which are more than 50% above the Building height overlay map, because such increases are in conflict with City Plan.

Element 3.3.2 (11) – Urban neighbourhoods

(11) Urban neighbourhoods are diverse and distinguished by a distinct appearance, identity and built form in each neighbourhood.

Element 3.8.1 (1) – Urban design, character and community identity

(1) Development is cognisant of the function and desired future appearance of each individual area and reinforces or reinterprets the character of that area.

Officer's comment

Officers note and acknowledge building height was a key concern conveyed in the properly made submissions made in objection to this development application. Specifically, concerns were raised in relation to compliance with the 50 per cent uplift tests being the criteria outlined within Specific Outcome 3.3.2 (9) (a)-(h).

Officers have undertaken a comprehensive assessment of this proposal against these assessment benchmarks and are satisfied that in this circumstance, where the proposal proposes a 50 per cent height increase in storeys only, it achieves compliance with outcomes (a)-(h).

A detailed assessment against each of these criteria is provided below, in conjunction with consideration of the properly made submissions in section 8.4 of this report.

Based on the aforementioned provisions, it is inferred that building height can exceed the nominal figure prescribed by the Building height overlay map when the resultant development is commensurate in scale and intensity with the local character and represents a high quality built form outcome.

The extent of the Multiple dwelling which exceeds the prescribed building height designation of three storeys is limited to uppermost unit, described as Unit 4 and illustrated in yellow within the figure below:

Figure 16: Northern elevation of the proposal which highlights the fourth storey (Mi Design 2021).

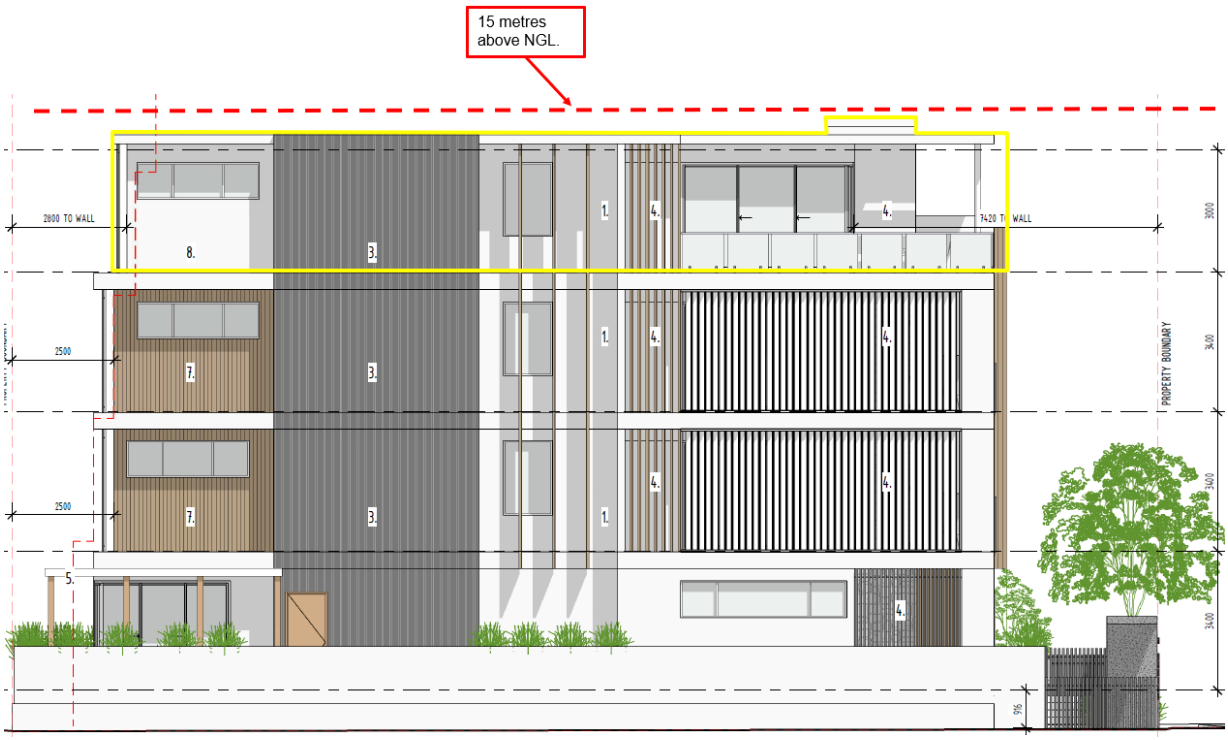


Figure 17: Eastern elevation of the proposal, highlighting the fourth storey (Mi Design 2021).

Whilst in the inclusion of a fourth storey represents the 50 per cent maximum height increase that is contemplated under the Strategic framework, it is worth noting that the proposed building height, with respect to metres, is below the Code assessable height of 15 metres.

The increased setbacks of the proposal's fourth storey, coupled with the variation in materials and finishes, reduces the visual dominance of the proposal's upper level when compared to the lower storeys. Potential privacy concerns associated with the increased height are ameliorated through the utilisation of high-set windows, architectural screening devices and appropriate setbacks.

Given that the proposed Multiple dwelling has sought to establish a building height which is 50 per cent above the prescribed three storey height designation, compliance with all of the following provisions is required.

(a) a reinforced local identity and sense of place.

Of the submitter concerns pertaining to building height, concerns were raised in relation to the development's compliance with this assessment criteria. In this regard, a detailed assessment against Specific outcome 3.3.2.1(9)(a) is provided below.

The characteristics of the subject Urban neighbourhood are distinguished by a mixture of low and medium-rise buildings, with development exceeding three storeys interspersed throughout the locale. Specific outcome 3.3.2.1(9) allows building height in the area to be varied up to a maximum height of four storeys and 22.5 metres. The proposed development reflects this outcome and contributes to the intention for the local identity to comprise a range of building heights.

Large Dwelling houses, Dual occupancies, and Multiple dwellings are the prominent land uses present throughout the encapsulating neighbourhood. Due to the recent pattern of redevelopment occurring throughout the area, the built form character of the surrounding locale is heterogeneous, with a decreasing number of older houses situated alongside

contemporary residential developments. Similar to the proposed development, there are examples of residential dwellings within the surrounding locale which exceed three storeys in height, one of which was recently approved immediately adjacent to the subject site. These examples are identified within the figure below:

Figure 18: Building height analysis map of the local area which indicates building heights exceeding three (3) storeys (CoGC 2021).

Inclusive of the subject site, the residential developments represented within the above figure are all located within the Medium density residential zone and are subject to the building height designation of three storeys and 15 metres, as identified on the Building height overlay map. The building heights of the developments identified above are detailed below:

- 13-17 Montana Road, Mermaid Beach – five storeys and 17.79 metres;
- 150 Hedges Avenue, Mermaid Beach – seven storeys;
- 158 Hedges Avenue, Mermaid Beach – five storeys;
- 2 Venice Street, Mermaid Beach – six storeys;

- 21 William Street, Mermaid Beach – four storeys and 18.45 metres; and
- 100 Hedges Avenue, Mermaid Beach – four storeys.

To assist in the assessment of the proposed development, Office of Architecture and Heritage has provided the following comments:

> *"The development proposes four dwellings, comprising one unit per floor, in a four storey development on a relatively small 405m^2 site in Mermaid Beach. The area is predominately characterised by low rise, residential apartments up to three storeys in height and single detached dwellings with compact, slender, building forms that are largely set back from the streets with established street trees, Norfolk Pines, and landscape buffers to side and rear boundaries. There are a number of 5-6 storey developments along Hedges Avenue, Francis Street and Montana Road to the north and to the site directly to the west of the proposal a building with three storeys (plus roof terrace), however these buildings are typically located on larger sites with generous setbacks in a landscape setting and do not form the predominant character of the area. It is noted that the City Plan identifies a planned character of three storeys (15 metres) where the visual impact of the proposed development is not consistent with the existing character of the area; however, it is acknowledged that the proposed physical building height (i.e. 14.56 metres to the top of the roof and 14.95 metres to the lift overrun) is not dissimilar to the intended character.*
>
> *The number of amendments have been made to the design since the original application, including a reduction in the extent of vertical battens to the elevations, removal of the vertical battens from the fourth floor altogether, the inclusion of a glass balustrade, slender column and floating roof form with openings to the sky and an increase in the side and rear setbacks to the fourth floor. Overall, these amendments reduce the visual dominance of the fourth storey, with a more recessive and open presentation to the street, which is compatible with the existing and envisaged building form and height and assists the proposal to reinforce the residential character of the area. Considering the relative consistency with the planned physical building height of 15 metres, and design elements which reduce the visual impact of the building's height, the proposed development is considered to satisfy the built form character expectations for the area."*

Based on the above, City officers are satisfied that the proposed development satisfies Specific outcome 3.3.2.1(9)(a).

(b) a well-managed interface with, relationship to and impact on nearby development, including the reasonable amenity expectations of nearby residents.

Of the submitter concerns pertaining to building height, concerns were raised in relation to the development's compliance with this assessment criteria. In this regard, a detailed assessment against Specific outcome 3.3.2.1(9)(b) is provided below.

To assist in the assessment of the proposed development, Office of Architecture and Heritage has provided the following comments:

> *"Whilst the development proposes reduced side and rear setbacks, the amended proposal incorporates increased setbacks to the fourth storey from the floor levels below, which assists to mitigate the physical and visual impact of the built form by reducing the bulk and scale of development, protecting the adjoining residential*

amenity by maintaining a maximum building height below 15 metres which is reasonably expected within Urban neighbourhoods.

The proposal utilises high-quality materials and finishes that are consistent with the local residential character and amenity, with building articulation, screening and shading elements in a considered composition that responds to the subtropical environment, protects adjacent amenity, manages privacy impacts and reduces the visual bulk of the building.

Proposed landscape planters to the ground plane soften the building edge, interface with the street and adjoining residential dwellings. Areas of deep planting are proposed within the frontage setback with a reduction in the dominance of the gatehouse and a more transparent front fence provide human scale, fine grain detail to the street to contribute to the neighbourhood character."

The proposed Multiple dwelling is sympathetically designed to ensure the development's interface with adjoining properties is appropriate. The subject site is framed by three residential developments and Dudley Street. The proposal achieves appropriate setbacks to all boundaries and includes high-quality architectural design elements that enhance the development's visual interface with surrounding buildings. The design of the Multiple dwelling has responded to the reasonable amenity expectations of nearby residents as follows:

The development's interface with Dudley Street is well-managed, maintaining appropriate setbacks which allow for the provision of deep planting areas along the site's frontage. The booster cabinet and above-ground water connection are appropriately screened and softened through timber-look battens and landscaping embellishments. The gatehouse, which is a built-to-boundary architectural element, contributes to the visual interests of the development and provides a clearly defined pedestrian access point. The main line of the building maintains a minimum setback of four metres and predominately includes balconies which overlook Dudley Street. The inclusion of balconies orientated to the north provide increased opportunities for the passive surveillance of the public realm, aligning with the design principles of CPTED.

Figure 19: Northern perspective of the proposed development (Mi Design 2021).

Adjoining the site to the east is an older-style, two storey dwelling situated on a corner allotment. The eastern interface of the proposal is well-managed through the inclusion of a planter box which extends for the majority of the subject site's eastern boundary. The planter box will facilitate the establishment of landscaping treatments which will assist in the protection of privacy and soften the potential impact of the built form. The eastern aspect of the built form promotes a positive relationship with the adjoining property, displaying an appropriate degree of articulation which utilises a range of materials and finishes including feature metal cladding, aluminium screening and timber-look battens.

Figure 20: Aerial imagery showing the orientation of the eastern adjoining allotment (CoGC 2021).

Figure 21: North-eastern elevation of the proposed development (Mi Design 2021).

The subject site's southern interface adjoins a communal courtyard associated with the Multiple dwelling improving the allotment to the south. The development on the southern adjoining lot is predominately orientated towards the east, with all private balconies and the primary communal open space facing Hedges Avenue. The proposed development maintains a positive relationship with the southern property by including planter boxes which will screen and soften the resultant built form. The planter box will be located above the basement, reaching a maximum height of two metres at the property boundary, which is consistent with the height of standard boundary fences occurring within the local area. The southern façade of the proposal is treated with high-quality architectural elements and maintains appropriate setbacks, assisting in the provision of visual relief to the adjoining property.

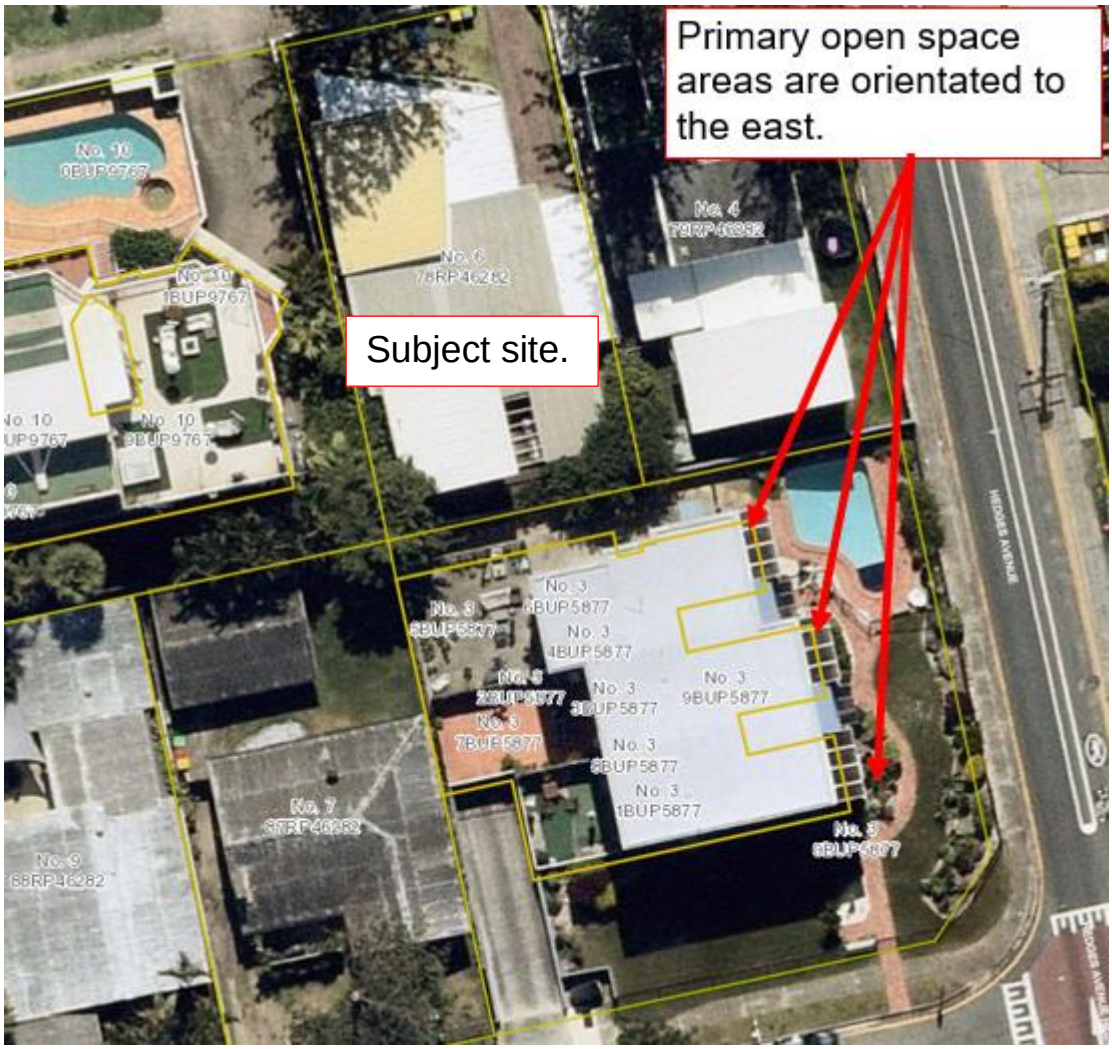


Figure 1: Aerial imagery illustrating the orientation of the southern adjoining development (CoGC 2021).

Figure 23: Southern elevation of the proposed development (Mi Design 2021).

The treatments utilised for the western aspect of the proposal are consistent with those utilised along the rear and eastern facades. Planter boxes, reaching a maximum height of 2.05 metres, extend along the majority of the western boundary, facilitating the establishment of landscaping embellishments which will soften and screen.

Figure 24: Western elevation of the proposed development (Mi Design 2021).

(c) a varied, ordered and interesting local skyline.

Of the submitter concerns pertaining to building height, concerns were raised in relation to the development's compliance with this assessment criteria. In this regard, a detailed assessment against Specific outcome 3.3.2.1(9)(c) is provided below.

The roof form of the proposed development is varied when compared to the roof forms of surrounding buildings. The dwelling which adjoins the site to the east has a series of lean-to roofs which contrasts to the sharp, flat design of the proposal's roof. Similarly, the proposal's roof varies when compared to the roof form of the apartment building adjoining the site to the west, which predominately functions as a large, communal rooftop terrace. City officers are satisfied that the proposed roof form will provide variety in the context of the roof designs present in the local area.

It is identified in limited circumstances that the City Plan contemplates a 50 per cnet building height uplift, subject to satisfying all of the applicable criteria. In this regard, for this subject site, a 50 per cent uplift would represent a maximum height of four storeys and 22.5 metres. The building height of the proposed development does not exceed the contemplated 50 per cent increase and will assist in the objective of maintaining an ordered local skyline.

The proposed design of the development delivers a high-quality architectural outcome, containing appropriate building articulation, glazing and variety in material and colours that contribute to the coastal vernacular of Mermaid Beach. The recessed design of the development's fourth storey assists in the development promoting a sense of openness whilst contributing to the overall visual appeal of the development.

(d) an excellent standard of appearance of the built form and street edge.

Of the submitter concerns pertaining to building height, concerns were raised in relation to the development's compliance with this assessment criteria. Submitters purported that the design of the development presents with minimal articulation and lacks an excellent standard of appearance. In this regard, a detailed assessment against Specific outcome 3.3.2.1(9)(d) is provided below.

The streetscape character of Dudley Street is typified by street trees and private landscaping treatments. Whilst open carports and frontage fencing are also common features throughout the street, a sense of openness is maintained as a consequence of the established building line, which is a minimum of four metres from the verge. The proposed development is consistent with, and contributes to, the established streetscape character of Dudley Street, providing areas for landscaping and maintaining the established building line setback.

To assist in the assessment of the proposed development, Office of Architecture and Heritage has provided the following comments:

> *"The development proposes a combination of high-quality, textured materials and finishes with a coastal beach side vernacular including vertical timber screens, render, glass balustrading, vertical fins, timber and stone cladding which are consistent with the local residential materiality. The proposal incorporates modulation in the wall plane to the east and west elevations and a staggered frontage setback to reduce building dominance to the street, in addition to screens and a variety of materials that have been arranged in a balanced composition which further assists to reduce the scale and bulk of the building.*
>
> *Amendments to the fourth storey as outlined above, result in an architectural design response that has a more recessive and open language than the floor levels below, to differentiate and provide a less dominant appearance to the street and adjoining neighbours.*
>
> *Screens to the side and rear elevations provide shadow play and depth to add visual interest and avoid a stark, monolithic appearance."*

Figure 25: Northern perspective of the proposed development showing the frontage arrangement (Mi Design 2021).

(e) housing choice and affordability.

Of the submitter concerns pertaining to building height, concerns were raised in relation to the development's compliance with this assessment criteria. In this regard, a detailed assessment against Specific outcome 3.3.2.1(9)(e) is provided below.

The proposed development includes four units, three of which contain three bedrooms. The remaining unit, which is located on the fourth storey, includes two bedrooms. Additionally, the proposed Multiple dwelling will replace an existing Dwelling house, increasing the dwelling yield over the site from one to four. Consequently, the development will contribute to the housing stock of the neighbourhood and assist in providing housing choice and affordability across the City.

(f) protection for important elements of local character or scenic amenity, including views from popular public outlooks to the city's significant natural features.

Of the submitter concerns pertaining to building height, concerns were raised in relation to the development's compliance with this assessment criteria. In this regard, a detailed assessment against Specific outcome 3.3.2.1(9)(f) is provided below.

No views from popular public outlooks to the City's significant natural features will be compromised as a result of the proposal. Easterly viewsheds towards the ocean are protected with the building line of the proposal maintaining a minimum setback of four metres, which is the acceptable setback prescribed by the zone code.

(g) deliberate and distinct built form contrast in locations where building heights change abruptly on the Building height overlay map.

Of the submitter concerns pertaining to building height, concerns were raised in relation to the development's compliance with this assessment criteria. In this regard, a detailed assessment against Specific outcome 3.3.2.1(9)(g) is provided below.

The subject site is not identified as a location where building heights are intended to abruptly change. This is evident when observing the Building height overlay map which identifies the subject site, as well as the surrounding streets, as having a Code assessable building height of 15 metres and three storeys.

Figure 26: The subject site as indicated on the Building height overlay map (CoGC 2021).

(h) the safe, secure and efficient functioning of the Gold Coast Airport or other aeronautical facilities.

The site is located within HP 246.24 on the Airport environs - Procedures for air navigation services - aircraft operational (PANS-OPS) surfaces overlay map. The building height of 14.9 metres and four storeys will not impact on the safe, secure and efficient functioning of the Gold Coast Airport.

Based on the above, it is considered that the proposed development complies with all aspects of Specific outcome 3.3.2.1(9).

Summary of the Strategic framework

The proposal is considered to support and promote the strategic framework for the following reasons:

- The proposed building height is reflective of the existing, and intended, character of the local area, maintaining varied building heights within the Mermaid Beach locality;
- All aspects of the proposed development are located below 15 metres. Additionally, the development's fourth storey includes greater setbacks and a reduced site cover when compared to the proposal's lower levels;
- The upper level is designed to incorporate an increased sense of openness, utlising materials and finishes which differ from the lower levels which reduces the dominance of the fourth storey;
- Moreover, the fourth storey is centrally situated within the building footprint and is primarily orientated in a northerly direction towards the Dudley Street, facilitating the casual surveillance of the public realm;
- The proposal provides a well-managed interface to surrounding properties, as well as the public realm, maintaining appropriate setbacks and site cover to ensure the resultant built form does not appear bulky or dominant; and
- The Multiple dwelling has been treated with high-quality materials and provides appropriate space from landscaping treatments to enhance the visual appearance of the proposal. The resultant development will contribute to the high amenity expectations of the surrounding neighbourhood.

6.3.2 Zone

The proposal has been assessed against the Medium density residential zone code.

The purpose of the Medium density residential zone code is to:

> *"…provide for a range and mix of dwelling types including Dwelling houses and Multiple dwellings supported by Community uses and small-scale services and facilities that cater for local residents."*

The proposal is for a Multiple dwelling and, subject to meeting the outcomes of the zone code, is an envisaged development for the zone.

6.3.3 Assessment against the codes

Under the City Plan, compliance with a code can be achieved by either compliance with the purpose and overall outcomes of the code, or, compliance with either the performance outcomes or acceptable outcomes. Acceptable outcomes are generally quantifiable provisions, with the performance and overall outcomes generally qualitative and performance based.

The following assessment benchmarks identified in the City Plan for the site are listed below.

Zone code	Overlay / Overlay codes	Development codes
• Medium density zone code.	• Acid sulfate soils overlay code; • Airport environs overlay code; and • Coastal erosion hazard overlay code.	• Driveways and vehicular crossings code; • General development provisions code; • Healthy waters code; • Multiple dwelling; • Transport code; and • Vegetation management code.

This is a 'report by exception' and only discusses issues where the development does not meet the relevant acceptable outcomes or where a relevant performance outcome does not have a stated corresponding acceptable outcome. This is outlined in the table below:

Code	Acceptable / Performance Outcome	Subject matter
Medium density residential zone code.	Acceptable outcome AO1	Setbacks.
	Acceptable outcome AO2	Site cover.
	Performance outcome PO3	Height.
	Performance outcome PO4	Density.
Multiple accommodation code.	Acceptable outcome AO1	Road frontage.
	Performance outcome PO4	Design and appearance.
	Acceptable outcome AO6	Ground floor and entry requirements for buildings with 3 or more storeys.
	Acceptable outcome AO7.1 & AO7.2	Privacy.
	Acceptable outcome AO8	Private open space.
	Acceptable outcome AO13	Car parking areas.
	Performance outcome PO16	Housing choice and need.
Driveways and vehicular crossings code.	Acceptable outcome AO1	Location.
	Performance outcome PO6	Location.
General development provisions code.	Performance outcome PO1	Amenity protection.
	Performance outcome PO2	Amenity protection.

Code	Acceptable / Performance Outcome	Subject matter
	Acceptable outcome AO6	Casual surveillance and lighting.
	Acceptable outcome AO8.1 & AO8.2	Shadow impacts.
Transport code.	Performance outcome PO5	Servicing.
	Acceptable outcome AO10.1	Bicycle parking.
	Acceptable outcome AO25.1 & AO26.2	Design of car parking facilities.

6.3.4 Assessment against the Medium density residential zone code

Assessment has been undertaken against the applicable Performance outcome or Overall outcome and Purpose for each subject matter as follows:

Setbacks – Medium density residential zone code

The Acceptable outcome and corresponding Performance outcome is provided below:

<table>
<tr><th>Performance outcome</th><th colspan="3">Acceptable outcome</th></tr>
<tr><td rowspan="8">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.</td><td colspan="3">AO1
Setbacks are as follows:</td></tr>
<tr><td rowspan="2">Setback</td><td colspan="2">Minimum distances measured in metres (m)</td></tr>
<tr><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</td></tr>
</table>

			height or part thereof over 7.5m.
	Between on site habitable buildings (where not attached)	Double the applicable side setback.	

Officer's comment

Officers note and acknowledge building setbacks were one of the concerns conveyed in the properly made submissions made in objection to this development application. Concerns were primarily focused upon the resultant separation distances of the proposed development and adjoining developments.

Officers have undertaken a detailed assessment of the setbacks for the proposal and in this circumstance are satisfied the proposal achieves compliance with Performance outcome PO1, as detailed below.

The proposed development includes alternative setbacks to those prescribed by Acceptable outcome AO1 of the Medium density residential zone code. The alternative setbacks are highlighted in bold within the table below:

	NORTH (FRONT)	**EAST (SIDE)**	**SOUTH (REAR)**	**WEST (SIDE)**
LEVEL 1	**OMP: 0.0m** Façade: 4.0m	**OMP: 0.67m** Façade: 2.3m	**OMP: 0.7m** Façade: 2.0m	**OMP: 0.7m** Façade: 2.0m
LEVEL 2	Façade: 4.0m	Façade: 2.3m	OMP: 2.0m Façade: 2.5m	Façade: 2.0m
LEVEL 3	Façade: 4.0m	Façade: 2.3m	**OMP: 2.0m** Façade: 2.5m	**OMP: 2.0m** Façade: 2.5m
LEVEL 4	Façade: 4.0m	**Façade: 2.3-3.0m**	**OMP: 2.0m** **Façade: 2.8m**	**OMP: 2.0m** **Façade: 2.8-3.0m**

The alternative setbacks proposed by the Multiple dwelling are visually represented within the figures below:

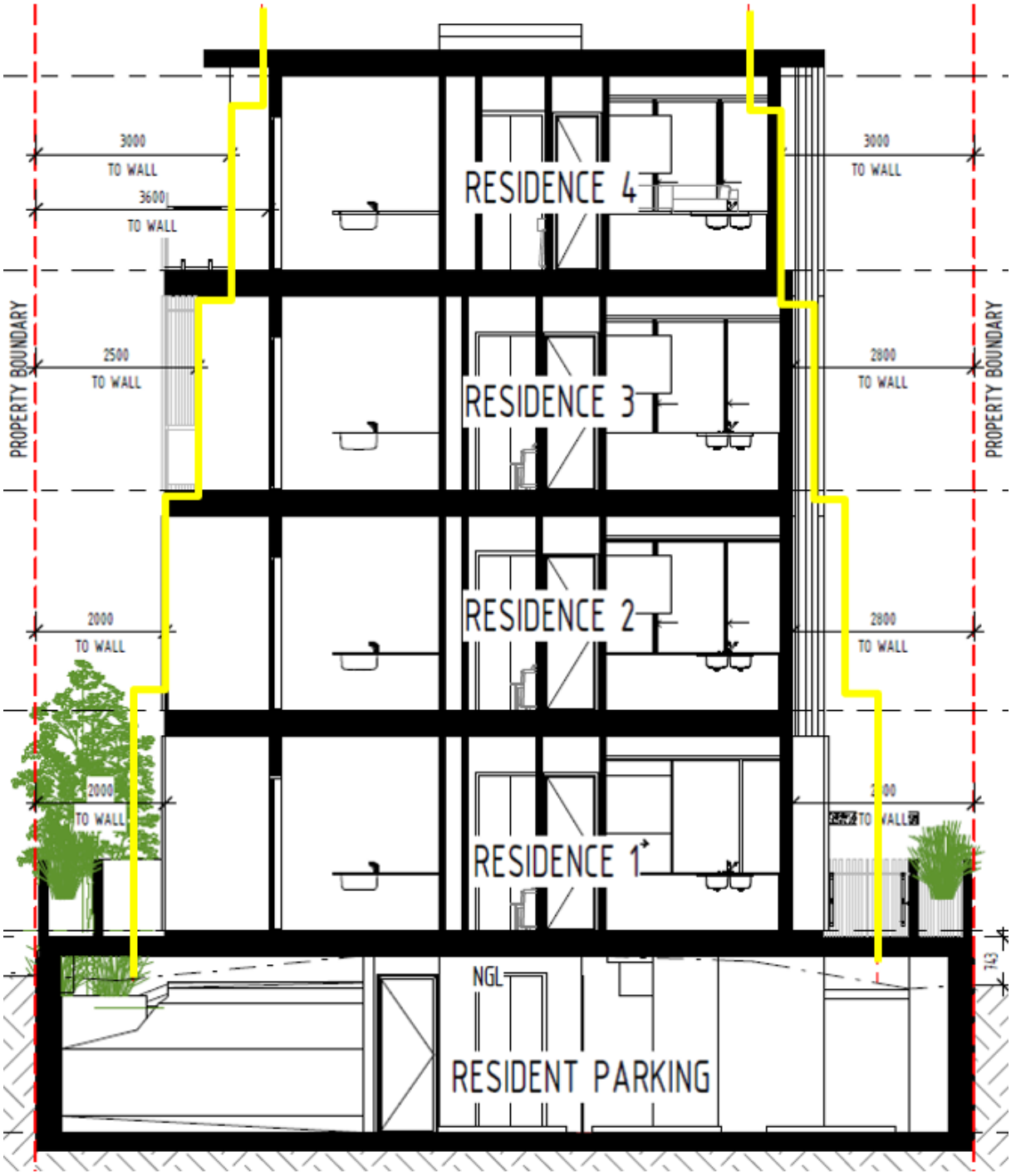


Figure 27: Section of the proposed development with the prescribed AO setbacks indicated in yellow (Mi Design 2021).

Figure 28: Section of the proposed development with the prescribed AO setbacks indicated in yellow (Mi Design 2021).

As depicted within the figures above, the alternative setbacks associated with the proposed Multiple dwelling are predominately limited to ground floor treatments and side and rear aspects of the development's upper two floors. An assessment against the corresponding Performance outcome is provided below:

(a) assist in the protection of adjacent amenity.

To the east of the subject site is a low-set, older-style Dwelling house which is centrally situated on the allotment. The Dwelling house is orientated primarily in a north/south direction with the dwelling's private open space along the site's front and east boundaries. Located on the western adjoining allotment is a three storey Multiple dwelling which is centrally situated on a large 1,217m^2 lot. The Multiple dwelling's driveway directly adjoins the subject site's western boundary.

Figure 29: The subject site in the context of the immediate surrounding neighbourhood (CoGC 2021).

The alternative setbacks proposed along the development's eastern and western aspects relate to a planter box which extends along the site's side and rear boundaries and elements of the façade for the upper two storeys. The planter box will facilitate the establishment of landscaping embellishments and assist in protecting the privacy of the adjoining allotments through screening and separation. Moreover, the visual impact of the planter box will be consistent with that of a boundary fence, with the total height of the built-to-boundary element not exceeding 2.05 metres.

Both the eastern and western facades of the proposal include an appropriate degree of modulation and articulation, with the built form including recesses and a variety of materials and finishes. The well-considered and contemporary design of the Multiple dwelling ensures that the resultant built form is visually interesting. The habitable spaces of the development's fourth floor maintain minimum separation distances of 4.25 metre to the building on the eastern property and 5.75 metres to the nearest unit to the west. These separation distances have been measured on a horizontal plane and therefore the actual separation distances to the adjoining properties are likely much greater. It is also worth noting that each of the four units includes a small balcony of the western aspect of the proposal. Whilst these balconies are located in closer proximity to the western boundary, when compared to the main line of the façade, these areas are not conducive for congregating due to their small size and instead will be used for drying laundry. Therefore, City officers are satisfied that the drying balconies will not result in any unreasonable privacy concerns.

As with both side elements of the proposal, the development's rear aspect is also considered to assist in the protection of adjacent amenity. Landscaping embellishments, coupled with appropriate built form articulation, ensures that the proposal maintains a positive relationship with the southern adjoining development.

(b) allow for access around the building.

The alternative setbacks proposed by the development will not inhibit access around the building. There is sufficient separation between the built form and all property boundaries to provide access for maintenance and safety purposes.

(c) contribute to the streetscape character.

The alternative setbacks that interact with the streetscape character of Dudley Street relate to a gatehouse structure and landscape planter boxes. These areas of illustrated within the figure below:

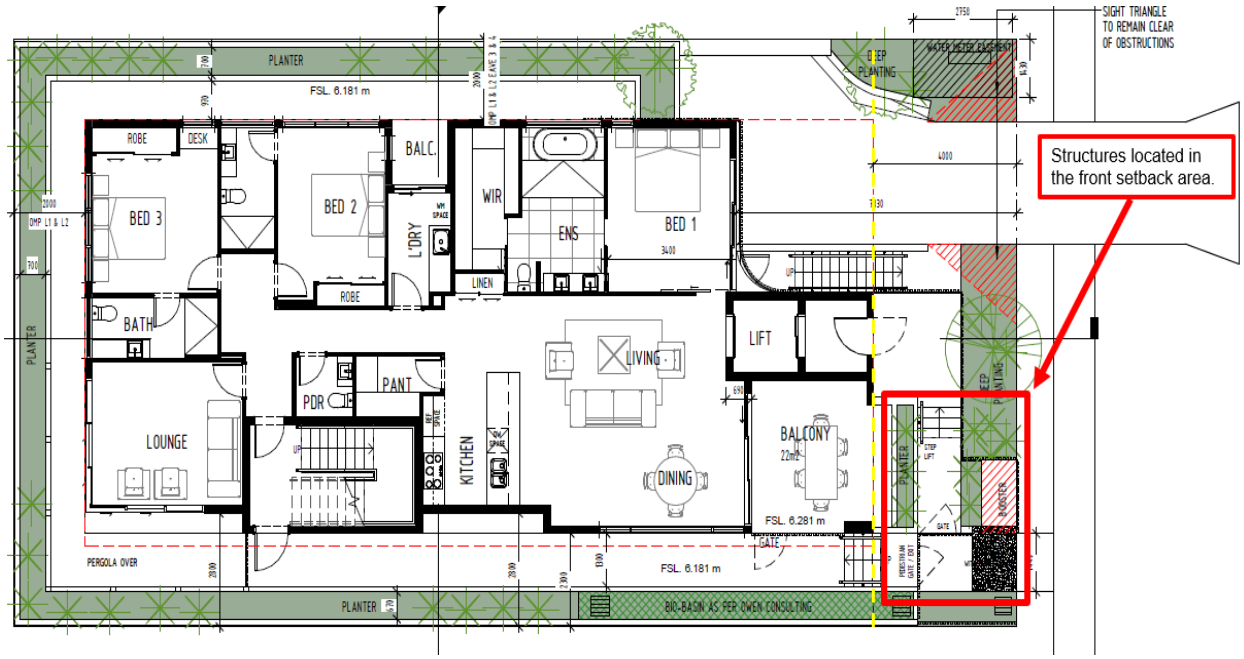


Figure 30: The level 1 floor plan with the structure proposing an alternative front setback indicated in red (Mi Design 2021).

The streetscape character of Dudley Street is distinguished by the presence of street trees, front fencing and private landscaped gardens. A number of open carport structures are also present throughout the street. Whilst a limited number of gatehouses occur along Dudley Street, they are a common feature along nearby Hedges Avenue.

The proposed frontage arrangement is consistent with the character of the area. The landscaped areas along the site's frontage compliment the surrounding locale and assist in providing visual relief from the resultant built form, functioning as a softening element. The gatehouse structure provides a clearly defined pedestrian entrance that also contributes positively to the architectural language of the development. A combination of materials and finishes along the site's frontage ensures the development is visually interesting.

It is important to note that the main building line for all levels of the proposed Dwelling house maintain a minimum setback of four metres to Dudley Street.

(d) allow for on-site car parking.

The proposed Multiple dwelling includes six residential spaces and three visitor spaces located within a basement. The alternative outcomes proposed will have no impact on the development's ability to provide the required number of car parking spaces.

Site cover – Medium density residential zone code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO2 Site cover: a is balanced between built form and green areas for landscaped private open space; b contributes to neighbourhood character and amenity; c promotes slender bulk form; d promotes an open, attractive and distinct skyline; and e facilitates small, fast moving shadows.	**AO2** For all other uses, site cover does not exceed a cumulative total of: a 50% of net site area up to 8 storeys; b 40% of net site area from 9 to 15 storeys; and c 30% of net site area or 750m^2 per building, whichever is the lesser, above 15 storeys.

Officer's comment

Officers note and acknowledge the proposed site cover was a concern conveyed in the properly made submissions made in objection to this development application. Concerns were primarily focused upon the resultant bulk of the development and purported absence of landscaping.

Officers have undertaken a detailed assessment of the site cover for the proposal and in this circumstance are satisfied the proposal achieves compliance with the five outcomes (a) –(e) incorporated into Performance outcome PO2.

A detailed assessment against Performance outcome PO2 is provided below, in conjunction with the consideration of the properly made submissions in section 8.4 of this report.

Schedule 1.2.2 of the City Plan (version 8) defines Site cover as follows:

> *"Of a development, the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is:*
>
> *(a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or*
>
> ***(b) a basement that is completely below ground level and used for car parking**; or*
>
> *(c) the eaves of a building; or*
>
> *(d) a sun shade."*

As the proposed basement protrudes from the natural ground level, it must be considered when determining the proposal's site cover. Consequently, the proposed development seeks an alternative outcome in relation to the proposal's basement and level 1 only. The site cover of the basement is approximately 79.7% and level 1 is 51.1%. All other levels of the proposal comply with Acceptable outcome AO2 of the Medium density residential zone code. To assist in the assessment of the proposal against Performance outcome PO2, Landscape Assessment has provided the following comments:

"A number of iterations in the design occurred through the assessment process which has significantly reduced the structural dominance of the initially proposed entry gatehouse, booster and water easement. Increased deep planting at the frontage has the ability to support feature tree and palm planting. Layered plant selection and a green roof with cascading species will contribute to neighbourhood character and amenity.

The frontage landscaping in conjunction with perimeter planting on side and rear boundaries assist in balancing the built form and green areas.

The softening and balancing aspects of the provisioned landscape are considered to comply with the requirements of Performance outcome PO2(a) and (b) of the Medium density residential zone code."

In conjunction with the above, the proposed development's basement and level 1 are considered to achieve compliance with Performance outcome PO2 of the Medium density residential zone code for the following reasons:

- The proposed development is appropriately designed to allow for a balance between built form and landscape areas;
- Raised planter boxes have been proposed around the side and rear boundaries, assisting in the provision of visual relief and softening;
- Areas of deep planting are incorporated across the site's frontage, facilitating the establishment of a feature tree. A number of smaller garden beds are also proposed along the site's front boundary;
- The upper floors of the proposed development includes a range of materials and colours, coupled with rooftop landscaping treatments, to ensure the development promotes an open, attractive and distinctive skyline. It is worth noting that the development's upper levels comply with the prescribed site cover requirements of Acceptable outcome AO2; and
- The development facilitates fast-moving shadows through a built form which is responsive and commensurate to the size and orientation of the subject site.

Height - Medium density residential zone code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	**Acceptable outcome**
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.

Officer's comment

The Building height overly map prescribes a height of three storeys and 15 metres for the subject site. The proposed development is four storeys and 14.99 metres, exceeding that shown on the Building height overlay map in terms of storeys. The proposed development does not meet Acceptable outcome AO3 or Performance outcome PO3.

An assessment of the development against the purpose and overall outcomes of the code is undertaken below.

Overall outcome 6.2.2.2(2)(d)(i) states that built form:

> *"…has a building height that does not exceed that indicated on the Building height overlay map"*

The proposed development does not comply with Overall outcome (2)(d)(i) as the development exceeds the Building height overlay map designated height. Notwithstanding this non-compliance with Overall outcome 2(d)(i), an assessment against the Strategic framework presented earlier in this report has demonstrated that the development complies with the Specific outcomes regarding the proposed height increase, and will result in a height and scale commensurate with the established character of the locality (refer to Section 5.3 of this report for further detail).

Density - Medium density residential zone code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO5 Density does not exceed that shown on Residential density overlay map.	**AO5** No acceptable outcome provided.

Officer's comment

Officers note and acknowledge the proposed residential density was one of the concerns conveyed in the properly made submissions made in objection to this development application. The submitters identify the need for a reduction in residential density so that the proposal is in keeping with the surrounding area which they identify as predominantly one and two storey homes.

Officers have undertaken a detailed assessment of the residential density, and in this circumstance are satisfied the proposal achieves compliance with the Overall outcomes.

A detailed assessment against the Overall outcomes is provided below, in conjunction with the consideration of the properly made submissions in section 8.4 of this report.

The subject site is identified as having a Residential density designation of RD5, which equates to one bed per 50m^2. The proposed development includes 11 beds which results in a density of one bed per 36.8m^2. As such, the proposal does not comply with Performance outcome PO5 and assessment is required to be elevated to the corresponding Overall outcomes.

Orderly and economically efficient settlement pattern

The overall outcomes relating to orderly and economically efficient settlement pattern are as follows:

(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;

Assessment against these overall outcomes is provided below:

- Located within 320 metres walking distance of the subject site is a bus stop that is serviced by a high-frequency public transport route. The pedestrian access to the bus stop is considered to be safe and direct. Hedges Avenue, which is located approximately 100 metres east of the site, is a highly-utilised active transport route which connects to the network of pedestrian footpaths servicing the surrounding residential neighbourhoods (subject site included);

- The subject site is within proximity to the listed facilities and infrastructure within Overall outcome 2(b)(ii). Located approximately 700 metres south of the site is the Mermaid Beach Village shopping mall which contains a range of complementary services. Other commercial uses, such as restaurants, local grocers and a post office, are present along both the eastern and western borders of the Gold Coast Highway. St Johns Park, Annette Kellerman Park and Mermaid Beach are all located within 500 metres of the site, providing opportunities for social interactions and recreational activities. The Pacific Fair Shopping Centre and Broadbeach Principle centre, both major employment areas, are located within 1.2km of the site; and

- Council's Water and Waste Officers have assessed the proposal and have determined that the existing water and waste infrastructure has capacity to service the proposed density.

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;

Assessment against these overall outcomes is provided below:

- The proposed development will provide a Multiple dwelling containing four units. The development will contribute to the housing options in the local area. The development is consistent with the requirements of Overall outcome (2)(b)(iv).

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;

Assessment against these overall outcomes is provided below:

- The neighbourhood which encapsulates the subject site is distinguished by an amalgam of housing typology. As the housing stock within the area is mixed, the prevailing character of the neighbourhood is varied. Despite the variance in housing types, the Mermaid Beach locality is an area of high amenity, with street trees and quality architectural buildings prevalent throughout the locale;
- The proposed development represents an outcome which is congruous with the design and amenity expectations of the area, providing a high-quality built form outcome which is sympathetically sited on the site. The development is situated amongst a landscaped setting which is commensurate in scale to the intensity of the proposal;
- The proposed development is almost entirely bordered by a variety of landscaping treatments which soften the proposal's interfaces with both the public realm and adjoining residential allotments. The building footprint is centrally situated on the site, maintaining appropriate separation distances from the adjoining properties; and
- Due to the high-quality nature of the proposed development, the replication of the proposal on similar sized lots throughout the surrounding locale would not be considered an undesirable development pattern.

Environment

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

Assessment against this overall outcome is provided below:

- The subject site is identified as an erosion prone area and was assessed against the corresponding State Planning Policy provisions. City officers are satisfied that the proposal appropriately responds to the site's constraints, complying with Overall outcome OO(2)(b)(ix).

Based on the above assessment it is considered that the development complies with Overall outcome OO(2)(b) of the Medium density residential zone code.

6.3.4.1 Assessment against the insert details code

Assessment has been undertaken against the applicable Performance outcome or Overall outcome and Purpose for each subject matter as follows:

Multiple accommodation code

Road frontage – Multiple accommodation code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO1 The site has sufficient frontage to ensure that: a safe and convenient vehicular and pedestrian access can be provided; and b adequate landscaping is provided adjacent to the road frontage.	**AO1** The minimum road frontage is 20m.

Officer's comment

Officers note and acknowledge the subject site's road frontage was one of the concerns conveyed in the properly made submissions made in objection to this development application. Submitters identified that the road frontage was less than 20 metres wide and were concerned the width was unable to support a development of this scale.

Officers have undertaken a detailed assessment of the road frontage, and in this circumstance are satisfied the proposal achieves compliance with Performance outcome PO1.

A detailed assessment against the performance outcome is provided below, in conjunction with the consideration of the properly made submissions in section 8.4 of this report.

The subject site's road frontage width is approximately 14.5 metres, requires assessment against the Performance outcome PO1 of the Multiple accommodation code. To assist in the assessment of this benchmark, Landscape Assessment has provided the following comments:

> *"Structural requirements for an above ground water easement and fire booster are needed for the development, reducing the space available for landscaping. Design amendments have reduced the dominance of the structural elements and brought forward landscaping with feature tree planting to connect the streetscape."*

The proposed development includes safe and convenient access for both pedestrians and vehicles, with separate access points provided for vehicles and pedestrians. The proposed driveway to the basement includes pedestrian sight triangles on either side and is separated from the clearly identifiable pedestrian entrance by approximately 6 metres. A range of landscaping embellishments are to be established across the site's frontage.

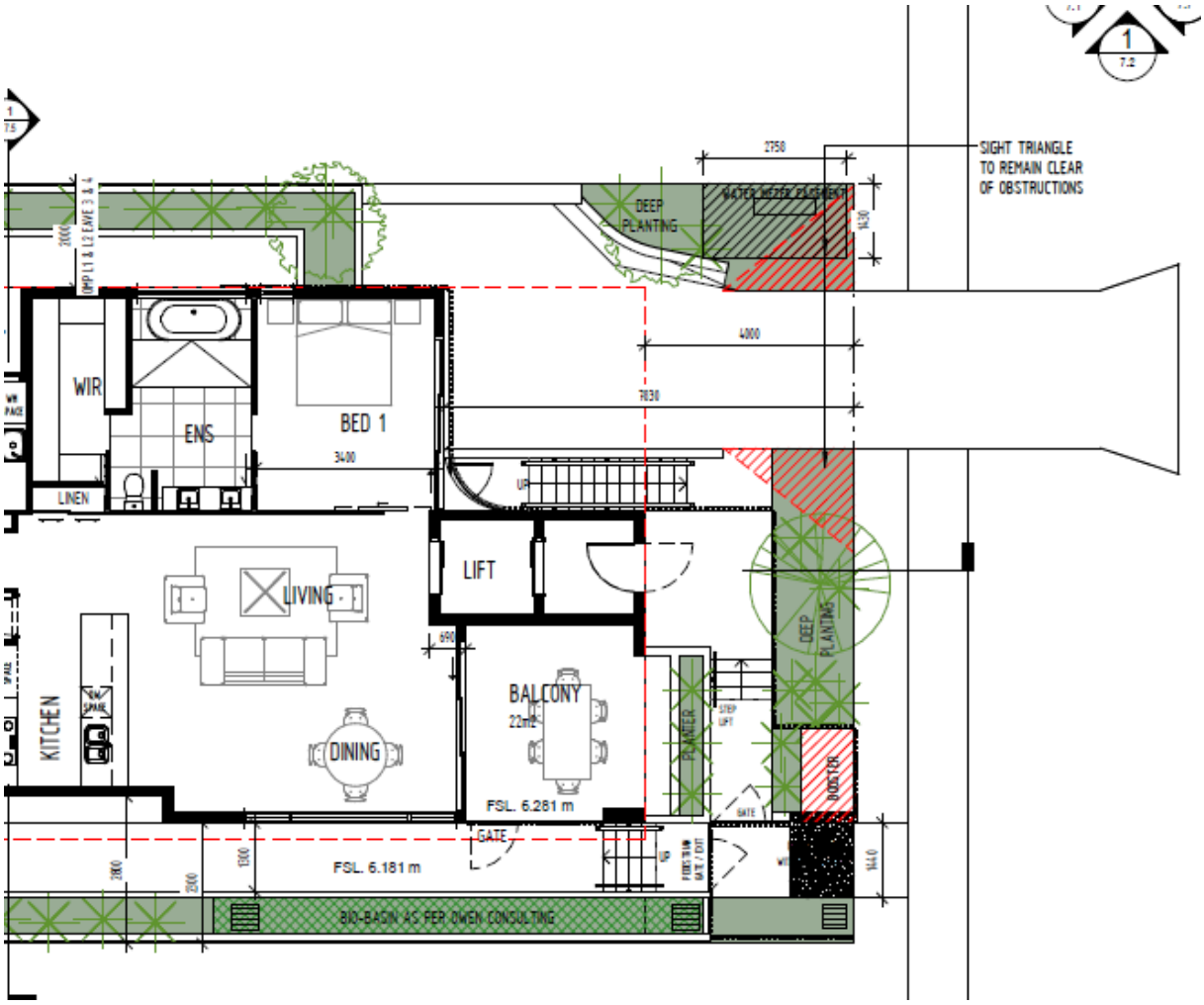


Figure 31: The proposed frontage arrangement (Mi Design 2021).

City officers are satisfied that the proposed development complies with the provisions of Performance outcome PO1 of the Multiple accommodation code.

Design and appearance – Multiple accommodation code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO4 Building form, orientation and articulation promotes sub-tropical design excellence and innovation, through: a optimising orientation to the north; b incorporation of generous outdoor living spaces; c privacy and utility of open space; d building articulation and ventilation; and e shading and climate protection.	**AO4** No acceptable outcome is provided.

Officer's comment

Given that no acceptable outcome is provided regarding the above design and appearance provision, assessment has been elevated to the corresponding Performance outcome PO4. To assist in the assessment of Performance outcome PO4, Office of Architecture and Heritage has provided the following comments:

> *"The proposal is considered to achieve a high-quality, residential architectural design outcome with good modulation and articulation expressed in a subtropical, coastal vernacular through a considered combination of colours, materials and finishes such as stone, painted cladding, feature metal cladding and vertical timber look batten screens in a visually appealing composition.*
>
> *The amended proposal includes a floating roof form, which provides a lightweight cap to the dwellings which provides shading, weather protection and adds visual interest to the streetscape without contributing to visual bulk.*
>
> *Vertical screening battens wrap around the first, second and third floor levels which serves to improve amenity by screening, providing privacy and breaking down the bulk of the form with shading, depth and shadow play.*
>
> *The north-south orientation of the site maximises the opportunity for north facing living areas to all units which allows for sunlight ingress to private outdoor space balconies and living areas.*
>
> *The building achieves good articulation and modulation with a combination of eave overhangs, shading devices and vertical screening which also provide privacy and utility to outdoor space for the residents.*
>
> *The boundary planters provided at ground level assist to improve amenity by providing visual interest, softening and screening the built form. They also provide a sub-tropical design aesthetic which, in conjunction with the staggered frontage and increased setbacks, further reduces the bulk of the four storey form from the street and adjoining properties."*

Based on the above, City officers are satisfied that the proposed Multiple dwelling complies with the design and appearance requirements of Performance outcome PO4.

Ground floor and entry requirements for buildings with 3 or more storeys – Multiple accommodation code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO6 The ground floor entrance area is easily identifiable and built to a human scale.	**AO6** No acceptable outcome provided

Officer's comment

No acceptable outcome is provided in relation to entry requirements for developments with three or more storeys. As such, assessment has been considered against the corresponding Performance outcome PO6 of the Multiple accommodation code. The proposal includes a single pedestrian entrance along Dudley Street that is distinguished by a gatehouse structure. The gatehouse is designed to a human scale and forms part of the overall architectural language. Framing the gatehouse is integrated landscaping which will contribute to the development achieving a high amenity outcome and attractive interface to the street. City officers are satisfied that the proposed development complies with Performance outcome PO6 of the Multiple accommodation code.

Privacy – Multiple accommodation code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO7 The building is designed to achieve an acceptable level of privacy for the occupants of the dwelling and neighbouring dwellings.	**AO7.1** Habitable room windows do not directly face: a a habitable room window of another building within 10m; and b an access way, footpath or communal open space area within 3m. OR Habitable room windows: a Have a fixed obscure glazing in any part of the window below 1.5m above floor level; b Have privacy screens that cover a minimum of 50% window view. Note: 'directly face' means an angle within 45° either horizontally or vertically.
	AO7.2 Where a direct view exists into the private open space of an adjoining dwelling, the outlook from windows, stairwells, terraces, decks and other private, communal or public areas, is obscured or screened by privacy screens.

Officer's comment

Officers note and acknowledge that privacy was one of the concerns conveyed in the properly made submissions made in objection to this development application. Submitters identified that proposed development provided opportunities for overlooking.

Officers have undertaken a detailed assessment of the potential privacy impacts and in this circumstance are satisfied the proposal achieves compliance with Performance outcome PO7.

A detailed assessment against the performance outcome is provided below, in conjunction with the consideration of the properly made submissions in section 8.4 of this report.

The proposal includes habitable room windows which directly face the window of another building within 10 metres on both sides. Moreover, aspects of the development's upper levels overlook the private open space of the property to the east and south. As such, the development has been assessed against the corresponding Performance outcome PO7.

The development maintains appropriate separation distances to all surrounding buildings, with the building footprint centrally situated on the subject site. A combination of screening devices, landscaping elements, obscure glazing and high-set windows are used to mitigate potential privacy concerns to a reasonable degree. The privacy treatments form an integrated part of the overall design of the building, contributing to visual interest of the proposal. Additionally, the primary living spaces associated with each of the four units is orientated towards Dudley Street, ameliorating potential privacy impacts for the adjoining properties and assisting in the facilitation of casual surveillance.

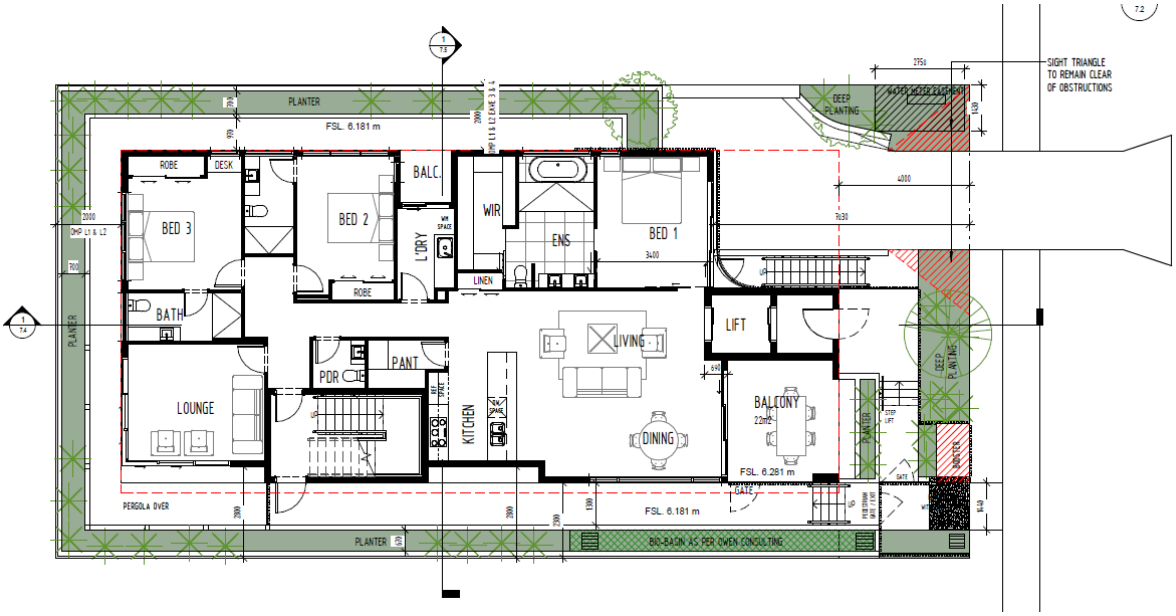


Figure 32: The proposed level 1 plan which shows the landscaping treatments along all boundaries (Mi Design 2021).

Figure 33: Privacy treatments for the eastern aspect of the proposal (Mi Design 2021).

Figure 34: Privacy treatments of the western aspect of the proposal (Mi Design 2021).

City officers are satisfied that the proposal achieves an acceptable level of privacy, complying with the requirements of Performance outcome PO7 of the Multiple accommodation code.

Private open space – Multiple accommodation code

The Acceptable outcome and corresponding Performance outcome is provided below:

<table>
<tr><th>Performance outcome</th><th>Acceptable outcome</th></tr>
<tr><td>PO8
Above ground private open spaces are directly accessible and functional area for users.</td><td>AO8
Above ground private open space for each dwelling shall:
a mitigate negative wind effects on intended users;
b be accessible from the living room; and
c be supplied at the following rates:
<table><tr><th>No. of bedrooms</th><th>Minimum balcony area</th></tr><tr><td>1 bedroom and studio</td><td>8m^2 with a minimum dimension of 2m</td></tr><tr><td>2 bedrooms</td><td>12m^2 with a minimum dimension of 2.5m</td></tr><tr><td>3 or more bedrooms</td><td>16m^2 with a minimum dimension of 3m</td></tr></table></td></tr>
</table>

Officer's comment

To comply with the requirements of Acceptable outcome AO8, the three bedroom units must have 16m^2 of private open space which has a minimum width of three metres. Whilst the private open space for each unit exceeds 20m^2, Units 1-3 have a minimum dimension of two metres. Consequently, the proposed private open space of Units 1-3 has been assessed against Performance outcome PO8.

The private open space for Units 1-3 is provided in the form of a balcony. The balcony, which has a total area of 20m^2, is accessed via the units' combined living and dining room and facilities sunlight ingress. The private open space of each unit is considered to be practically configured and easily accessible, ensuring the space is functional for future residents.

City officers are satisfied that the proposal complies with Performance outcome PO8 of the Multiple accommodation code.

Car parking areas – Multiple accommodation code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO13 The car parking area and associated structures do not dominate the street frontage of the development.	**AO13** No acceptable outcome provided.

Officer's comment

No acceptable outcome is provided in relation to car parking areas. Consequently, the proposal has been considered against Performance outcome PO13.

Vehicle access is facilitated through a single-lane vehicle crossing and driveway which extends along the subject site's western boundary. The driveway slopes downward towards a basement which will support all on-site car parking. Given that only one vehicle crossing and driveway is proposed, and that all on-site car parking is facilitated through a basement arrangement, City officers do not consider the proposal's car parking areas to dominate the street frontage. The proposal complies with the expectations of Performance outcome PO13.

Housing need and choice – Multiple accommodation code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO16 Development provides a mix of housing sizes and affordability outcomes to meet housing needs.	**AO16** No acceptable outcome provided.

Officer's comment

Given that no acceptable outcome is provided pertaining to housing need and choice, the proposed Multiple dwelling has been assessed against the requirements of Performance outcome PO16.

The proposal includes four units that differ slightly in size and configuration. The proposal will contribute to housing choice within the area and supports the housing needs of the City.

Driveways and vehicular crossings code

Location – Driveways and vehicle crossings code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO1 The location of the driveway is considered at the design stage of the development to ensure it does not unnecessarily damage street trees and allows space for the planting of street trees within the verge.	**AO1** The design of the driveway: a does not cause damage to street trees in the verge; and b retains space for the planting of street trees within the verge.
PO6 Vehicular crossings are located to: a avoid damage to existing street trees located within the verge; and b retain space for the future planting of street trees within the verge.	**AO6** No acceptable outcome provided.

Officer's comment

The proposed location of the driveway and vehicle crossing will require the removal of an existing Norfolk Pine, currently located in the road verge. Consequently, the proposed vehicle crossing and driveway arrangement has been considered against Performance outcome PO1 and PO2. To assist in the assessment of these benchmarks, Landscape Assessment has provided the following comments:

> *"City officers completed a site inspection which revealed that the Araucaria heterophylla had been managed in a detrimental manner, resulting in multiple leaders. It was requested the applicant obtain a tree report from a qualified AQF Level 5 Arborist demonstrating how the tree could be safely retained with no excavation within the structural root zone.*

- *The applicant submitted a tree report which assessed the tree as structurally poor, showing decreased vitality and poor form. The report recommended that retention would be misguided and that replacement with an advanced specimen of the same species would constitute a net gain in the long term for streetscape.*

- *City officers support the recommendations from the Arborist report and recommend the conditioning of a significantly sized replacement tree."*

To ensure the character of Dudley Street is maintained, a condition of approval has been implemented which requires that a 400L replacement Norfolk Pine be established within the verge. City officers are satisfied that the proposed development complies with Performance outcome PO1 and PO6 of the Driveways and vehicle crossings code.

General development provisions code

Amenity protection – General development provisions code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO1 Development mitigates any negative effects to amenity, health and safety from existing surrounding activities having regard to: a noise; b hours of operation; c traffic; d signage; e visual amenity; f wind effects; g privacy; h vibration; i contaminated substances; j hazardous chemicals; k odour and emissions; and l safety.	**AO1** No acceptable outcome provided.

Officer's comment

As no acceptable outcome is provided in relation to amenity protection, assessment must be considered against the applicable benchmarks stipulated in Performance outcome PO1.

Considering that the subject site is located with an Urban neighbourhood which is distinguished by a high level of residential amenity, and because the site is not located within proximity of any activities which would negatively on the amenity, health and safety of the proposed development, City officers do not consider any of the above provisions to be applicable in this circumstance.

Amenity protection – General development provisions code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO2 The proposed development prevents loss of amenity and threats to health and safety, having regard to:	**AO2** No acceptable outcome provided.

a noise; b hours of operation; c traffic; d signage; e visual amenity; f wind effects; g privacy; h vibration; i contaminating substances; j hazardous chemicals; k odour and emissions; and l safety.	

Officer's comment

The General development provisions code does not prescribe an acceptable outcome for amenity protection. Consequently, the assessment of the proposal has been elevated to the corresponding Performance outcome PO2.

Due to the nature of the proposed development, being a Multiple dwelling within an Urban neighbourhood, City officers consider the following benchmarks to be applicable.

(e) visual amenity

The proposed development includes appropriate design features to mitigate any potential loss of visual amenity. Such features include:

- The overall design of the Multiple dwelling is sympathetic to nearby residents, incorporating a centrally situated building footprint and basement car parking arrangement;
- The facades of the proposal are articulated and modulated, combining a variety of materials and colours with recesses and projections;
- Appropriate setbacks and site cover are proposed which reduces the visual massing of the proposal, maintaining a reasonable sense of openness when viewed from the surrounding locale; and
- Landscaping embellishments along the subject site's perimeter soften the ground floor interfaces and assist in screening portions of the built form.

(g) privacy

The privacy of future occupants and nearby residents is protected through the inclusion of privacy treatments which include vertical feature screening, high-set windows, obscure glazing and landscaping embellishments. Moreover, the proposal is primarily orientated towards Dudley Street, with each unit's living spaces overlooking the public realm. The orientation of the building, coupled with appropriately setbacks and privacy treatments, ensures that the development will not result in unreasonable privacy concerns.

(h) vibration

The proposal includes a single-level basement. During construction there is a possibility that vibration could pose an impact on the amenity of nearby residents. To mitigate any potential vibration impacts during construction, City officers recommend a specific condition which

requires the preparation of a Vibration management plan to be approved by Council prior to the commencement of any works at the site. The condition includes the requirement for a suitably qualified person to identify how complaints will be managed if made and any measures/work procedures to monitor vibration emissions during construction.

Based on the above assessment it is considered the development complies with Performance outcome PO2 of the General development provisions code.

Causal surveillance and lighting – General development provisions code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO6 Development facilitates casual surveillance of public areas and incorporates lighting to reduce opportunities for crime.	**AO6** No acceptable outcome provided.

Officer's comment

The General development provisions code does not prescribe an acceptable outcome pertaining to casual surveillance and lighting. As such, the proposal has been assessed the requirements of Performance outcome PO6.

The proposed development includes balconies and windows which can casually survey the public realm. A condition of approval has been imposed which requires lighting to be installed for pedestrian and community safety. City officers are satisfied that the proposal complies with Performance outcome PO6.

Acceptable outcome AO8 – Shadow impacts – for all development 3 or more storeys

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO8 The building is designed and located to ensure that the shadow cast by the building does not detract from a comfortable living and ground level environment and the access of adequate sunlight to private and public spaces having regard to: a the degree of containment of the shadow on the subject site at different times of the day on the summer and winter solstice and spring and autumn equinox; b the cumulative impact of the shadow and existing shadows; c the effect of the shadow on the ocean beach, Broadwater foreshore, or riverside or beachside public open space; d the location of the shadow on non-residential areas external to the site; and e the effect of the shadow on any other site or other building.	**AO8.1** The width of the shadow cast in any direction by each level of the building, excluding balconies and lift wells, does not exceed twice the width of the shadow cast in any other direction. **AO8.2** The shadow cast by the building in a true south direction has a length 0.25 times the height of the building, as measured from ground level adjacent to the southern side of the subject building to the top of the topmost storey, and does not intrude onto any other site, or does not cast shadow onto any other building on the same site.

Officer's comment

The proposed development is considered to provide an alternative outcome to the shadow impact requirements prescribed by Acceptable outcome AO8.1 and AO8.2.

The subject site is identified on the Building height overlay map as having a Code assessable height limit of three storeys or 15 metres. The proposed development exceeds the prescribed height requirements, representing a four storey Multiple dwelling which reaches a maximum height of 14.9 metres. No portion of the development exceeds 15 metres in height. The development's fourth storey is appropriately setback from all boundaries, reducing the impact of the development when viewed from adjoining properties.

To mitigate any unreasonable amenity impacts, the shadow generated by the proposal must not detract from the comfortability of surrounding public and private spaces by ensuring these spaces have access to adequate sunlight. Shadow generation is predominately controlled by the design and orientation of the built form. The figures below illustrate the shadow likely to be generated by the proposed development.

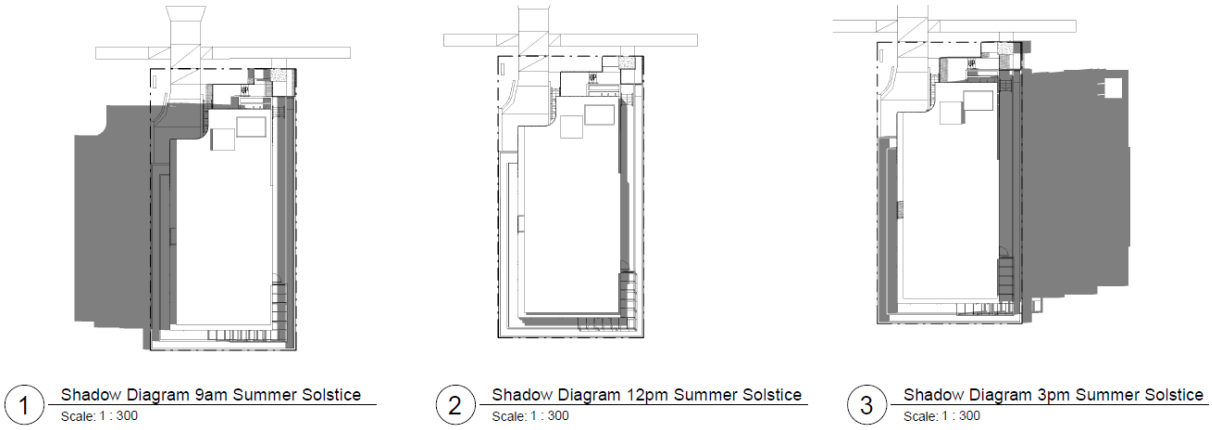


Figure 35: Shadow diagrams for the summer solstice (Mi Design 2021).

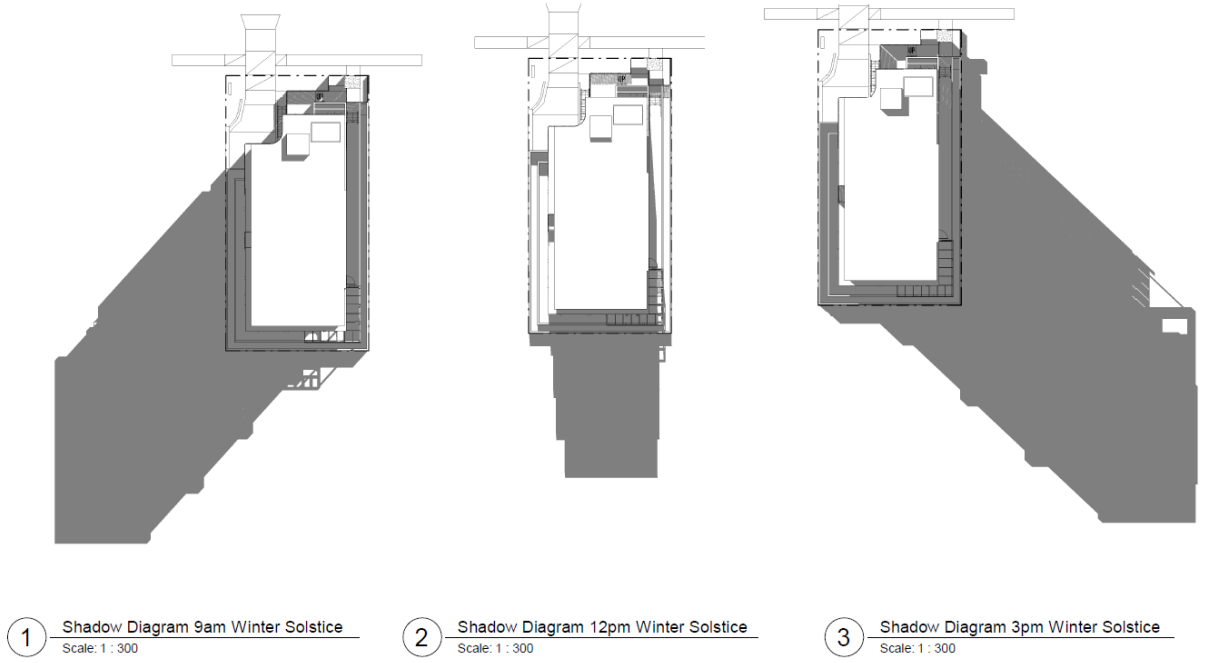


Figure 36: Shadow diagrams for the winter solstice (Mi Design 2021).

The figures above represent the best and worst scenarios for shadow impacts, being the summer and winter solstices. Given that the subject site is elongated in a north/south direction, the shadow generated by the proposal moves throughout the day so that all surrounding residencies have access to sunlight, at all times of the year.

The degree of containment of the resultant shadow varies throughout year, with the winter solstice representing the worst-case scenario for shadow generation. Notwithstanding, as the shadow moves throughout the day the surrounding properties will continue to have adequate access to sunlight, as illustrated by the figures above.

The proposed development will not result in unreasonable cumulative shadow impacts as the surrounding area is predominately distinguished by low-rise buildings. Additionally, as the proposed building footprint in centrally situated on the subject site, and due to the building height not exceeding 15 metres, the shadow impacts associated with the proposal are not anticipated to adversely impact on the comfortability of any surrounding building.

City officers are satisfied that the proposal's shadow will not adversely impact on the provision of adequate sunlight to surrounding residencies.

Transport code

Servicing – Transport code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO5 Development accommodates for the required design service vehicle, including waste collection vehicles to service the development.	**AO5** Development is designed to cater for the largest service vehicle in accordance with Table 9.4.13-9: Minimum class of service vehicle. Multiple dwelling - Standing area for a Medium Rigid Vehicle on-site if: a an internal (private) circulation roadway is proposed b a vertical built form (tower) is proposed

Officer's comment

The proposed development has sought an alternative outcome to the requirements of Acceptable outcome AO5 and Performance outcome PO5, proposing to utilise on-street spaces for servicing. The proposed on-street arrangement requires consideration against the applicable Overall outcome OO2(e)(ii), as described below:

> *"Ensures development impacts on amenity caused by traffic and parking is consistent with the community's reasonable expectations for the intended use."*

The assessment of the above provisions is to determine if service vehicles parking on the street would impact on reasonable amenity expectations of the surrounding neighbourhood. The proposed on-street servicing arrangement is considered to align with the reasonable amenity expectations of Dudley Street for the following reasons:

- Following the construction of the new vehicle crossing, the subject site has a 10 metre frontage width which is sufficiently sized to accommodate a MRV;
- A MRV represents a removalist vehicle. Given the number and nature of the proposal, which is comprised of four high-end dwellings likely to be owner occupied, it is reasonable to expect that the frequency of removalist vehicle activity would be relatively low. Recent census data, captured by Australian Bureau of Statistics, identified that the proposal would likely generate an average of less than one (1) removalist vehicle per year for the entire development;
- Removalist vehicles are typically booked in advance, allowing for on-street car parking arrangements to be informally managed to facilitate the activity. Moreover, removalist activities commonly occur outside of peak visitation hours; and
- Other service vehicle activity may include courier vehicles, gardening service vehicles, and supermarket delivery vehicles from online sales. These alternate services typically occur by a Van or SRV vehicle and would be limited to a short period of time, likely outside of peak visitation to Dudley Street.

City officers are satisfied that the infrequent use of service vehicles within the public realm would not unreasonably impact on the amenity of the neighbourhood. The proposed servicing arrangement achieves compliance with Overall outcome OO2(e)(ii) of the transport code.

Bicycle parking facilities – Transport code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO10 Development ensures that adequate off-street bicycle parking and end-of-trip facilities are provided to encourage use and meet the needs and volumes of predicted pedestrian and cyclist users.	**AO10.1** Development provides off-street bicycle parking and end-of-trip facilities in accordance with Table 9.4.13-10: Bicycle parking rates and Table 9.4.13-11: End-of-trip facilities for active travel users. Multiple dwelling - Residents: 1 space per dwelling Visitors: 1 space per 3 dwellings

Officer's comment

To satisfy Acceptable outcome AO10.1 of the Transport code, the development is required to provide four secure bicycle parking spaces for residents and one freely accessible space for visitors. Whilst the proposal includes the required number of residential spaces, no visitor bicycle spaces are provided. Therefore, assessment of the visitor bicycle parking arrangement has been considered against Performance outcome PO10 of the Transport code. To assist in the assessment of the proposed development, Transport Assessment has provided the following comments:

> *"Performance outcome PO10 of the Transport code requires the development to provide "adequate off-street bicycle parking facilities to **encourage use** and meet the needs and volumes of predicted users". Bicycle parking should therefore be provided for visitors to encourage the use of cycling as an alternative travel mode. It is considered that provision of a single bike rack (accommodating at least one bike) is appropriate to meet PO10. Transport assessment has recommended an amended drawing condition be imposed which requires the inclusion of a visitor bicycle parking space."*

Planning Assessment has considered the comments provided by Transport Assessment and are satisfied that the inclusion of a single visitor space is not required in this instance. The proposal is considered to be a small-scale residential development which is unlikely to generate a significant volume of bicycle demand. Notwithstanding, visitor bicycle spaces can be accommodated within the units, should the need arise.

Design of car parking facilities – Transport code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO25 Off street car parking areas are designed to: a provide a legible and efficient internal layout; b ensure the safety and security of users; c clearly distinguishable from pedestrian paths and entry points; d be easily negotiated by vehicles and pedestrians including persons with a disability; e ensure that there is no disruptions to or queues onto the public road network; f provide sight distances from driveways to ensure visibility between vehicles on the driveway and pedestrians on the verge; and g be marked and maintained to the current relevant standard.	**AO25.1** Off street car parking is designed, constructed, line marked and maintained in accordance with AS2890.1, AS2890.2. AS2890.6 and AS1428.1.
PO26 Car parking spaces do not restrict any other space unless it is in a tandem arrangement where no inconvenience arises from its use.	**AO26.2** The minimum length of a tandem car space is 10.4 metres

Officer's comment

The applicant has proposed an alternative outcome to the car parking design requires of Acceptable outcome AO25.1 and AO26.2 of the Transport code. To assist in determining the proposal's compliance with Performance outcome PO25 and PO26, Transport Assessment has provided the following comments:

> *"Vehicular access*
>
> *Vehicular access is proposed via a single-lane, two-way driveway, providing access to car parking within a single basement level. A single-lane driveway is considered appropriate in the context of Clause 3.2.2 of AS2890.1, given the scale of development and type of frontage road (and noting that the development would be expected to generate in the order of 3 vehicle trips during peak hours). Additionally, TTM Consulting undertook a probability assessment and determined that in 99.4% of cases, an entering vehicle would not be expected to encounter an exiting vehicle. In any case, visibility will be provided between ground level and the basement allowing drivers of opposing vehicles to see each other, as shown in Figure 1. Provision is also made within the basement for opposing vehicles to pass, ensuring that the development will not result in vehicles reversing onto, or queuing within, the public roadway.*

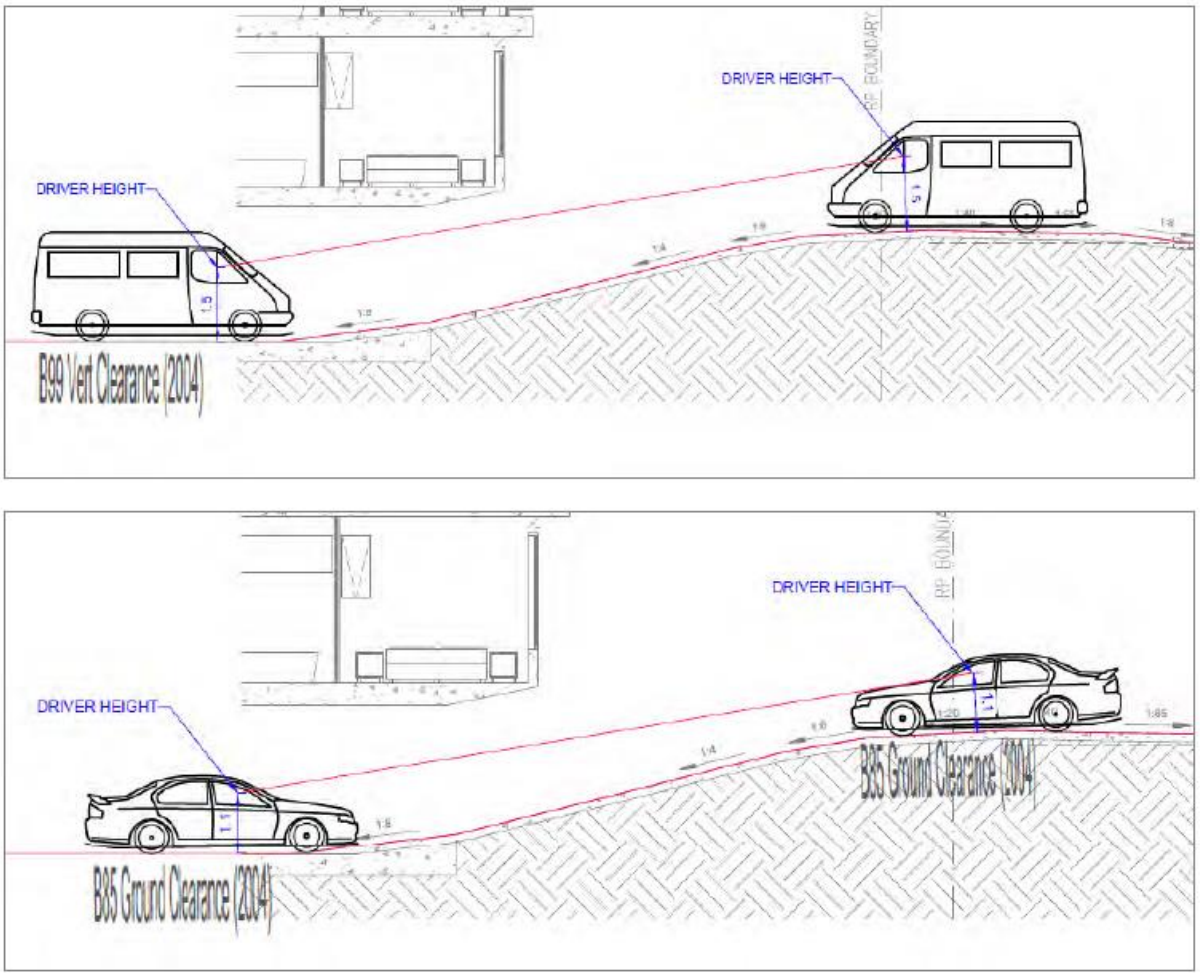


Figure 37: Diagrams showing the proposed access arrangements (TTM 2021).

Driveway grades

Clause 3.3(a) of AS2890.1 prescribes that the maximum driveway gradient, on entry to the site, shall be 1 in 20 (5 per cent) for the first 6 metres in order to provide sufficient visibility between drivers and pedestrians. Successive gradients of 1 in 20, 1 in 6 and 1 in 4 are proposed within the first 6 metres of the site. To demonstrate that the ramp grades provide sufficient visibility between drivers leaving the site and pedestrians walking within the verge, TTM Consulting undertook a sight line assessment. The assessment indicates that the proposed grades would provide drivers with sufficient visibility to identify an object (at least 1 m high) within the road reserve, as shown in Figure 2. The report concludes that the proposed arrangements therefore represent a suitable outcome for pedestrian safety.

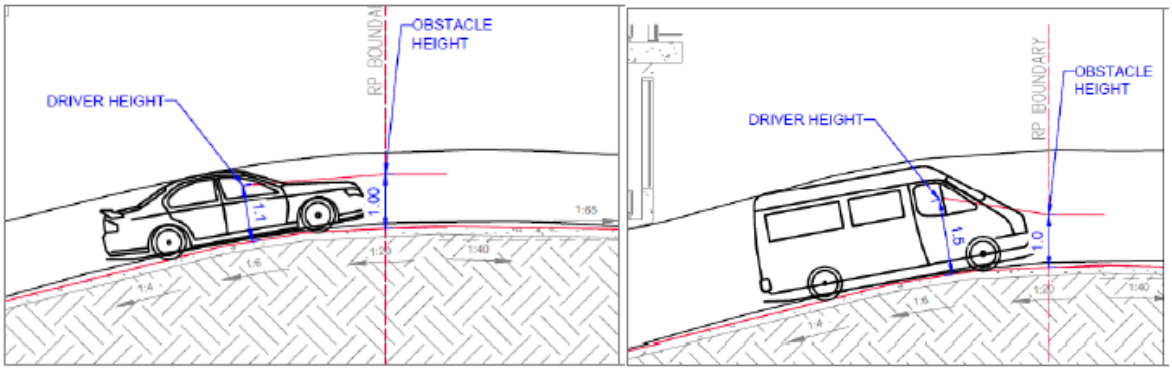


Figure 38: Diagrams showing the proposed grade of the basement ramp (TTM 2021).

Pedestrian sight triangles

Compliant pedestrian sight triangles are shown on both sides of the proposed access driveway. The landscape plan identifies that landscaping in these areas will consist of low planting only so as not to impede sight lines. An 'amended drawing condition' has been recommended to include this notation on development drawings also.

Pedestrian safety – egress from fire stairs

Fire stairs, facilitating egress from the basement, would deliver pedestrians to an area at ground level directly adjoining the driveway (as shown in Figure 3). There is no physical separation between pedestrian and vehicle areas. The applicant suggests that this arrangement is suitable on the basis that the stairs are intended for fire egress and would therefore be used infrequently. The applicant also identifies that a wall separates the stairwell from the driveway; however, the wall does not extend for the full length of the driveway (stops 2.5 metres prior to the front boundary to permit visibility through sight triangles). For pedestrian safety, it is considered that a low kerb should be installed to extend physical separation of the pedestrian area from the driveway between the wall and the front boundary, as indicatively shown in Figure 3. An 'amended drawing condition' has been recommended accordingly.

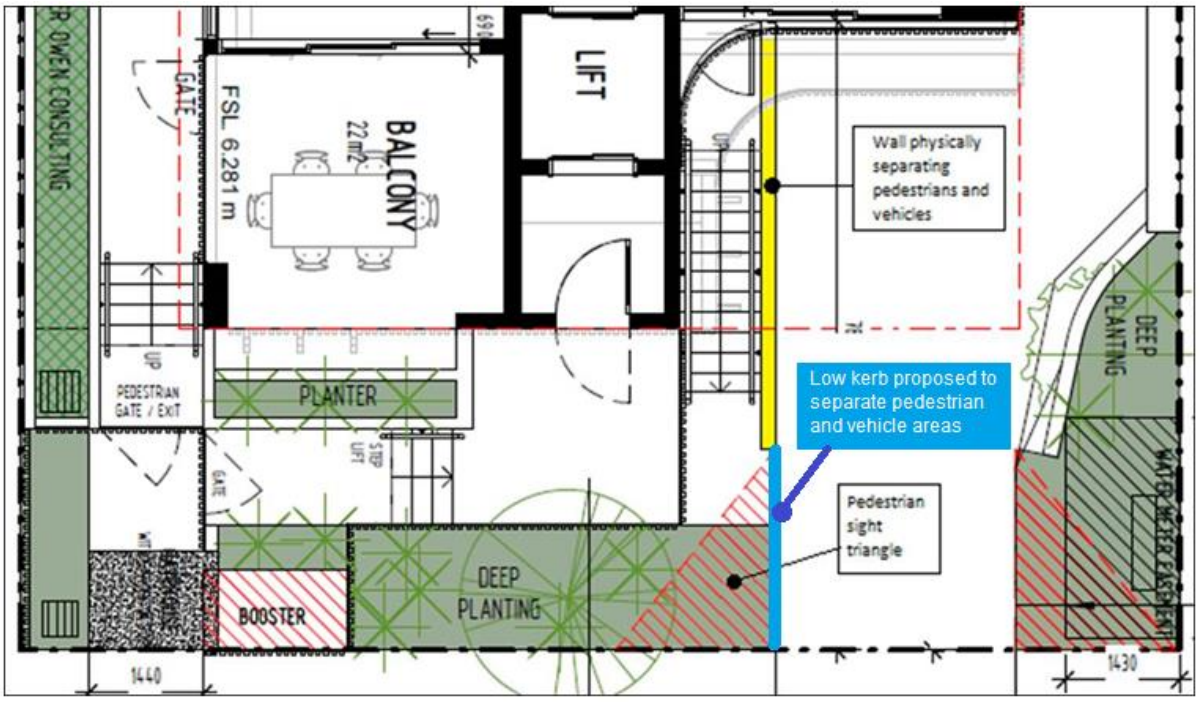


Figure 39: extract of the proposed site plan showing the vehicle access arrangement (TTM 2021).

<u>Dimensions of car parking spaces</u>

Car parking spaces for residents and visitors have generally been designed in accordance with the relevant 'User Class' requirements of AS2890.1, and also with regard to Acceptable outcome AO26.2, as follows:

- *Residential parking spaces: 2.4 m wide x 5.4 m long;*
- *Tandem spaces: 2.4 m wide x 10.8 m long;*
- *Visitor parking spaces: 2.5 m wide x 5.4 m long; and*
- *Aisle width: 6.71 m.*

The required clearances to vertical obstructions (walls, etc) have also been provided, and a swept path has been submitted demonstrating the ability for a vehicle to turn around within the basement, and exit the site in a forward gear, in the event that all visitor parking spaces are occupied."

Based on the above assessment, City officers are satisfied that the proposed development either complies with the requirements of AS2890.1, or appropriate alternate outcomes have been provided to demonstrate compliance with Performance outcome PO25 and PO26.

7 INFRASTRUCTURE CHARGES

The final estimated infrastructure charge is $82,751.06

Charge calculation

Charges Resolution No. 1 of 2019

	Qty			Rate	Gross Charge Amount
Dwelling House 2 Bedroom	1	Dwellings	@	$ 21,776.58	$ 21,776.58
Dwelling House 3+ Bedroom	3	Dwellings	@	$ 30,487.24	$ 91,461.72
					$ 113,238.30

Net Charge Summary

Gross Charge Amount	Applied Credit Amount	Net Charge Amount
$ 113,238.30	$ 30,487.24	$ 82,751.06

Applied credit details	Credit applied for existing Dwelling House

8 REFERRALS

8.1 Internal referrals

This application has been assessed by internal referral officers who have provided comments and reasonable and relevant conditions. If not previously included, internal referral comments and an overview of the recommended conditions are provided in the table below:

Internal referral area	Conditions/Comments (if not included within report)
Arborist	• Vegetation clearing.
Office of Architecture and Heritage	• Screening of visually offensive components; and • Construction documentation drawings.
City Infrastructure	• Rectification of Council's infrastructure; • Existing infrastructure, structures and services; and • Driveways and vehicular crossings.
Environmental Assessment	• Acid sulfate soils management plan; • Supervision of works; • Pre-start inspection; and • Hold point inspection.
Geotechnical Engineering	• Certification of works.
Hydraulics and Water Quality	• Approved plans; • Private infrastructure; • Overland flow paths and hydraulic alterations; • Bioretention basin maintenance management plan;
Landscape Assessment	• Landscaping works; • Replacement street tree; and • Existing structures and services.

Plumbing and Drainage	• Plumbing and drainage works.
Social Planning	• Screening of visually offensive components; • Nuisance; and • Lighting to ensure pedestrian and community safety.
Subdivision Engineering	• Telecommunications network; and • Certification of works.
Transport Assessment	• Amended drawing; • Off street vehicle and car parking facilities; • Tandem car spaces; • Off street bicycle parking facilities; and • Footpaths.
Water and Waste	• Requirement to register an easement; • Restrictions regarding Council easements and infrastructure; • Rectification of Council's infrastructure; • Sewer connection; • Water connection; • Sub-metering; • Fire loading; • Bin type, storage capacity and storage points; • Waste room; • Certification of works; and • Hold point inspection.

8.2 External referrals

There is no concurrence or advice agency(s) triggered by this development application.

9 PUBLIC NOTIFICATION

9.1 Overview

In response to public notification:

- 206 properly made submissions were received, consisting of 206 objections; and
- 14 submissions were received that were not properly made, consisting of 14 objections.

The figure below provides a visual representation indicating the recorded addresses of the properly made submissions received from across the City. The areas indicated in yellow represent the highest concentration of submissions.

Figure 40: Submitter location map (CoGC).

9.2 Compliance with public notification requirements

The applicant has submitted a notice of compliance stating public notification has been completed in accordance with the requirements of the Development Assessment Rules under the *Planning Act 2016*.

9.3 Accepted submissions

Council has considered the not properly made submissions for the application and does not accept any of these submissions.

9.4 Matters raised in submissions

The matters raised by submitters who made a properly made submission or a submission that has been accepted by the assessment manager are discussed below.

Matters	**Officer's comment**
Building height – concerns regarding the proposal ability to comply with Specific outcome 3.3.2.1 (9) were raised by the submitters. Specifically, submitters were concerned that the proposed development did not reinforce local identity, representing an out of character development when compared to the predominately 1-2 storey Dwelling houses found throughout the surrounding streets. Additionally, submitters stated that the proposed development will have a negative relationship to nearby development because of the proposed building height, scale and bulk. Submitters purported that the design of the development presents with minimal articulation and lacks an excellent standard of appearance.	Building height was the primary concern conveyed in the properly made submissions made in objection to this development application. Specifically, concerns were raised in relation to compliance with the 50% uplift tests being the criteria outlined within Specific outcome 3.3.2.1(9) (a)-(h). Concerns were primarily raised in relation to benchmarks (a), (b), (c), (e) and (g). As outlined in detail within Section 5.3.1 of this report, the development is considered to achieve the assessment benchmarks of Specific outcome 3.3.2.1(9), as outlined below. Officers note and acknowledge building height was a key concern conveyed in the properly made submissions made in objection to this development application. Specifically, concerns were raised in relation to compliance with the 50% uplift tests being the criteria outlined within Specific Outcome 3.3.2 (9) (a)-(h). Officers have undertaken a comprehensive assessment of this proposal against these assessment benchmarks and are satisfied that in this circumstance, where the proposal proposes a 50% height increase in storeys only, it achieves compliance with outcomes (a)-(h). A detailed assessment against each of these criteria is provided below, in conjunction with consideration of the properly made submissions in section 8.4 of this report. Based on the aforementioned provisions, it is inferred that building height can exceed the nominal figure prescribed by the Building height overlay map when the resultant development is commensurate in scale and intensity with the local character and represents a high quality built form outcome. The extent of the Multiple dwelling which exceeds the prescribed building height designation of three storeys is

	limited to uppermost unit, described as Unit 4 and illustrated within section 5.3.1 of this report. Whilst in the inclusion of a fourth storey represents the 50% maximum height increase that is contemplated under the Strategic framework, it is worth noting that the proposed building height, with respect to metres, is below the Code assessable height of 15 metres. The increased setbacks of the proposal's fourth storey, coupled with the variation in materials and finishes, reduces the visual dominance of the proposal's upper level when compared to the lower storeys. Potential privacy concerns associated with the increased height are ameliorated through the utilisation of high-set windows, architectural screening devices and appropriate setbacks. Given that the proposed Multiple dwelling has sought to establish a building height which is 50% above the prescribed three storey height designation, compliance with all of the following provisions is required. *(b) a reinforced local identity and sense of place.* Of the submitter concerns pertaining to building height, concerns were raised in relation to the development's compliance with this assessment criteria. In this regard, a detailed assessment against Specific outcome 3.3.2.1(9)(a) is provided below. The characteristics of the subject Urban neighbourhood are distinguished by a mixture of low and medium-rise buildings, with development exceeding three storeys interspersed throughout the locale. Specific outcome 3.3.2.1(9) allows building height in the area to be varied up to a maximum height of four storeys and 22.5 metres. The proposed development reflects this outcome and contributes to the intention for the local identity to comprise a range of building heights. Large Dwelling houses, Dual occupancies, and Multiple dwellings are the prominent land uses present throughout the encapsulating neighbourhood. Due to the recent pattern of redevelopment occurring throughout the area, the built form character of the surrounding locale is heterogeneous, with a decreasing number of older houses situated alongside contemporary residential developments. Similar to the proposed development, there are examples of residential dwellings within the surrounding locale which exceed three storeys in height, one of which was recently approved immediately opposite to the subject site. These examples are identified within section 5.3.1 of this report. Inclusive of the subject site, the residential developments represented within the above figure are all located within the

	Medium density residential zone and are subject to the building height designation of three (3) storeys and 15 metres, as identified on the Building height overlay map. The building heights of the developments identified above are detailed below: • 13-17 Montana Road, Mermaid Beach – five storeys and 17.79 metres; • 150 Hedges Avenue, Mermaid Beach – seven storeys; • 158 Hedges Avenue, Mermaid Beach – five storeys; • 2 Venice Street, Mermaid Beach – six storeys; • 21 William Street, Mermaid Beach – four storeys and 18.45 metres; and • 100 Hedges Avenue, Mermaid Beach – four storeys. To assist in the assessment of the proposed development, Office of Architecture and Heritage has provided the following comments: *"The development proposes four dwellings, comprising one unit per floor, in a four storey development on a relatively small 405m^2 site in Mermaid Beach. The area is predominately characterised by low rise, residential apartments up to three storeys in height and single detached dwellings with compact, slender, building forms that are largely set back from the streets with established street trees, Norfolk Pines, and landscape buffers to side and rear boundaries. There are a number of 5-6 storey developments along Hedges Avenue, Francis Street and Montana Road to the north and to the site directly to the west of the proposal a building with three storeys (plus roof terrace), however these buildings are typically located on larger sites with generous setbacks in a landscape setting and do not form the predominant character of the area. It is noted that the City Plan identifies a planned character of three storeys (15 metres) where the visual impact of the proposed development is not consistent with the existing character of the area; however, it is acknowledged that the proposed physical building height (i.e. 14.56 metres to the top of the roof and 14.95 metres to the lift overrun) is not dissimilar to the intended character.* *The number of amendments have been made to the design since the original application, including a reduction in the extent of vertical battens to the elevations, removal of the vertical battens from the fourth floor altogether, the inclusion of a glass balustrade, slender column and floating roof form with*

	openings to the sky and an increase in the side and rear setbacks to the fourth floor. Overall, these amendments reduce the visual dominance of the fourth storey, with a more recessive and open presentation to the street, which is compatible with the existing and envisaged building form and height and assists the proposal to reinforce the residential character of the area. Considering the relative consistency with the planned physical building height of 15 metres, and design elements which reduce the visual impact of the building's height, the proposed development is considered to satisfy the built form character expectations for the area." Based on the above, City officers are satisfied that the proposed development satisfies Specific outcome 3.3.2.1(9)(a). *(b) a well-managed interface with, relationship to and impact on nearby development, including the reasonable amenity expectations of nearby residents.* Of the submitter concerns pertaining to building height, concerns were raised in relation to the development's compliance with this assessment criteria. In this regard, a detailed assessment against Specific outcome 3.3.2.1(9)(b) is provided below. To assist in the assessment of the proposed development, Office of Architecture and Heritage has provided the following comments: *"Whilst the development proposes reduced side and rear setbacks, the amended proposal incorporates increased setbacks to the fourth storey from the floor levels below, which assists to mitigate the physical and visual impact of the built form by reducing the bulk and scale of development, protecting the adjoining residential amenity by maintaining a maximum building height below 15 metres which is reasonably expected within Urban neighbourhoods.* *The proposal utilises high-quality materials and finishes that are consistent with the local residential character and amenity, with building articulation, screening and shading elements in a considered composition that responds to the subtropical environment, protects adjacent amenity, manages privacy impacts and reduces the visual bulk of the building.* *Proposed landscape planters to the ground plane soften the building edge, interface with the street and adjoining residential dwellings. Areas of deep*

	planting are proposed within the frontage setback with a reduction in the dominance of the gatehouse and a more transparent front fence provide human scale, fine grain detail to the street to contribute to the neighbourhood character." The proposed Multiple dwelling is sympathetically designed to ensure the development's interface with adjoining properties is appropriate. The subject site is framed by three residential developments and Dudley Street. The proposal achieves appropriate setbacks to all boundaries and includes high-quality architectural design elements that enhance the development's visual interface with surrounding buildings. The design of the Multiple dwelling has responded to the reasonable amenity expectations of nearby residents as follows: The development's interface with Dudley Street is well-managed, maintaining appropriate setbacks which allow for the provision of deep planting areas along the site's frontage. The booster cabinet and above-ground water connection are appropriately screened and softened through timber-look battens and landscaping embellishments. The gatehouse, which is a built-to-boundary architectural element, contributes to the visual interests of the development and provides a clearly defined pedestrian access point. The main line of the building maintains a minimum setback of four metres and predominately includes balconies which overlook Dudley Street. The inclusion of balconies orientated to the north provide increased opportunities for the passive surveillance of the public realm, aligning with the design principles of CPTED. Adjoining the site to the east is an older-style, two storey dwelling situated on a corner allotment. The eastern interface of the proposal is well-managed through the inclusion of a planter box which extends for the majority of the subject site's eastern boundary. The planter box will facilitate the establishment of landscaping treatments which will assist in the protection of privacy and soften the potential impact of the built form. The eastern aspect of the built form promotes a positive relationship with the adjoining property, displaying an appropriate degree of articulation which utilises a range of materials and finishes including feature metal cladding, aluminium screening and timber-look battens. The subject site's southern interface adjoins a communal courtyard associated with the Multiple dwelling improving the allotment to the south. The development on the southern adjoining lot is predominately orientated towards the east, with all private balconies and the primary communal open space facing Hedges Avenue. The proposed development

	maintains a positive relationship with the southern property by including planter boxes which will screen and soften the resultant built form. The planter box will be located above the basement, reaching a maximum height of two metres at the property boundary, which is consistent with the height of standard boundary fences occurring within the local area. The southern façade of the proposal is treated with high-quality architectural elements and maintains appropriate setbacks, assisting in the provision of visual relief to the adjoining property. The treatments utilised for the western aspect of the proposal are consistent with those utilised along the rear and eastern facades. Planter boxes, reaching a maximum height of 2.05 metres, extend along the majority of the western boundary, facilitating the establishment of landscaping embellishments which will soften and screen. *(d) a varied, ordered and interesting local skyline.* Of the submitter concerns pertaining to building height, concerns were raised in relation to the development's compliance with this assessment criteria. In this regard, a detailed assessment against Specific outcome 3.3.2.1(9)(d) is provided below. The roof form of the proposed development is varied when compared to the roof forms of surrounding buildings. The dwelling which adjoins the site to the east has a series of lean-to roofs which contrasts to the sharp, flat design of the proposal's roof. Similarly, the proposal's roof varies when compared to the roof form of the apartment building adjoining the site to the west, which predominately functions as a large, communal rooftop terrace. City officers are satisfied that the proposed roof form will provide variety in the context of the roof designs present in the local area. It is identified in limited circumstances that the City Plan contemplates a 50% building height uplift, subject to satisfying all of the applicable criteria. In this regard, for this subject site, a 50% uplift would represent a maximum height of four storeys and 22.5 metres. The building height of the proposed development does not exceed the contemplated 50% increase and will assist in the objective of maintaining an ordered local skyline. The proposed design of the development delivers a high-quality architectural outcome, containing appropriate building articulation, glazing and variety in material and colours that contribute to the coastal vernacular of Mermaid Beach. The recessed design of the development's fourth storey assists in the development promoting a sense of openness whilst contributing to the overall visual appeal of the development. *(d) an excellent standard of appearance of the built form*

	and street edge. The streetscape character of Dudley Street is typified by street trees and private landscaping treatments. Whilst open carports and frontage fencing are also common features throughout the street, a sense of openness is maintained as a consequence of the established building line, which is a minimum of four metres from the verge. The proposed development is consistent with, and contributes to, the established streetscape character of Dudley Street, providing areas for landscaping and maintaining the established building line setback. To assist in the assessment of the proposed development, Office of Architecture and Heritage has provided the following comments: *"The development proposes a combination of high-quality, textured materials and finishes with a coastal beach side vernacular including vertical timber screens, render, glass balustrading, vertical fins, timber and stone cladding which are consistent with the local residential materiality. The proposal incorporates modulation in the wall plane to the east and west elevations and a staggered frontage setback to reduce building dominance to the street, in addition to screens and a variety of materials that have been arranged in a balanced composition which further assists to reduce the scale and bulk of the building.* *Amendments to the fourth storey as outlined above, result in an architectural design response that has a more recessive and open language than the floor levels below, to differentiate and provide a less dominant appearance to the street and adjoining neighbours.* *Screens to the side and rear elevations provide shadow play and depth to add visual interest and avoid a stark, monolithic appearance."* *(e) housing choice and affordability.* Of the submitter concerns pertaining to building height, concerns were raised in relation to the development's compliance with this assessment criteria. In this regard, a detailed assessment against Specific outcome 3.3.2.1(9)(e) is provided below. The proposed development includes four units, three of which contain three bedrooms. The remaining unit, which is located on the fourth storey, includes two bedrooms. Additionally, the proposed Multiple dwelling will replace an existing Dwelling house, increasing the dwelling yield over the site from one to four. Consequently, the development will contribute to the

	housing stock of the neighbourhood and assist in providing housing choice and affordability across the City. *(f) protection for important elements of local character or scenic amenity, including views from popular public outlooks to the city's significant natural features.* Of the submitter concerns pertaining to building height, concerns were raised in relation to the development's compliance with this assessment criteria. In this regard, a detailed assessment against Specific outcome 3.3.2.1(9)(f) is provided below. No views from popular public outlooks to the City's significant natural features will be compromised as a result of the proposal. Easterly viewsheds towards the ocean are protected with the building line of the proposal maintaining a minimum setback of four metres, which is the acceptable setback prescribed by the zone code. *(g) deliberate and distinct built form contrast in locations where building heights change abruptly on the Building height overlay map.* Of the submitter concerns pertaining to building height, concerns were raised in relation to the development's compliance with this assessment criteria. In this regard, a detailed assessment against Specific outcome 3.3.2.1(9)(g) is provided below. The subject site is not identified as a location where building heights are intended to abruptly change. This is evident when observing the Building height overlay map which identifies the subject site, as well as the surrounding streets, as having a Code assessable building height of 15 metres and three storeys. *(h) the safe, secure and efficient functioning of the Gold Coast Airport or other aeronautical facilities.* The site is located within HP 246.24 on the Airport environs - Procedures for air navigation services - aircraft operational (PANS-OPS) surfaces overlay map. The building height of 14.9 metres and four storeys will not impact on the safe, secure and efficient functioning of the Gold Coast Airport. Based on the above, it is considered that the proposed development complies with all aspects of Specific outcome 3.3.2.1(9).
Setbacks – the alternative outcome relating to setbacks represents an overdevelopment of the site and does not allow for appropriate separation	Officers note and acknowledge building setbacks were one of the concerns conveyed in the properly made submissions made in objection to this development application. Concerns were primarily focused upon the resultant separation distances of the proposed development and adjoining developments.

distances between the adjoining sites.	Officers have undertaken a detailed assessment of the setbacks for the proposal and in this circumstance are satisfied the proposal achieves compliance with Performance outcome PO1, as detailed below. The proposed development includes alternative setbacks to those prescribed by Acceptable outcome AO1 of the Medium density residential zone code. the alternative setbacks associated with the proposed Multiple dwelling are predominately limited to ground floor treatments and side and rear aspects of the development's upper two floors. An assessment against the corresponding Performance outcome is provided below: *(a) assist in the protection of adjacent amenity.* To the east of the subject site is a low-set, older-style Dwelling house which is centrally situated on the allotment. The Dwelling house is orientated primarily in a north/south direction with the dwelling's private open space along the site's front and east boundaries. Located on the western adjoining allotment is a three storey Multiple dwelling which is centrally situated on a large 1,217m^2 lot. The Multiple dwelling's driveway directly adjoins the subject site's western boundary. The alternative setbacks proposed along the development's eastern and western aspects relate to a planter box which extends along the site's side and rear boundaries and elements of the façade for the upper two storeys. The planter box will facilitate the establishment of landscaping embellishments and assist in protecting the privacy of the adjoining allotments through screening and separation. Moreover, the visual impact of the planter box will be consistent with that of a boundary fence, with the total height of the built-to-boundary element not exceeding 2.05 metres. Both the eastern and western facades of the proposal include an appropriate degree of modulation and articulation, with the built form including recesses and a variety of materials and finishes. The well-considered and contemporary design of the Multiple dwelling ensures that the resultant built form is visually interesting. The habitable spaces of the development's fourth maintain minimum separation distances of 4.25 metre to the building on the eastern property and 5.75 metres to the nearest unit to the west. These separation distances have been measured on a horizontal plane and therefore the actual separation distances to the adjoining properties are likely much greater. It is also worth noting that each of the four units includes a small balcony of the western aspect of the proposal. Whilst these balconies are located in closer proximity to the western boundary, when compared to the main line of the façade, these areas are not conducive for

	congregating due to their small size and instead will be used for drying laundry. Therefore, City officers are satisfied that the drying balconies will not result in any unreasonable privacy concerns. As with both side elements of the proposal, the development's rear aspect is also considered to assist in the protection of adjacent amenity. Landscaping embellishments, coupled with appropriate built form articulation, ensures that the proposal maintains a positive relationship with the southern adjoining development. *(b) allow for access around the building.* The alternative setbacks proposed by the development will not inhibit access around the building. There is sufficient separation between the built form and all property boundaries to provide access for maintenance and safety purposes. *(c) contribute to the streetscape character.* The alternative setbacks that interact with the streetscape character of Dudley Street relate to a gatehouse structure and landscape planter boxes. The streetscape character of Dudley Street is distinguished by the presence of street trees, front fencing and private landscaped gardens. A number of open carport structures are also present throughout the street. Whilst a limited number of gatehouses occur along Dudley Street, they are a common feature along nearby Hedges Avenue. The proposed frontage arrangement is consistent with the character of the area. The landscaped areas along the site's frontage compliment the surrounding locale and assist in providing visual relief from the resultant built form, functioning as a softening element. The gatehouse structure provides a clearly defined pedestrian entrance that also contributes positively to the architectural language of the development. A combination of materials and finishes along the site's frontage ensures the development is visually interesting. It is important to note that the main building line for all levels of the proposed Dwelling house maintain a minimum setback of four metres to Dudley Street. *(d) allow for on-site car parking.* The proposed Multiple dwelling includes six residential spaces and three visitor spaces located within a basement. The alternative outcomes proposed will have no impact on the development's ability to provide the required number of car parking spaces.
Site cover – submitters raised concerns regarding the increased site cover	Officers note and acknowledge the proposed site cover was a concern conveyed in the properly made submissions made in objection to this development application. Concerns were

resulting in a dominant built form and absence of landscaped areas. Submitters noted that the proposed development includes an alternative outcome to the prescribed site cover expectations, which could result in an over-intensification of the subject site.	primarily focused upon the resultant bulk of the development and purported absence of landscaping. Officers have undertaken a detailed assessment of the site cover for the proposal and in this circumstance are satisfied the proposal achieves compliance with the five outcomes (a) –(e) incorporated into Performance outcome PO2. Schedule 1.2.2 of the City Plan (version 8) defines Site cover as follows: *"Of a development, the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is:* *(a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or* ***(b) a basement that is completely below ground level and used for car parking**; or* *(c) the eaves of a building; or* *(d) a sun shade."* As the proposed basement protrudes from the natural ground level, it must be considered when determining the proposal's site cover. Consequently, the proposed development seeks an alternative outcome in relation to the proposal's basement and level 1 only. The site cover of the basement is approximately 79.7% and level 1 is 51.1%. All other levels of the proposal comply with Acceptable outcome AO2 of the Medium density residential zone code. To assist in the assessment of the proposal against Performance outcome PO2, Landscape Assessment has provided the following comments: *"A number of iterations in the design occurred through the assessment process which has significantly reduced the structural dominance of the initially proposed entry gatehouse, booster and water easement. Increased deep planting at the frontage has the ability to support feature tree and palm planting. Layered plant selection and a green roof with cascading species will contribute to neighbourhood character and amenity.* *The frontage landscaping in conjunction with perimeter planting on side and rear boundaries assist in balancing the built form and green areas.* *The softening and balancing aspects of the provisioned landscape are considered to comply with the requirements of Performance outcome PO2(a) and (b) of the Medium density residential zone code."*

	In conjunction with the above, the proposed development's basement and level 1 are considered to achieve compliance with Performance outcome PO2 of the Medium density residential zone code for the following reasons: • The proposed development is appropriately designed to allow for a balance between built form and landscape areas; • Raised planter boxes have been proposed around the side and rear boundaries, assisting in the provision of visual relief and softening; • Areas of deep planting are incorporated across the site's frontage, facilitating the establishment of a feature tree. A number of smaller garden beds are also proposed along the site's front boundary; • The upper floors of the proposed development includes a range of materials and colours, coupled with rooftop landscaping treatments, to ensure the development promotes an open, attractive and distinctive skyline. It is worth noting that the development's upper levels comply with the prescribed site cover requirements of Acceptable outcome AO2; and • The development facilitates fast-moving shadows through a built form which is responsive and commensurate to the size and orientation of the subject site.
Density – submitters identified that the residential density of the proposed development exceeds the prescribed density requirement applicable to the subject site. Consequently, submitters raised concerns regarding the increased density's impact on local amenity, pressure on services and on-street car parking availability.	Officers note and acknowledge the proposed residential density was one of the concerns conveyed in the properly made submissions made in objection to this development application. The submitters identify the need for a reduction in residential density so that the proposal is in keeping with the surrounding area which they identify as predominantly one and two storey homes. Officers have undertaken a detailed assessment of the residential density, and in this circumstance are satisfied the proposal achieves compliance with the Overall outcomes. The subject site is identified as having a Residential density designation of RD5, which equates to 1 bed per 50m^2. The proposed development includes 11 beds which results in a density of 1 bed per 36.8m^2. As such, the proposal does not comply with Performance outcome PO5 and assessment is required to be elevated to the corresponding Overall outcomes. ***Orderly and economically efficient settlement pattern*** The overall outcomes relating to orderly and economically efficient settlement pattern are as follows:

	(iv) 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; *(v) proximity to major employment concentrations, centres, social and community infrastructure facilities and important amenity features, including the coast, recreational waterways and parkland;* *(vi) capacity of available infrastructure to support the development, including water, sewer, transport and social and community facilities;* Assessment against these overall outcomes is provided below: • Located within 320 metres walking distance of the subject site is a bus stop that is serviced by a high-frequency public transport route. The pedestrian access to the bus stop is considered to be safe and direct. Hedges Avenue, which is located approximately 100 metres east of the site, is a highly-utilised active transport route which connects to the network of pedestrian footpaths servicing the surrounding residential neighbourhoods (subject site included); • The subject site is within proximity to the listed facilities and infrastructure within Overall outcome 2(b)(ii). Located approximately 700 metres south of the site is the Mermaid Beach Village shopping mall which contains a range of complementary services. Other commercial uses, such as restaurants, local grocers and a post office, are present along both the eastern and western borders of the Gold Coast Highway. St Johns Park, Annette Kellerman Park and Mermaid Beach are all located within 500 metres of the site, providing opportunities for social interactions and recreational activities. The Pacific Fair Shopping Centre and Broadbeach Principle centre, both major employment areas, are located within 1.2km of the site; and • Council's Water and Waste Officers have assessed the proposal and have determined that the existing water and waste infrastructure has capacity to service the proposed density. ***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;* Assessment against these overall outcomes is provided below: • The proposed development will provide a Multiple dwelling containing four (4) units. The development will contribute to the housing options in the local area.

	The development is consistent with the requirements of Overall outcome (2)(b)(iv). ***Design and amenity*** *(ix) 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;* *(x) retention of important elements of neighbourhood character and amenity, and cultural heritage;* *(xi) whether adjoining residential amenity is unreasonably impacted;* *(xii) achievement of a high quality urban design;* Assessment against these overall outcomes is provided below: • The neighbourhood which encapsulates the subject site is distinguished by an amalgam of housing typology. As the housing stock within the area is mixed, the prevailing character of the neighbourhood is varied. Despite the variance in housing types, the Mermaid Beach locality is an area of high amenity, with street trees and quality architectural buildings prevalent throughout the locale; • The proposed development represents an outcome which is congruous with the design and amenity expectations of the area, providing a high-quality built form outcome which is sympathetically sited on the site. The development is situated amongst a landscaped setting which is commensurate in scale to the intensity of the proposal; • The proposed development is almost entirely bordered by a variety of landscaping treatments which soften the proposal's interfaces with both the public realm and adjoining residential allotments. The building footprint is centrally situated on the site, maintaining appropriate separation distances from the adjoining properties; and • Due to the high-quality nature of the proposed development, the replication of the proposal on similar sized lots throughout the surrounding locale would not be considered an undesirable development pattern. ***Environment*** *(ix) the impacts of any site constraints, including natural hazard and environmental based constraints.* Assessment against this overall outcome is provided below:

	• The subject site is identified as an erosion prone area and was assessed against the corresponding State Planning Policy provisions. City officers are satisfied that the proposal appropriately responds to the site's constraints, complying with Overall outcome OO(2)(b)(ix). Based on the above assessment it is considered the development complies with Overall outcome OO(2)(b) of the Medium density residential zone code.
Shadow – submitters raised concerns regarding the potential overshadowing impacts associated with the proposed bulk and height of the built form.	The submitters raised shadowing impacts in the context of achieving 'a well managed interface with, relationship to an impact on nearby development' being one of the 50% building height uplift criteria under section 3.3.2.1(9) of the Strategic Framework. The proposed development is considered to provide an alternative outcome to the shadow impact requirements prescribed by Acceptable outcome AO8.1 and AO8.2. The subject site is identified on the Building height overlay map as having a Code assessable height limit of three (3) storeys or 15 metres. The proposed development exceeds the prescribed height requirements, representing a four storey Multiple dwelling which reaches a maximum height of 14.9 metres. No portion of the development exceeds 15 metres in height. The development's fourth storey is appropriately setback from all boundaries, reducing the impact of the development when viewed from adjoining properties. To mitigate any unreasonable amenity impacts, the shadow generated by the proposal must not detract from the comfortability of surrounding public and private spaces by ensuring these spaces have access to adequate sunlight. Shadow generation is predominately controlled by the design and orientation of the built form. The figures found with section 5.3.3.2 of this report represent the best and worst scenarios for shadow impacts, being the summer and winter solstices. Given that the subject site is elongated in a north/south direction, the shadow generated by the proposal moves throughout the day so that all surrounding residencies have access to sunlight, at all times of the year. The degree of containment of the resultant shadow varies throughout year, with the winter solstice representing the worst-case scenario for shadow generation. Notwithstanding, as the shadow moves throughout the day the surrounding properties will continue to have adequate access to sunlight. The proposed development will not result in unreasonable cumulative shadow impacts as the surrounding area is predominately distinguished by low-rise buildings.

	Additionally, as the proposed building footprint in centrally situated on the subject site, and due to the building height not exceeding 15 metres, the shadow impacts associated with the proposal are not anticipated to adversely impact on the comfortability of any surrounding building. City officers are satisfied that the proposal's shadow will not adversely impact on the provision of adequate sunlight to surrounding residencies.
Car parking supply – submitters were concerned that the proposed development will result in additional burdens on the local on-street car parking network.	The proposed development complies with car parking supply requirements prescribed by Acceptable outcome AO1 of the Transport code. The development provides a total of nine (9) car parking spaces, compromising six residential spaces and three visitor spaces.
Road frontage – submitters identified that the road frontage was less than 20 metres wide and unable to support a development of this scale.	The subject site's road frontage width is approximately 14.5 metres, requires assessment against the Performance outcome PO1 of the Multiple accommodation code. To assist in the assessment of this benchmark, Landscape Assessment has provided the following comments: *"Structural requirements for an above ground water easement and fire booster are needed for the development, reducing the space available for landscaping. Design amendments have reduced the dominance of the structural elements and brought forward landscaping with feature tree planting to connect the streetscape."* The proposed development includes safe and convenient access for both pedestrians and vehicles, with separate access points provided for vehicles and pedestrians. The proposed driveway to the basement includes pedestrian sight triangles on either side and is separated from the clearly identifiable pedestrian entrance by approximately 6 metres. A range of landscaping embellishments are to be established across the site's frontage. City officers are satisfied that the proposed development complies with the provisions of Performance outcome PO1 of the Multiple accommodation code.
Privacy concerns – submitters raised concerns regarding the potential privacy concerns associated with the development.	Officers note and acknowledge the privacy was one of the concerns conveyed in the properly made submissions made in objection to this development application. Submitters identified that proposed development provided opportunities for overlooking. Officers have undertaken a detailed assessment of the potential privacy impacts and in this circumstance are

	satisfied the proposal achieves compliance with Performance outcome PO7. The proposal includes habitable room windows which directly face the window of another building within 10 metres on both sides. Moreover, aspects of the development's upper levels overlook the private open space of the property to the east and south. As such, the development has been assessed against the corresponding Performance outcome PO7. The development maintains appropriate separation distances to all surrounding buildings, with the building footprint centrally situated on the subject site. A combination of screening devices, landscaping elements, obscure glazing and high-set windows are used to mitigate potential privacy concerns to a reasonable degree. The privacy treatments form an integrated part of the overall design of the building, contributing to visual interest of the proposal. Additionally, the primary living spaces associated with each of the four units is orientated towards Dudley Street, ameliorating potential privacy impacts for the adjoining properties and assisting in the facilitation of casual surveillance. City officers are satisfied that the proposal achieves an acceptable level of privacy, complying with the requirements of Performance outcome PO7 of the Multiple accommodation code.
Communal open space – a number of submitters identified that the proposed development did not include any communal open space.	Pursuant to Performance outcome PO10 of the Multiple accommodation code, development's which include less than five units are not required to provide communal open space. Notwithstanding, the each of the proposed units includes a generous amount of private open space, which is primarily orientated towards the north to maximum sunlight ingress. Moreover, the subject site is located within close proximity to Mermaid Beach, should future residents require additional recreational space.
Lounge rooms – a concern conveyed by a number of submitters pertained to the potential risk of each unit's lounge room being converted to accommodate additional bedrooms.	A condition of approval has been imposed which states that lounge rooms/ multipurpose rooms are not to be converted into bedrooms.

10 CONCLUSION

Council is in receipt of an application for a Development permit for a Material change of use (Impact Assessment) to establish a Multiple dwelling (4 units) at 6 Dudley Street, Mermaid Beach.

After a thorough assessment against the applicable assessment benchmarks having regard

to the submissions, it has been determined the proposal meets the purpose of the applicable themes of the Strategic framework, the Medium density residential zone and applicable overlay and development codes.

It is recommended the application be approved, subject to conditions.

11 NOTIFICATIONS

The following property notifications will be applied:

1 Stormwater.

12 RECOMMENDATION

It is recommended that Council resolves as follows:

That Council approves (with conditions) the issue of a Development permit for a Material change of use for a Multiple dwelling (4 units) at 6 Dudley Street, Mermaid Beach, in accordance with the Attachment entitled: Decision notice – approval (with conditions).

Development Conditions imposed by Council as Assessment Manager

General

1 **Timing**

a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.

b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.

2 **Approved drawings**

Undertake and maintain the development generally in accordance with the following drawings:

Drawing Title	Author	Date	Drawing No.	Ver
Driveway Details	Mi Design	06.09.2021	5.1	-
Basement Plan	Mi Design	06.09.2021	6.1	-
Level 1	Mi Design	06.09.2021	6.2	-
Level 2	Mi Design	06.09.2021	6.3	-
Level 3	Mi Design	06.09.2021	6.4	-
Level 4	Mi Design	06.09.2021	6.5	-
Roof plan	Mi Design	06.09.2021	6.6	-
North & South Elevation	Mi Design	06.09.2021	7.1	-

East Elevation	Mi Design	06.09.2021	7.2	-
West Elevation	Mi Design	06.09.2021	7.3	-
Section	Mi Design	06.09.2021	7.4	-
Section	Mi Design	06.09.2021	7.5	-
Perspectives + Colour & Materials	Mi Design	06.09.2021	8.1	-
Perspectives + Colour & Materials	Mi Design	06.09.2021	8.2	-
Artist Impressions	Mi Design	06.09.2021	8.3	-
Artist Impressions	Mi Design	06.09.2021	8.4	-

The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.

3 **Approved Plans**

Undertake and maintain the development generally in accordance with the following plans:

Plan Title	Author	Date	Plan Reference No.	Ver
Conceptual Stormwater Management Plan - 6 Dudley Street, Mermaid Beach	Owen Consulting Pty Ltd	07/07/2021	2020101 - SBSMP	C

Property

4 **Private infrastructure**

a Ownership, operation and maintenance of the following private infrastructure is to vest at all times with land owner / Body Corporate and/or legal authority):

i Stormwater management devices monitored and managed in accordance with the approved site based maintenance management plan (MMP). The requirement of MMP is conditioned elsewhere within this decision notice;

ii Associated stormwater infrastructure (pump, stormwater pits and pipes) managed as designed and maintained functional for its intended purpose;

b At any time the Council's corresponding infrastructure network is altered, the private infrastructure must be altered to be commensurate with Council's network, at no cost to Council.

5 **Requirement to register easement**

a Register the following easements for the purpose of "Water Supply" in accordance with the WSAA Water Supply Code of Australia – SEQ Edition and City of Gold Coast's Standard Water Meter Drawings.

i Water supply easement over all Council water meter assemblies.

	b The terms of the easement must include: i The responsibilities of the Grantor / Grantee for ongoing maintenance. ii Standard terms document 707918364 must be referenced on Form 9 – easement document. iii Easement plans and associated documents (i.e.: Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement. c Registration of the easement must occur at the same time as registering the survey plan or prior to commencement of use whichever is the sooner. d Ensure water infrastructure is positioned appropriately within the easement as per Council's Standard Water Meter Drawings. e This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the easement is required to be registered). Therefore is this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware of the non-compliance with this condition.
6	**Restrictions regarding Council easements and infrastructure** a No building work or deep landscaping is permitted over or within any Council public utility easement, unless otherwise approved by Water and Waste. b Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection, unless otherwise approved by Water and Waste. c Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council infrastructure, unless otherwise approved by Water and Waste. *Note: Requirements (a) through (d) may be relaxed through approval of a Referral Agency Assessment (RAA) and / or Build Over Sewer Easement (BOSE) application*
7	**Use of lounge/ Multi-purpose rooms** *(specific condition)* Where a lounge/ multi-purpose room (or any other room not identified as a bedroom) is incorporated into the unit, these are not to be converted or used as bedrooms.
Amenity	
8	**Screening of visually offensive components** Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point: a Refuse storage areas. b Service equipment. c Mechanical ventilation. d Storage areas for machinery, materials, vehicles or the like.
9	**Nuisance** Undertake and operate the development in a manner that causes no detrimental

	effect upon surrounding premises by reason of noise nuisance, lighting nuisance or such other emissions. Specifically: a Position and direct all lighting so as not to exceed beyond the site boundary.
10	**Lighting to ensure pedestrian and community safety** *(specific condition)* Install and maintain lighting within the site boundary for all car parking areas and along all on-site pedestrian pathways, at no cost to Council. The design and construction of the lighting system must: a Meet minimum requirements of Australian Standard AS/NZS1158.3.1: 2005 Pedestrian area (Category P) lighting; b Meet the relevant requirements of the electricity supplier (e.g. Energex); c Be installed prior to the commencement of the use and maintained at all times; d Include lighting shields, anti-tamper screws, weather resistant bulkhead fitting, and robust material to withstand severe weather conditions.
Environmental and Landscaping	
11	**Landscaping works** a Obtain an operational works approval to landscape the site and the adjoining road verge generally in accordance with the Statement of Landscape Intent listed below, prior to commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Statement of Landscape Intent	Studio 8	05.07.2021	S8-1081LC	F

and include in particular:

i Tree species must be a minimum bag size of 200L at the time of planting.

ii Palm species must be a minimum 3 metres in height at the time of planting.

iii Shrub species must be a minimum 200mm pot size at the time of planting.

iv Screening shrubs must be able to achieve a minimum height of 3 metres at maturity.

v Tree species planted with root zones adjacent to structures must have root control barriers and/or structure strengthening systems installed. Full demonstration of these systems is required.

vi Pandanus species must be ex-ground, a minimum 3 metres in height and multi headed at the time of planting.

vii An automatic irrigation system must be provided to all podium planter boxes.

viii Include a maintenance management plan relating to the green roof system. The maintenance management plan must:

- Provide detailed information on how these vegetative systems will be safely accessed for maintenance.
- Stipulate a maintenance schedule for these systems.
- Provide details on the minimum standards to which these systems must be maintained.
- Describe actions to be taken if the system does not function as intended.

ix The locations and cross section of all proposed bio-retention systems as

	required by the sites approved Stormwater Management Plan and identify: – Proposed filter media depths and surface treatments. x Include frontage fencing as shown on the approved stamped plans, the subject of this application. xi Include details of the conditioned replacement street tree planting. xii All road reserve turf must be repaired and replaced if damaged. b Construct and maintain the private landscaping identified above at no cost to Council at all times.
12	**Replacement street tree** *(specific condition)* A minimum bag size 400L (820mm width x 600mm depth root ball) replacement *Araucaria heterophylla* must be planted within the road verge in line with City of Gold Coast Street Tree Planting Setout Guidelines. Ensure acceptable growing conditions for street trees by incorporating: a An area a minimum 6m² must be provided for planting each street tree that is free of any hard surface. b Details of the replacement street tree planting will be managed as part of the required operational work approval for landscape work.
13	**Acid sulfate soils management plan** a Obtain a Management Plan approval for an Acid Sulfate Soils Management Plan generally in accordance with SC.6.2 City Plan Policy - Acid Sulfate Soils Management to implement acid sulfate soil control measures at no cost to Council; and b The Management Plan approval is to be obtained prior to the earlier of: i A development application for operational work; and ii Any works commencing on site.
14	**Vegetation clearing** Obtain an operational works approval for vegetation clearing in accordance with the Vegetation management code of the City Plan, prior to commencement of any works : and include in particular: i. The approved MCU layout drawings. ii. Drawings identifying which vegetation are proposed to be removed and which vegetation is proposed to be retained.
Transport	
15	**Off street vehicle and car parking facilities** a Design and construct off street vehicle facilities at no cost to Council, prior to the commencement of the use, generally in accordance with the Transport code of the City Plan and include in particular: i A total of 9 car parking spaces, comprising: • 6 parking spaces for residents. • 3 freely accessible parking spaces for visitors. ii All spaces are drained, sealed and line marked. iii Clearly identified signage and directional markings including: • Signage and line marking indicating ‘visitor parking’ for visitor

	spaces. b Undertake and maintain the off street vehicle and parking facilities at no cost to Council at all times. c The off-street parking facilities must only be used for vehicle parking.
16	**Tandem car spaces** *(specific condition)* Tandem car parking spaces (two car spaces parked nose-to-tail) shall be allocated to residents of a single dwelling only.
17	**Off street bicycle parking facilities** a Design and construct off street bicycle parking facilities at no cost to Council, generally in accordance with the Transport code of the City Plan and include in particular: i A total of 4 security level B (resident) and 1 security level C (visitor) bicycle parking spaces. ii Signs and line marking to give direction to visitor bicycle parking to be visible to cyclists upon entering the site in accordance with AS2890.3. Signage and line marking is to be provided along the route and where bicycle parking is provided. b Undertake and maintain all works prior to commencement of the use at no cost to Council at all times.
Engineering	
18	**Footpaths** a Obtain an operational works approval for the design and construction of a pathway, prior to commencement of the use, at no cost to Council and include in particular: i A minimum 1.5 metre wide path, within the verge of Dudley Street, connecting the existing Dudley Street footpath to the development's pedestrian access, at the property boundary. b Construct and maintain the footpaths identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.
19	**Rectification of Council's infrastructure** a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to commencement of the use at no cost to Council. b Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.
20	**Existing infrastructure, structures and services** a Obtain an operational works approval for the removal/ relocation of existing infrastructure, structures and services identified on the drawings prior to a request is made to Council to approve the plan of subdivision/commencement of the use at no cost to Council and include in particular: i Remove redundant vehicular crossing. ii Remove any redundant stormwater kerb adaptors and disused service pits from the kerb and channel (including any associated pipework

	across the footpath). b Construct and maintain the identified Council infrastructure at no cost to Council prior to a request is made to Council to approve the plan of subdivision/commencement of the use.
21	**Driveways and vehicular crossings** Obtain an operational works approval for the design and construction of the driveway and vehicular crossing, prior to a request is made to Council to approve the plan of subdivision/commencement of the use at no cost to Council and include in particular: i Construct and position to enable the maintenance of a public road and road verge, and not cause any obstruction to pedestrians or vehicular traffic. ii Not cause damage to vehicles or road infrastructure. iii Provide effective access between the road and the property. iv Provide hydraulic capacity to allow stormwater flow towards the closest stormwater infrastructure.
22	**Telecommunications network** Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: a Provide underground telecommunications to the subject site and building/s, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice. b All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables. c Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).
Stormwater Drainage	
23	**Overland flow paths and hydraulic alterations** a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged. b The development must not: i Increase peak flow rates downstream from the site ii Increase flood levels external to the site iii Increase duration of inundation external to the site that could cause loss or damage
24	**Bioretention basin maintenance management plan** *(specific condition)* a Prepare and implement a bioretention basin maintenance management plan (MMP) prior to the commencement of the use. The MMP must be prepared by a Registered Professional Engineer Queensland (RPEQ) specialising in stormwater management in accordance with City Plan Policy SC6.11 Land Development Guidelines and with reference to the Water by Design document Maintaining Vegetated Stormwater Assets, Version 1 February 2012. b The MMP must include, but not necessarily be limited to, the following key information:

	i Design intent and description of the device(s). ii The location and specific dimensions of the device(s). iii Approved / designed water quality objectives. iv Water quality monitoring procedures. v Monitoring frequency. vi Specifications and procedures for device(s) maintenance. vii Plant and equipment access details for maintenance activities. viii Maintenance activity schedule defining frequency, area (m2) per maintenance zone, hours, staff, plant and equipment, approximate costs per rotation, and per annum. ix Performance indicators / intervention levels / triggers for reactive maintenance. x Any necessary preventative maintenance measures. xi Acceptable solutions for specific items, i.e. acceptable plant species substitutions based on availability, hydraulic conductivity, water quality objectives, etc. xii Approximate lifecycle maintenance costs.
Sewer and Water Works	
25	**Sewer connection** Obtain an operational works approval for the design and construction of a sewer connection for the proposal to Council's sewer network at the existing 225mm main in Dudley street, prior to commencement of the use at no cost to Council and include in particular: i Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. ii The size of the sewer property service connection must be 150mm accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition iii Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid. iv Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. v Remove / seal / cap redundant sewer property services. • *Note: An "Application Work on the City's infrastructure" form is required for the above works.* vi Construct and maintain the sewer reticulation system at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 - Land development guidelines, Section 6 – Water supply and sewerage reticulation standards, Section 7 – Procedures, Section 8.5 – As-constructed requirements, Section 9 - Specifications and Section 10 – Standard drawings.
26	**Water connection** Obtain an operational works approval for the design and construction of a water connection for the proposal to Council's water network at the existing 100 mm main in Dudley street, prior to commencement of the use at no cost to Council and include in particular:

	i Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. ii Remove redundant water meters / connections. *Note: An "Application Work on the City's infrastructure" form is required for the above works.*
27	**Sub-metering** Provide individual sub-metering for each unit including common property generally in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy.
28	**Fire loading** Fire loading must not exceed 15 L/s for 4 hours duration.
Solid Waste Management	
29	**Bin type, storage capacity and storage points** Provide 4x240L general waste wheelie bins and 4x240L recycling wheelie bins prior to commencement of the use at no cost to Council.
30	**Waste room** Install the following bin storage point prior to the use commencing and in accordance with City Plan Policy SC6.15 - Solid waste management at no cost to Council: i No steps or lips on bin-carting route. ii Hose cock for bin washing. iii Concrete slab graded to drainage point within the storage point. iv Drainage point connected to sewerage network with trade waste requirements. v Adequate artificial lighting
Construction Management	
31	**Construction documentation drawings – Architecture and Urban Design** *(specific condition)* a Prepare and submit for approval by the Office of Architecture and Heritage, a set of construction documentation drawings generally in accordance with the approved drawings, the subject of this approval prior to the issue of a Development Permit for Building Work. b The construction documentation drawings must be prepared by a suitably qualified professional and include in particular: i Detailed floor plans, elevations and sections showing how the façade composition illustrated in the approved drawings the subject of this approval will be constructed. ii Construction details showing all the façade materials in the proportions and locations identified in the elevations: o The different types of feature aluminium screening (balcony batten screens, vertical battens, fence battens) o The feature stone cladding; c The construction documentation drawings approved in accordance with this

	condition must form part of an approval for a Development Permit for Building Work.
32	**Vibration management plan** a Prepare and submit for approval a Vibration management plan addressing basement construction activities in accordance with the City's Basement Construction Vibration Guideline prior to any works commencing. b The Vibration management plan must be prepared by a suitably qualified professional. c Comply with the approved Vibration management plan and sections 4.2 and 4.5 of the Basement Construction Vibration Guideline. d Vibration levels must not exceed the levels in the approved Vibration management plan. *Note:* *Vibration monitoring may be required to be carried out at no cost to Council to determine compliance with the approved vibration management plan or the Guideline.*
33	**Erosion and sediment control** a Undertake works generally in accordance with the Healthy Waters code of the City Plan; and include in particular: i Sediment control structures e.g.: sediment fence must be placed at the base of all materials imported on site to mitigate sediment run-off. ii A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater. iii All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM September 2009) prior to discharging from the site. b Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6.11– Land development guidelines, section 4.5.17.1.2-Compliance.
34	**Dewatering management plan** a Obtain a Management Plan approval for a Dewatering management plan generally in accordance with the Guidelines for Dewatering Management Plan prior to any works commencing. b The Dewatering management plan must be prepared by a suitably qualitied professional and include in particular: i Purpose for dewatering (i.e.: an explanation why dewatering is required). ii Dewatering technique (i.e.: wellpoint, deep well, open hole etc.). iii Anticipated dewatering flow rate and total dewatering duration. iv Controls (i.e.: settling tank, turbidity curtain etc.) and method of effluent discharge. v Measures and techniques to manage noise, vibration and odour issues. vi Measures and techniques to manage geotechnical stability issues. vii Contingency plan in case of emergency situation. viii Engineering specifications for dewatering effluent treatment (i.e. air-stripper, carbon filtration etc.) and details for an analytical monitoring

	program to ensure effluent will meet water quality release standards described in Tables 1 & 2, where dewatering is conducted in a contaminated area. ix Monitoring program to ensure effluent will comply with applicable water quality release standards described in Tables 1 & 2 of the guidelines. x Baseline assessment of the existing environment (i.e. fauna, water quality) that will receive the discharge. xi Include background levels of Iron and Chlorine to ensure if the development sites are having issues with turbidity, the iron levels are not excessive to cause visual amenity issues and detriment to the aquatic ecosystem. xii Strategy for monitoring and managing any impacts during the life and after closure of the project. xiii The point of discharge to the storm water system and to any waterway or water body. xiv Hydrogeological and hydrological assessment of the project area to estimate quantity and quality of water to be discharged. xv Verification the quality of discharge water will comply with the receiving water duration and frequency of the discharge. xvi Seasonal variability of the receiving water quality. xvii Assessment of the viability of treating or recycling wastewater. xviii Location of all treatment pads. c Implement the Dewatering management plan during construction works at no cost to Council.
35	**Sand management plan** a Prepare and submit for approval a Sand management plan generally in accordance with the PO4 of the City Plan policy – Coastal erosion hazard overlay code, prior to any works commencing. b The Sand management plan must be prepared by a suitably qualified professional and include in particular: i Outline actions to ensure excavated sand is cleaned, treated, placed, levelled and stabilised; ii Ensure sand is cleaned using a 20mm sieve to remove all material other than clean sand; and iii Ensure sand is delivered and deposited to relevant beach identified by Council. c Contact Council's City Assets Branch to engage an officer (supervisor) nominated by Council. The Sand management plan must include details (e.g., name and position) of the officer who will be employed for the duration of the sand excavation and deposition at no cost to Council. d Prior to the commencement of sand extraction and deposition, sufficient security must be provided to Council to ensure the sand is sieved and placed on an ocean beach in accordance with Council requirements and appropriate beach protection and/or restoration measures are used. e The estimate total quantity of the sand must be calculated and supplied to the officer identified above to ensure a security value is included in the plan. f Implement the Sand management plan prior to any works commencing at no cost to Council.
36	**Construction management plan**

	a Prepare and submit for approval a Construction management plan generally in accordance with the Guidelines for Construction Management Plans prior to any works commencing. b The Construction management plan must be prepared by a suitably qualified professional and include in particular. i Provide hours of construction. ii Provide details on vehicle access (including responsibility for maintenance of the defined cartage route) during construction hours. iii Provide details on traffic management (including loading, unloading and cartage routes). iv Parking of vehicles (including on site employees and delivery vehicles). v Maintenance of safe pedestrian movement across the site's frontage/s (including people with disabilities). vi Provide details for the collection and control of Building waste and refuse disposal. vii Details on the presentation of hoarding to the street. viii Provide details for tree management. ix Demonstrate how the general public will be protected from construction activities. x Provide details on how the building site will be kept clean and tidy to maintain public safety and amenity. c Implement the Construction management plan during all construction works at no cost to Council.
37	**Noise management plan** a Prepare and submit for approval a Noise management plan addressing construction activities prior to any works commencing. b The Noise management plan must be prepared by a suitably qualified professional and include in particular: i Provide details of expected noise sources. ii Identify the measures and work practices to be implemented to ensure noise from construction activities does not cause an 'environmental nuisance' (within the meaning of the term set out in the Environmental Protection Act 1994) at any sensitive receptor stated in schedule 1 of the Environmental Protection (Noise) Policy 2008. iii Identify the measures and work procedures to monitor noise emissions. iv Provide details of complaint response procedures. v Identify procedures to monitor and review the noise management plan. c Implement the Noise management plan prior to any works commencing at no cost to Council.
38	**Dust management plan** a Prepare and submit for approval a Dust management plan prior to any works commencing. b The Dust management plan must be prepared by a suitably qualified professional and include in particular. i Provide details of sources of dust and particulate emissions.

	ii Identify the measures and work practices to be implemented ensuring the release of dust and particulate matter from construction activities does not cause an 'environmental nuisance' (within the meaning of that term set out in the Environmental Protection Act 1994) at any sensitive receptor stated in schedule 1 of the Environmental Protection (Noise) Policy 2008. iii Identify the procedures to be adopted for monitoring and reporting air emissions. iv Provide details of complaint response procedures that will be adopted. v Identify the procedures to be adopted for revision and review of the dust management plan. c Implement the Dust management plan during all construction works at no cost to Council.
39	**Haulage access/site management plan** a Prepare and submit for approval a Haulage access/site management plan generally in accordance with the Change to ground level and creation of new waterways code of the City Plan prior to any works commencing. b The Haulage access/site management plan must be prepared by a suitably qualified professional and include in particular. i Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers. ii Provide Loading/unloading operations. iii Address nuisance from dust, noise, vibration, smoke and material tracked onto public roads as a result of hauling and filling operations and how complaints will be addressed. iv Identity measures and work practices to ensure the site will be maintained in a clean and tidy state at all times including collection, storage and disposal of all waste materials. v Identify measures and work practices to ensure non- recyclable debris transported from the site is disposed of at an approved waste facility. Combustion of any material is not permitted on the subject site without prior approval of Council. vi Identify measures and work procedures to ensure gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to control both on-site dust nuisance and contamination of external properties, roadways and receiving waterways. c Implement the Haulage access/site management plan during all construction works at no cost to Council.
40	**Transport of soil/fill/excavated material** During the transportation of soil and other fill/excavated material: a All trucks hauling soil, or fill/excavated material must have their loads secure and covered. b Any spillage that falls from the trucks or their wheels must be collected and removed from the site and streets along which the trucks travel on a daily basis. c Prior to vehicles exiting the site, measures must be taken to remove the soil from the wheels of the vehicles to prevent soil and mud being deposited on public roads.

41 **Certification of works - Hydraulics and Water Quality**

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Hydraulics and Water Quality

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Post construction certification	Prior to commencement of the use/ a request is made to Council to approve the plan of subdivision	Conceptual Stormwater Management Plan - 6 Dudley Street, Mermaid Beach Revision No. C, (Ref. No. 2020101 - SBSMP)", dated 07/07/2021, prepared by Owen Consulting Pty Ltd	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality

The certification is to confirm:

All stormwater devices (quantity and quality) shown in the approved stormwater management plan and associated design drawings have been installed on-site and are functioning as designed.

42 **Supervision of works**

During construction of any works the following professionals must be appointed to supervise the below described actions:

Environmental Assessment

Expertise required of the suitably qualified professional	Actions to be overseen by the professional
Appointment of acid sulfate treatment professional A suitably qualified and experienced professional with relevant experience in this field	• The treatment of all acid sulfate soils; • Stock piling; • Monitoring; • Verification testing of the soil; and • Other items as appropriate in accordance with the approved Acid Sulfate Management Plan.

43 **Pre-start inspection**

Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in SC.6.11 City Plan Policy – Land development guidelines for the following:

Purpose	Council contact
Confirm on-site acid sulfate soil requirements for approved works including location of treatment pads, emergency agricultural lime and acid sulfate	Environmental and Landscape Assessment (07) 55828866

soil professional present	

Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.

44 **Hold point inspection**

Arrange a hold point inspection to complete the requirements identified in SC.6.2 City Plan Policy – Acid sulfate soils overlay code of the City Plan for the following:

Purpose	Hold Point	Council contact
The applicant must provide certification from the suitably qualified and experienced professional supervising works on site that all material excavated from the site has been treated and verified in accordance with the approved Acid Sulfate Soil Management Plan.	The certification is required to be submitted prior to: a Plan sealing of survey plans; b Where no survey plans are required, prior to commencement of use; or c Three months after the completion of all operational works onsite; whichever comes first.	Environmental and Landscape Assessment (07) 55828866

Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.

45 **Certification of works - Geotechnical Engineering**

Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:

Geotechnical Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Basement excavation retention design certification	Prior to the issue of a development permit for building works	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering
The certification is to confirm: i The basement excavation retention system has been adequately designed based on existing geotechnical conditions of the site.				

ii Detailed stability analyses have been carried out for the designed basement excavation retention system.

iii The designed basement excavation retention system achieves a factor of safety of at least 1.5, the calculated retention wall movements and rotations are within acceptable limits, and the basement excavation/construction including any dewatering will not cause any adverse effects on the stability and integrity of the adjacent buildings, properties and infrastructure.

iv A site-monitoring plan is in place for the entire basement excavation/construction period and for a post-construction period of at least three months in order to monitor and detect impact on the stability and integrity of the adjacent properties/structures.

v A contingency plan is in place in case any sign of instability on the adjacent properties/structures is identified or detected during the basement excavation/construction period.

Geotechnical Engineering

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Post-construction certification	Immediately after completion of the basement structure up to natural ground level	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Development Compliance

The certification is to confirm:

The basement excavation/construction has been satisfactorily carried out and there are no visible signs or monitored data indicating any adverse effects on the stability and integrity of the adjacent buildings, properties and infrastructure.

46 **Availability of approved plans, drawings and reports**

Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.

47 **Notice of works timetable**

Provide a Notice of works timetable for Commencement of work to Council's Development Compliance section prior to commencement of any works.

A copy of Council's Notice of works timetable is available on Council website.

48 **Certification of works – Water and Waste (Solid Waste Management)**

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Water and Waste

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
• Waste Management compliance report; • Waste servicing point and bin carting route; • Waste storage room design and construction;	Prior to commencement of the use	Waste Management plan by MIDS drawing number 5.0 dated 9.02.2021 revision 1	Registered Professional Engineer of Queensland (RPEQ) or a Level 1 Licensed Building Certifier	Water and Waste
The certification is to confirm: i The development has been designed and constructed in accordance with the approved Waste Management Plan and complies with City Plan Policy SC6.15 – Solid waste management.				

49 **Hold point inspection**

Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC.6.11 – Land development guidelines the City Plan for the following:

Purpose	Hold Point	Council contact
Bin storage point	Within 5 business days of the bin storage point being completed.	Water and Waste INSPECTIONS@goldcoast.qld.gov.au
Bin carting route between storage point and servicing point	Within 5 business days of the bin carting route area being completed including any doorways, ramps and speed control devices.	Water and Waste INSPECTIONS@goldcoast.qld.gov.au

50 **Certification of works - Subdivision Engineering**

Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:

Subdivision Engineering

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to commencement of the use	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Development Compliance

The certification is to confirm:

Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).

Plumbing and Drainage Act 2018

51 **Plumbing and drainage works**

Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing.

Note:

A permit for plumbing and drainage works does not approve the discharge of trade waste to Council's sewerage system. The generator of trade waste must complete an application for approval to discharge trade waste to Council's Sewerage System (available on Council's website).

Advice Notes

A **Development infrastructure**

Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.

B **Gold Coast Light Rail – Stage 3**

Stage 3 of the Gold Coast Light Rail, from Broadbeach South to Burleigh Heads, is on track for construction to commence in 2021. On behalf of the Queensland Government, GoldLinQ is leading the tender process and is currently in negotiations with design and construction contractor John Holland.

As the project progresses, GoldlinQ and its contractors will have access rights to

	the corridor. At different times during construction, any works adjacent to the light rail must be undertaken in accordance with the reasonable directions of GoldLinQ and its contractors, with respect to safety issues. This may impact new and existing developments within the corridor. To access the current GCLR3 reference design or for more information, visit www.GCLR3.com.au.
C	**Further development permits / compliance permits** Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: **Arboriculture** - Operational works - vegetation clearing **City Assets** - Operational works - vehicle access works **Landscape Assessment** - Operational works - landscape works **Plumbing and Drainage** - Permit for plumbing and drainage work **Transport Impact Assessment** - Operational works – infrastructure **Water and Waste** - Operational works - infrastructure - Application to work on the City's infrastructure A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).
D	**Connections and disconnections** Any connection / disconnection to the existing water and sewerage networks will be at the applicant's cost. Prior to the connection / disconnection taking place, the applicant must obtain written approval from Water and Waste. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
E	**Water meter sizing** All water meters 50 mm in diameter or larger must be installed aboveground and

	on lot and require an Operational works approval and an easement over the water meter arrangement. Unrestricted access to the water service (including meters) must be provided at all times. Refer to Water and Metering Technical Specifications, available on Council's website http://www.cityofgoldcoast.com.au
F	**Connections to, alteration or realignment of Council infrastructure** Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), the applicant must obtain the necessary approvals from the relevant public utility authority prior to works commencing. Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage infrastructure, reinstatement of maintenance hole covers, stormwater drainage infrastructure, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.
G	**Operational Works meeting prior to lodgement** Council's Water and Waste Development Services team encourage contact to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works. Contact GCWDA@goldcoast.qld.gov.au to arrange a meeting.
H	**Design, Constructability and Minor change applications** The application has been approved based on the information provided by the consultant. Water and Waste are not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the *Planning Act 2016*) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.
I	**Compliance with conditions** Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.
J	**Gold Coast Light Rail – Stage 3** The proposed works/activities are situated in the Light Rail Stage 3 affected area and as such may impact on activities being conducted by or on behalf of GoldLinQ in designing and carrying out light rail Project Works and Activities. At different times during construction of the GCLR Stage 3, areas under the possession of GoldLinQ may be controlled by the following: • GoldLinQ's Stage 3 "Principal Contractor" under the *Work Health and Safety Act 2011*; and / or • KDR Gold Coast Pty Ltd, GoldLinQ's Operations and Maintenance Contractor. The proposed works/activities must not interfere with the activities conducted by

	or on behalf of GoldLinQ for carrying out the GCLR Stage 3 Works and Activities. This may mean that the activities authorised under this approval may not be carried out at certain times during the currency of this approval. Any works undertaken in these areas must be undertaken in accordance with the reasonable directions of GoldLinQ and / or the Principal Contractor. Please note that you may have separate obligations under the *Transport Infrastructure Act 1994*.
K	**Indigenous cultural heritage legislation and duty of care requirement** The *Aboriginal Cultural Heritage Act 2003* ('**ACHA**') is administered by the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: a Is not negated by the issuing of this development approval; b Applies on all land and water, including freehold land; c Lies with the person or entity conducting an activity; and d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DATSIP's Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the ACHA.
L	**Infrastructure charges** Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
M	**Properly made submissions** There were properly made submissions about the application. The name and address of the principal submitter for each properly made submission is attached to the decision notice.
N	**Applicant responsibilities** The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without liming this obligation, the applicant is responsible for: a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commended and to carry out the activity for its duration. b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environment Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). c Securing tenure/permission from the relevant owner to use private or public

	land not owned by the applicant (including for access required by conditions of approval). d Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the *Survey and Mapping Infrastructure Act 2003.* e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds $150,000 (excluding GST). Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
O	**Weeds, pest animals and ants** Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
P	**Stormwater** A property notification will be applied to the lot / subsequent lots stating a stormwater management plan exists for the site and must be complied with at all times.
Property Notifications	
A	**Stormwater** There are development approval conditions applicable in relation to stormwater management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice MCU/2020/444. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

No. 9
47RP46282
No. 7
46RP46282
No. 5
45RP46282
No. 3
44RP46282
No. 1
43RP46282
HEDGES AVENUE
DUDLEY STREET
LOS ANGELES ESPLANADE
No. 143
0BUP1202
No. 143
4BUP1202
No. 143
1BUP1202
No. 143
7BUP1202
No. 143
5BUP1202
No. 143
3BUP1202
No. 10
0BUP9767
No. 10
3BUP9767
No. 10
7BUP9767
No. 10
11BUP9767
No. 10
2BUP9767
No. 10
12BUP9767
No. 6
78RP46282
No. 4
79RP46282
No. 3
1BUP5877
No. 3
3BUP5877
No. 3
7BUP5877
No. 3
0BUP5877
No. 141
20SP322301
No. 11
89RP46282
No. 9
88RP46282
No. 7
87RP46282
OCEAN STREET

Pacific Fair Shopping Centre.
Subject site.
Lake Intrepid
MERMAID WATERS
MERMAID BEACH
Nobbys Beach commercial precinct.

6 DUDLEY ST MERMAID BEACH

PROPOSED RESIDENCES

Mi DS

06.09.21

Mi DESIGN STUDIO

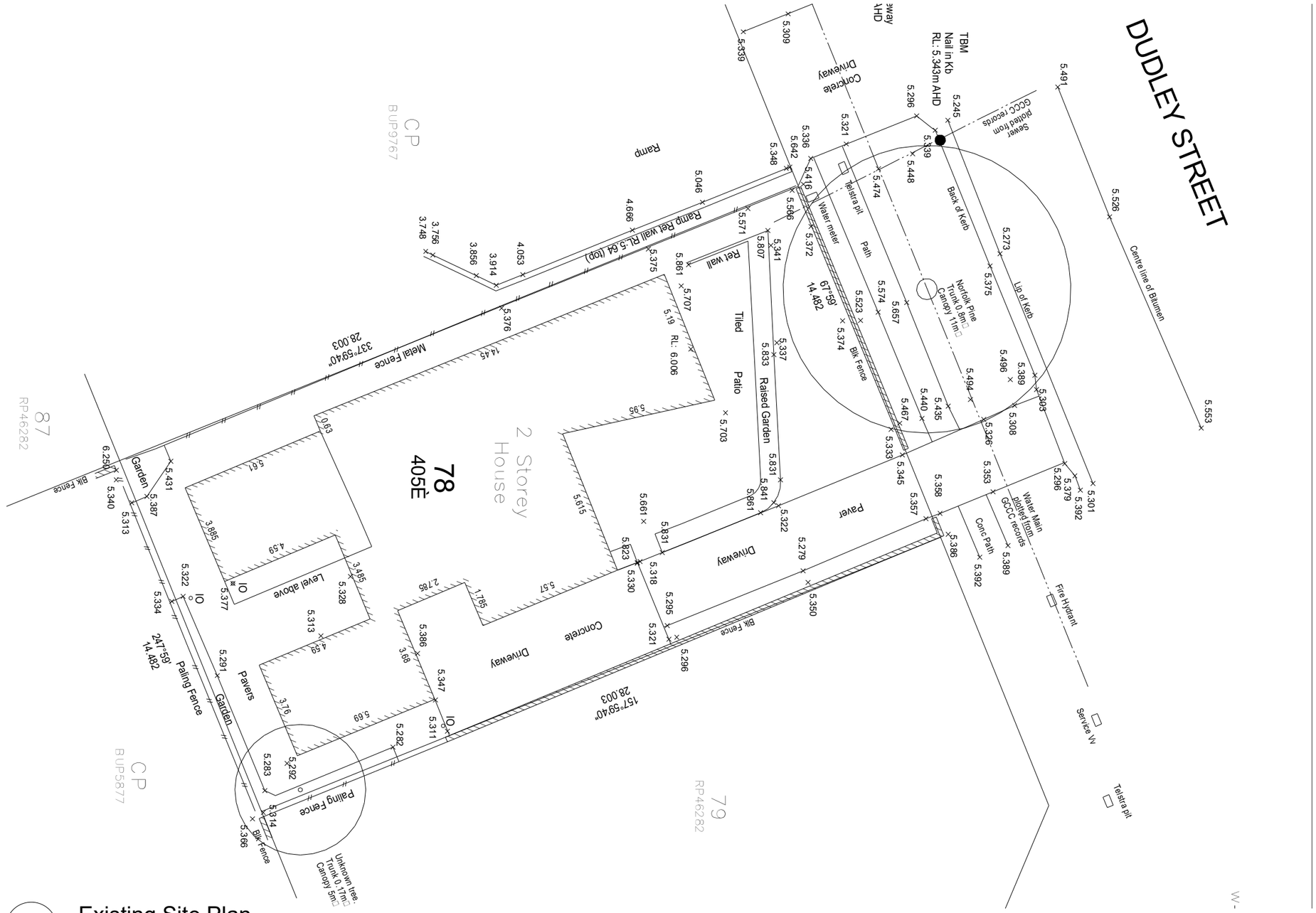
QLD // NSW // VIC // TAS

Suite 11, 43 Tallebudgera Creek Rd
Burleigh Heads QLD 4220
PO Box 179 West Burleigh QLD 4219
Ph: 07 5576 7118

ABN : 33 627 474 168
QBCC : 15115046 (OPEN)
NSW : 6323 (OPEN)
VIC : DP-AD 43721

6 DUDLEY ST MERMAID BEACH

Existing Site Survey



1 Existing Site Plan
Scale: 1 : 150

020 060

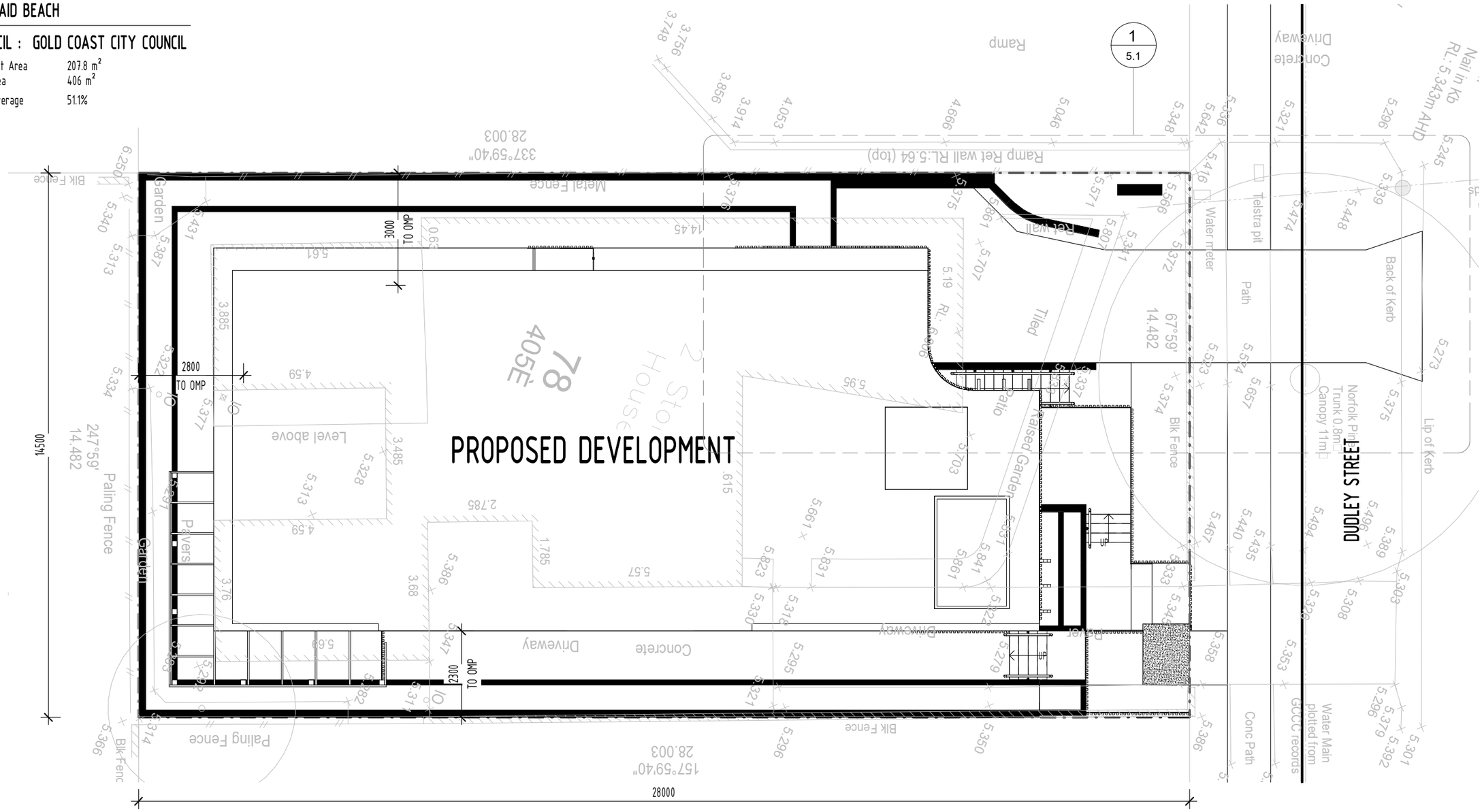
6 DUDLEY ST MERMAID BEACH

Proposed Site Plan

LOT 78 on RP46282
6 DUDLEY STREET
MERMAID BEACH

COUNCIL : GOLD COAST CITY COUNCIL

Footprint Area	207.8 m²
Site Area	406 m²
Site Coverage	51.1%



1 Site Plan
Scale: 1 : 100

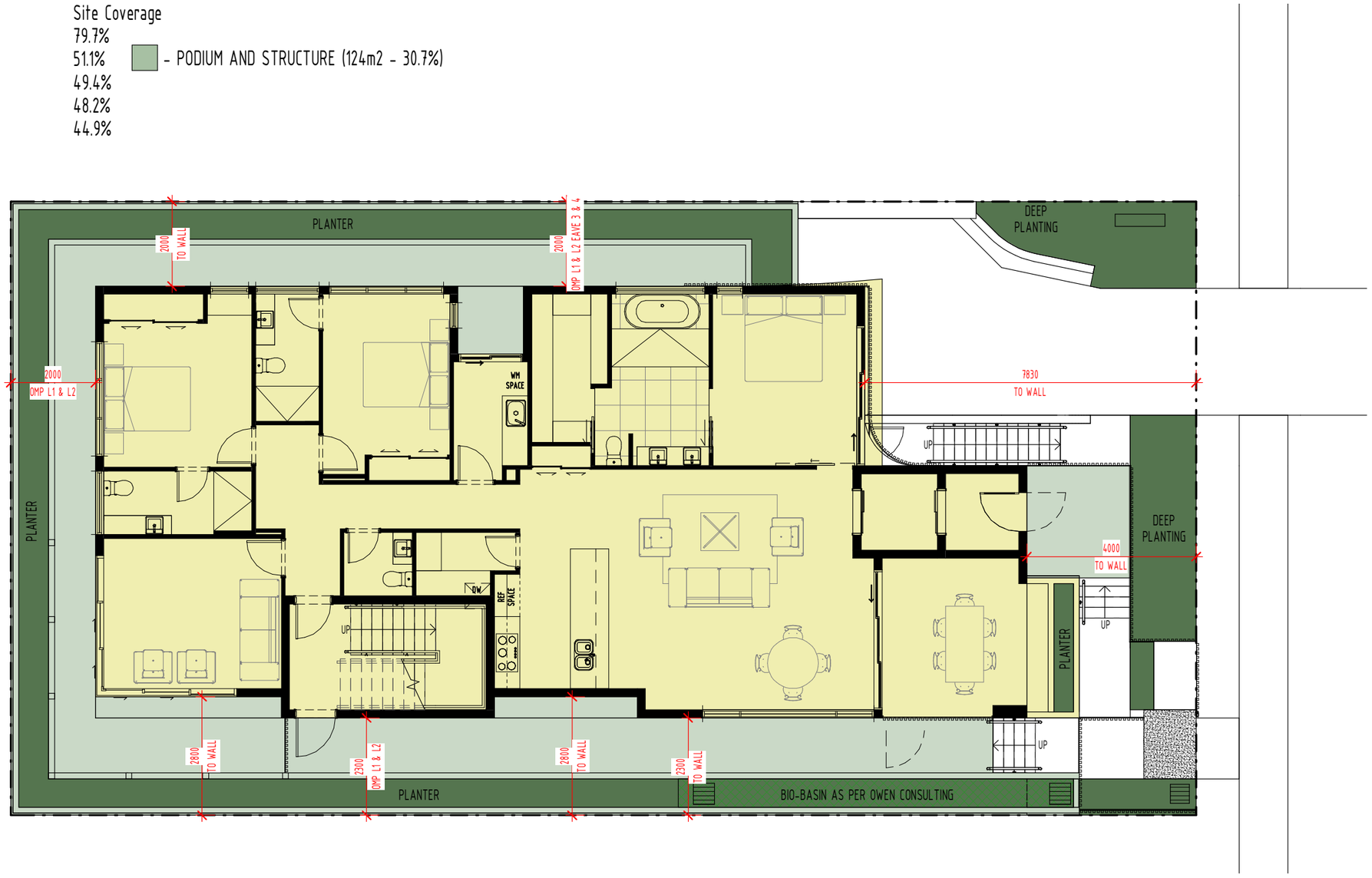
020 060

6 DUDLEY ST MERMAID BEACH

Level 1 Setbacks

	Footprint	Site Coverage
Basement -	323.65m2	79.7%
Level 1 -	207.8m2	51.1%
Level 2 -	200.8m2	49.4%
Level 3 -	196m2	48.2%
Level 4 -	182.66m2	44.9%

- PODIUM AND STRUCTURE (124m2 - 30.7%)



1 Level 1 Setbacks
Scale: 1 : 100

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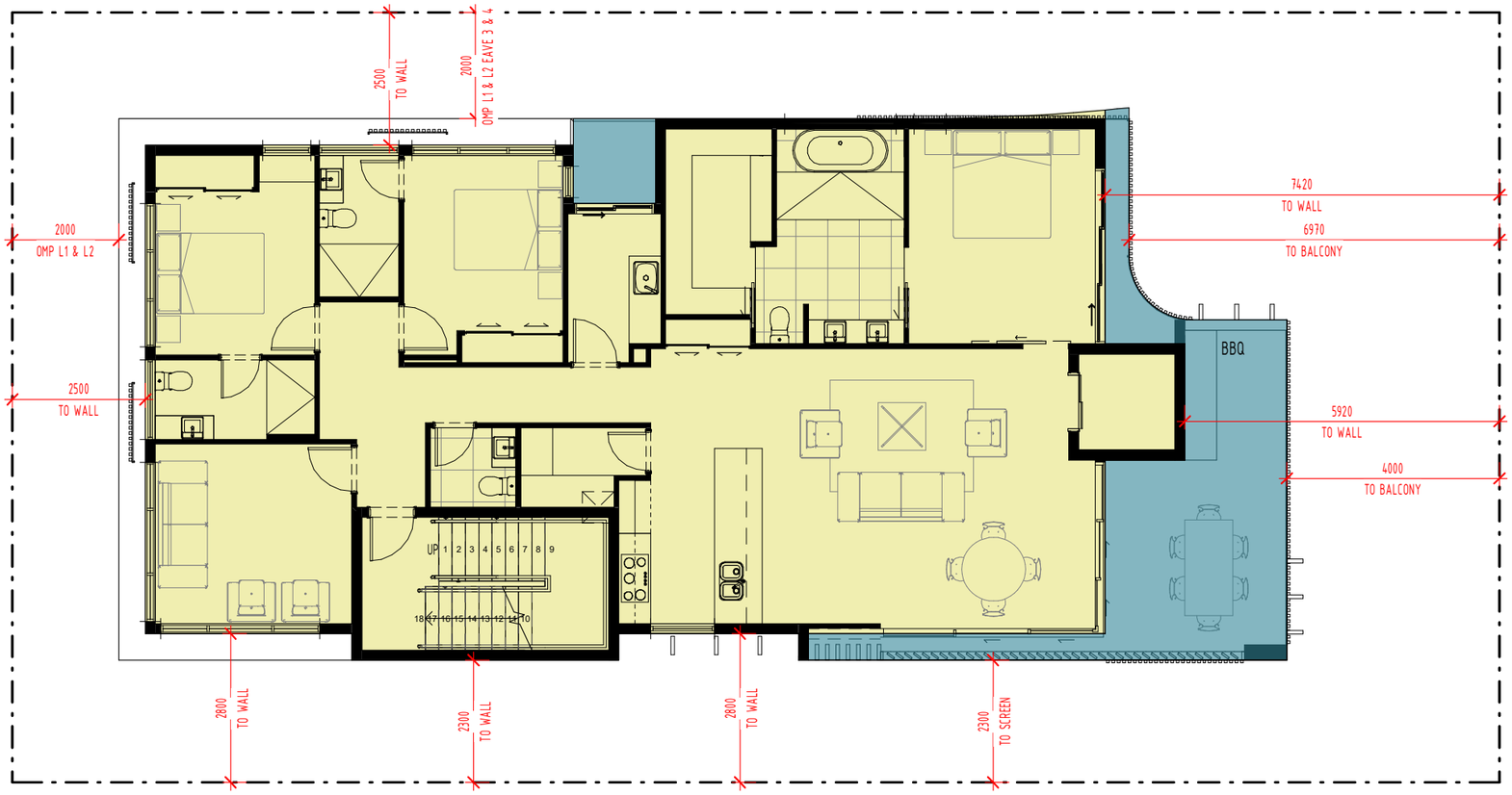
6 DUDLEY ST MERMAID BEACH

Level 2 Setbacks

	Footprint	Site Coverage
Basement -	323.65m2	79.7%
Level 1 -	207.8m2	51.1%
Level 2 -	200.8m2	49.4%
Level 3 -	196m2	48.2%
Level 4 -	182.66m2	44.9%

BALCONY - 26.0m2 (INCLUDED IN TOTAL FOOTPRINT OF LEVELS)



1 Level 2 Setbacks
Scale: 1 : 100

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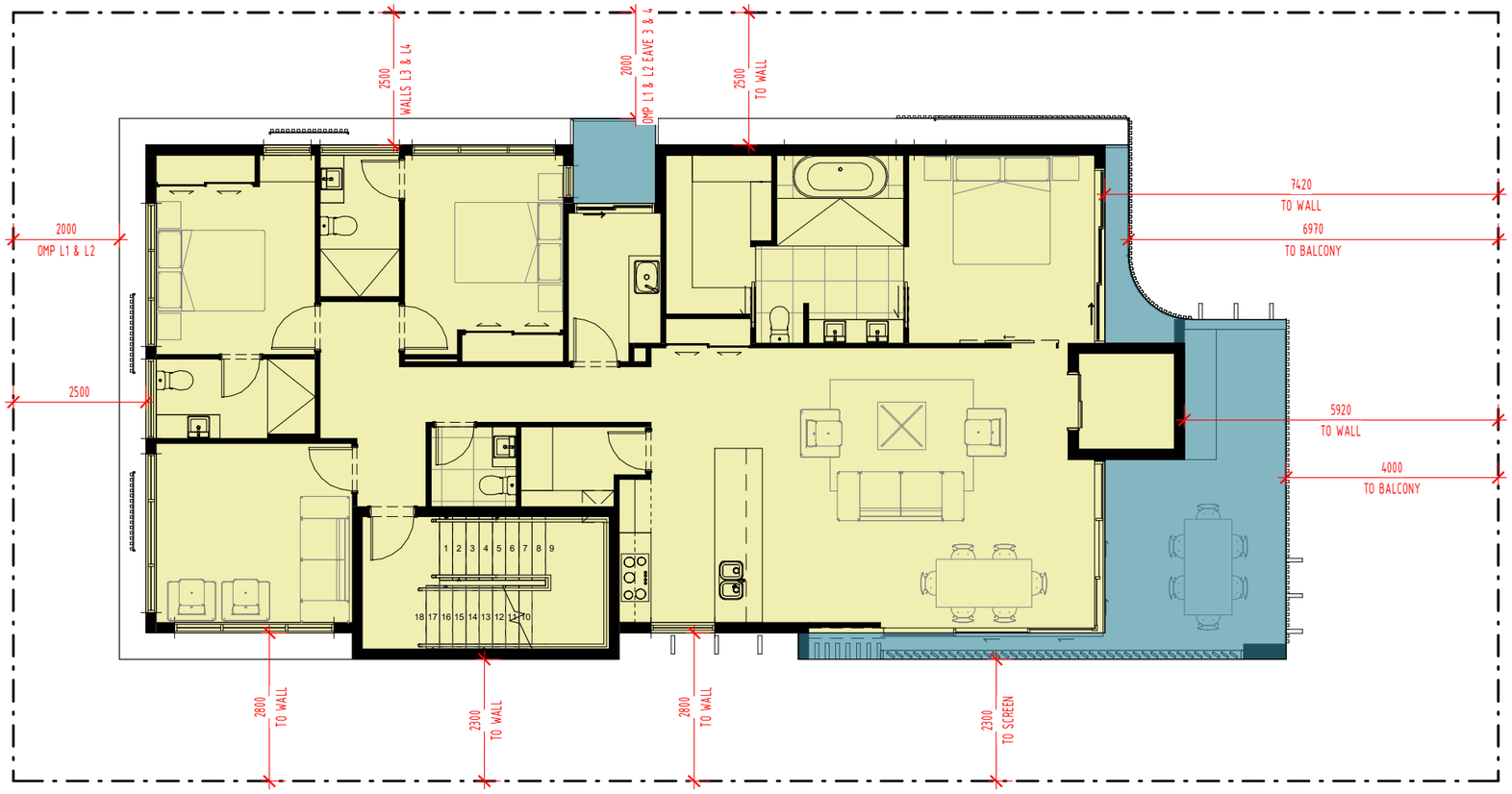
6 DUDLEY ST MERMAID BEACH

Level 3 Setbacks

	Footprint	Site Coverage
Basement -	323.65m2	79.7%
Level 1 -	207.8m2	51.1%
Level 2 -	200.8m2	49.4%
Level 3 -	196m2	48.2%
Level 4 -	182.66m2	44.9%

BALCONY - 25.8m2 (INCLUDED IN TOTAL FOOTPRINT OF LEVELS)



1 Level 3 Setbacks
Scale: 1 : 100

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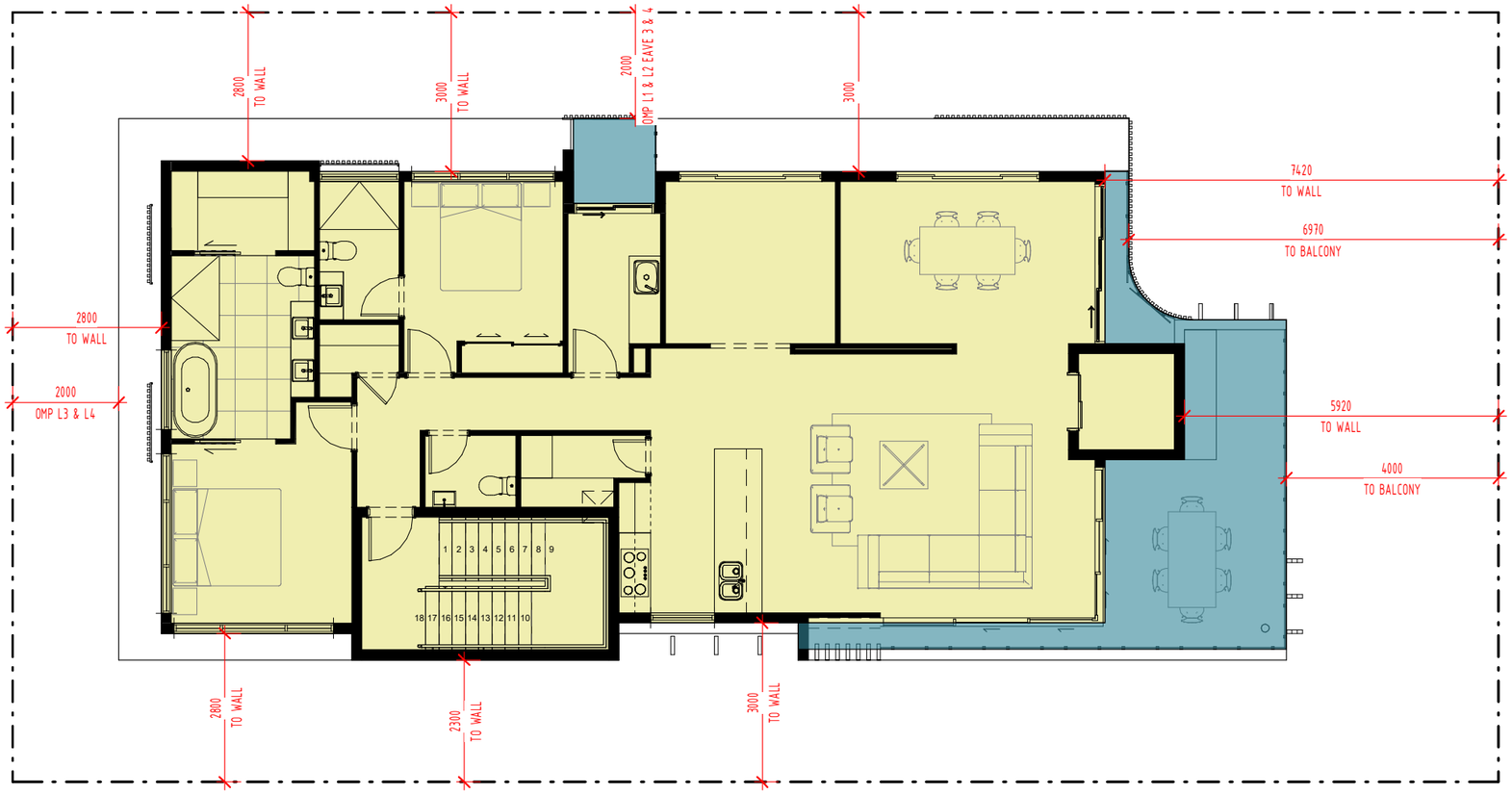
6 DUDLEY ST MERMAID BEACH

Level 4 Setbacks

	Footprint	Site Coverage
Basement -	323.65m2	79.7%
Level 1 -	207.8m2	51.1%
Level 2 -	200.8m2	49.4%
Level 3 -	196m2	48.2%
Level 4 -	182.66m2	44.9%

BALCONY - 24.8m2 (INCLUDED IN TOTAL FOOTPRINT OF LEVELS)



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1 Level 4 Setbacks
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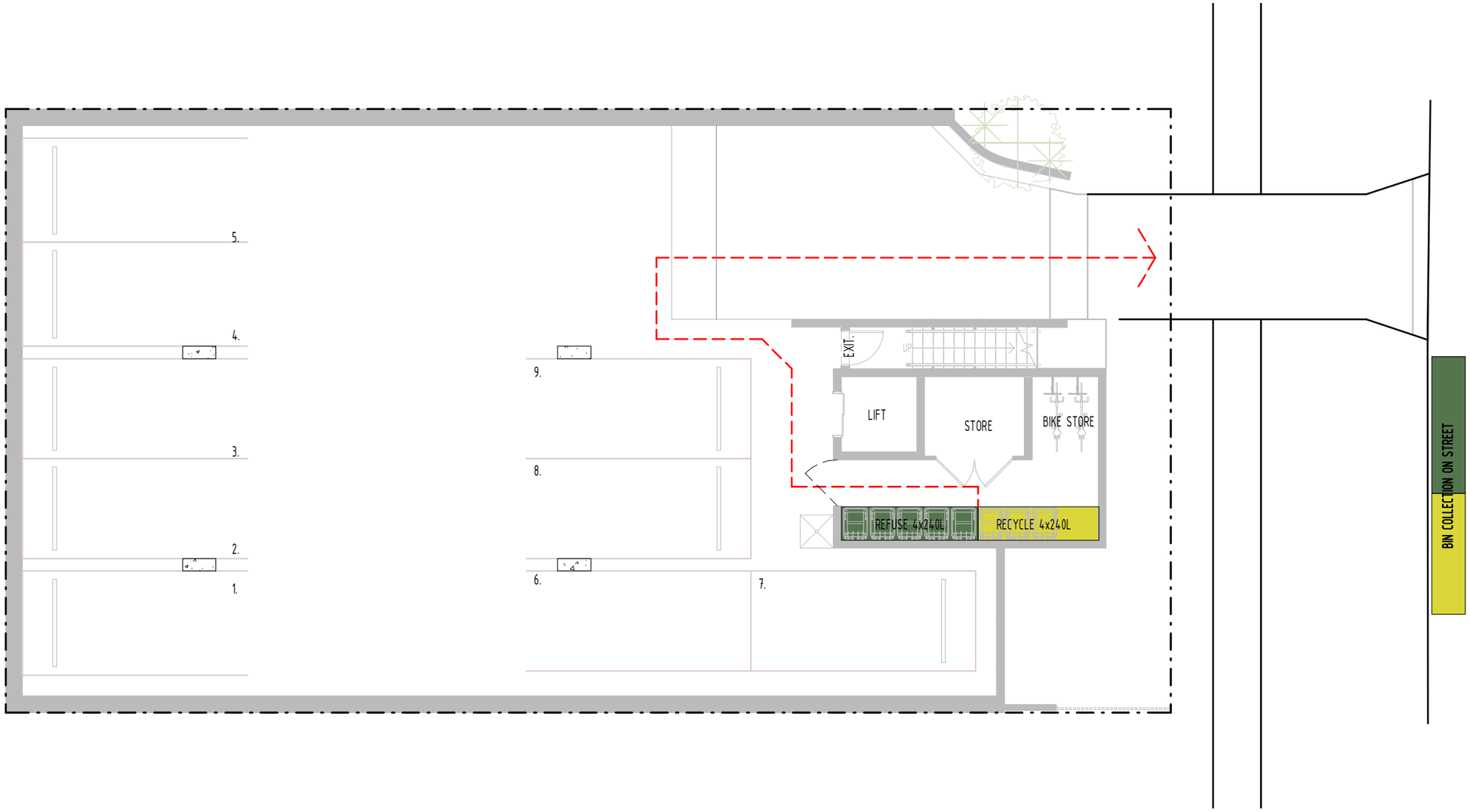
6 DUDLEY ST MERMAID BEACH

Waste Management



WASTE MANAGEMENT CALCULATIONS

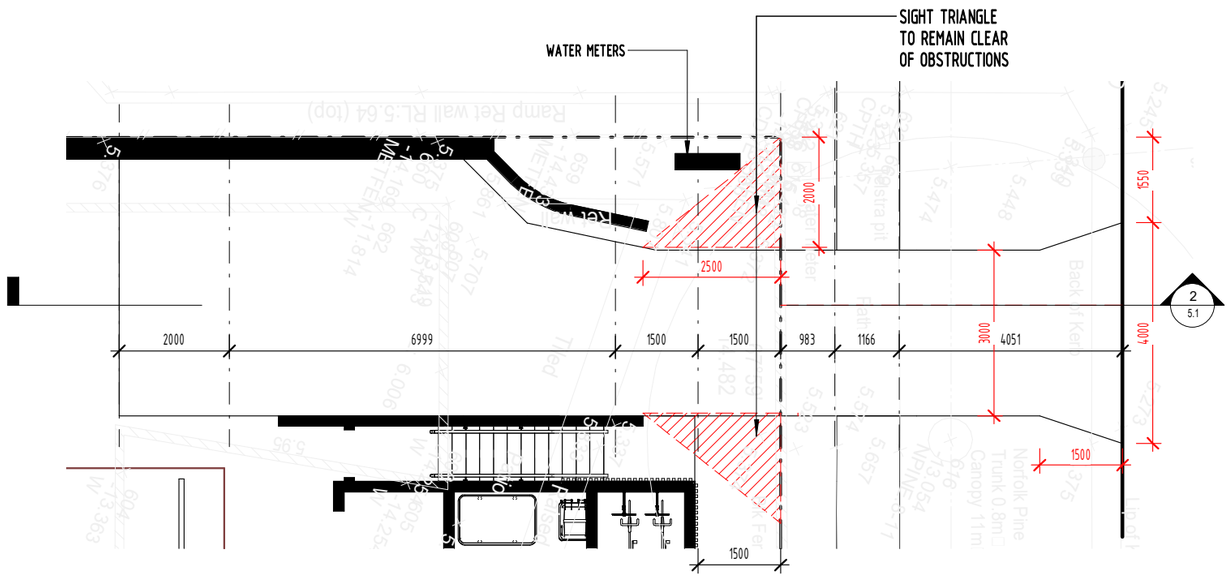
GENERAL WASTE REQUIREMENTS - 3 BEDROOM AND ABOVE 120L/WEEK		2 BEDROOM - 100L/WEEK
RECYCLABLE WASTE - 3 BEDROOM AND ABOVE - 80L/WEEK		2 BEDROOM - 60L/WEEK
REQUIRED	(3 X 3 BEDROOM UNITS + 1 X 2 BEDROOM UNIT)	
GENERAL	460L	**RECYCLE** 300L
ACHIEVED	4x240 L Wheelie Bins	4/240 L Wheelie Bin

1 Waste Management
Scale: 1 : 100

020 060

6 DUDLEY ST MERMAID BEACH

Driveway Details



1 Driveway Crossover Callout

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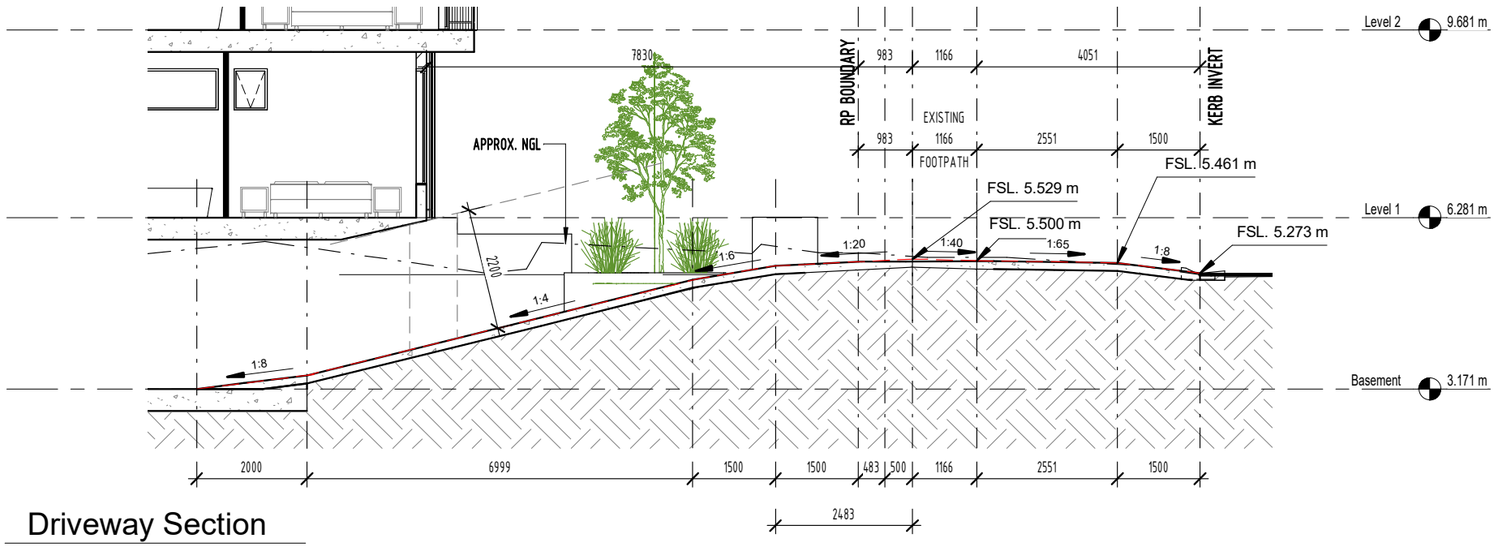

2 Driveway Section

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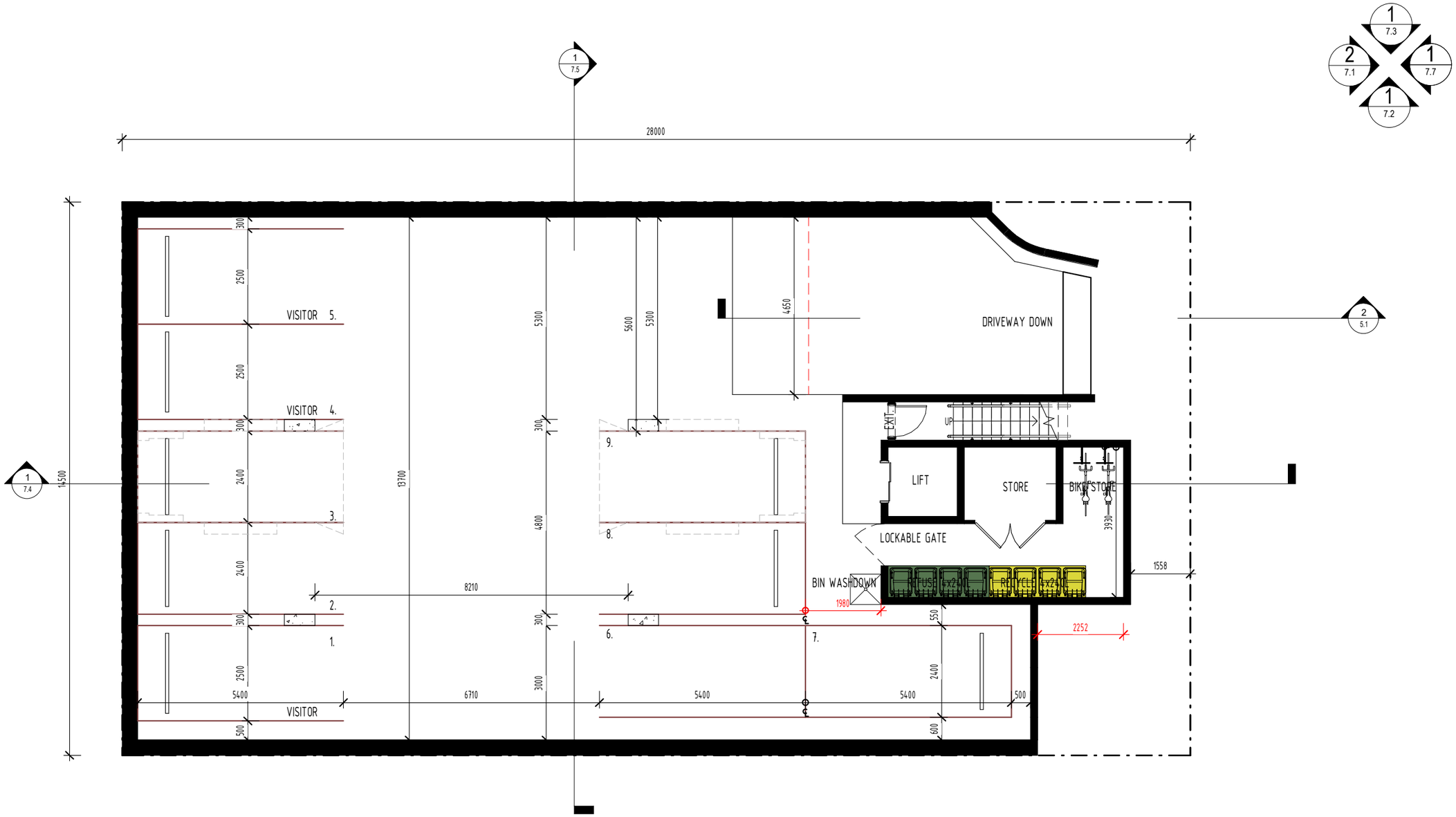
6 DUDLEY ST MERMAID BEACH

Plans

6 DUDLEY ST MERMAID BEACH

Basement Plan



1 Basement
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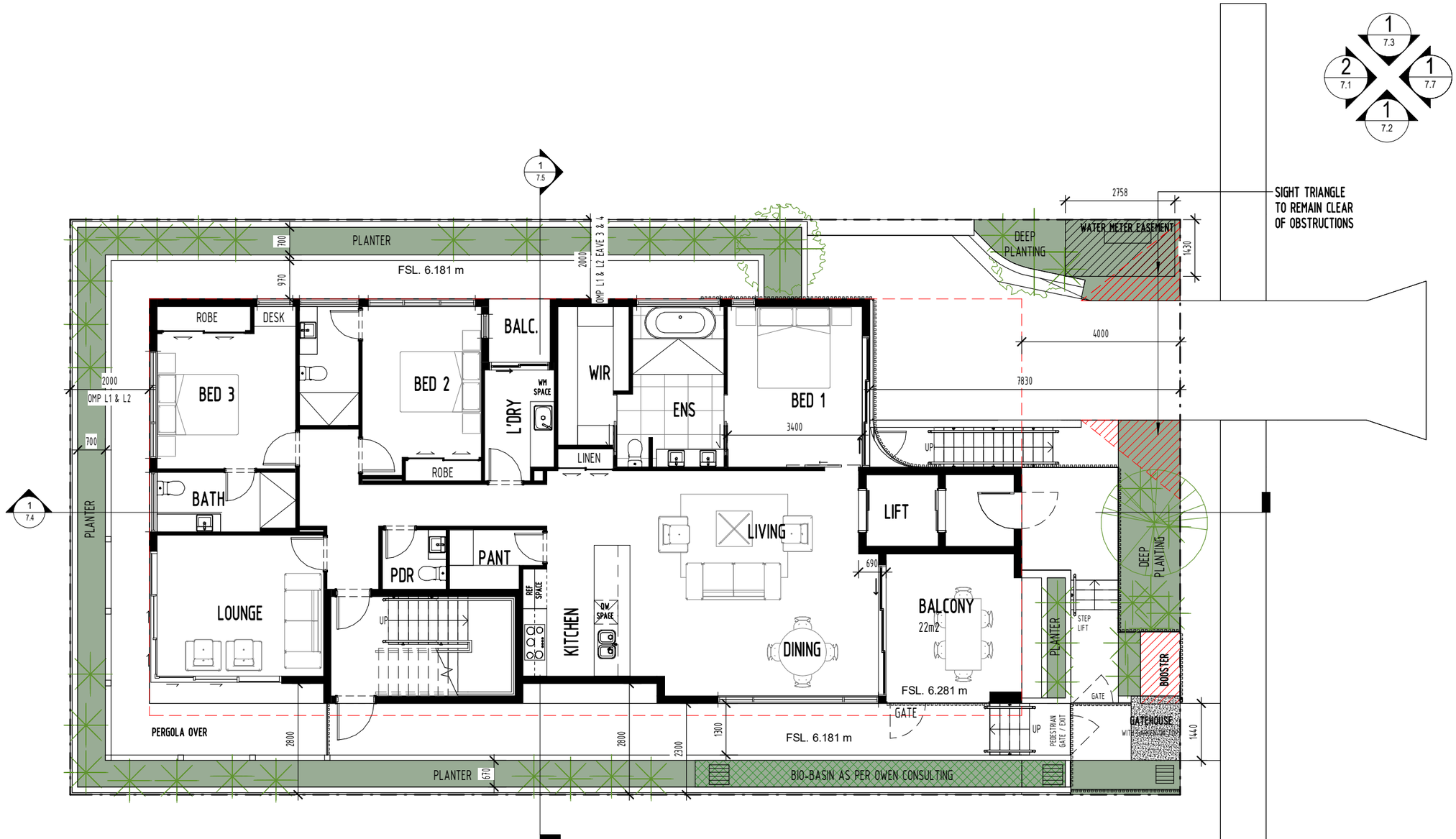
6 DUDLEY ST MERMAID BEACH

Level 1



1 Level 1
Scale: 1 : 100

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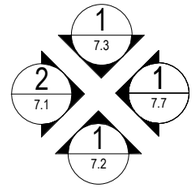
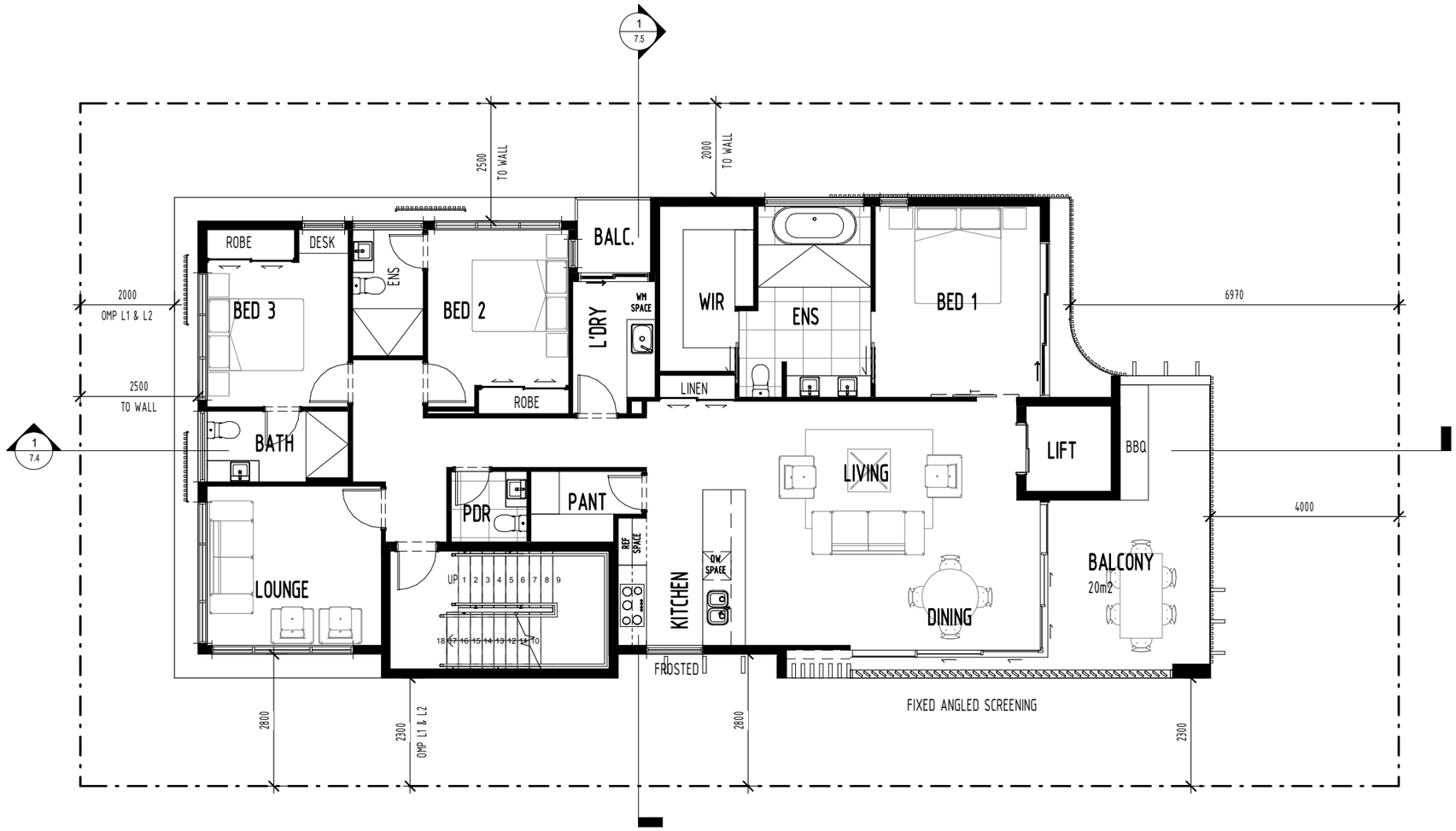
6 DUDLEY ST MERMAID BEACH

Level 2





1 Level 2
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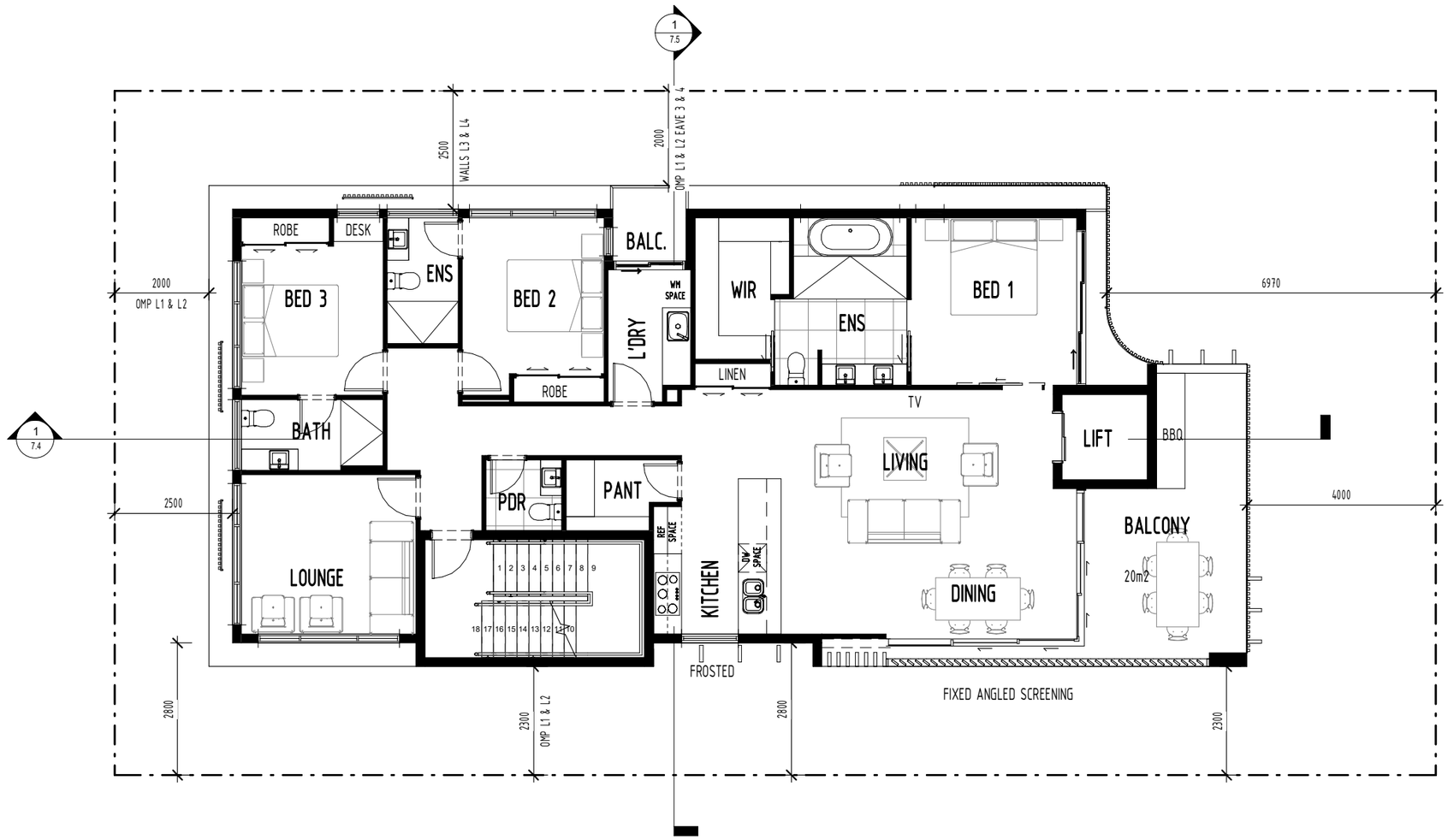
6 DUDLEY ST MERMAID BEACH

Level 3



1 Level 3
Scale: 1 : 100

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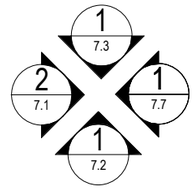
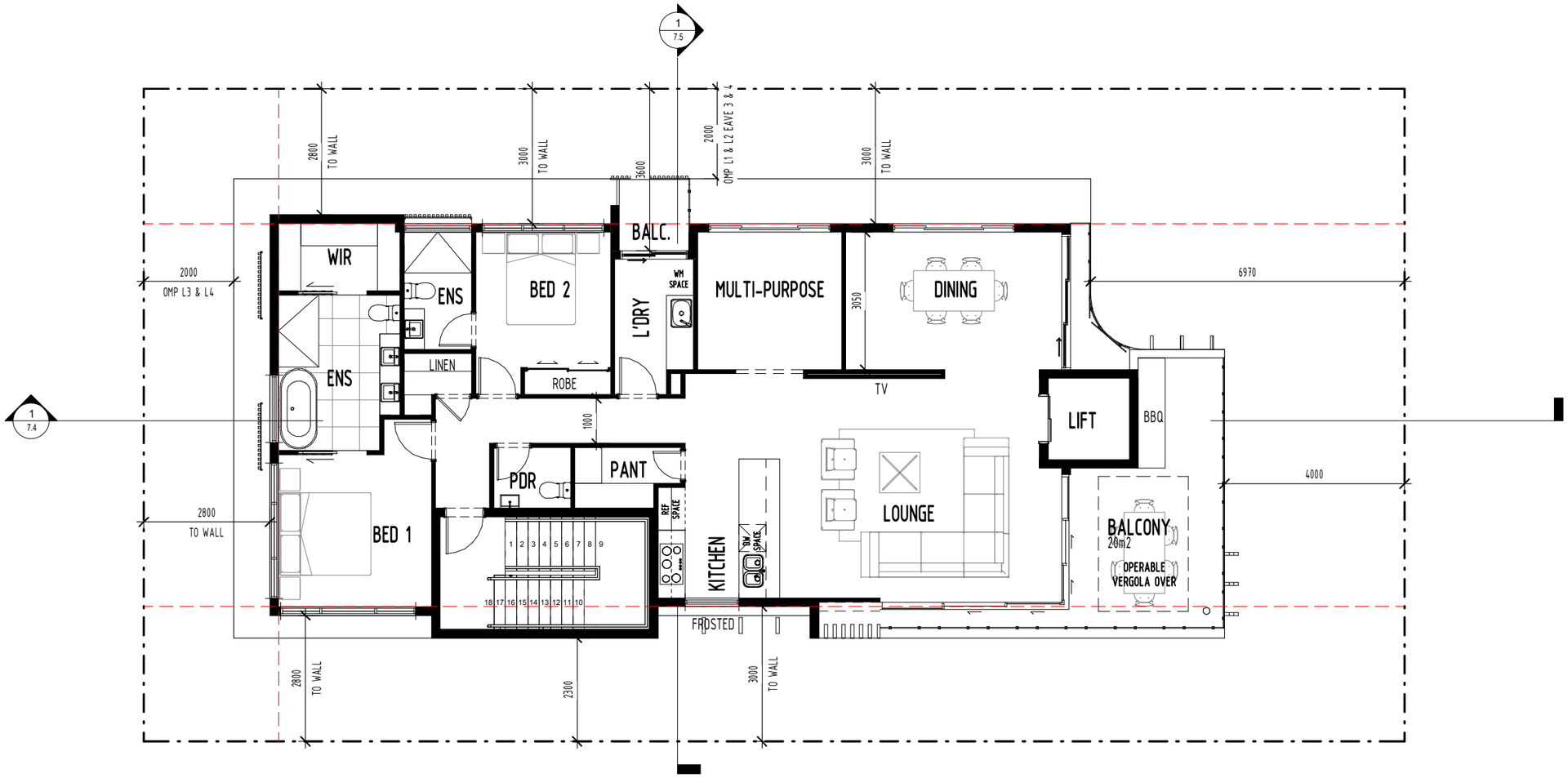
6 DUDLEY ST MERMAID BEACH

Level 4





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1 Level 4
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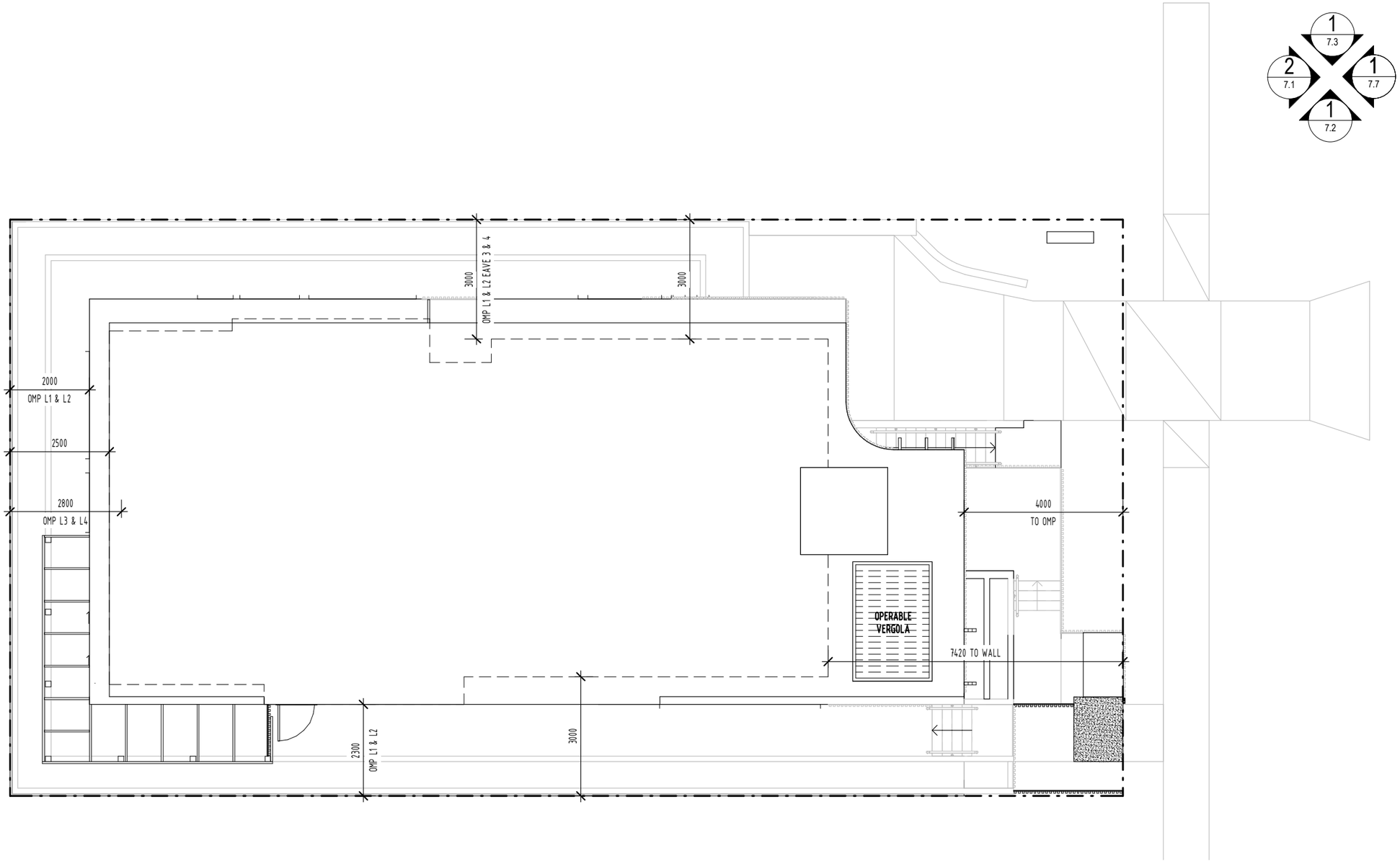
6 DUDLEY ST MERMAID BEACH

Roof Plan



1 Roof Plan
Scale: 1 : 100

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6 DUDLEY ST MERMAID BEACH

North & South Elevations

1 North Elevation
Scale: 1 : 100

2 South Elevation
Scale: 1 : 100

EXTERIORS FINISHES

1. Rendered Masonry Paint Finish
2. Stone Cladding
3. Feature Metal Cladding
4. Powdercoated Aluminium Screen
5. Powdercoated Aluminium Pergola
6. Powdercoated Aluminium Batten Handrail
7. Urbanline Timber look Cladding
8. Feature Paint - Rendered Finish

020.060

6 DUDLEY ST MERMAID BEACH

East Elevation

1 East Elevation
Scale: 1 : 100

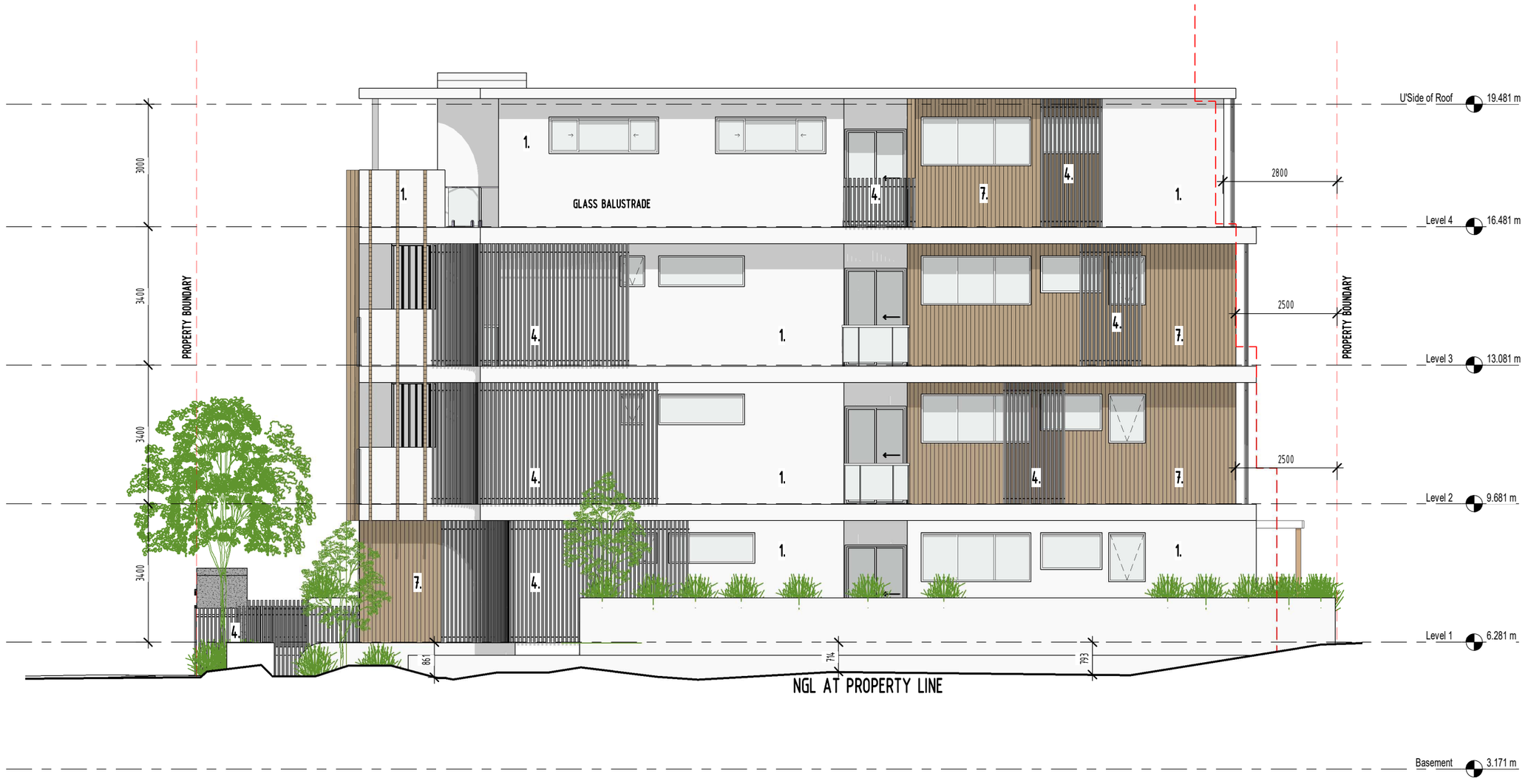
EXTERIORS FINISHES

1. Rendered Masonry Paint Finish
2. Stone Cladding
3. Feature Metal Cladding
4. Powdercoated Aluminium Screen
5. Powdercoated Aluminium Pergola
6. Powdercoated Aluminium Batten Handrail
7. Urbanline Timber look Cladding
8. Feature Paint - Rendered Finish

020 060

6 DUDLEY ST MERMAID BEACH

West Elevation



1 West Elevation
Scale: 1 : 100

EXTERIORS FINISHES

1. Rendered Masonry Paint Finish
2. Stone Cladding
3. Feature Metal Cladding
4. Powdercoated Aluminium Screen
5. Powdercoated Aluminium Pergola
6. Powdercoated Aluminium Batten Handrail
7. Urbanline Timber look Cladding
8. Feature Paint - Rendered Finish

020.060

6 DUDLEY ST MERMAID BEACH

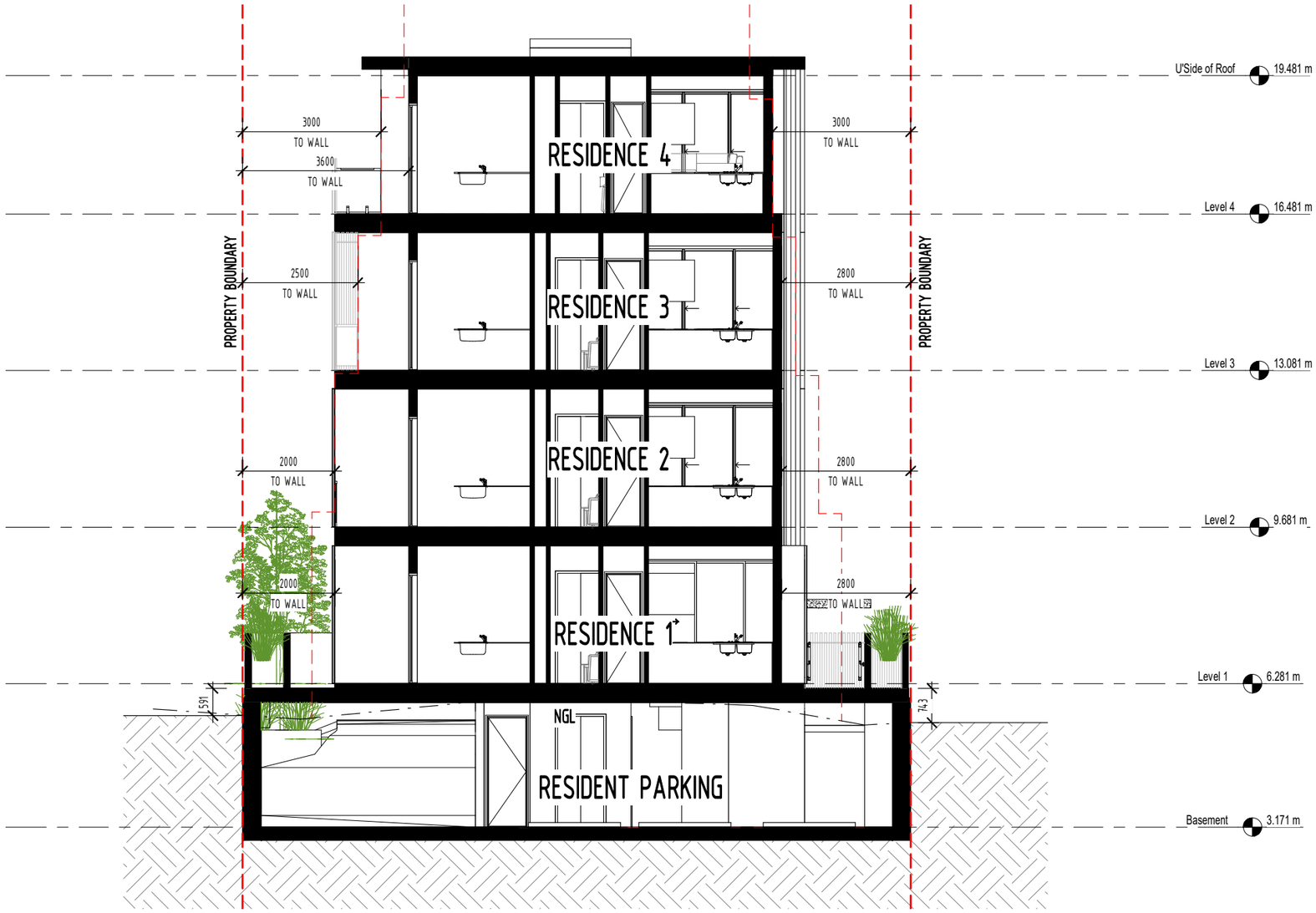
Section

1 Section 1
Scale: 1 : 100

020 060

6 DUDLEY ST MERMAID BEACH

Section

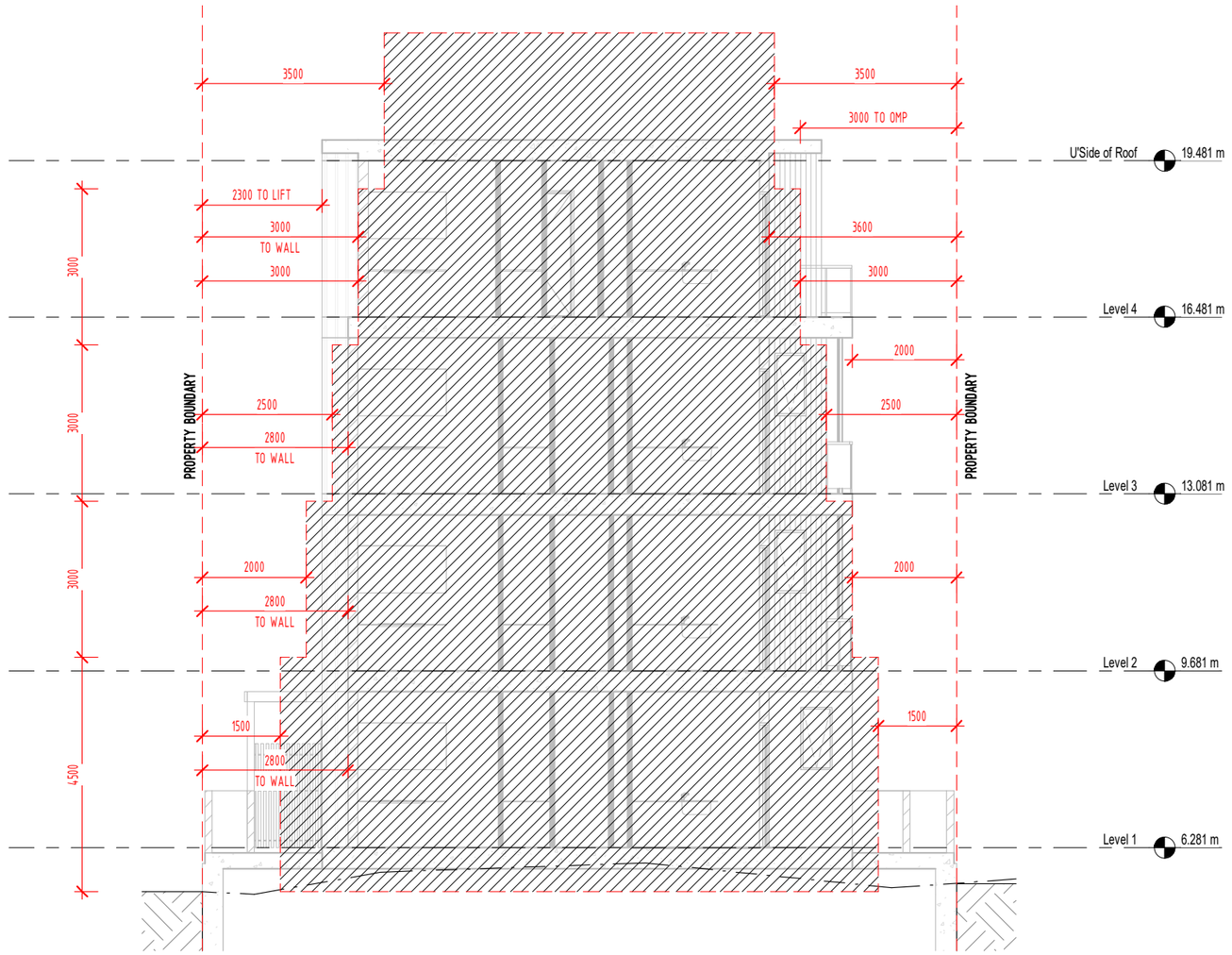


1 Section 2
Scale: 1 : 100

020 060

6 DUDLEY ST MERMAID BEACH

Setback Section



SETBACK LEGEND

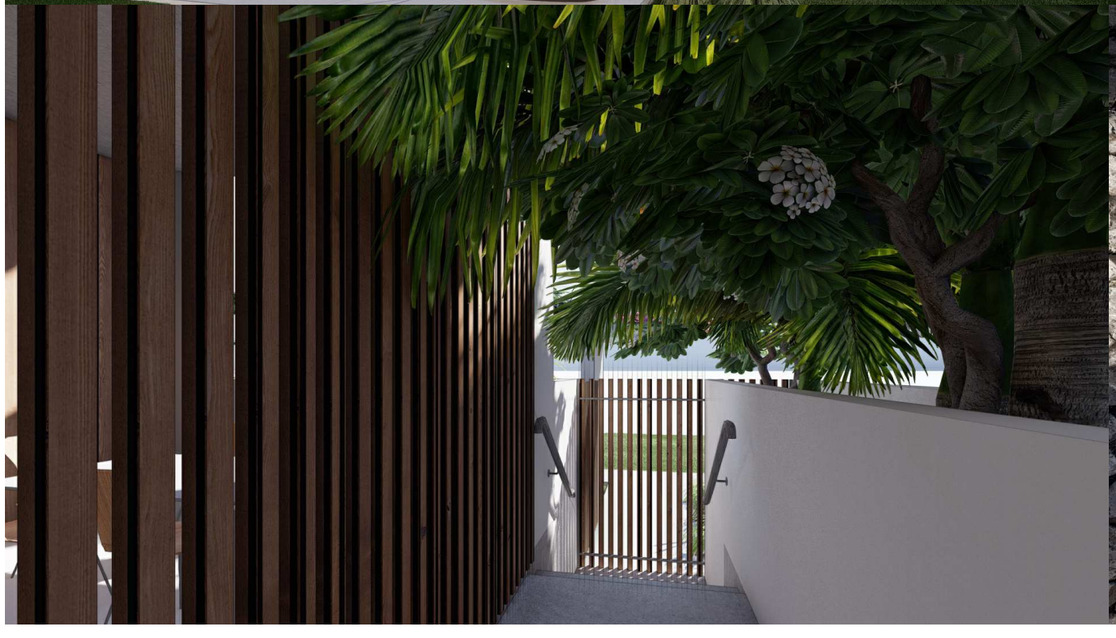
RED HATCH INDICATES
GCCC CITY PLAN
REQUIREMENTS

1 Setback Section
Scale: 1 : 100

020.060

6 DUDLEY ST MERMAID BEACH

Perspectives



020 060

6 DUDLEY ST MERMAID BEACH

Perspectives + Colour & Materials

FINISHES	PAINT FINISH - MAIN	FEATURE STONE	FEATURE WALL CLADDING	TIMBER LOOK CLADDING	GLAZING FINISH	DRIVEWAY FINISH	PRIVACY SCREENS	FRONT DOOR
	COLORBOND 'LEXICON'	DAKAR RANDOM STONE	STRAMIT SHARPLINE COLORBOND - MONUMENT	URBANLINE SELEKTA - CEDAR	DULUX PRECIOUS PEARL 'PANDEMONIUM SILVER'	EXPOSED AGGREGATE 'SALT & PEPPER' HONED	TIMBER LOOK ALUMINIUM	DULUX 'KLAVIER'

020.060

6 DUDLEY ST MERMAID BEACH

Perspectives + Colour & Materials

020.060

6 DUDLEY ST MERMAID BEACH

Artist Impressions

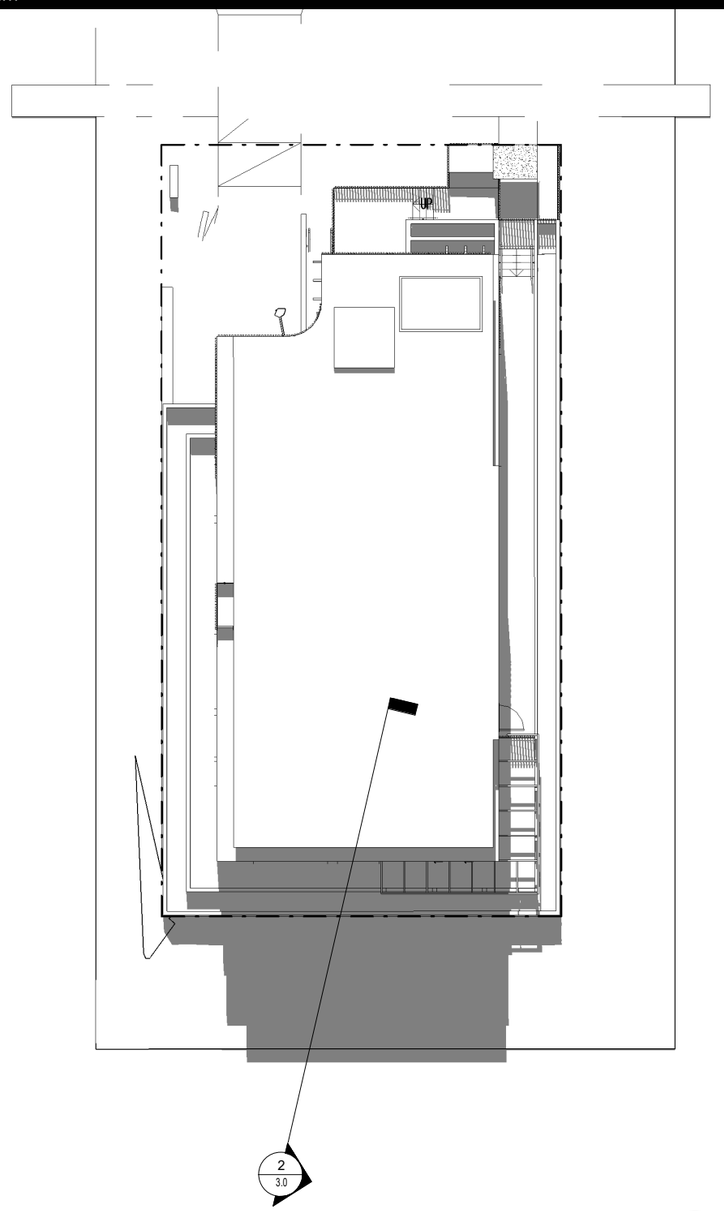
020 060

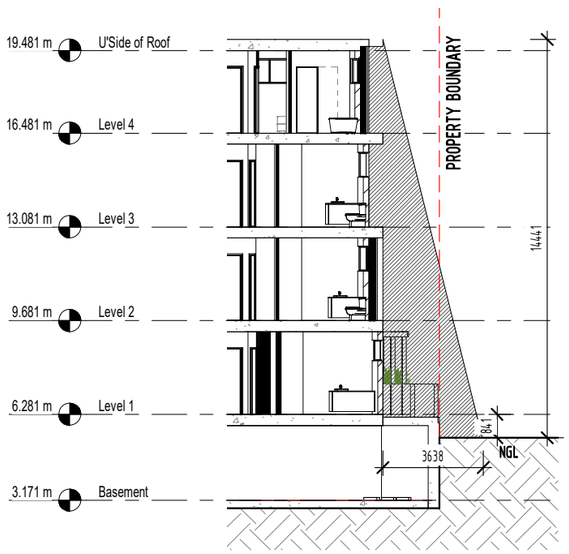
6 DUDLEY ST MERMAID BEACH

Artist Impressions

6 DUDLEY ST MERMAID BEACH

Shadow Diagram - South Impact Diagram





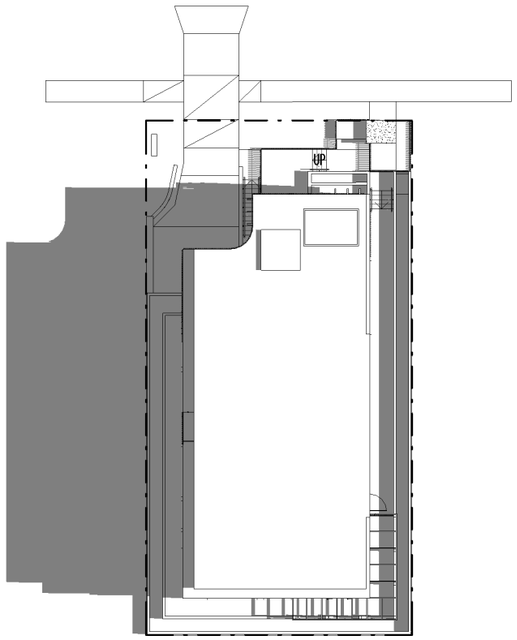
2 Section 3
Scale: 1 : 200

1 Shadow - South Impact
Scale: 1 : 200

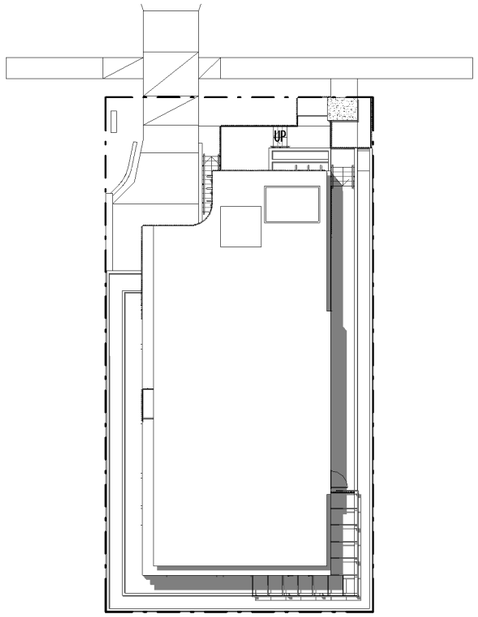
020 060

6 DUDLEY ST MERMAID BEACH

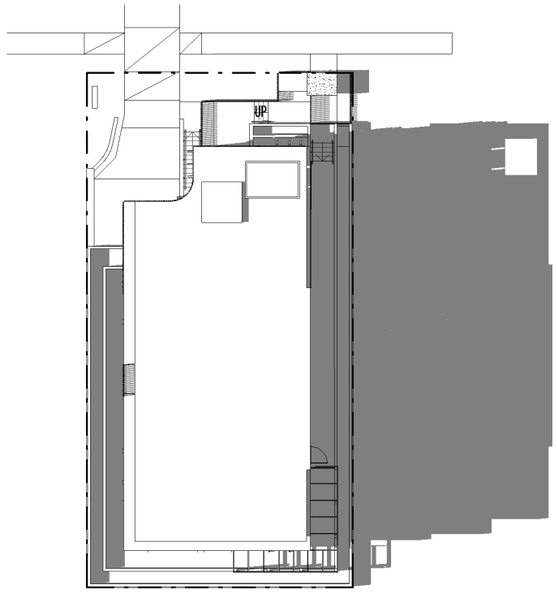
Shadow Diagram - Summer Solstice



1 Shadow Diagram 9am Summer Solstice
Scale: 1 : 300



2 Shadow Diagram 12pm Summer Solstice
Scale: 1 : 300

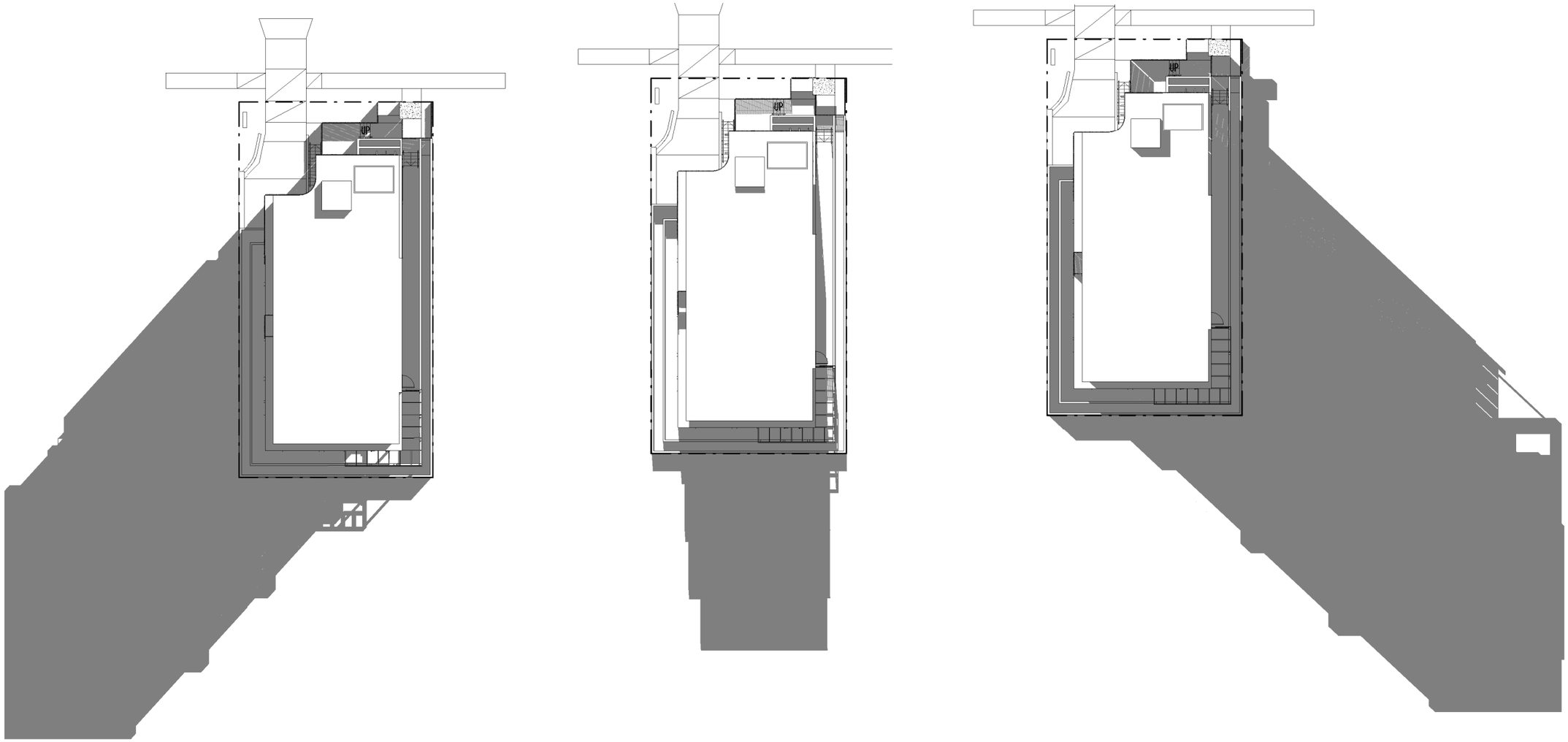


3 Shadow Diagram 3pm Summer Solstice
Scale: 1 : 300

020 060

6 DUDLEY ST MERMAID BEACH

Shadow Diagram - Winter Solstice

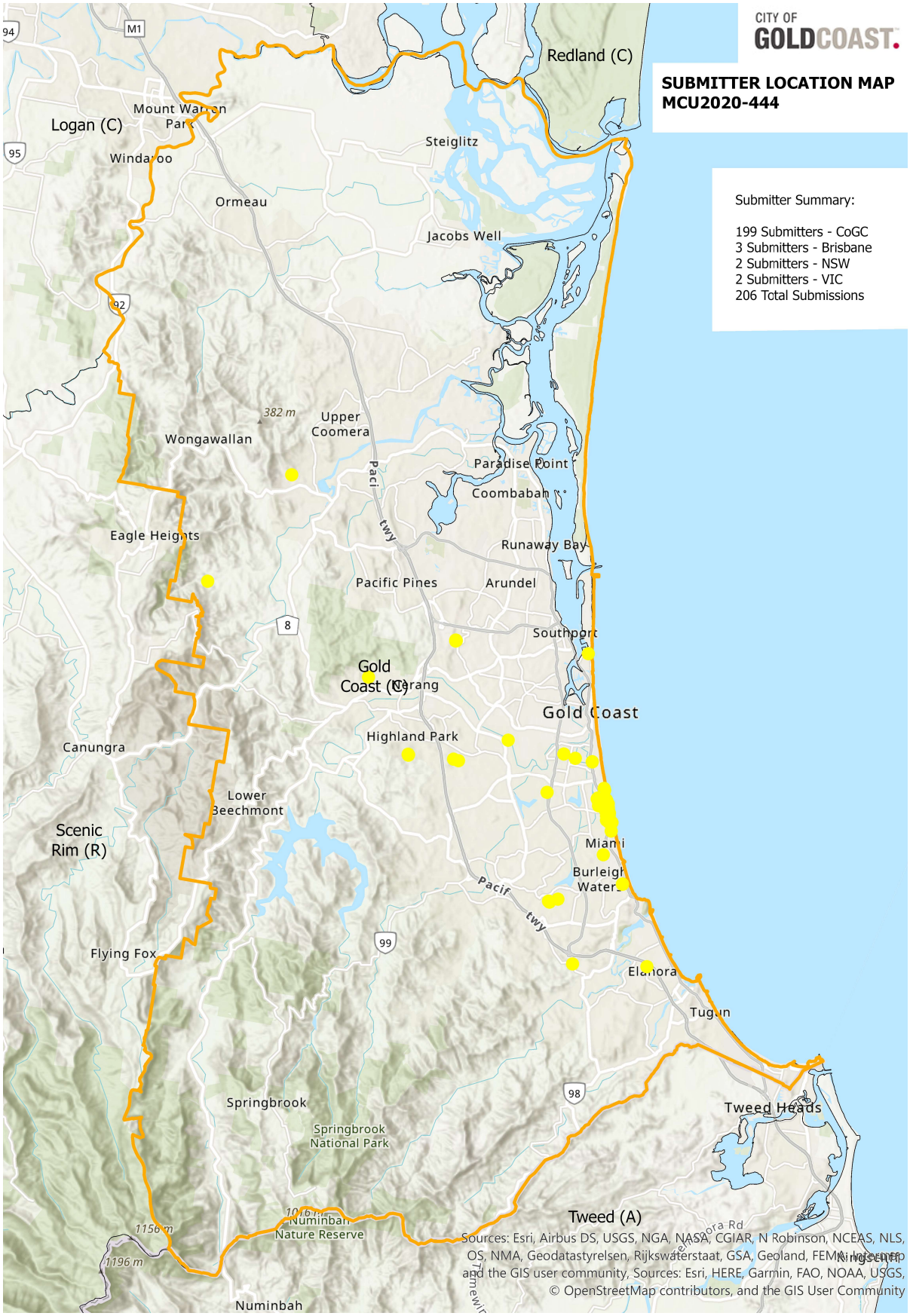


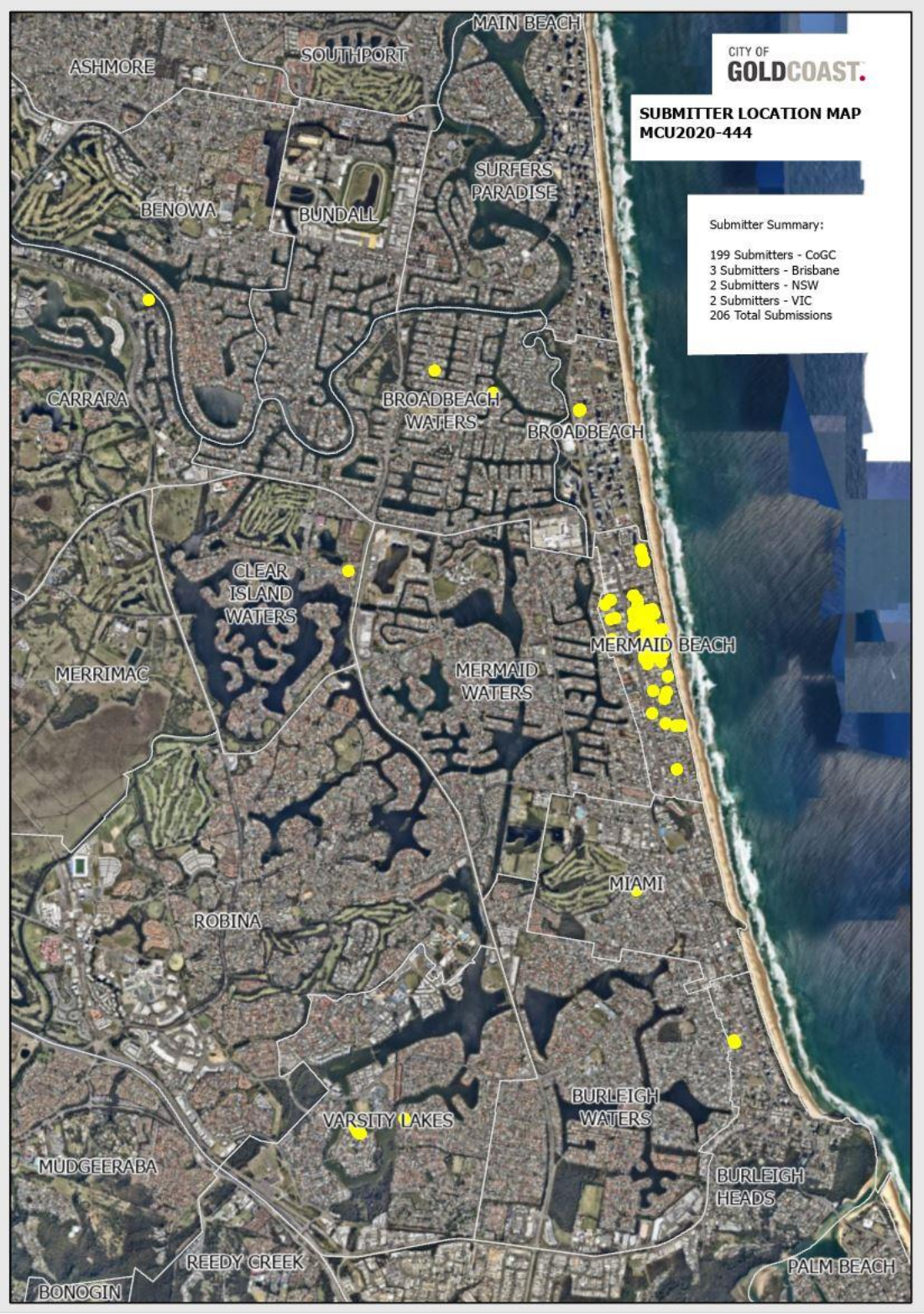
1 Shadow Diagram 9am Winter Solstice
Scale: 1 : 300

2 Shadow Diagram 12pm Winter Solstice
Scale: 1 : 300

3 Shadow Diagram 3pm Winter Solstice
Scale: 1 : 300

020 060


CITY OF GOLDCOAST.
SUBMITTER LOCATION MAP
MCU2020-444
Submitter Summary:
199 Submitters - CoGC
3 Submitters - Brisbane
2 Submitters - NSW
2 Submitters - VIC
206 Total Submissions
Redland (C)
Logan (C)
Mount Warren Park
Windaroo
Steiglitz
Ormeau
Jacobs Well
Wongawallan
Upper Coomera
382 m
Paradise Point
Coombabah
Runaway Bay
Eagle Heights
Pacific Pines
Arundel
Southport
Gold Coast (C)
Nerang
Gold Coast
Highland Park
Canungra
Lower Beechmont
Scenic Rim (R)
Burleigh Waters
Flying Fox
Elanora
Tugun
Springbrook
Springbrook National Park
Tweed Heads
Numinbah Nature Reserve
1156 m
1196 m
Tweed (A)
Numinbah
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community


MAIN BEACH
ASHMORE
SOUTHPORT
CITY OF
GOLDCOAST.
SUBMITTER LOCATION MAP
MCU2020-444
SURFERS
PARADISE
BENOWA
BUNDALL
Submitter Summary:
199 Submitters - CoGC
3 Submitters - Brisbane
2 Submitters - NSW
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206 Total Submissions
CARRARA
BROADBEACH
WATERS
BROADBEACH
CLEAR
ISLAND
WATERS
MERMAID BEACH
MERRIMAC
MERMAID
WATERS
MIAMI
ROBINA
BURLEIGH
WATERS
VARSITY LAKES
MUDGEERABA
BURLEIGH
HEADS
REEDY CREEK
PALM BEACH
BONOGIN

6.2★ MATERIAL CHANGE OF USE TO ESTABLISH A FUNCTION FACILITY AT 1227 TALLEBUDGERA CREEK ROAD, TALLEBUDGERA VALLEY

Objective ID: **A71936346**

File Number: **MCU/2021/6**

Author: **Julie Carstairs, Planner, City Development**

Authoriser: **Alisha Swain, Director Economy Planning And Environment, Economy Plan & Environment**

Attachments:

1. **Locality Plan** ⇩
2. **Zone map of site and surrounding area** ⇩
3. **Proposal plans** ⇩
4. **Operational Management Plan** ⇩
5. **Draft Infrastructure Charges Notice** ⇩

1 APPLICATION SUMMARY

Application information	
Address	1227 Tallebudgera Creek Road, Tallebudgera
Lot and plan	Lot 1 SP295854
Site area	2.908ha
Type of development and proposed use	Material change of use for a Function facility
Categories of development and assessment	Impact assessment
Properly made date	4 February 2021
Decision due date	3 December 2021
Applicant and Applicant's consultancy team	Danielle Stephenson (Applicant) Storey and Castle (Town Planning) Acoustic Works (Acoustic Engineers) Geleon (Traffic and Transport Engineers) Steve Wood Designs (Plans)
Owner details	Danielle Louise Stephenson and Damian Leonard Campbell
City Plan version	City plan version 8
Zone / Precinct	Rural zone and Rural landscape and environment precinct
Overlays	Airport environs overlay

	Environmental significance overlay Landslide hazard overlay Bushfire hazard overlay	
Submissions	**Objections**	**Support**
	Four	Nine
Key matters raised by submitters	Potential impacts upon character and amenity; Potential acoustic impacts on the surrounding area, including wildlife; Potential impacts on existing vegetation on site; Concerns regarding the requirement for mini buses to transport people to the site; and Potential impacts on Tallebudgera Creek Road and infrastructure.	
Referral agencies	Energex third party referral	
Officer's recommendation	Approval	

2 PROPOSAL

The purpose of this report is to assess an application for a development permit for a material change of use to establish a Function facility at 1227 Tallebudgera Creek Road, Tallebudgera Valley.

The City Plan defines the proposed Function facility as follows:

'The use of premises for:

a receptions or functions; or

b preparing and providing food and liquor for consumption on the premises as part of a reception or function.'

Table 5.5.20(1): MCU – Rural zone (Rural landscape and environment precinct) of the City Plan categorises the proposal as subject to impact assessment as it is an unlisted use.

It is noted that overall outcome 6.2.20.2(2)(a)(v) of the Rural zone code identifies that land uses, including function facilities, that do not directly relate to rural production may be considered where they do not conflict with the landscape character, rural amenity and the use of the land, or adjoining land for rural production pursuits. The proposed function facility is considered to achieve the intent of this overall outcome and is therefore considered to be an acceptable land use.

The development proposal is outlined in the table below:

Development proposal	
Height	The proposed development involves use of an existing shed for use as the function facility. This shed has a height of approximately 4.5 metres.
Setbacks	The existing shed is setback a minimum of 7.356 metres from Tallebudgera Creek Road.
Car parking	It is proposed that 12 car parking spaces (including one disabled car parking space) are provided within the proposed car park behind the stables, within the stables and along the driveway. A parking attendant will direct parking within the car park. Lighting and signage will direct guests to and from the car park.
Access to the site	The Operational Management Plan requires that 80-90% of guests will be chauffeured to and from the venue via rented 21 seater mini buses. The mini buses are proposed to be rented from experienced private bus companies which already service the Gold Coast/Tweed area. Mini buses will pick up and drop off guests at four locations within the City. These locations can be accessed by guests via private car with access to public carparking or public transport. While compliance with the Operational Management Plan and car parking requirements will be required, it is noted that there is sufficient area on site that could accommodate additional informal car parking.
Days of operation	Days of operation are limited to Thursday to Sunday. It is noted that Weddings will typically take place Friday to Sunday with Thursday generally consisting of micro/pop up weddings.
Hours of operation	On the day of an event access will be from 9:00am with all guests required to arrive by 5:00pm, the event finishing at 9:30pm with all guests having departed by 10:00pm. Buses picking up guests after an event will be required to arrive and reverse into place by 9:15pm. Set up is to occur from 9:00am to 5:00pm either on the day of the event or the day before the event and is to be limited to a maximum of four hours. Pack down will be limited to between 9:00am and 5:00pm the day after the event and is to be for a maximum of three hours. Delivery or pick up of larger items is proposed to occur between 8:00am and 3:00pm Monday to Friday.
Maximum number of functions per year	It is proposed that a maximum of one large event (maximum 100 guests) will be held each week and a maximum of two pop-up events (maximum 35 guests) will be held each week.
Maximum number of guests	• 100 guests maximum for standard wedding ceremonies and receptions; and • 35 guests for pop-up wedding ceremonies and receptions.

Staff numbers	• During set up and pack down a maximum number of 10 people are allowed on site at any one time, in addition to the Event Manager who is required to be on site during set-up and pack-down. • A minimum of one Event Manager is to be onsite during hours of operation. One additional staff member is required for weddings with 21-50 guests and two additional staff are required for wedding with 51-100 guests. • Weddings with more than 20 guests must have Event staff/manager on site for guest arrival and departure. • One RSA licensed bar staff is required per 30 guests • One security staff is required for the first 50 guests and then one per additional 50 guests. • Other staff such as photographers, florists and a celebrant are also permitted on site during an event.
Function types	It is proposed that function facility on site will include: • Standard wedding ceremony (maximum two hours) • Pop-up weddings (maximum 90 minutes) • Standard wedding receptions (maximum six hours) • Micro wedding receptions (maximum four hours) • Venue promotional events (maximum four hours) It is noted that pop-up weddings may occur with or without a micro wedding reception.
Toilet facilities	Each event will be supplied with port-a-loos
Transport to and from site	Four mini buses will be used to chauffer guests to and from each wedding event. These buses will be contracted through bus companies and will pick up and drop off guests at four locations within the City. The event coordinator will organise pick-up/drop-off locations and times for each event.
Access within the site	Buses will collect/drop off guests at the bus bay/loading zone located on the main driveway in front of the stables. Buses will be required to return to their depot between transfers as no buses will be permitted to park on site.
Waste management	Two standard wheelie bins will be provided (one standard and one recycling). The removal of all solid waste will be the responsibility of the client and suppliers. Waste bins are proposed to be located within the bin storage area adjacent to the car park.
Function locations external to the building	Ceremonies may take place within the grassed paddock next to the dam (as indicated on the plan below). Pre-dinner drinks may take place on the lawn area in front of the reception building prior to an event. Photography may take place throughout the property and will be supervised at all times.

The following plans and elevations provide an initial view of the proposed development.

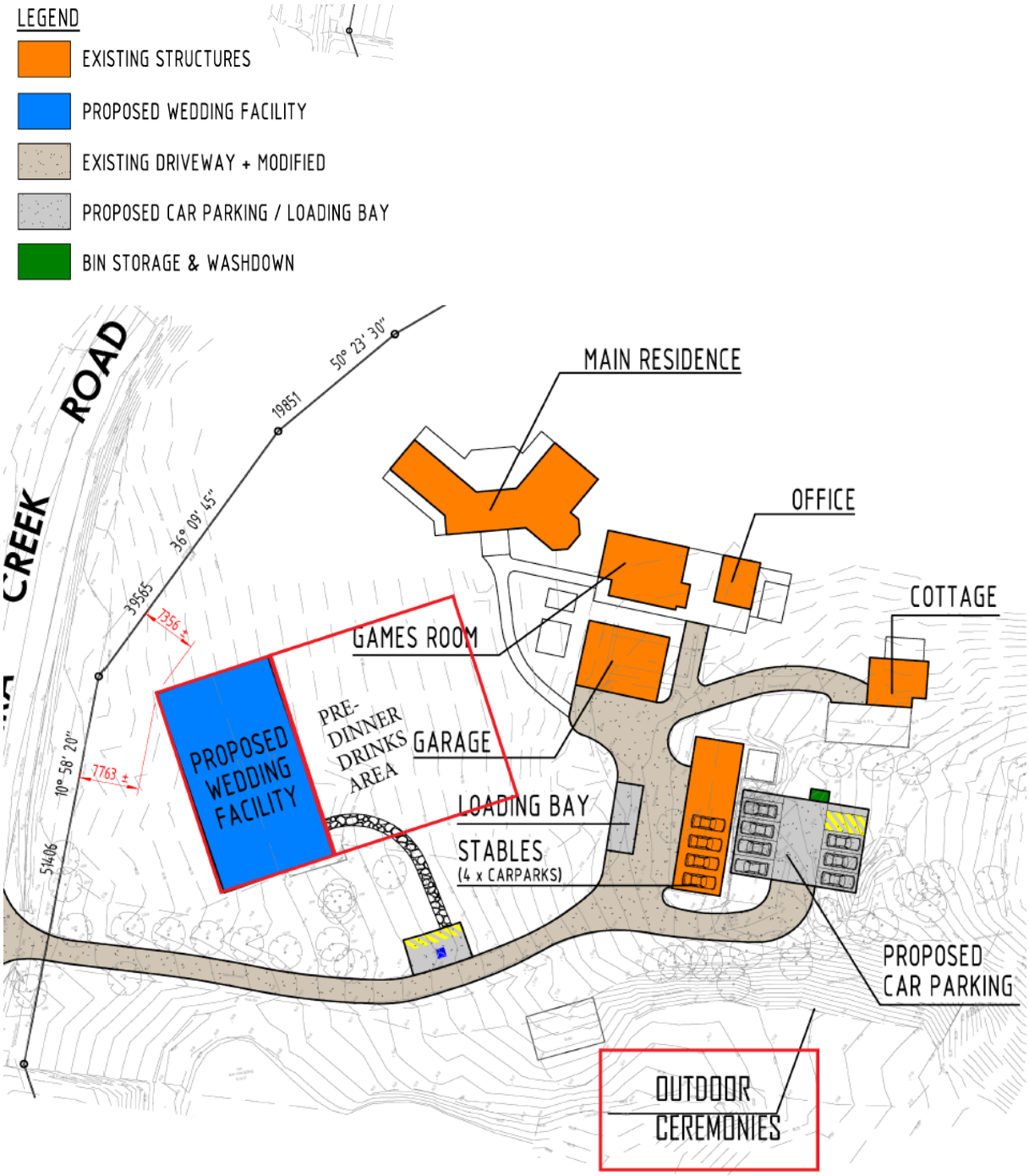


Figure 1: Site Plan (source: application material)

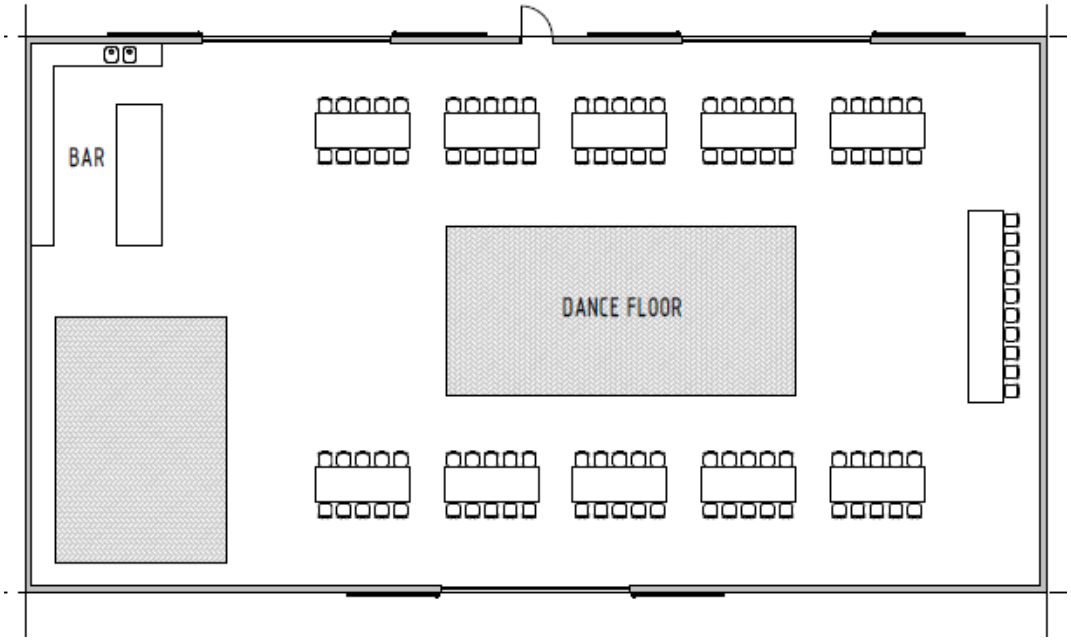


Figure 2: internal layout of proposed function facility (source: application material)

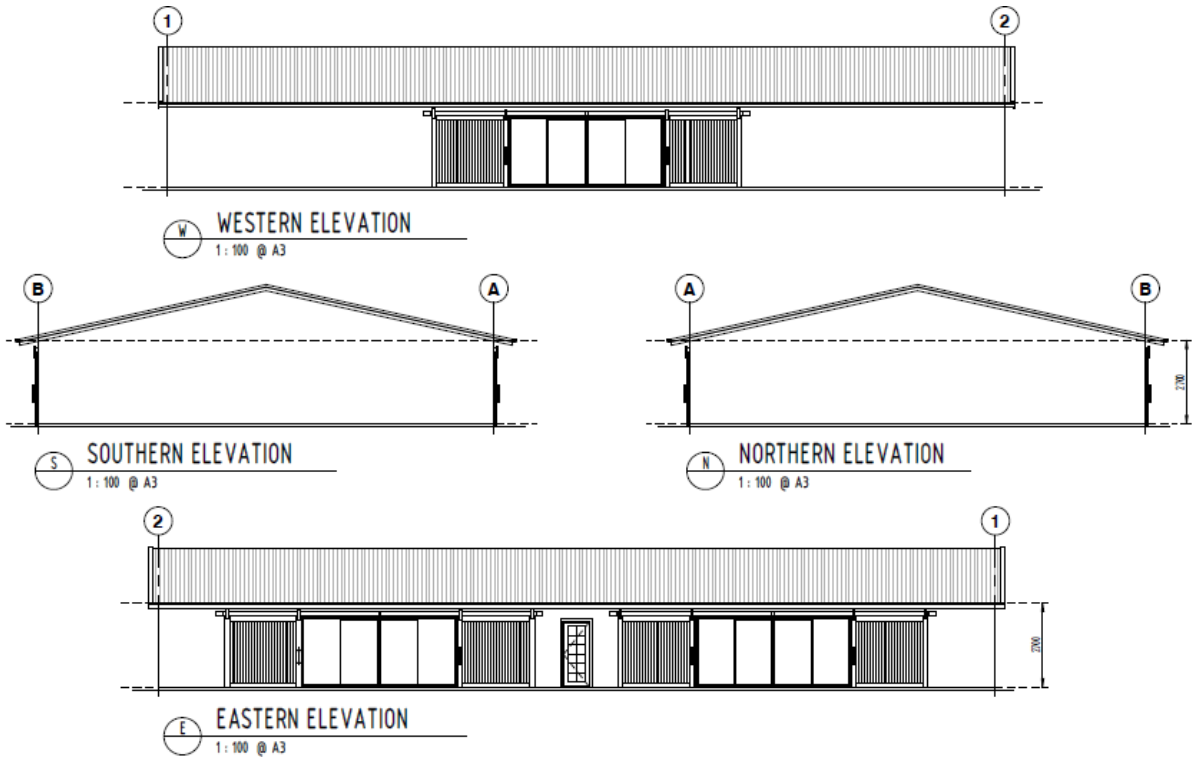


Figure 3: Elevations of the function facility (source: application material)

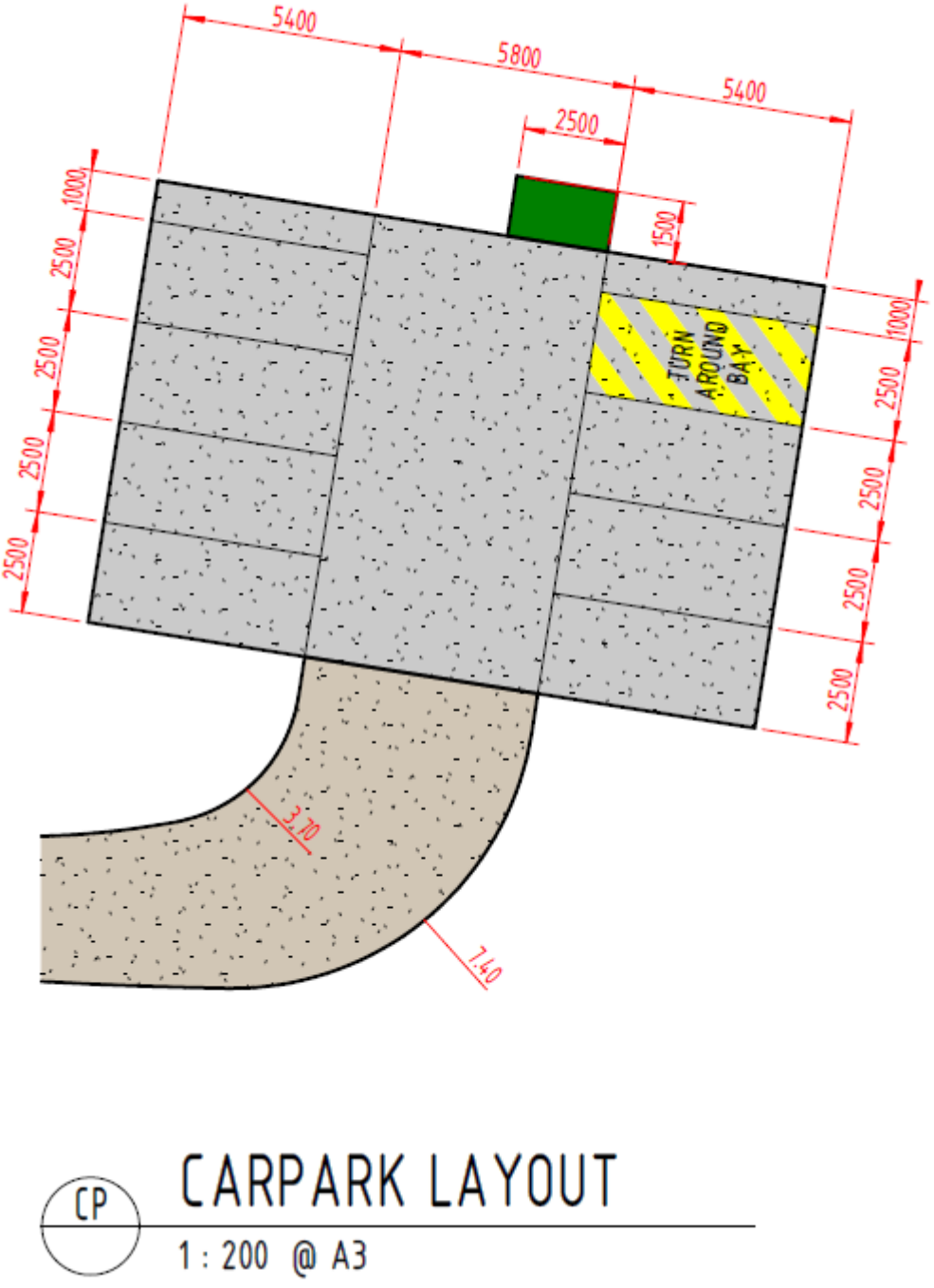


Figure 4: Proposed car parking area (source: application material)

3 KEY CONSIDERATIONS

The key issue for this proposal is how it retains the existing rural character of the area by minimising potential impacts associated with the proposed use. This includes any potential impacts on the character and amenity as a result of impacts associated with noise, car parking, traffic and visual amenity.

The character of the surrounding area is one of a rural area with dwellings located on large lots. In order to ensure this existing amenity is maintained restrictions have been proposed on the days of operation (maximum four days per week), maximum number of events per week and hours of operation for the proposed use. In addition, the maximum number of

people attending functions is limited to 100 for standard weddings and 35 for pop-up weddings. Compliance with these restrictions will be through the recommended conditions of approval and Operational Management Plan.

During public notification submitters raised issues in relation to the potential acoustic impacts on surrounding residents and wildlife as a result of the proposed use. This issue has been taken into consideration during the assessment of the application. As a result of concerns regarding potential acoustic impacts the hours of operation have been reduced and additional requirements incorporated within the Operational Management Plan and recommended conditions of approval. The Noise Impact Assessment submitted within the application demonstrates that the proposed development may operate with minimal impact on the surrounding area as a result acoustic recommendations and operational management controls proposed including limits on event frequency, operating hours and the maximum number of guests. Therefore while submitters have raised concerns regarding the potential impact the proposed use may have on the surrounding area as a result of noise during a function, the Noise Impact Assessment submitted with the application has demonstrated that acoustic impacts can be adequately managed on site.

It is noted that the owners of the closest property to the site, located opposite the site at 1230 Tallebudgera Creek Road, provided a letter of no objection to the proposed use.

Concerns regarding this potential impact on the character and visual amenity of the area were raised by submitters. These concerns have been taken into consideration during the assessment of the application. Due to the use of an existing structure for the function facility venue, location of car parking facilities within and to the rear of the existing stables, retention of existing vegetation and use of mini buses to transport the majority of guests to and from the site, it is not anticipated that the proposed use will impact detrimentally on the character and visual amenity of the area. The proposed uses will be screened from causal viewing from the street by existing structures and vegetation. It is therefore considered that the proposed use will not have a significant impact upon the character and visual amenity of the surrounding area.

In summary, Officers consider the proposal will achieve an outcome that it consistent with the existing character and amenity of the area and which will appropriately manage acoustic impacts.

4 SITE CONTEXT

4.1 Subject site and immediate context

The subject site is located at 1227 Tallebudgera Creek Road, Tallebudgera. The site incorporates an existing dwelling and associated structures. The shed that is proposed to be used for the function facility is located adjacent to the driveway and setback 7.35 metres from Tallebudgera Creek Road. Lots immediately surrounding the site are rural residential lots that incorporate detached dwellings. The closest dwelling is located approximately 70 metres from the proposed Function facility on the opposite side of Tallebudgera Creek Road. It is noted that no submission was received from the residents of this closest property.

Figure 5: Aerial photo of the site and surrounding area (source: Council mapping)

The frontage of the site looking north along Tallebudgera Creek Road

The existing entry gate and driveway

The existing dwelling (right), driveway and function facility (left)

Frontage of the proposed function facility and grassed pre-dinner drinks area in front of the building

The existing driveway in front of the stables and part of the proposed turn-around area

Looking down the existing driveway towards Tallebudgera Creek Road and the function facility building (on the right)

The area of the proposed car park at the rear of the stables

The car parking area at the rear of the stables and entry to car park at the side of the stables

Figure 6 site photos (source: photos by Planner during site inspection)

4.2 Local context

The site is located within an established rural area

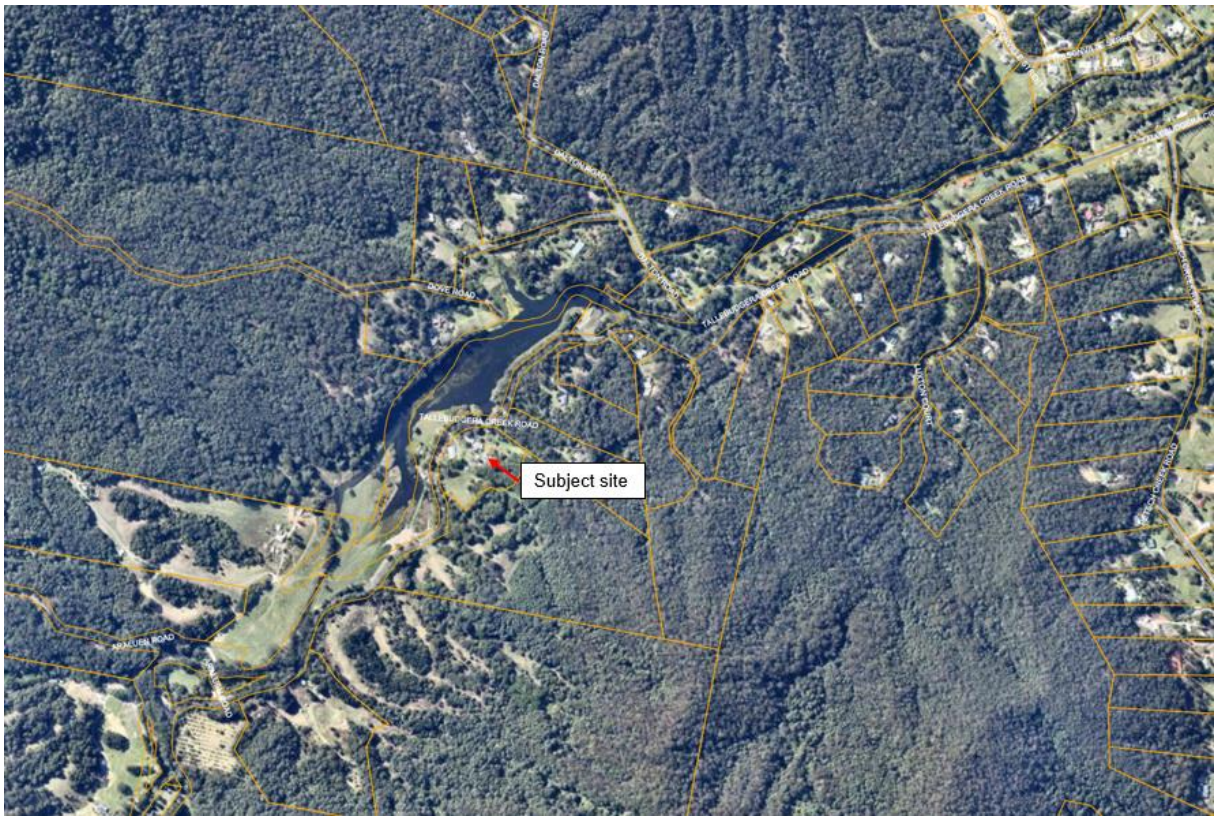


Figure 7: Aerial photo of the site and surrounding area (source: Council mapping)

5 PLANNING ASSESSMENT

Section 45(5) of the *Planning Act 2016* identifies:

> *(5) An **impact assessment** is an assessment that –*
>
> *(a) must be carried out -*
>
> *(i) against the assessment benchmarks in a categorising instrument for the development; and*
>
> *(ii) having regard to any matters prescribed by regulation for this subparagraph; and*
>
> *(b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

The proposed development triggers impact assessment and has been assessed in accordance with Section 45(5) of the *Planning Act 2016.*

5.1 State Planning instruments

The application has been assessed against the following instruments:

Instrument	Comment
State Planning Policy	The City Plan appropriately reflects all aspects of the State Planning Policy apart from aspects relating to natural hazards, risk and resilience (coastal hazards). The proposal does not trigger assessment against any assessment benchmarks relating to natural hazards, risk and resilience (coastal hazards).
South East Queensland Regional Plan	The proposal is consistent with the goals, elements and strategies; and the Southern Sub-regional directions of the South East Queensland Regional Plan 2017 (ShapingSEQ).
Planning Regulation 2017	The proposal does not trigger assessment against any assessment benchmarks listed in a Schedule of the *Planning Regulation 2017*.

5.2 Local categorising instruments

The application has been assessed against the following instruments:

Local categorising instrument	Comment
Temporary Local Planning Instrument	The proposal does not trigger assessment against any temporary local planning instruments.
Variation approval	The proposal does not trigger assessment against a variation approval.
City Plan (Version 8)	The proposal is within the City Plan area of the City of Gold Coast. This is discussed in section 5.3 below. Local Government Infrastructure Plan There is no new trunk infrastructure required as part of this development.

5.3 City Plan

The following is an assessment of the application against the City Plan.

5.3.1 Assessment against the Strategic framework

The strategic framework requires balanced consideration of the provisions to best achieve the purpose and objectives of the City Plan. The strategic framework sets the policy direction for the City Plan and has a planning horizon of 2031.

This Policy direction is structured in the following way:

a The strategic intent describes the planning vision for the Gold Coast over the coming decades; in particular, what our city will look like and how it will function, potential for major development over the next 20 years and areas for growth and protection.

b The following six city shaping themes play an important role in shaping future growth and managing change across the city, and collectively represent the policy intent of the City Plan:

i Creating liveable places;
ii Making modern centres;
iii Strengthening and diversifying the economy;
iv Improving transport outcomes;
v Living with nature; and
vi A safe, well designed city.

c Strategic outcomes for each theme.

d Elements that refine and further describe the strategic outcomes.

e Specific outcomes sought for each of the elements.

Strategic intent

The strategic intent flows through to the themes (strategic outcomes), elements (specific outcomes) and applicable codes. The strategic intent is achieved through assessment against these outcomes.

Theme/s and Elements

The following is an assessment of the application against the relevant theme/s and elements of the strategic framework identified in the table below:

Theme/s	Related element	Maps
Living with nature	Natural landscape areas Nature conservation	Strategic framework map 4 – greenspace network • Hinterland Core Habitat
A safe, well designed city	Landscape character	Strategic framework map 2 – settlement pattern • Natural landscape area

Character and amenity

The following outcomes relate to the assessment of the character and amenity of the development as follows:

Specific outcome 3.7.2.1(1)

Specific outcome 3.7.2.1(1) of the Natural landscape areas element states:

'Natural landscape areas are retained and enhanced to perform essential functions such as nature conservation, cultural heritage, scenic amenity and other green space values, which are vital to protecting the city's matters of environmental significance, including biodiversity areas and landscape character.'

It is noted that Natural landscape areas include Rural landscape and environment precinct areas within the Rural zone and are conceptually shown on strategic framework map 2. Part of the site is included within the Rural landscape and environment precinct.

Specific outcome 3.7.2.1(2)

Specific outcome 3.7.2.1(2) of the Natural landscape areas element states:

'Natural landscape areas, like rural production areas and rural residential areas continue to maintain a green frame to the city's urban areas, particularly on the Hinterland ranges and foothills. This contributes to the city's distinctive form, visual attractiveness and role as a major tourist destination.'

Specific outcome 3.7.2.1(3)

Specific outcome 3.7.2.1(3) of the Natural landscape areas element states:

'Development is of a scale and intensity that does not dominate the natural landscape within its context and locality.'

Specific outcome 3.8.2.1(1)

Specific outcome 3.8.2.1(1) of the Landscape character element states:

'The distinctive rural, semi-rural and natural character of the city's river valleys, hinterland settlements, extensive natural landscape areas, rural production areas and rural residential areas provide a clear hard edge to, and natural backdrop setting for, the city's urban area.'

Specific outcome 3.8.2.1(2)

Specific outcome 3.8.2.1(2) of the Landscape character element states:

'The city's natural, non-urbanised appearance is protected for its contribution to the city's outstanding scenic amenity, image and role as a major tourist destination.

The city's significant natural features include:

a ocean beaches, dunal systems and natural foreshore areas;
b major and minor coastal vegetated headlands, hills and rocky outcrops;
c prominent beachside and broadwater open space areas;
d Southern Moreton Bay and Broadwater Islands (including South Stradbroke Island and estuaries);
e the Spit;
f rivers and creeks;
g natural lakes and wetlands areas;
h major and minor ridgelines, prominent foothills and face slopes;
i Springbrook plateau, Mount Cougal Twin Peaks, Beechmont and Tamborine ranges;
j Hinze Dam water supply catchment area;
k Inter-urban break;
l prominent areas of native vegetation;
m Nerang State forest;
n scenic routes;
o Merrimac/Carrara floodplain special management area; and
p rural production areas and rural residential areas.'

Specific outcome 3.8.2.1(7)

Specific outcome 3.8.2.1(7) of the Landscape character element states:

'Rural production areas and rural residential areas are protected for their contribution to the city's scenic amenity.'

Specific outcome 3.8.2.1(11)

Specific outcome 3.8.2.1(11) of the Landscape character element states:

'The landscape significance of distinct valleys – Numinbah, Bonogin, Currumbin, Tallebudgera valleys and unnamed valleys (Mudgeeraba Creek, Hinze Dam, Cedar Creek, Tamborine, Albert River valleys) – characterised as narrow valleys with flat floors and foothills semi-enclosed by steep forested hillsides and vegetated creek lines, is protected by:

a maintaining a low intensity, low-rise appearance in relation to tree canopy height and ridgelines;

b preserving the existing natural landform and retaining existing vegetation; and

c ensuring the visual impact of all development on scenic amenity is addressed through well considered planning, placement and mitigation measures.

Development in these areas enhances ecological and recreational connections and restores degraded landscapes.'

Officer's comment

The proposed Function facility is to be located within an existing structure on site with the car parking to be hidden from public view by existing structures and vegetation. The only amendments to the external façade of the shed will be the incorporation of additional sliding barn doors on the western and eastern façades of this building. This will have no impact on the low intensity, low rise appearance of this building.

The development preserves the existing natural landform and does not involve the removal of vegetation. While the shed to be used for functions is located at the front of the site, this building backs onto the road and is screened by existing vegetation. Views into the site during functions will therefore be limited. As a result of its location, use of the existing structure and existing vegetation on site, it is not considered that the proposal will impact upon the visual amenity and landscape character of the area. It is considered that the proposed restrictions on days of operation to Thursday to Sunday only, hours of operation (9:00am to 9:30pm with guests existing by 10:00pm on the day of an event) and limits on the maximum number of guests will ensure that the function facility maintains the existing character and rural amenity. It is therefore considered that the proposal meets the intent of the above specific outcomes.

While submitters have raised concerns regarding the potential impact of the proposed use on the existing character and visual amenity, a detailed assessment has determined that the proposed use will not have a detrimental impact on the character or visual amenity of the area.

Protection of environmental features

Specific outcome 3.7.2.1(1)

Specific outcome 3.7.2.1(1) of the Natural landscape areas element states:

'Natural landscape areas are retained and enhanced to perform essential functions such as nature conservation, cultural heritage, scenic amenity and other green space values, which are vital to protecting the city's matters of environmental significance, including biodiversity areas and landscape character.'

Specific outcome 3.7.4.1(2)

Specific outcome 3.7.4.1(2) of the Nature conservation element states:

'Biodiversity areas are fundamental elements of the city's green space network. These areas are conserved to maintain the diversity of terrestrial, aquatic and marine species, ecosystems and ecological processes. Mapped biodiversity areas include:

a core habitats, that are extensive tracts of intact habitat within the hinterland and coastal wetlands areas; support a variety of vegetation associations; provide habitat for diverse fauna populations; and require the highest level of protection;

b hinterland to coast critical corridors that link core habitat systems and isolated areas of biodiversity value by retaining existing vegetation and restoring degraded areas to enhance fauna movement between different ecosystems and landscapes; and

c substantial remnants of intact areas of vegetation that retain and enhance the diversity, extent and condition of habitat by avoiding impacts that originate from their urban context.'

Specific outcome 3.7.4.1(3)

Specific outcome 3.7.4.1(3) of the Nature conservation element states:

'The city's matters of environmental significance include:

- a native vegetation of national, state or local significance;
- b coastal environments, wetlands and waterways;
- c core habitat areas and substantial remnants;
- d hinterland to coast critical corridors, including:
  - i Burleigh Heads to Springbrook;
  - ii Springbrook to Wongawallan;
  - iii Southern Moreton Bay to Wongawallan;
  - iv Southern Moreton Bay to Clagiraba;
  - v Currumbin to Cobaki Broadwater (Tweed Shire); and
  - vi Currumbin to Currumbin Valley.
- e habitat for threatened species, such as koalas.'

Specific outcome 3.7.4.1(4)

Specific outcome 3.7.4.1(4) of the Nature conservation element states:

'In biodiversity areas, matters of environmental significance including vegetation and habitat for native flora and fauna are protected in situ, and degraded areas are restored to improve habitat quality and connectivity.'

Officer's comment

The site is located within the Rural zone and the Rural landscape and environment precinct. In addition, the site is located within the Hinterland to coast critical corridor and hinterland core habitat area. It incorporates general priority vegetation, a waterway and state and local significant species. It has been identified that the proposed use will not result in the removal of vegetation.

The proposed use is to be established within the existing shed on site which limits impacts on the environmental features of the site. Officers from Environmental Assessment have advised that the proposal does not impact on matters of environmental significance. Submitters concerns in relation to potential clearing have been taken into consideration. It has been determined that no clearing will be required to achieve the necessary works at the sites frontage for appropriate access and no vegetation is required to be removed for the construction of the car park.

Noise

Specific outcome 3.8.6.1(1)

Specific outcome 3.8.6.1(1) of the Environmental health and amenity element states:

'Activities that could conflict with the health and amenity of existing or planned sensitive uses are adequately separated, designed and managed. These activities include those that generate noise, traffic, air pollution, electromagnetic emissions, dust, light, glare, reflectivity, vibration or odour impacts above accepted standards. Such activities include industry and extractive industry uses.'

Officer's comment

The potential for acoustic impacts upon surrounding properties has been investigated. The Noise Impact Assessment submitted during assessment of this application details proposed acoustic attenuation measures within the proposed building and associated with the use. This includes limiting music played within the shed to not higher than 90 decibels and outside the shed during outdoor ceremonies to 70 decibels. An in house PA system with a built-in noise limiter will be installed within the venue limiting noise to 90dBA. This will ensure that noise limits are maintained in accordance with the requirements of the Noise Impact Assessment.

Events will be required to end by 9:30pm with all guests exiting the site by 10:00pm. Buses are required to arrive and reverse into place by 9:15pm. It is considered that compliance with the Acoustic Report and the operating hours will ensure appropriate acoustic levels are maintained. The proposal is considered to meet the intent of Specific outcome 3.8.6.1(3) of the Environmental health and amenity element.

Summary of Strategic framework

The proposal is considered to support and promote the Strategic framework for the following reasons:

- The proposed use maintains a low intensity, low rise appearance and is not considered to impact upon the amenity and landscape character of the surrounding area.
- The proposal will not impact upon the environmental features of the site as no vegetation is required to be removed as a result of the proposed development.

- The proposed use incorporates appropriate noise mitigation measures to ensure acoustic impacts on surrounding properties are appropriately managed. The Operational Management Plan requires compliance with the Noise Impact Assessment.

It is considered that the proposed development complies with the Strategic framework.

5.3.2 Zone

The site is located within the Rural zone and within the Rural landscape and environment precinct. The purpose of the Rural zone code is to:

a provide for rural uses including Cropping, Intensive horticulture, Intensive animal husbandry, Animal keeping and other primary production activities;

b provide opportunities for non-rural uses that are compatible with agriculture, matters of environmental significance, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes; and

c protect or manage significant natural resources, and processes to maintain the capacity for primary production.

The proposal is for a Function facility and subject to meeting the outcomes of the zone code, is an envisaged development for the zone. As identified previously the overall outcomes of the zone code allow for land uses that do not directly relate to rural production, including function facilities, where they do not conflict with the landscape character, rural amenity and the use of the land, or adjoining land for rural production pursuits. The proposed function facility is considered to achieve the intent of this overall outcome and is therefore considered to be an acceptable land use.

5.3.3 Assessment against the codes

Under the City Plan, compliance with a code can be achieved by either compliance with the purpose and overall outcomes of the code, or, compliance with either the performance outcomes or acceptable outcomes. Acceptable outcomes are generally quantifiable provisions, with the performance and overall outcomes generally qualitative and performance based.

The following is an assessment of the application against the applicable codes of the City Plan identified in the table below:

Zone code	Overlay codes	Development codes
• Rural residential zone code	• Airport environs overlay code • Bushfire hazard overlay code • Landslide hazard overlay code • Environmental significance overlay code	• General development provisions code • Driveways and vehicular crossings code • Commercial design code • Healthy waters code • Solid waste management code • Transport code • Vegetation management code

This is a 'report by exception' and only discusses issues where the development does not meet the relevant acceptable outcomes or where a relevant performance outcome does not have a stated corresponding acceptable outcome. This is outlined in the table below:

Code	Acceptable / Performance Outcome	Subject matter
Rural zone code	AO1	Front setback
Rural zone code	PO5	Land use (rural landscape and environment precinct only)
Environmental significance overlay code	PO3	Biodiversity areas
Environmental significance overlay code	AO5.5	Wetland and waterway
General development provisions code	PO1	Amenity protection
General development provisions code	PO2	Amenity protection
General development provisions code	PO6	Casual surveillance and lighting
General development provisions code	AO11	Infrastructure

5.3.3.1 Assessment against the Rural zone code

Assessment has been undertaken against the applicable Performance outcome or Overall outcome and Purpose for each subject matter as follows:

Setbacks – Rural zone code

The Acceptable outcome and corresponding Performance outcome is provided below:

<table>
<tr><th>Performance outcome</th><th colspan="2">Acceptable outcome</th></tr>
<tr><td rowspan="4">PO1
Setbacks:
a protect the amenity of adjacent uses; and
b provide a level of privacy expected in a rural setting.</td><td colspan="2">AO1
Setbacks are as follows:</td></tr>
<tr><td>Setback</td><td>Minimum distances measured in metres (m)</td></tr>
<tr><td>Front</td><td>□ if roadside stall: 0 metres
□ otherwise: 10 metres</td></tr>
<tr><td>Side and rear</td><td>6 metres</td></tr>
</table>

Officer's comment

The proposed use is to be incorporated within an existing shed on site. This shed is located at the front of the site. The north-western corner of this shed is setback 7.35 metres from the front boundary (refer image below). This reduced setback does not meet the setback of 10 metres outlined in AO1.

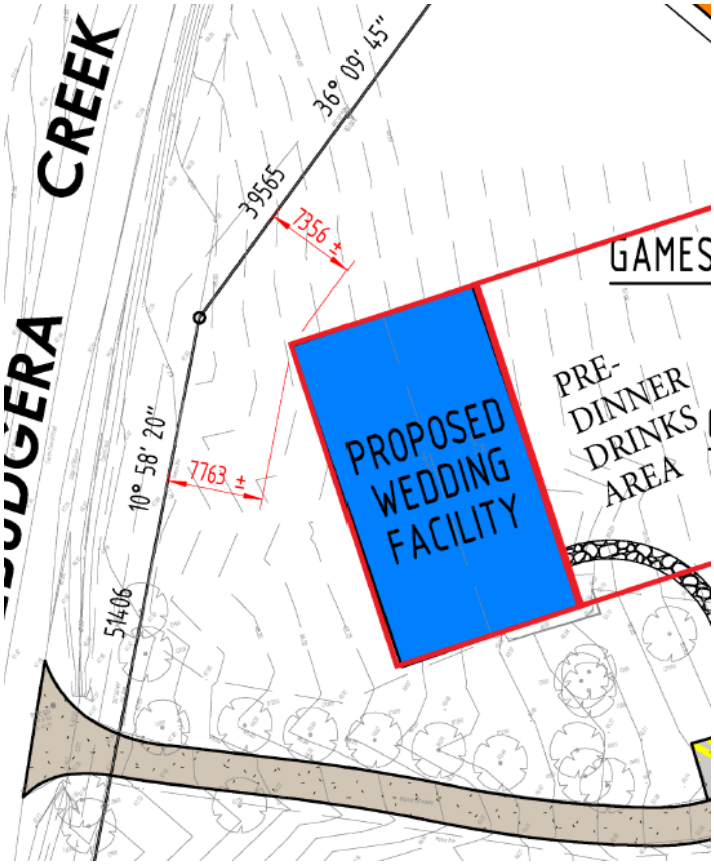


Figure 8: Existing front setback (source: application material)

As the reduced setback is to an existing structure and relates only to a small portion of this structure being the north-western corner it is not considered to impact upon privacy or impact upon the amenity of adjacent uses. This setback is therefore considered to comply with PO1 of the Rural zone code.

Land use (Rural landscape and environment precinct only) – Rural zone code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO5 Rural activities occur, in the Rural landscape and environment precinct, where they do not result in: a the clearing of vegetated areas; b impacts on matters of environmental significance; and c loss of the scenic amenity values of hinterland ridgelines, prominent foothills and face slopes.	**AO5** No acceptable outcome provided.

Officer's comment

The majority of the site is located within the Rural landscape and environment precinct. The existing building that the proposed Function facility is to be located within is located partly within this precinct. As the proposed use does not involve removal of vegetation it complies with PO5 (a) and (b).

As the proposed use is to be located within an existing structure with an established character it is not anticipated that the proposed use will result in a loss of scenic amenity values. In addition, the car parking area is located behind an existing structure and out of view from the road and adjoining properties. The location of the existing building to be used for the functions and existing vegetation also assist in screening the property and activities associated with the use from view from the surrounding area. The proposal is not considered to result in any loss of scenic amenity and therefore complies with PO5 (c).

Based on this assessment the proposal is therefore considered to comply with PO5 of the Rural zone code.

It is noted that submissions were received which raised concerns regarding potential impacts on vegetation and the amenity of the area. As no vegetation clearing is required for the proposed use there are no impacts on vegetation. Detailed assessment has determined that no clearing is required for the proposed car park and for access works including the creation of a basic left turn area from Tallebudgera Creek Road. The issues raised by submitters have been taken into consideration during the assessment of this applicant and are not considered to result in non-compliance with the City Plan.

5.3.3.2 Assessment against the overlay codes

Assessment has been undertaken against the applicable Performance outcome or Overall outcome and Purpose for each subject matter as follows:

Biodiversity areas – Environmental significance overlay code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO3 Development within the Hinterland to Coast Critical Corridors as identified on the	**AO3.1** No acceptable outcome provided.

Environmental significance –biodiversity areas overlay map is located and designed to: a provide corridors of sufficient dimensions and characteristics that will enable adequate movement of fauna through the site; b protect in situ matters of environmental significance and associated buffers; c protect in situ, vegetation identified on the **Environmental significance – vegetation management overlay map** and habitat for native flora and fauna; d link matters of environmental significance, existing corridors and/or conservation estate/reserves on adjacent properties; e maintain and improve upon the regional connectivity of the Hinterland to Coast Critical Corridors; and f allow for the rehabilitation of disturbed, cleared or modified areas that form part of the Hinterland to Coast Critical Corridors. Note: Recommendations provided in an ecological site	

Officer's comment

As no acceptable outcome is provided assessment has been carried out against the PO3. As it is proposed that no vegetation is to be damaged or removed to facilitate the development. Compliance with PO3 has therefore been achieved.

Wetland and waterway – Environmental significance overlay code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO5 Buffers are provided to wetlands and waterways identified on the **Environmental significance – wetlands and waterways overlay map** to ensure the:	**AO5.5** Buffers at least 30 metres wide are provided between the development and the outer bank of a waterway as identified on the **Environmental significance – wetlands and waterways overlay map**.

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

Officer's comment

Environmental Assessment have reviewed the proposal and advised that it does not comply with AO5.5 of the Environmental significance overlay code. Assessment is therefore required against PO5. The following assessment advice was provided by Environmental Assessment:

> *'The proposed wedding venue is located within an existing certified structure on the site and provides a 22m buffer to the mapped waterway. Therefore, compliance with PO5 has been achieved.'*

Based on this assessment the proposal complies with PO5 of the Environmental significance overlay code.

5.3.3.3 Assessment against development codes

Assessment has been undertaken against the applicable Performance outcome or Overall outcome and Purpose for each subject matter as follows:

Amenity protection – General development provisions code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO1 Development mitigates any negative effects to amenity, health and safety from existing surrounding activities having regard to: a noise; b hours of operation; c traffic; d signage; e visual amenity; f wind effects; g privacy; h vibration; i contaminated substances; j hazardous chemicals; k odour and emissions; and l safety.	**AO1** No acceptable outcome provided.

Officer's comment

As no acceptable outcome has been provided, the proposed development was required to be considered against PO1 of the General development provisions code.

As detailed below, the proposed development is considered to appropriately mitigate any potential acoustic impacts as a result of the proposed use. This will be achieved through compliance with the Noise Impact Assessment and Operational Management Plan.

The proposed days and hours of operation are considered to be appropriate to ensure use of the site will not impact detrimentally upon the surrounding area. Compliance with the days and hours of operation will be managed through the Operational Management Plan and the conditions of approval.

It is not considered that the proposed development will impact upon the visual amenity of the area. The proposed use will operate within an existing shed, functions and car parking will be screened by the existing structures and vegetation.

The proposal for the majority of guests to access the site via mini buses is considered appropriate to minimise the impacts on traffic on the road network. In addition, this will reduce the number of vehicles needing to be parked on site.

Based on the above the proposal is considered to comply with PO1 of the General development provisions code.

Amenity protection – General development provisions code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO2 The proposed development prevents loss of amenity and threats to health and safety, having regard to:	**AO2** No acceptable outcome provided.

a noise; b hours of operation; c traffic; d signage; e visual amenity; f wind effects; g privacy; h vibration; i contaminating substances; j hazardous chemicals; k odour and emissions; and l safety.	

Officer's comment

As no Acceptable outcome has been provided, the proposed development was required to be considered against PO2 of the General development provisions code.

Council's Environmental Health Approvals Unit has assessed the application in relation to PO2. During the assessment process this section requested additional information regarding acoustics. This additional information was provided by the applicant and this section has advised that it addresses the items raised in Council Officer further information requests as follows:

- '*General function noise (i.e. guests, music, outdoor ceremony etc) is predicted to comply with the accepted 'Background Creep' criteria as per the Environmental Protection (Noise) Policy 2008;*
- *Short duration noise impacts (i.e. cars activity) are shown to comply with associated measurement period;*
- *Bus activity is considered to be clearly noticeable, however giving consideration to the low number of bus movements for given events and reduced operating hours (2130 finish) Health do not consider such impacts to significantly affect the noise amenity in the area;*
- *Bus activity would likely comply with the 'background Creep' criteria when considered over the generally acceptable 15min source time period; and*
- *Proposed operational frequency has been reduced to account for and effectively reduce the impact of noticeable noise events.*

Based on Health's internal assessment process and accepted criteria, the proposed development is considered to comply with PO2.'

Council's Social Planning section has assessed the application in relation to PO2 of the General development provisions code and provided the following advice:

'The applicant has addressed the safety of all guests, suppliers and employees as follows:

- *Each event will be supervised by at least one Event Manager and one Security Person;*
- *Lighting will be provided so that guests, suppliers and employees have safe access around the venue, car parking and bus bay areas; and*

- *In addition, guests and suppliers will not be permitted to park on the street as no safe parking exists. Parking will instead be provided on-site and will be managed by at least one parking attendant.*

Once all guests have arrived at the venue, the gates will be locked to ensure un-invited people don't get in and that potentially intoxicated guests don't wander out onto the road.

Should the application gain approval, the applicant would then need to apply for a liquor licence from the Office of Liquor and Gaming Regulation (OLGR). If approved, the liquor license would include various conditions in relation to on-site management and security measures to reduce the likelihood and severity of anti-social behaviour on-site.

From a Social Planning perspective, the proposed Function Facility (Wedding Venue) is considered to comply with PO2. Conditions have been recommended in relation to amenity protection.'

It is noted that submissions were received which raised concerns regarding the potential impacts on the surrounding area as a result of acoustic impacts resulting from the proposed use. Specifically the issues raised included:

- The potential impact on nearby properties as a result of noise from the proposed use.
- The specific topographical and locational features which exacerbate acoustic impacts.
- The potential impact on wildlife as a result of noise impacts.

These concerns have been taken into consideration during the assessment of the application. As a result of the above assessment Council Officers consider that the proposed development may operate with minimal impact on the surrounding area as a result of the acoustic recommendations and operational management controls proposed. These controls include frequency of events, maximum number of guests, specific acoustic requirements and hours of operation. While Council's Environmental Health Approval Unit has noted that it is possible for compliant noise levels from some activities to be audible at receiver locations (as the calculations are based on predicted technical compliance, not subjective audibility) it is considered that the development will operate with minimal impacts and in compliance with PO2 of the General development provisions code.

Casual surveillance and lighting – General development provisions code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO6 Development facilitates casual surveillance of public areas and incorporates lighting to reduce opportunities for crime.	**AO6** No acceptable outcome provided.

Officer's comment

As no Acceptable outcome has been provided, the proposed development was required to be considered against PO6 of the General development provisions code.

Council's Social Planning section has assessed the application in relation to PO6 and provided to following comments:

> *'The applicant has addressed PO6 as follows:*
>
> - *Partial screening of the road by vegetation facilitates casual surveillance of the road. In addition, the door on the western side of the building (shed) provides further opportunities for casual surveillance of the road.*
> - *Appropriate lighting will be installed throughout the use area, at the driveway entrance and along the driveway.*
>
> *From a Social Planning perspective, the proposed Function Facility (Wedding Venue) is considered to comply with PO6. Conditions have been recommended in relation to crime prevention and public safety.'*

Based on this assessment the application is considered to comply with PO6 of the General development provisions code.

Infrastructure – General development provisions code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO11 All development ensures connection to public utilities to meet the needs of the development, including sewer, water, electricity and communications services.	**AO11** All development is provided with services, as follows: a electricity supply and communication services b reticulated water supply, when within the mapped 'water supply service area' identified in the Local government infrastructure plan, and not located in the Conservation, Extractive industry, Major tourism (Island resorts precinct), Open space or Rural zones c reticulated sewer network, when within the mapped 'wastewater service area' identified in the Local government infrastructure plan, and not located in the Conservation, Extractive industry, Major tourism (Island resorts precinct), Open space, Rural or Rural residential zones.

Officer's comment

No information was provided on the issue of electricity and communication services to the proposed development. However, Council's Subdivision Engineer has advised that compliance with the requirements of PO11 and AO11(a) can be achieved through inclusion

of conditions in the Development Permit approval.

Based on this assessment the application is considered to comply with PO11. It is recommended that the application be approved subject to conditions in relation to electricity and communications services.

Car parking supply – Transport code

The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO1 Development provides off-street car parking to accommodate the parking demand.	**AO1** Off- street car parking spaces are provided in accordance with the identified relevant table as follows: Function facility 10 per 100m^2 TUA

Officer's comment

Transport Assessment have reviewed the proposal and supporting information and provided the following comments:

> *'To comply with Acceptable outcome AO1 of the Transport code, the development must provide a minimum of forty-three (43) spaces. The development provides a total of 12 spaces; therefore, compliance with AO1 is not achieved, requiring consideration against Performance outcome PO1.*
>
> *Geleon, the applicant's traffic consultant, has undertaken a car parking assessment, which is summarised as follows:*
>
> - *12 car parking spaces, including 1 PWD space is proposed.*
> - *Limited car parking is proposed so that the natural aesthetics and beauty of the property are not impacted.*
> - *80% of guests are proposed to be transported to the site via 21-seater minibuses (four buses will be utilised). To enforce the use of the mini buses, the use of min-buses will be mandated as a condition of booking the venue.*
> - *20% of guests will travel to the venue via personal transport, and an average vehicle occupancy of three persons is assumed.*
> - *Guest parking demand is expected to be seven spaces, with the remaining five to be used by staff.*
> - *Additionally, there is informal parking in the driveway adjacent to the triple garage, which can be utilised by staff who are familiar with the venue.*
>
> *The following additional information has been provided by the applicant in relation to operation of the mini buses, which has been incorporated into an Operational Management Plan:*
>
> - *Private bus companies which already service wedding venues around the Gold Coast will be contracted for services.*
> - *Guests will be collected and dropped off at four regular pick-up/drop off locations:*
>   - *Surfers Paradise – Public bus stop at 51 Cavil Avenue*
>   - *Broadbeach – Bus stop opposite Sofitel Hotel, in front of Victoria Park*

- *Burleigh Heads – Bus holding bay, in front of Burleigh Heads Bowls Club*
- *Coolangatta/Tweed – Mantra Twin Towers.*

- *The Event Organiser will coordinate pick-up /drop off locations and times to ensure a relatively even spread of guests.*

It is considered that the applicant could reasonably manage the parking demand through the booking and event management process to ensure that the parking demand does not exceed 12 spaces at the subject property. It could be expected that some guests may drive to the mini-bus pick-up locations.'

However, Transport Assessment has advised that:

> *'Referencing specific pick-up locations in the Operational Management Plan is not considered appropriate or enforceable if, for example, one of the on-street bus bays was to be removed/relocated. It is also not deemed necessary as, in practice, it is highly likely that pick-up locations would be in locations that are easily accessible by guests (e.g. Surfers, Broadbeach etc.).'*

It is considered that the proposed pick-up and drop-off locations for the mini buses are appropriate locations that would be accessible to guests without impacting significantly upon car parking within these areas. However, rather than the Operational Management Plan referencing these locations as the only locations, it is recommended that the Operational Management Plan be amended to refer to these locations as indicative locations which may be used, but will also allow for other locations to be used as appropriate.

Transport Assessment further advised that:

> *'PO1 requires all parking demand associated with the development to be accommodated on-site. Compliance with PO1 is not achieved, requiring consideration against the Purpose and overall outcomes of the Transport code.'*

As compliance with PO1 is not achieved assessment is required against the Purpose and overall outcomes of the Transport code, specifically overall outcome 9.4.13.2(2)(e)(ii) which is as follows:

> *'development impacts on amenity caused by traffic and parking is consistent with the community's reasonable expectations for the intended use'.*

The proposed pick-up and drop-off locations are considered to be appropriately located where guests could either:

- Stay in accommodation nearby and park within the accommodation premises;
- Use on-street park (metered or not) to access the pick-up/drop-off location;
- Use public transport to access the pick-up/drop-off location; or
- Park at home and use a taxi/uber to access the pick-up/drop-off location.

It is considered that based on the above the proposed pick-up/drop-off locations would be appropriate to ensure limited impact on the amenity of the area. Any alternate locations would be required to be located in similar locations that also ensure limited impact on the amenity of the area. The proposal is therefore considered to comply with overall outcome 9.4.13.2(2)(e)(ii) of the Transport code.

6 INFRASTRUCTURE CHARGES

The estimated infrastructure charge is $30,429.55.

For further information on this matter, refer to the draft notice attached to this report entitled as Attachment: Infrastructure charges notice for the approved development.

Charges Resolution No. 1 of 2019

	Qty			Rate	Gross Charge Amount
Assembly	396.7	sq m Gross Floor Area	@	$ 42.46	$ 16,843.88
Impervious Area	1,240.7	Square Metres	@	$ 10.95	$ 13,585.67
					$ 30,429.55

Net Charge Summary

Gross Charge Amount	Applied Credit Amount	Net Charge Amount
$ 30,429.55	$ 0.00	$ 30,429.55

7 REFERRALS

7.1 Internal referrals

This application has been assessed by internal referral officers who have provided comments and reasonable and relevant conditions. An overview of the recommended conditions are provided in the table below:

Internal referral area	Conditions/Comments (if not included within report)
City Assets	Comments: Council's City Assets section have reviewed the proposal and advised that they have no objection to it subject to conditions. Conditions: • Rectification of Council's infrastructure • Existing infrastructure, structures and services
Environmental Assessment	Comments: Environmental Assessment have reviewed the proposal and advised that the site is mapped entirely as Koala priority area and Koala habitat restoration area with a small portion of Koala habitat area in the southern portion under the South East Queensland Koala Conservation Strategy. However, no vegetation is proposed to be removed to facilitate the development. Under the Environmental significance overlay code the site contains the following: • Biodiversity areas: Hinterland core habitat system and Hinterland to coast critical corridor (entire site). • Priority species: Local and State significant species (Entire site). • Vegetation management: General priority vegetation. • Wetlands and waterways: Minor waterway As a result of assessment by Environmental Assessment it is recommended that the application be approved with conditions. Conditions: • Approved drawings

	• No damage to retained vegetation
Health and Regulatory Services	Comments: Council's Health and Regulatory Services section consider that the proposed development may operate with minimal impact on the surrounding noise sensitive receivers as a result of the acoustic recommendations and operational management controls proposed in terms of reduced event frequency and allowable number of patrons etc. It is recommended the application be approved with conditions being imposed, as a result of this assessment by Council's Health and Regulatory Services section. Conditions: • Approved drawings • Approved plans • Hours of operation and loading and unloading • In-house amplified music/noise system (specific condition) • Screening of visually offensive components • Nuisance • Certification of works – Health and Regulatory Services
Hydraulics and Water Quality	Comments: Council's Engineers have advised that during the assessment of the application the proposed car park has been reduced in size. As a result of this amendment, the total area of the proposed carparking area is 182.6m². Considering that an existing concrete slab is located behind the stables (over which part of the car park will be overlaid – approximately 18.25m²) only 164.35m² of additional area will be required for the car park. The car park will not be constructed of concrete, but rather gravel which is semi-impervious. Therefore, Council Engineers have advised that they have no further concerns regarding stormwater management considering the scale of additional hardstand area in a rural residential lot. Hydraulics and Water Quality have recommended that the application be approved with conditions being imposed. Conditions: • Stormwater management for car park area • Overland flow paths and hydraulic alterations • Erosion and sediment control
Social Planning	Comments: Council's Social Planning section have recommended that the application be approved with recommended conditions of approval.

	Conditions: • Approved plans • Hours of operation and loading and unloading • Screening of visually offensive components • Nuisance • Lighting to ensure pedestrian and community safety
Subdivision Engineering	Comments: Council's Subdivision Engineer has assessed the proposal and advised that they recommend approval subject to conditions. Conditions: • Electrical reticulation • Telecommunications network • Certification of works – Subdivision Engineering
Transport Assessment	Comments: It is recommended the application be approved with conditions being imposed. Conditions: • Approved drawings • Amended plans • Off street vehicle and car parking facilities • Loading and unloading (excluding waste collection vehicles) • Tallebudgera Creek Road / Proposed Access intersection
Water and Waste	Comments: Water and Waste have reviewed the proposal and advised that the application can be conditioned to comply with all assessment benchmarks relevant to sewer, water and solid waste. Water and Waste have confirmed that solid waste will be placed into on-site wheelie bins which will be loaded onto a ute or standard size vehicle trailer and transported to the rubbish tip. Clients and suppliers will be required to removal all waste at their own cost. Conditions: • Approved drawings • Screening of visually offensive components • Bin type, storage capacity and storage points • Solid waste collection arrangement • Storage point – wheelie bins

	• Certification of works – Water and Waste (Solid Waste Management) • Hold point inspection

7.2 External referrals

The application was referred to the following external agency(s):

7.3 Concurrence agency(s)

Not applicable.

7.4 Advice agency(s)

Energex (3rd party referral)

- Energex have reviewed the application material and have advised that the proposed new building does not appear to conflict with the location of Energex's existing LV powerline traversing the site. Energex has no objections to the proposed development.

8 PUBLIC NOTIFICATION

8.1 Overview

In response to public notification:

- 12 properly made submissions were received, consisting of (four objections, eight in support); and
- One submission in support of the development was not properly made.

8.2 Compliance with public notification requirements

The applicant has submitted a notice of compliance stating public notification has been completed in accordance with the requirements of the Development Assessment Rules under the *Planning Act 2016*.

Council has reviewed the public notification material and considers the applicant has complied with the requirements of the Development Assessment Rules.

8.3 Accepted submissions

Clause 19.1(b) of the Development Assessment Rules allows the assessment manager to accept a submission even if the submission is not a properly made submission.

The issues raised through the submission have been considered in the body of this report.

In order for a submitter to have appeal rights under Schedule 1 of the *Planning Act 2016*, the submission must be a properly made submission.

In this instance, the assessment manager accepts the submission in accordance with Clause 19.1(b), however the submitter does not have appeal rights.

8.4 Matters raised in submissions

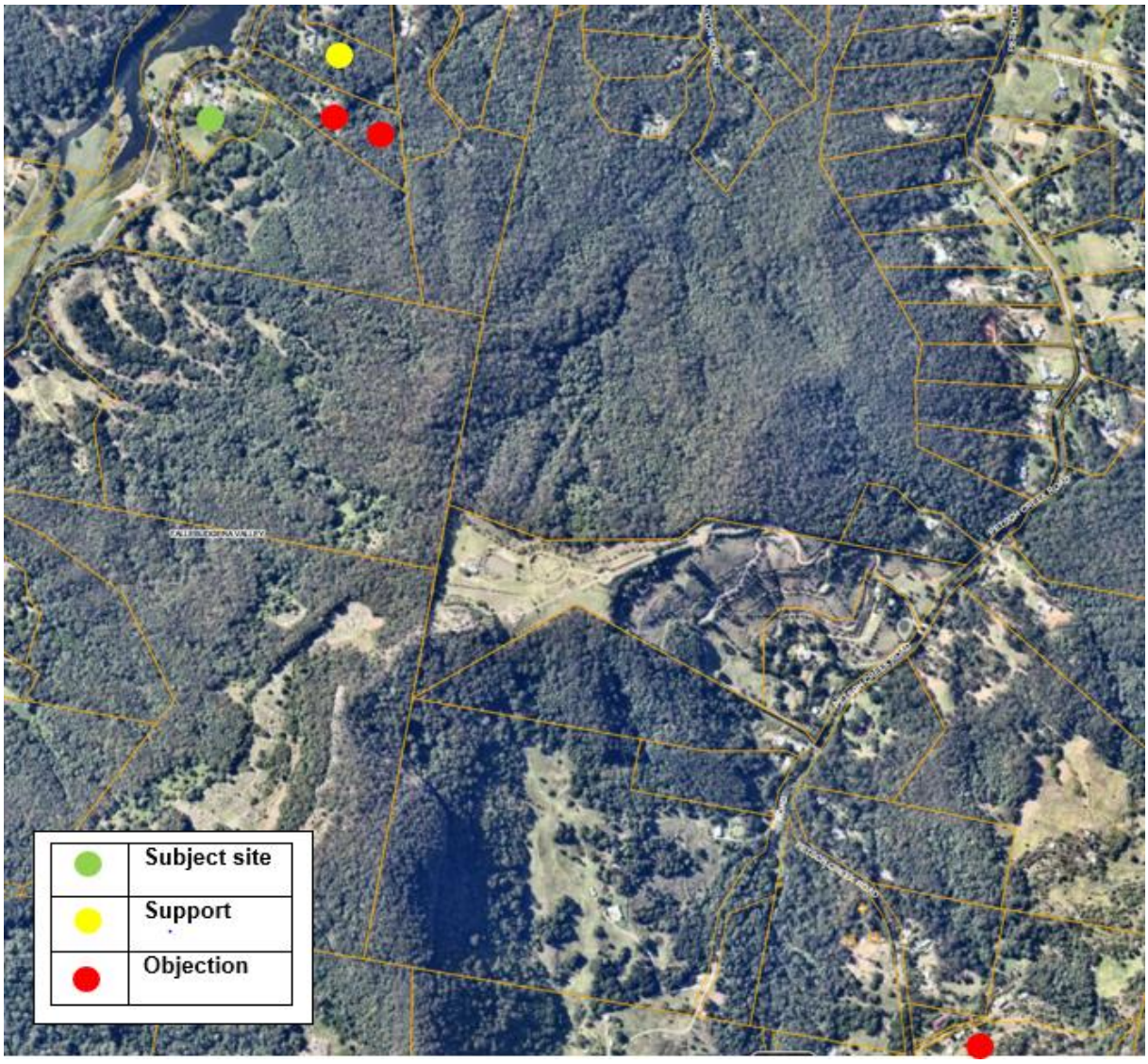


Figure 9: Map of submitters in proximity to the site (source: Council mapping)

It is noted that submissions were also received from the suburbs identified below. However, these were not shown on the above map due to their distance from the site.

- Trees Road, Tallebudgera (One) - objection
- Palm Beach (Four) - support
- Varsity Lakes (One) - support
- Bonogin (One) - support
- Merrimac (One) - support
- Worongary (One) – support not properly made

The matters raised by submitters who made a properly made submission or a submission that has been accepted by the assessment manager are discussed below.

Matters	Officer's comment
Objections:	
City Plan compliance	
A submission advised that the proposed development is not permitted by the City Plan.	The overall outcomes of the Rural zone code allow for uses that do not directly relate to rural production where they do not conflict with landscape character, rural amenity and the use of the land, or adjoining land for rural production pursuits. Function facility is one of the uses identified within overall outcome 6.2.20.2(2)(a)(v). It is considered that the proposed function facility will not conflict with the landscape character and amenity of the surrounding area. The building within which functions are proposed to be carried out already exists on site and all other activities carried out on site are located away from the road and adjoining properties. Council officers are satisfied that the potential acoustic impacts resulting from this use can be appropriately mitigated through the recommendations of the Noise Impact Assessment provided by the applicant and referred to within the recommended conditions of approval. In addition, it is not considered that the proposed use will conflict with the potential use of the land or adjoining land for rural pursuits.
Amenity	
Submitters have expressed concern that approval of this development will lead to a diminution of amenity and lifestyle for residents.	As the proposed use is to occur within an existing structure on site and as car parking is to be located away from the road and to the rear/within the existing stable building it is not anticipated that the proposed use will have significant impact on the visual amenity upon the surrounding area. Detailed assessment has been carried out in relation to the potential acoustic impacts associated with the proposed use. As a result, a revised Noise Impact Assessment and Operational Management Plan was provided which incorporates stringent requirements in relation to potential acoustic impacts.

	Council officers are satisfied that the potential acoustic impacts resulting from this use can be appropriately mitigated through the recommendation of the Noise Impact Assessment provided by the applicant and recommended conditions of approval. Therefore, it is considered that through appropriate management the proposed use will not lead to a diminution of amenity and lifestyle for residents.
Acoustic impact	
A submission raised concern that if approved the application will affect both the rural amenity and rural character in relation to noise disturbance and changes to rural amenity. The submission has advised that the acoustic report has not taken into account the topography or the large expanse of water to the west of the site being Tallebudgera Dam. A submission has advised that as a result of previous large weddings that have been held on the site that loud music travels straight to their indoor and outdoor living areas. They have advised that the proposed function facility has no sound proofing.	As detailed above Council officers do not consider that the proposed use will detrimentally impact upon rural amenity of the area, including potential impacts Council officers are satisfied that the potential acoustic impacts resulting from this use can be appropriately mitigated through the recommendations of the Noise Impact Assessment provided by the applicant and recommended conditions of approval. Therefore, it is considered that through appropriate management the proposed use will not impact upon the rural character and amenity in relation to noise disturbance. As identified previously, the owners of the 1230 Tallebudgera Creek Road which is located opposite the site have provided a letter of no objection to the proposed use.
Traffic impacts	
A submission have expressed concerns that the proposed development is inappropriate for local roads and infrastructure which are not in a condition to support similar developments that exist in the local area and which cannot sustain an impact of this scale. Concerns were raised in a submission that making assumptions that 90% of the guests will travel to the site by minibus is inappropriate and a difficult requirement to place on a business that is not yet operational. How will this be policed to ensure appropriate car numbers and minibus	It is proposed that 12 car parking spaces, including one PWD space, are provided on site. The majority (80-90%) of guests are proposed to be transported to the site via 21-seater minibuses. A maximum of four buses are proposed to be utilised. These mini buses will be operated by private bus companies which will be contracted for a specific event. These bus companies already service the Gold Coast. It is intended that guests will be collected and dropped off at four pick-up/drop off locations. Locations have been identified within the Operational Management Plan. The recommended conditions of approval require

usage and to ensure guest numbers and operating hours are adhered to? Rural Tallebudgera should not be subjected to large scale business operations. Adjoining roads also need to be taken into consideration in relation to appropriate streetlighting and infrastructure.	amendments to the Operational Management to note that these are indicative only. The event coordinator will manage bus pick-up and drop off locations and times to ensure an even spread of guests arriving. The management of these buses are detailed within the Operational Management Plan. The remaining 10-20% of guests may travel to the venue via personal transport. An average vehicle occupancy of three persons has been assumed. Based on these rates guest parking demand is expected to be seven spaces, with the remaining five to be used by staff. Additionally it is noted that there is informal parking in the driveway adjacent to the triple garage, which can be utilised by staff who are familiar with the venue. The operations of the proposed use, including mini buses, are detailed within the Operational Management Plan. This document is required to be complied with through the recommended conditions of approval. Therefore the use of mini buses is mandatory as part of the Operational Management Plan. Any use of the site not in accordance with this document will be in contravention of the conditions of the approval. As a result of the above it is not anticipated that a significant increase in traffic will be created on Tallebudgera Creek Road or connecting roads as a result of the proposed use.
Impacts on fauna and flora	
The Traffic and Transport Assessment Report provided includes the provision of a Basic Left Turn (BAL). A submission raised concern that this would affect the visual amenity of the rural road by the extent of road widening (up to 3 metres) and the destruction of tree roots and loss of trees in the process and embankment excavation.	It is not considered the works required for the basic left turn will result in loss of trees. Existing vegetation in proximity of this area is not anticipated to be impacted by the required works.

A submission raised concern that the addition of 4.6 metre rural driveway entrance will result in loss of trees.	It is not considered that the works required at the driveway entrance will result in loss of trees. While there are a number of large trees in this location they appear to be appropriately located to ensure their retention.
The subject site has been cleared but the surrounding areas are still intact. As a result there is an abundance of wildlife in the area. A submission raised concerns that noise may disturb this wildlife and they may leave the area.	Historic clearing has taken place over the site some time in the past, however this is not relevant to this application. It is noted that the surrounding area incorporates densely vegetated areas that would be home to a variety of wildlife. Given the limited hours and days of operation it is not considered that the proposed use, including predicted acoustic impacts, will impact significantly upon wildlife in the area. The proposed use is located in a relatively cleared portion of the site and located within proximity to Tallebudgera Creek Road rather than a portion of the site that is densely vegetated and regularly used by wildlife.
Precedent	
A submission raised concern that if this application is approved it will set a precedent for this quiet end of the valley.	It is not considered that approval of this application would set a precedent for the area. Each development application is to be considered on its own merits and in accordance with the requirements of the City Plan.
Support:	
A submission advised that the application shows great consideration to the environment and is of very low impact. This will retain the charm of this beautiful location.	This submission is noted and has been taken into consideration during the assessment of the application.
A submission advised that with so many people relocating to the Gold Coast Area more facilities like this are required. This location small business venture is supported.	This submission is noted and has been taken into consideration during the assessment of the application.
A submitter advised that they have lived in the area for a long time and have wondered why someone didn't do something like this out in the valley.	This submission is noted.

9 CONCLUSION

Council is in receipt of an application for a development permit for a material change of use to establish a function facility at 1227 Tallebudgera Creek Road, Tallebudgera Valley.

After a detailed assessment, it has been determined the proposal meets the purpose of the Living with nature and Safe, well designed city themes and Natural landscape area, Nature conservation and Landscape character elements of the Strategic framework, the Rural zone and Airport environs overlay code, Bushfire hazard overlay code, Environmental significance overlay code, Landslide hazard overlay code and development codes.

It is recommended the application be approved, subject to conditions.

10 NOTIFICATIONS

The following property notifications will be applied:

Vegetation protection

There are development approval conditions applicable in relation to the protection and management of vegetation and/or associated habitat on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice MCU/2021/6. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

11 RECOMMENDATION

It is recommended that Council resolves as follows:

That Council approves (with conditions) the issue of a development permit for a material change of use for a Function facility, in accordance with the Attachment entitled: Decision notice— approval (with conditions)

<table>
<tr><th colspan="2">General</th></tr>
<tr><td>1</td><td>Timing
a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.
b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.</td></tr>
<tr><td>2</td><td>Approved drawings
Undertake and maintain the development generally in accordance with the following drawings:
<table>
<tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr>
<tr><td>Proposed wedding facility - Site Plan</td><td>Impact drafting Pty</td><td>05.05.21</td><td>1172-20 (sheet</td><td>C.2</td></tr>
</table></td></tr>
</table>

	Ltd and Steve Woods design		S01.0)	
Proposed wedding facility - Plan	Impact drafting Pty Ltd and Steve Woods design	5.05.21	1172-20 (sheet 02.0)	C.2
Proposed wedding facility - Elevations	Impact drafting Pty Ltd and Steve Woods design	5.05.21	1172-20 (sheet 03.0)	C.2
Proposed Wedding facility - Carpark Layout	Impact drafting Pty Ltd and Steve Woods design	05.05.21	1172-20 (sheet 04.0)	C.2

The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.

3 **Approved Plans**

Undertake and maintain the development generally in accordance with the following plans:

Plan Title	Author	Date	Plan Reference No.	Ver
Proposed Wedding Facility 1227 Tallebudgera Creek Road Tallebudgera – Acoustic report	Acoustic Works	11 October 2021	2020300 R011 1227 Tallebudgera Creek Road, Tallebudgera Valley ENV.docx	R01I

4 **Amended Plans**

Prepare and submit amendments to the plans listed below for confirmation they constitute the approved plans for the purposes of this development approval. All amended plans must be submitted (and confirmed by Council) prior to commencement of any works on site:

Transport Assessment				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Operational Management Plan Tall Trees Estate 1227 Tallebudgera	Tall Trees Estate	11 October 2021	-	D

	Creek Road, Tallebudgera Valley The following amendments must be included: a Identify that the specific pick up/drop off locations for the mini-buses are indicative locations only and that any mini-bus pick up/drop off locations are to be in similar locations to these identified to ensure no impact on the surrounding area in relation to car parking or noise. b Identify that dependant on the number of guests up to four separate mini-buses will be used to pick up and drop of guests to ensure that transfer via mini-buses is time efficient for guests and does not involve multiple trips by one mini-bus. Once approved, compliance with the Operational Management Plan is to be carried out at all times.
Property	
5	**No overnight accommodation** *(specific condition)* No overnight accommodation is to be provided on site in association with the proposed function facility use.
Amenity	
6	**Fireworks** *(specific condition)* Activities involving detonation of fireworks or other explosives are not permitted.
7	**Hours of operation and loading and unloading** a Undertake all activities (unless specifically addressed below) associated with the operation of the use only between the hours of 9:00 am to 9:30 pm on Thursday to Sunday only; b All guests are to vacate the site by 10:00pm; c A maximum of one (1) large (Standard Wedding) event (maximum of 100 guests) is permitted to be held between Thursday to Sunday; d A maximum of two (2) small (Pop-up/Micro Wedding) events (maximum 35 guests) is permitted to be held between Thursday to Sunday; e Only one (1) event per day is permitted regardless of event size; f Conduct 'Bump-in' / 'set-up' for a maximum of four (4) hours on the day or the day before the event only between 9:00 am to 5:00 pm; g Conduct 'Bump-out' for a maximum of three (3) hours the day after the event only between 8:00 am to 3:00 pm; and h Conduct loading and unloading activities between the hours of 8:00 am to 3:00 pm, Monday to Friday only.
8	**Screening of visually offensive components** Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point: a Refuse storage areas. b Service equipment. c Mechanical ventilation. d Refrigeration units. e Storage areas for machinery, materials, vehicles or the like.

9	**Nuisance** Undertake and operate the development in a manner that causes no detrimental effect upon surrounding premises by reason of noise nuisance, lighting nuisance or such other emissions. Specifically: a Position and direct all lighting so as not to exceed beyond the site boundary. Take care to ensure spill and reflection are covered where appropriate b A maximum of one (1) standard wedding and two (2) pop-up weddings per week c A maximum of ten (10) people and the event manager are permitted on site for 'bump-in' / 'set-up' and 'bump-out' d All guests are to have left the site by 10pm e No overnight accommodation is to be provided
10	**Lighting to ensure pedestrian and community safety** a Install lighting within the site boundary for all car parking areas, outdoor activity areas (i.e. communal or staff areas) and along all on-site pedestrian pathways prior to commencement of the use, at no cost to Council. The design and construction of the lighting system must: i Meet minimum requirements of Australian Standard AS/NZS1158.3.1:2020 Pedestrian area (Category P) lighting. ii Meet the relevant requirements of the electricity supplier (i.e. Energex). iii Include lighting shields, anti-tamper screws, weather resistant bulkhead fitting and robust material to withstand severe weather conditions. b Undertake and maintain the lighting system at no cost to Council at all times.
11	**Doors and windows** *(specific condition)* The door on the western side of the wedding facility building to be closed during functions.
12	**In-house amplified music/noise system** *(specific condition)* a Amplified music/noise is to be provided via the in-house amplified music system only with no additional systems to be used aside from small PA systems used for wedding ceremonies only; and b The in-house amplified sound/noise system is to be fitted with a sound limiting device in accordance with the Acoustic report by Acoustic Works (reference 2020300 R011) dated 11 October 2021.
13	**Noise complaint register** *(specific condition)* a A Noise compliant register is to be maintained at all times by the site owner/manager to record all noise-related complaints; b Land owners of all allotments identified as noise sensitive places within the Noise Impact Assessment by Acoustic Works dated 11 October 2021 must be provided with an email address managed by the site owner/manager to lodge noise related complaints; c Confirmation that all land owners have been provided with an email address as per point b) above, must be provided to Council within 3 months of the approval taking affect. d In response to noise complaints, noise mitigation measures must be implemented to ensure the use does not cause an 'environmental nuisance'(within the meaning of that term set out in the Environmental Protection Act 1994) at any sensitive receptor stated in schedule 1 of the

	Environmental Protection (Noise) Policy 2008. e The noise complaints register shall be made available to Council upon request within 3 business days.
Environmental and Landscaping	
14	**No damage to retained vegetation** Ensure all other existing vegetation is retained and not disturbed or damaged during implementation of the approved works.
Transport	
15	**Transportation of guests** *(specific condition)* Guest are to be transported to and from site via mini buses in accordance with the approved Operational Management Plan.
16	**Off street vehicle and car parking facilities** a Design and construct off street vehicle facilities at no cost to Council prior to the commencement of the use, generally in accordance with the Car Parking, Access and Transport Integration Constraints Code and include in particular: i A total of 12 freely accessible car parking spaces. ii All spaces are drained and delineated by raised pavement markers, in lieu of line marking. iii Clearly identified signage and directional markings including: A Delineation of parking spaces for people with disabilities. B Signage indicating 'turnaround bay' for the turnaround bay. b Undertake and maintain the off street vehicle and parking facilities at no cost to Council at all times. c Off-street vehicle facilities must only be used for vehicle parking.
17	**Loading and unloading (excluding waste collection vehicles)** Loading and unloading of service vehicles must be undertaken generally in accordance with the Transport code of the City Plan and include in particular: i Loading and unloading of any vehicle servicing the development must be conducted wholly within the site. ii A vehicle, or vehicle waiting to be loaded or unloaded, must stand entirely within the site. iii All vehicles must enter and exit the site in a forward gear. The largest vehicle permitted on the site is a Medium Rigid Vehicle. The dimensions of the vehicle are to be generally in accordance with AS2890.2.
Engineering	
18	**Rectification of Council's infrastructure** d Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to commencement of the use at no cost to Council. e Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.
19	**Existing infrastructure, structures and services** a Obtain an operational works approval for the removal/ relocation of existing infrastructure, structures and services identified on the drawings prior to a

request is made to Council to approve the plan of subdivision/commencement of the use at no cost to Council and include in particular:

i Remove redundant vehicular crossing.

ii Remove any redundant stormwater kerb adaptors and disused service pits from the kerb and channel (including any associated pipework across the footpath).

b Construct and maintain the identified Council infrastructure at no cost to Council prior to a request is made to Council to approve the plan of subdivision/commencement of the use.

20 **Tallebudgera Creek Road / Proposed Access Intersection**

a Obtain an operational works approval for the proposed access treatment to Tallebudgera Creek Road marked on the drawings listed below prior to commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Concept Access Arrangement	Geleon	18 May 2021	50451-WS003	C

and include in particular:

i Be designed in accordance with Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections.

ii BAL Type turning treatment.

Construct and maintain the intersection(s) identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.

Stormwater Drainage

21 **Stormwater management for car park area**

a Carpark areas must be graded towards landscape areas to promote infiltration of stormwater runoff.

b No impervious runoff is to be diverted to Council's drainage system without treatment.

22 **Overland flow paths and hydraulic alterations**

a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged.

b The development must not:

i Increase peak flow rates downstream from the site.

ii Increase flood levels external to the site.

iii Increase duration of inundation external to the site that could cause loss or damage.

Construction Management

23 **Certification of works – Water and Waste (Solid Waste Management)**

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Water and Waste

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
• Waste Management compliance report. • Waste storage/servicing point;	Prior to commencement of the use	Operational Management Plan, Revision D dated 11.10.2021	Registered Professional Engineer of Queensland (RPEQ) or a Level 1 Licensed Building Certifier	Water and Waste
The certification is to confirm: i The development has been designed and constructed in accordance with the approved Planning report and complies with City Plan Policy SC6.15 – Solid waste management.				

24 **Certification of works - Health and Regulatory Services**

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Health and Regulatory Services				
Certified document	**Certification date**	**Plan**	**Expert discipline**	**Requesting Council Section**
Acoustic compliance report	Prior to commencement of the use	Proposed Wedding Facility 1227 Tallebudgera Creek Road Tallebudgera – Acoustic report; Prepared by: Acoustic Works; Dated: 11 October 2021; Ref: 2020300 R011 1227 Tallebudgera Creek Road, Tallenbudgera Valley ENV.docx; Ver: R01I	Acoustic Engineer	Health and Regulatory Services
The certification is to confirm: The development has been designed and constructed in accordance with the				

	recommendations outlined in an approved Acoustic Report.
25	**Erosion and sediment control** a Undertake works generally in accordance with the Healthy Waters code of the City Plan and include in particular: i Sediment control structures e.g. sediment fence must be placed at the base of all materials on site to mitigate sediment run-off. ii A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater. iii All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM September 2009) prior to discharging from the site. Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC.11 – Land development guidelines.
26	**Hold point inspection** Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC.6.11 – Land development guidelines the City Plan for the following:

Purpose	Hold Point	Council contact
Bin storage point	Within 5 business days of the bin storage point being completed.	Water and Waste INSPECTIONS@goldcoast.qld.gov.au

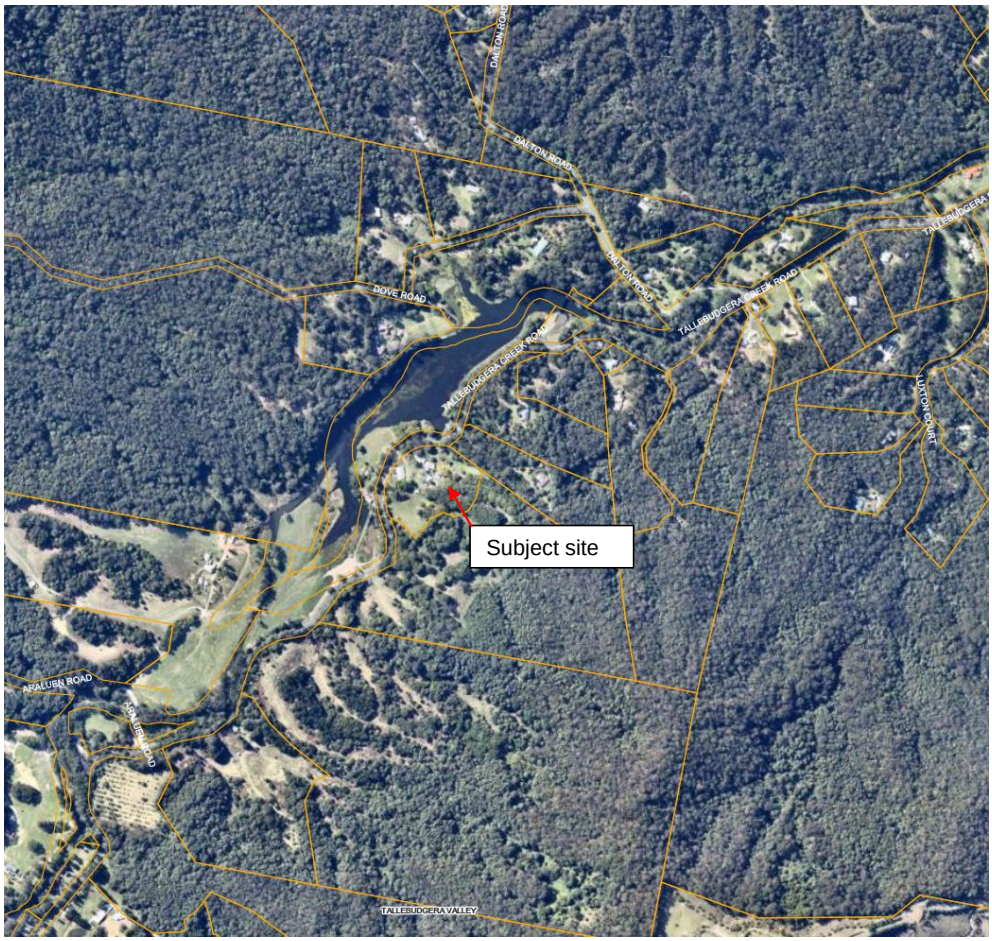
27	**Construction management plan** a Prepare and submit for approval a Construction management plan generally in accordance with the Guidelines for Construction Management Plans prior to any works commencing. b The Construction management plan must be prepared by a suitably qualified professional and include in particular. i Provide hours of construction. ii Provide details on vehicle access (including responsibility for maintenance of the defined cartage route) during construction hours. iii Provide details on traffic management (including loading, unloading and cartage routes). iv Parking of vehicles (including on site employees and delivery vehicles). v Provide details for the collection and control of Building waste and refuse disposal. vi Details on the presentation of hoarding to the street. vii Provide details for tree management. viii Demonstrate how the general public will be protected from construction activities. ix Provide details on how the building site will be kept clean and tidy to maintain public safety and amenity. c Implement the Construction management plan during all construction works at no cost to Council.

28	**Availability of approved plans, drawings and reports** Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.
29	**Notice of works timetable** Provide a Notice of works timetable for Commencement of work to Council's Development Compliance section prior to commencement of any works. A copy of Council's Notice of works timetable is available on Council website http://www.goldcoast.qld.gov.au/documents/fa/fm579_notice-of-works.pdf
Solid Waste Management	
30	**Bin type, storage capacity and storage points** Provide 1 X 360L general waste wheelie bin and 1 x 360L recycling wheelie bin to service the development generally in accordance with the Operational Management Plan, Revision D dated 11.10.2021, to service the development prior to commencement of the use at no cost to Council.
31	**Solid waste collection arrangement** Solid waste servicing is to be undertaken in accordance with the approved Operational Management Plan, Revision D dated 11.10.2021 at, all times and at no cost to Council.
32	**Storage point – Wheelie bins** Design the bin storage point prior to use commencing and in accordance with City Plan policy SC6.15 – Solid waste management as below: Grassed area for washing of bins (near the bin storage point).
Advice Notes	
A	**Development infrastructure** Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.
B	**Further development permits / compliance permits** Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: **City Assets** - Operational works - vehicle access works **Plumbing and Drainage** - Permit for plumbing and drainage work **Subdivision Engineering**

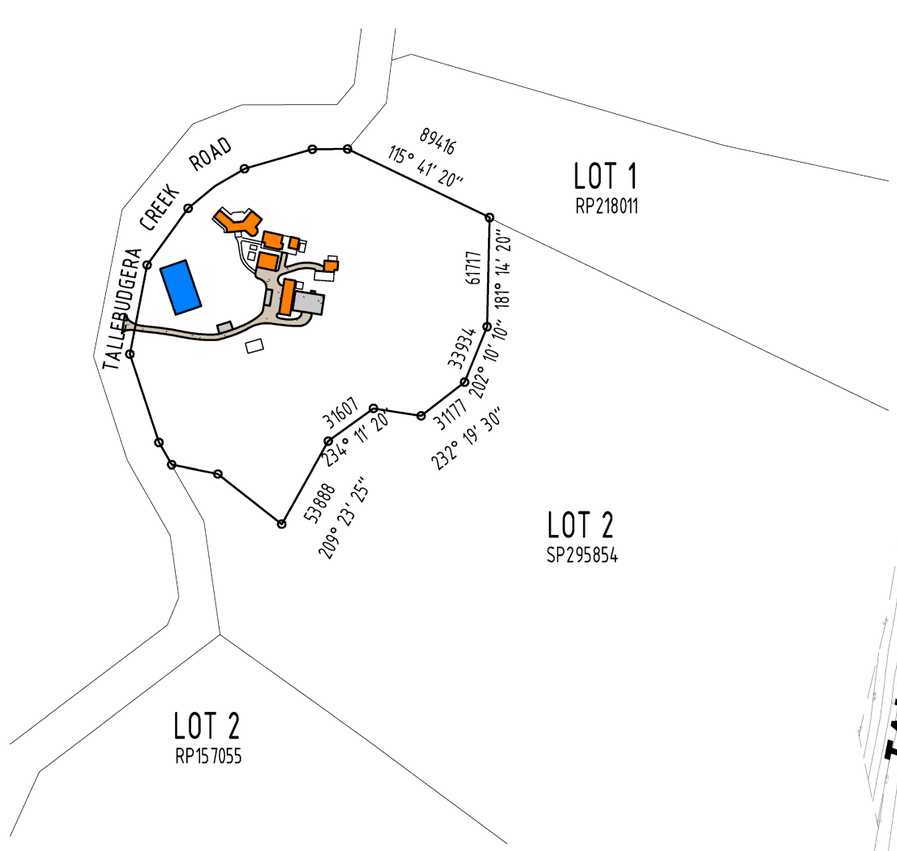
	- Operational works - infrastructure **Transport Impact Assessment** - Operational works - infrastructure A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).
C	**Compliance with conditions** Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.
D	**Indigenous cultural heritage legislation and duty of care requirement** The *Aboriginal Cultural Heritage Act 2003* ('**ACHA**') is administered by the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: a Is not negated by the issuing of this development approval; b Applies on all land and water, including freehold land; c Lies with the person or entity conducting an activity; and d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DATSIP's Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the ACHA.
E	**Infrastructure charges** Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
F	**Properly made submissions** There were properly made submissions about the application. The name and address of the principal submitter for each properly made submission is attached to the decision notice.
G	**Applicant responsibilities** The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without liming this obligation, the

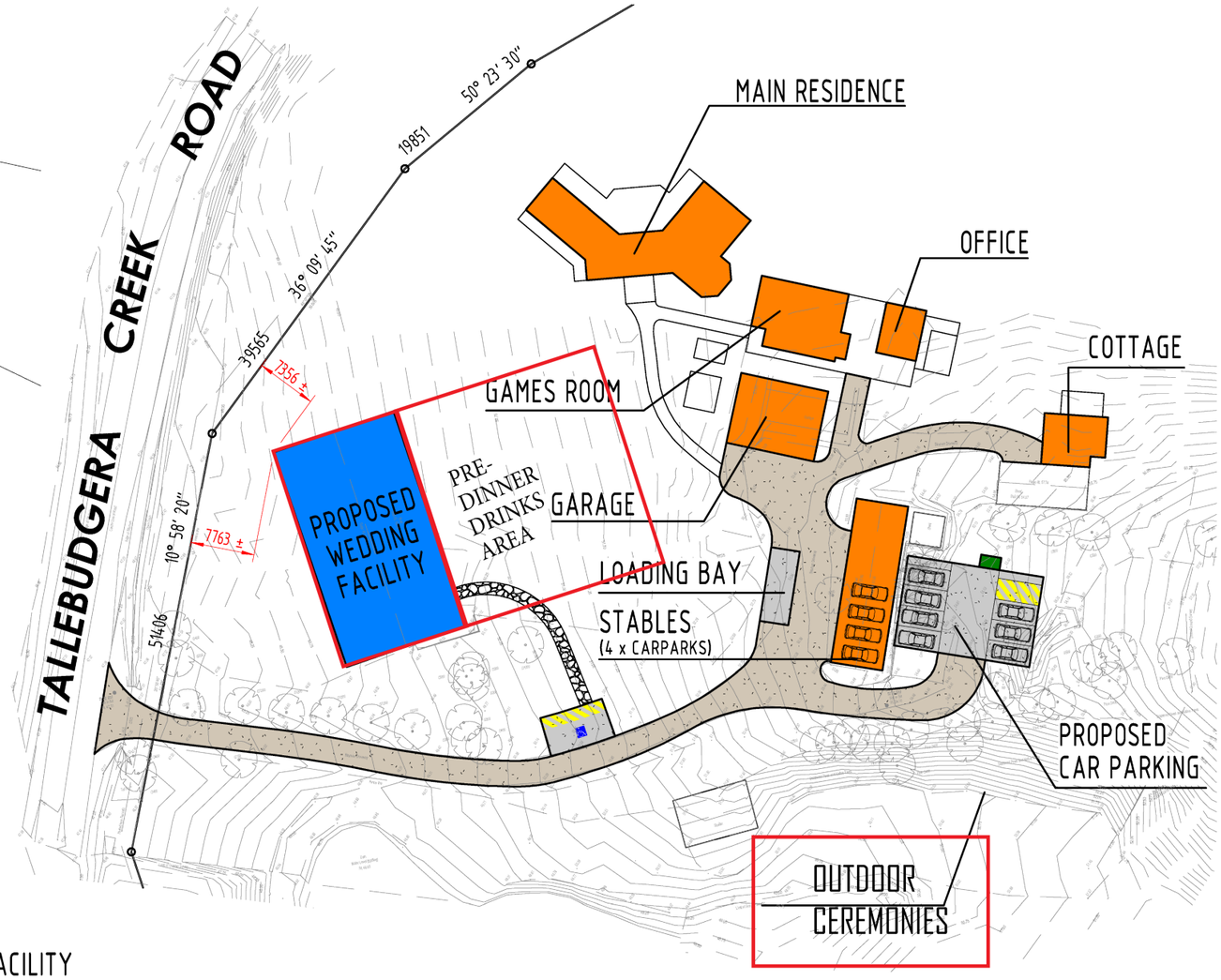
	applicant is responsible for: a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commended and to carry out the activity for its duration. b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environment Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). d Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the *Survey and Mapping Infrastructure Act 2003.* e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds $150,000 (excluding GST). Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
H	**Access from/works in State-controlled road** All access from and works within the State controlled road/reserve must not be carried out without approval from the Department of Transport and Main Roads.
I	**Weeds, pest animals and ants** Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
J	**Fire ant control**

	Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the *Biosecurity Act 2014* individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.
K	**Incorporation of Equitable Access at the Detailed Design Stage** All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the *Commonwealth Disability Discrimination Act (1992)* and the Disability (Access to Premises – Buildings) Standards 2010.
L	**Connections to, alteration or realignment of Council infrastructure** Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), the applicant must obtain the necessary approvals from the relevant public utility authority prior to works commencing. Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage infrastructure, reinstatement of maintenance hole covers, stormwater drainage infrastructure, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.
M	**Incorporation of Equitable Access at the Detailed Design Stage** All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the *Commonwealth Disability Discrimination Act (1992)* and the Disability (Access to Premises – Buildings) Standards 2010.
N	**Vegetation protection** A property notification will be applied to the lot / subsequent lots stating the property includes protection and management of vegetation and/or associated habitat.
O	**Listing of Koala under EPBC Act** Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 (*EPBC Act*) as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.
Property Notifications	
A	**Vegetation protection** There are development approval conditions applicable in relation to the protection and management of vegetation and/or associated habitat on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice MCU/2021/6. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline


DALTON ROAD
DOVE ROAD
TALLEBUDGERA CREEK ROAD
TALLEBUDGERA VALLEY
Subject site

Zone map of site and surrounding area (source: Council mapping)





RPD

lot 1
SP 295854
parish TALLEBUDGERA
county WARD
CITY OF GOLD COAST
area 29080m2

LEGEND

- EXISTING STRUCTURES
- PROPOSED WEDDING FACILITY
- EXISTING DRIVEWAY + MODIFIED
- PROPOSED CAR PARKING / LOADING BAY
- BIN STORAGE & WASHDOWN

L LOCALITY PLAN
1 : 3000 @ A3

S SITE PLAN
1 : 600 @ A3

STEVE WOOD designs

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0413 585 319 info@impactdrafting.com.au impact drafting pty ltd
PO Box 3050 Robina Town Centre QLD 4230 QBCC Lic # 1146778

SCALE 1:100 @ A3 – LENGTH IN METRES

DRAWING
PROPOSED WEDDING FACILITY

REV #	DATE
A.1	24.09.20 – town planning issue
B.1	12.10.20 – carparking & driveway
C.2	05.05.21 – carparking revisions

PROJECT
LOT 1 ON SP 295854
#1227 TALLEBUDGERA CREEK RD
TALLEBUDGERA VALLEY 4228

N

SCALE	DATE	DRAWN
SHOWN	sept 20	sw
SHEET #		REFERENCE #
S01.0		1172-20

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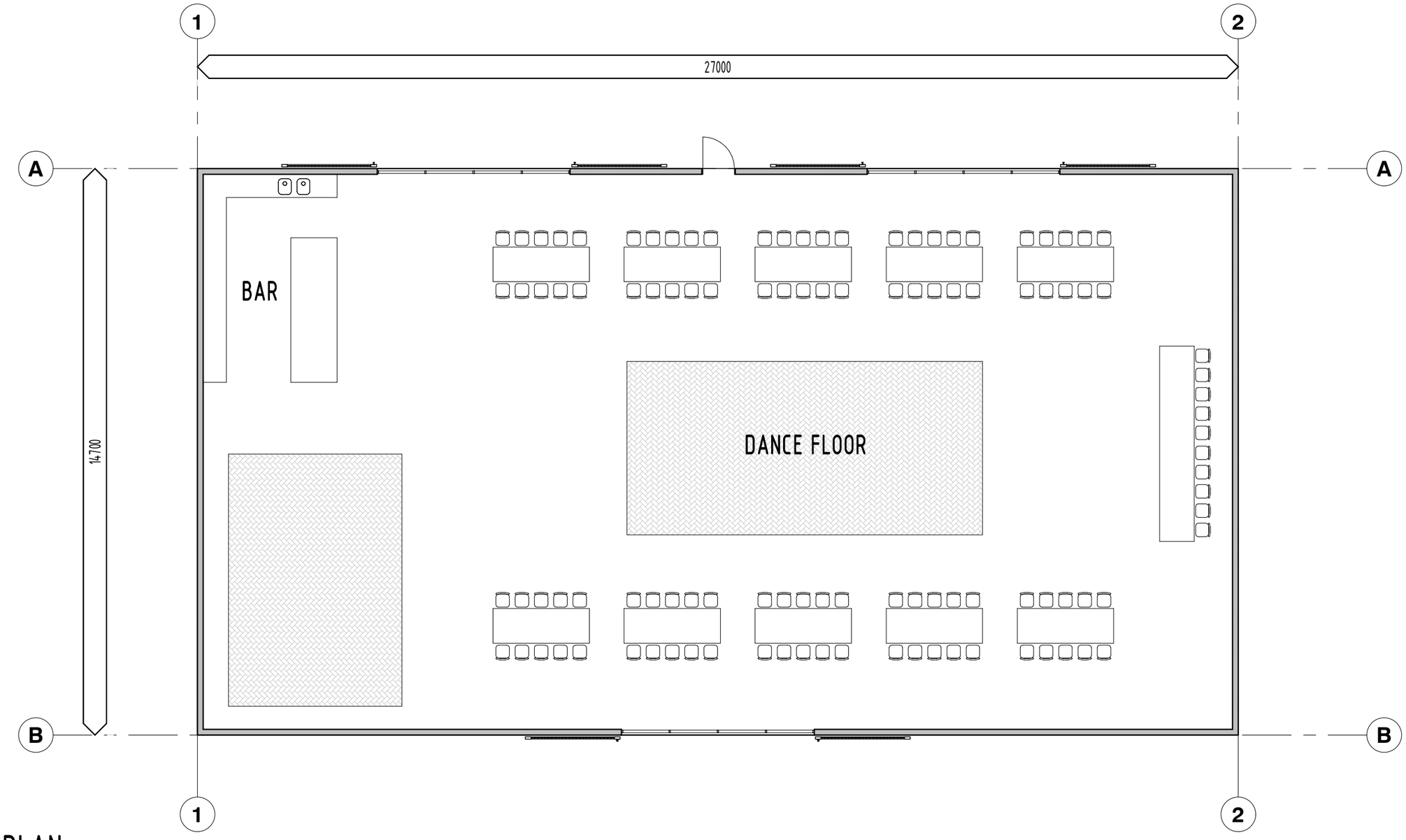

P PLAN
1 : 100 @ A3

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DRAWING
PROPOSED WEDDING FACILITY

REV #	DATE
A.1	24.09.20 – town planning issue
B.1	12.10.20 – carparking & driveway

PROJECT
LOT 1 ON SP 295854
#1227 TALLEBUDGERA CREEK RD
TALLEBUDGERA VALLEY 4228

SCALE	DATE	DRAWN
1 : 100	sept 20	sw

SHEET #	REFERENCE #
S02.0	1172-20

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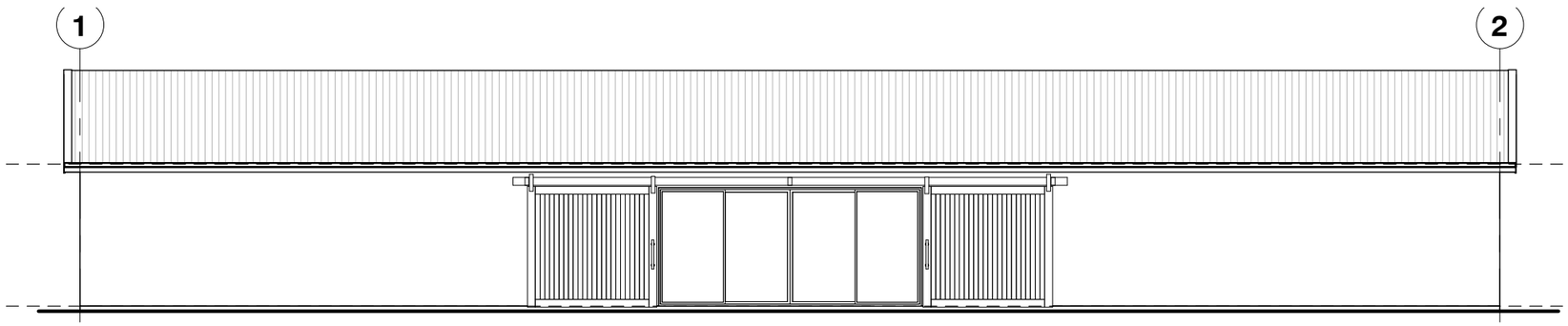

W WESTERN ELEVATION
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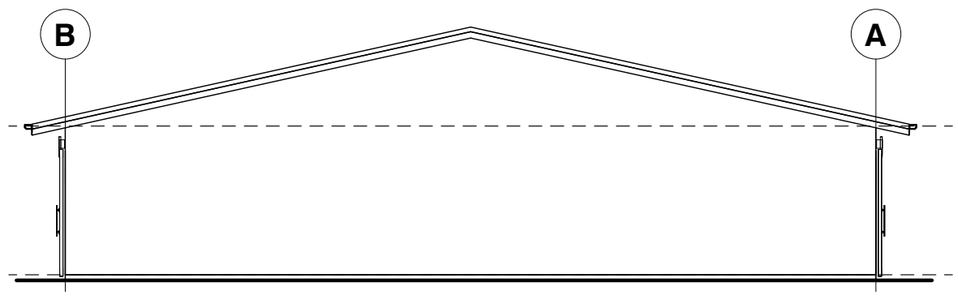

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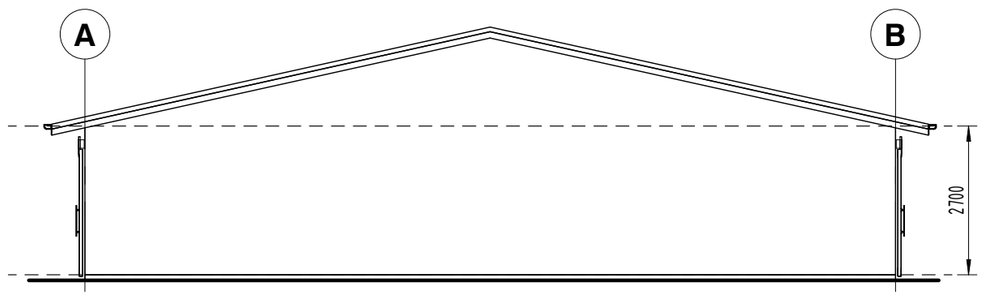

N NORTHERN ELEVATION
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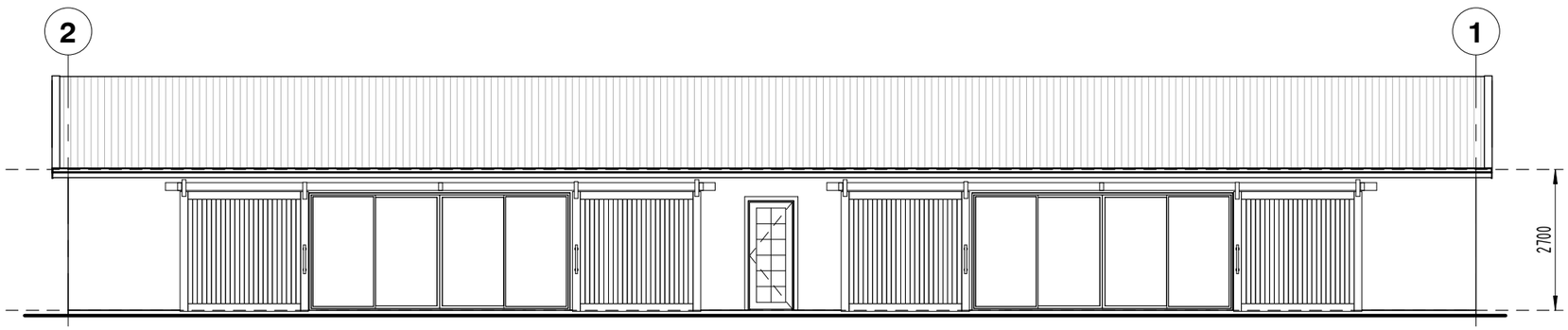

E EASTERN ELEVATION
1 : 100 @ A3

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DRAWING
PROPOSED WEDDING FACILITY

REV #	DATE
A.1	24.09.20 – town planning issue
B.1	12.10.20 – carparking & driveway

PROJECT
LOT 1 ON SP 295854
#1227 TALLEBUDGERA CREEK RD
TALLEBUDGERA VALLEY 4228

SCALE	DATE	DRAWN
1 : 100	sept 20	sw

SHEET #	REFERENCE #
S03.0	1172-20

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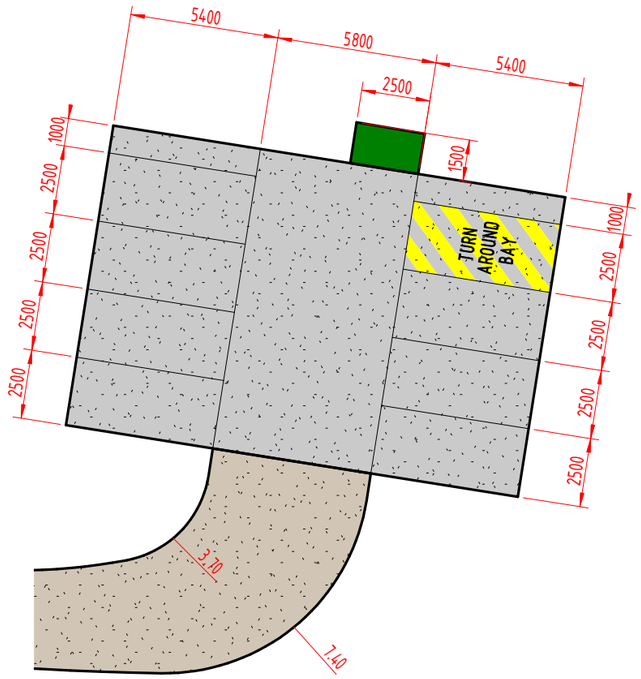
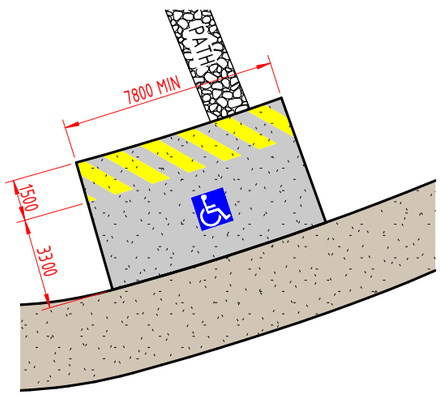


CP **CARPARK LAYOUT**
1 : 200 @ A3



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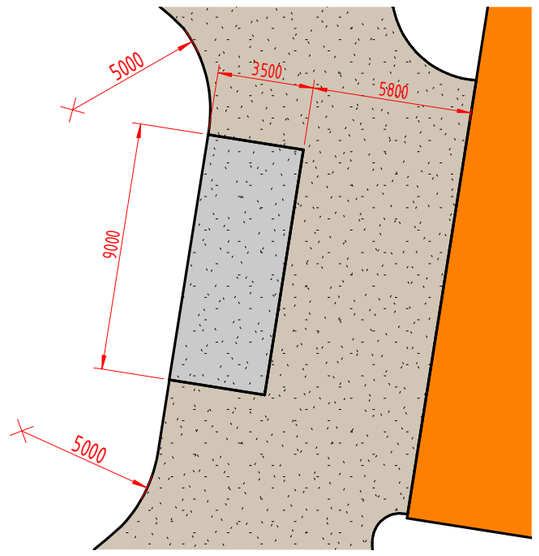

LB **LOADING BAY**
1 : 200 @ A3

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DRAWING
PROPOSED WEDDING FACILITY

REV #	DATE
A.1	24.09.20 – town planning issue
B.1	12.10.20 – carparking & driveway

PROJECT
LOT 1 ON SP 295854
#1227 TALLEBUDGERA CREEK RD
TALLEBUDGERA VALLEY 4228

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SCALE	DATE	DRAWN
SHOWN	sept 20	sw
SHEET #		REFERENCE #
S04.0		1172-20

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Operational Management Plan

Tall Trees Estate
1227 Tallebudgera Creek Road, Tallebudgera Valley

TALL TREES
TALLEBUDGERA VALLEY

Operational Management Plan
Tall Trees Estate
1227 Tallebudgera Creek Road, Tallebudgera Valley

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Operational Management Plan
Tall Trees Estate
1227 Tallebudgera Creek Road, Tallebudgera Valley

Revision	Date	Comment
A	03.11.2020	Final DA version
B	18.05.2021	Changes due to Information Request
C	24.08.2021	Changes due to further Information Request
D	11.10.2021	Changes due to further Information Request

1.0 Introduction

Tall Trees Estate is set amongst the natural rural landscape of Tallebudgera Valley and is looking to cater for wedding ceremonies and small-scale receptions on its private property.

The venue is set on 7.9 acres, which is very privately positioned in the Valley.

The Venue Owners seek to provide a unique and memorable wedding / function experience, and to operate events in a manner which maintains the beautiful and peaceful natural environment that surrounding residents enjoy, and guests came to experience.

This Operation Plan sets out the operational requirements and restrictions that must be complied with for any wedding or function carried out at Tall Trees Estate.

The responsibility of the event will always be maintained by the land-owner/s to ensure its use is consistent with any development approval conditions and activities outlined in this Operational Management Plan. All wedding and function coordinators will be provided a copy of this Operational Plan upon booking the venue and must be complied with at all times.

2.0 Use area

The venue will host wedding ceremonies and receptions within the double-brick building (shed/hall) located near the driveway entrance. The Reception building is located approximately 8.5 metres from the western boundary and approximately 30m from the main residence.

Guests will be allowed to congregate (for a short time) on the lawn area in front of the Reception building for pre-dinner drinks.

In addition, wedding ceremonies will be conducted on the grassed paddock next to the dam, while parking will be provided on the existing driveway, in the existing stables and in the parking area behind the stables.

Bridal/Wedding Party photography will take place throughout the property and will be supervised at all times.

The following set of plans clearly illustrate the proposed use areas:

Proposal Plans				
Sheet No.	**Rev**	**Title**	**Date**	**Author**
S01.0	C.2	Locality Plan & Site Plan	05.05.2021	Impact Drafting
S02.0	C.2	Plan	05.05.2021	Impact Drafting
S03.0	C.2	Elevations	05.05.2021	Impact Drafting
S04.0	C.2	Carpark Layout, PWD Space & Loading Bay	05.05.2021	Impact Drafting
S05.0	C.2	Existing Structures	05.05.2021	Impact Drafting
04-1599-001	B	Detail Survey	18.05.2021	Site Position Survey Map

2.1 Use Area Controls

Guests will be prevented from venturing outside the approved use area via the following methods:

- String lights will be erected along the edges of the use area as a barrier to prevent guests accidentally wandering into prohibited areas;
- The MC of the ceremony will notify and remind guests where they are allowed to go during the function;
- All guests will also be pre-advised by the wedding planner where the prohibited and non-prohibited areas are located;
- Signage will be erected permanently to guide guests towards non-prohibited areas; and
- Security personnel will assist coordinators in directing guests towards non-prohibited areas.

3.0 Hours of Operation

The hours of operation will be from 9am until 9:30pm Thursday to Sunday.

It is generally expected that standard weddings will be held on Friday-Sunday, with Thursdays generally hosting micro/pop-up weddings (for example small elopements).

Each week, it can be expected that the site will host no more than one (1) large wedding event (maximum 100 guests). In addition, the venue is permitted to host a maximum of two (2) small pop-up events (maximum 35 guests) per week.

However, the number of wedding events held per week/year may vary due to various factors including changes in seasonal demand.

3.1 Bump-in

'Bump-in' or 'set-up' occurs during 9am to 5pm either on the day of the event, or the day before the event (depending on the size and requirements for each individual wedding/function). "Bump-in' will last for a maximum of 4 hours and must be conducted by a professional coordinator (no DIY set-up allowed) to ensure safety and efficiency.

3.2 Event Day

Access on the event day will be from 9am to 9:30pm with all guests encouraged to arrive by no later than 5pm. Wedding receptions will conclude by 9:30pm, with all guests commencing departure at 9:30pm. All vehicles and buses are required to have departed by 10:00pm.

3.3 Bump-out

Access one (1) day after the event for pack-down between 9am and 5pm. Bump-out will last for a maximum of 3 hours on-site and must be conducted by a professional coordinator (no DIY pack-down allowed) to ensure safety and efficiency.

Note: Access for set-up and pack-down will be limited to a maximum of 10 people at any one time with a detailed schedule of events sent to the Owners for their reference. In addition, the delivery and pick-up of larger items will be restricted to Monday – Friday 8am-3pm.

4.0 Staff and guest numbers

4.1 Staff numbers

A minimum of one (1) Event Manager will be onsite during the hours of operation outlined above in section *3.0 Hours of Operation*. In addition, for weddings/functions with more than 20 guests Event Staff/Managers must be on site for guest arrival and departure - being 1 additional staff for weddings/functions with 21-50 guests, and 2 additional staff for weddings/functions with 51-100 guests.

The Owner will be onsite at all times.

One (1) RSA Licensed Bar staff member is required per 30 guests. A minimum of one catering staff member is required per 30 guests, although catering numbers may vary depending on menu requirements.

One (1) Security staff is required for the first 50 guests, then one (1) per 50 guests thereafter.

Other staff, such as photographers, florists, stylists and celebrant are also permitted on-site during the event.

Both prior to and after events, a maximum of 10 other suppliers/staff will be required to conduct 'bump-ins' and 'bump-outs'. A minimum of one (1) Event manager is also required to be on-site during all 'bump-ins' and 'bump-outs'.

4.2 Guest numbers

The Owners will adhere to a maximum of 100 guests on-site for any one event or as dictated by the development permit.

5.0 Function Types & Bookings

5.1 Function types

Function Type	Maximum Timeframe	Maximum Number of Guests	Other Inclusions
Standard Wedding Ceremony	2 hours	100	Chairs, arbour, signing table, celebrant, small PA system and small decorative pieces.
Pop-up Wedding Ceremony	90 mins	35	Chairs, arbour, signing table, celebrant, small PA system and small decorative pieces.
Standard Wedding Reception	6 hours	100	Catering, RSA compliant bar, table and chair furniture, lighting.
Micro Wedding Reception	4 hours	35	Catering, RSA compliant bar, table and chair furniture, lighting.
Venue Promotional Events	4 hours	10	wedding vendors such as photographers, catering, bar, cake maker, celebrant, florist, stylists

5.2 Bookings

Clients will be required to sign a booking contract for all confirmed events, which will be counter-signed by the Event Manager and Owner. Should at any time the contract be in breach, the event will be shut down and guests will be evacuated immediately.

The Event Manager will take into consideration non-consecutive bookings and limitations as per Council guidelines when accepting a booking.

A list of available event dates will be provided to all potential clients in accordance with the permit conditions.

In addition, all event organisers, suppliers and vendors must sign an agreement contract with Tall Trees Estate stating that they agree to conduct events which comply in full with the requirements of this Operational Management Plan and Development Permit MCU/2021/6.

6.0 Travel and Transport

6.1 Access

Vehicle access will be strictly via the main driveway entrance. Once all suppliers and guests have arrived gates will be locked for safety. Pedestrian walking will not be permitted on Tallebudgera Creek Road.

6.2 Travel arrangements

Approximately 80-90% of guests will be chauffeured to and from the venue via private mini-bus. This equates to about 4 mini-bus 'runs' per wedding (for a maximum-sized wedding of 100 guests). The remaining 10-20% of guests will arrive via private transport including personal vehicle, taxi or uber.

All guests and suppliers will be encouraged to arrive no later than 5pm.

Suppliers and other staff will arrive and depart via personal transport; however car-sharing is encouraged in order to reduce the demand for parking on-site.

Following the conclusion of the event, departure will commence by 9:30pm, with all vehicles and buses required to have departed by 10:00pm.

6.3 Off-site Bus Service Procedures

Mini-buses will be used to chauffer guests to and from each wedding event. Experienced private bus companies will be contracted for services. Guests will be collected and dropped off at four (4) regular pick-up/drop-off locations as follows:

1. Surfers Paradise – Public bus stop at 51 Cavill Avenue, on Gold Coast Highway;
2. Broadbeach – Bus stop opposite Sofitel Hotel, in front of Victoria Park on Surf Parade;
3. Burleigh Heads – Bus holding bay, in front of Burleigh Heads Bowls Club, on Gold Coast Highway; and
4. Coolangatta/Tweed – Mantra Twin Towers, corner Griffith & Wharf Streets, Coolangatta.

Each proposed bus stop is located in an easily accessible location, serviced by public transport such as public buses and light rail (including Cavill Avenue Light Rail Station, Surfers Paradise) as well as public carparking including Alex Black Carpark near Burleigh Heads Bowls Club, various paid parking stations (such as Secure Parking) at Surfers Paradise and Broadbeach, and The Strand Coolangatta Car Park.

Guests can choose to park in nearby public car parks or alternatively can arrive via public transport, uber or taxi, negating the need for car parking. Some guests may also choose to walk to the pick-up/drop-off location if they are staying in nearby accommodation (e.g. hotels in Surfers Paradise/Broadbeach – for interstate guests). In addition, where guests choose to drive to the pick-up/drop-off location, car-sharing will be encouraged to minimise the need for carparking.

Given that a maximum of 100 guests will be permitted at each wedding event, the number of wedding guests arriving/departing at each of the four (4) pick-up/drop-off locations is likely to be roughly 25. The Event Organiser will coordinate pick-up/drop-off locations and times to ensure a relatively even spread of guests arrive at each location (to avoid congestion, parking or noise issues).

6.4 On-site parking and drop-off areas

On-site car parking is located both behind and within the main stables shed. Four (4) parking bays will be located within the stables and seven (7) bays will be located in a separate car parking area behind the stable. A PWD parking and shared space will be located approximately halfway down the driveway. A total of 12 parking bays will therefore be available.

Buses will collect/drop guests off at the bus bay/loading zone located on the main driveway in front of the stables. Buses will be required to return to their depot between transfers as no buses will be permitted to park on-site. The Uber and taxi drop-off/pick-up zone will also be located on the main driveway near the venue building.

Suppliers and guests not utilising bus services will utilise the on-site car parking. Suppliers will be advised that there is a maximum of 11 cars permitted to park on the property to encourage ride sharing.

The carpark will be directed by a parking attendant to ensure maximum use of the carpark while appropriate access is maintained. In addition, permanent signage and lighting will be erected to direct drivers towards the carpark and to direct guests from the car parking area or drop-off zone towards the venue area. In addition, a pedestrian footpath will lead from the PWD parking space to the venue.

Parking of personal vehicles, taxis, Ubers, buses or other supplier vehicles will not be permitted on the existing main road, being Tallebudgera Creek Road.

6.5 Service vehicle arrangements

The following service vehicles are permitted to access the property:

- private mini-bus for guest arrival/departure. The use of buses with airbrakes is to be minimised to the greatest extent possible. Buses that contain noisy truck airbrakes are not permitted to be used at all.
- small catering van (or maximum MRV)
- party hire / furniture / other delivery van (maximum MRV)
- port-a-powder room delivery vehicle (maximum (MRV)
- private waste contract vehicle (maximum MRV)

6.6 Adverse weather

No weddings will be held during a natural disaster. Weather reviews will be made 7 days, 72 hours, 8 hours and 4 hours prior to all events. In the event of a natural disaster the event will be postponed or cancelled and moved to an alternate date based on weather forecasts.

In terms of adverse weather not including a natural disaster (such as light rain), wedding ceremonies will be held indoors (in the shed/hall used for receptions) or a marquee will be erected. There is no concern with wet grass due to the layout of existing drainage.

7.0 Noise requirements and restrictions

Noise restrictions will apply to the venue in accordance with the recommendations of the Acoustic Report prepared for Tall Trees Estate dated 11 October 2021. For further details please refer to:

- *Proposed Wedding Facility 1227 Tallebudgera Creek Road, Tallebudgera – Acoustic Report, Rev. R01F, Prepared for: Dannielle Stephenson C/- Storey and Castle Planning, Prepared by: Acoustic Works, dated 11 October 2021*

Noise restrictions will apply to the venue, with music limited to being played within the enclosed converted shed/hall at a level not higher than 90 decibels. Any music played outside during outdoor ceremonies will be limited to 70 decibels. An in-house PA system with built-in noise limiter will be installed within the venue. The noise limiter will be set to maintain the decibel reading in accordance with the recommendation of the Acoustic Report. BYO PA systems and speakers will not be permitted on-site. The Estate will provide appropriate training to event organisers on how to use the PA system and music speakers prior to any event occurring to ensure noise levels are maintained.

The western sliding door of the venue is to remain closed during functions to reduce noise impacts to neighbouring properties. Music will be lowered at 9:15pm in readiness for departure at 9:30pm in order to remind guests that the event will be ending soon. No music will be played past 9:30pm.

In addition, noise levels will be monitored and recorded throughout each event by the Event Manager. Noise readings will be carried out from two external locations in accordance with the recommendations of the Acoustic Report. A decibel meter reader will be used to measure noise levels with a record kept of measurements. If noise continually exceeds acceptable levels, the event will be shut down and guests asked to leave.

Finally, buses will not be permitted to reverse using a reversing alarm after 9:30pm and are instead required to be pre-positioned before 9:30pm so that they are ready to drive forwards out of the venue.

8.0 Bump-in and bump-out procedures

A minimum of one (1) Event Manager will be onsite at all times as per the hours of operation (outlined in section *3.0 Hours of Operation*) to supervise the event's 'bump-in' and 'bump-out'. In addition, the property Owner will remain on-site and contactable at all times.

A run sheet will be prepared by the Event Manager to ensure all suppliers are met personally and are correctly guided to complete install and pack-down activities.

Clients will have access to 'bump-in' either the day before or the day of the event.

All suppliers will be required to hold current Public Liability Insurance and applicable qualifications according to their service. All safety equipment required on-site will be the responsibility of the supplier.

Access times for suppliers to conduct 'bump-in' and 'bump-out' activities will be restricted as follows:

- 'Bump-in' the day prior to the event - 9am until 5pm
- Event day - 9am until 5 pm
- 'Bump-out' the day after the event - 9am until 5pm
- The delivery and pick up of larger items will be limited Monday to Friday 8am-3pm.

9.0 Waste management

The removal of all solid waste from the site will be the responsibility of the client and suppliers. Event managers and Owners will also take responsibility to ensure that all waste is removed off-site in accordance with this Operational Management Plan.

Clients and suppliers will be required to provide appropriate waste bins for each event, totalling:

- 1 x standard wheelie bins (865mm x 650mm)
- 1 x recyclable wheelie bins (865mm x 650mm)

The site will include bin wash-down facilities and a waste storage point which is located adjacent to the parking area behind the stables.

All suppliers and clients will be required to remove all waste products completely off-site during the hours of operation (as outlined in section *3.0 Hours of Operation*). The transferring of waste from one bin to another bin will not be allowed and no waste will be permitted to remain on the property following the event. During the 'bump-out' following each wedding event, all solid waste will be placed into the on-site wheelie bins which will be loaded onto the back of a ute or standard size vehicle trailer and transported directly to the rubbish tip.

Clients and suppliers will be required to remove all waste at their own cost. A venue hire bond will be required to be paid by the Client to ensure that all procedures are adhered to. Clients will be advised that if all waste is not removed the bond will be forfeited and any waste items not removed will be charged at an hourly rate for the Event Manager to remove.

Finally, designated smoking areas have been identified with appropriate smoking signage and aides for cigarette butt disposal to prevent cigarettes being littered around the property.

10.0 Toilet Facilities

Fully serviceable portable powder rooms (portaloos) will be provided for guest use. Each event will be provided with one (1) female and (1) male portaloo, with wheelchair accessible portaloos available on request.

11.0 Environmental Protection

In order to protect the environment and surrounding ecosystem of the property a number of restrictions and requirements will apply.

Guests and suppliers must ensure that all glass bottles and broken glass is removed from the property at the conclusion of the event.

Any confetti used at the event must be biodegradable or eco-friendly. No plastic or paper materials are permitted to be used as decorations, flowers, or confetti. Dried flowers and petals are permitted.

Dogs are allowed to be included in the wedding ceremony (not reception) and are required to be on a leash and monitored at all times. However, approval must be gained by the Event Manager prior to the ceremony and no dogs are to remain on the property following the conclusion of the event under any circumstances.

The use of the Firepit is subject to a "no fire ban" put in place by the local Rural Fire Brigade. Appropriate firewood will be provided by the Estate (no burning of native vegetation will occur). In addition, no fire dancers or fireworks are permitted on the Estate.

12.0 On-site control and enforcement procedures

A minimum of one (1) Event Manager will remain onsite at all times for the duration of the Hours of Operation outlined in section *3.0 Hours of Operation*. The Owner will also remain onsite and contactable at all times.

The Event Manager/s will ensure the event is executed within the parameters of the permit and in accordance with this Operational Management Plan. Regular venue and event operation checks will be completed throughout the duration of the event to ensure the requirements of this Operational Management Plan are adhered to.

The Event Managers and Owners will not tolerate any unruly, disruptive or inappropriate behaviour and will ensure the appropriate authorities are contacted should these circumstances occur. Clients will be required to nominate a communications contact person (preferably a non-drinker or parent) to liaise with the Event Manager in the event of any unacceptable behaviour, rule breaking or other incidents concerning guests. In such an event, the Event Manager will take appropriate steps to deal with the situation such as restricting further alcohol intake, the quiet removal of persons found to be displaying unacceptable behaviour from the event, or contacting appropriate authorities such as the Police.

In addition, clients will be required to provide contact numbers for all suppliers to ensure the Event Managers can call them directly with any concerns or issues for the duration of the event.

A Covid-19 safety plan will be implemented and adhered to in accordance with QLD Government guidelines

13.0 Complaint procedures

All complaints will be logged in a complaint register. Once a complaint is received, the Event Manager will respond by addressing the core component of the complaint immediately after it is received. Further action will be taken if the complaint is not rectified. Depending upon the nature of the complaint, the Event Manager will contact the appropriate authorities for further action if required.

The following checklist will be provided for each function:

Complaint Monitoring Procedure Checklist		
1	Complaint is made to the wedding coordinator.	✓
2	Wedding coordinator records complaint in logbook.	✓
3	Wedding coordinator responds to the complainer /rectifies the situation/communicates with contact person and records response in logbook.	✓
4	Complain resolved – no further action.	✓
5	If complaint not resolved – wedding coordinator to record additional complaint in logbook.	✓
6	Wedding coordinator responds to the complainer /rectifies the situation/communicates with contact person and records response in logbook.	✓
7	If complaint is unable to be resolved appropriate authorities will be called in (e.g. police).	✓

12.0 Review

This Operational Management Plan will be reviewed after each event to ensure that Tall Trees Estate can continually meet the Client's requirements whilst maintaining Council permit guidelines.

CITY OF GOLDCOAST.

Infrastructure Charge Notice

To: Dannielle Stephenson
C/- Storey & Castle Planning,
12/1 Nerang Street
NERANG QLD 4211

Cc: Dannielle Louise Stephenson
1227 Tallebudgera Creek Road
TALLEBUDGERA VALLEY QLD 4228

Damian Leonard Campbell
1227 Tallebudgera Creek Road
TALLEBUDGERA VALLEY QLD 4228

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Land to which charges apply

The land to which the charges in this notice apply is.

Property description **LOT1 SP295854**
Property address **1227 Tallebudgera Creek Road TALLEBUDGERA VALLEY**

Total levied charge payable **$ 30,429.55**
+ADJUSTMENTS

Due date for payment

Total payable prior to the earliest of the following events: when the change happens or final plumbing inspection being undertaken or issue of a certificate of classification/certificate of occupancy or final inspection certificate for building work being issued.

Payment details

Payment of the charges must be made in accordance with the "How to pay methods" section of this notice.

Adjustments to charge

The levied charge will automatically increase by the lesser of the following:

(a) The difference between the levied charge and the maximum adopted charge the local government could have levied for the development when the charge is paid; and
(b) The increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period starting on the day the levied charge is levied and ending on the day the charge is paid.

'3-yearly PPI average' and 'PPI' have the meanings given in the *Planning Act 2016*.

As the charge amount stated above is current at the date the notice was generated, the total charges due at the date of payment may be greater.

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Offsets and/or Refunds	Offsets (if applicable) will be provided consistent with the provisions of the Planning Act 2016 and Council's Charges Resolution. If applicable, details of the offset are provided on this Infrastructure Charge Notice.
Failure to pay charge	A levied charge is, for the purposes of recovery, taken to be rates of the local government that levied it.
Authority for charge	The charges in this notice are payable in accordance with the *Planning Act 2016*.
GST	GST does not apply to payments or contributions made by developers to Government which relate to, or relates to, an application for the provision, retention, or amendment of a permission, exemption, authority or licence (however described) under the *Planning Act 2016*.
Enquiries	Enquiries regarding this Infrastructure Charge Notice should be directed to the Developer Contribution Group on Ph: (07) 5582 9030, during office hours, 9.00am to 5.00pm, Monday to Friday or e-mail dcg@goldcoast.qld.gov.au.

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Infrastructure Charge Notice

Tuesday, 06 April 2021

Application	**PN166802/16**
Site address	**1227 Tallebudgera Creek Road, TALLEBUDGERA VALLEY**
Application number & code	**MCU/2021/6**
Application description	**FUNCTION FACILITY**
Officer name	**Megan Nott**

Charge calculation

Charges Resolution No. 1 of 2019

	Qty			Rate	Gross Charge Amount
Assembly	396.7	sq m Gross Floor Area	@	$ 42.46	$ 16,843.88
Impervious Area	1,240.7	Square Metres	@	$ 10.95	$ 13,585.67
					$ 30,429.55

Net Charge Summary

Gross Charge Amount	Applied Credit Amount	Net Charge Amount
$ 30,429.55	$ 0.00	$ 30,429.55

Office Use Only	
$ 30,429.55	DC011
$ 30,429.55	

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DECISION NOTICE

DECISION TO GIVE AN INFRASTRUCTURE CHARGES NOTICE

Pursuant to section 119 of the *Planning Act 2016*, on the insert date, the City decided to give this infrastructure charges notice. The date the development application was approved is set out on the first page of the decision notice approving the development application.

Appeal rights

You have appeal rights in relation to this notice. An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds:

(a) the notice involved an error relating to:

(i) the application of the relevant adopted charge; or

Examples of errors in applying an adopted charge:

• the incorrect application of gross floor area for a non-residential development

• applying an incorrect 'use category', under a regulation, to the development

(ii) the working out of extra demand, for section 120 of the *Planning Act 2016*; or

(iii) an offset or refund; or

(b) there was no decision about an offset or refund; or

(c) if the infrastructure charges notice states a refund will be given – the timing for giving the refund; or

(d) for an appeal to the Planning and Environment Court – the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.

To remove any doubt, the *Planning Act 2016* declares that an appeal against an infrastructure charges notice must not be about:

(a) the adopted charge itself; or

(b) for a decision about an offset or refund:

(i) the establishment cost of trunk infrastructure identified in a local government infrastructure plan; or

(ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

An appeal must be started within 20 business days after the infrastructure charges notice is given to you.

An appeal may be made to the Planning and Environment Court or to a development tribunal.

An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the

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approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* sets out further information about appeal rights.

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How to pay methods

Pay by mail

Ordinary mail

Simply enclose this Notice and your cheque or money order made payable to Gold Coast City Council in an envelope and post it to this address:

Council of the City of Gold Coast
PO Box 5042 GCMC QLD 9726

Customer Service Centre in person

Pay at any Customer Service Centre with cheque, debit card, MasterCard or Visa.

Payment by credit card will incur a surcharge.

Cash is not accepted.

There have been changes to our centres, for locations and opening hours please visit **cityofgoldcoast.com.au/contactus**

How to contact us

07 5582 9030 or 1300 69 4222

(7am to 6pm, Monday to Friday), or from outside of Australia call +61 7 5582 8866

There have been changes to our centres, for locations and opening hours please visit **cityofgoldcoast.com.au/contactus**

Council of the City of Gold Coast
PO Box 5042, GOLD COAST MC QLD 9726

goldcoast.qld.gov.au

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6.3★ REPORT FOR AN APPLICATION FOR A FINAL DEVELOPMENT APPROVAL FOR AN EDUCATIONAL ESTABLISHMENT AT 36 LAVER DRIVE, ROBINA

Objective ID: **A72136483**

File Number: **FDA/2021/4**

Author: **Nathan Griffey, Planner, City Development**

Authoriser: **Alisha Swain, Director Economy Planning And Environment, Economy Plan & Environment**

Attachments: **1 Locality Map ⇩**

2 Propsoed Drawings ⇩

1 APPLICATION SUMMARY

Application information	
Address	36 Laver Drive, ROBINA
Lot and plan	Lot 792 on SP113428
Site area	2,495m^2
Properly made date	2 June 2021
Zone / Precinct (under the City Plan Version 8)	Special purpose zone (Special Development Areas Precinct) *Special development area:* • *Robina central* *Relevant legislation:* • *Local Government (Robina Central Planning Agreement) Act 1992*
Development Section	Gateway West 'B' Development Section, Gateway Precinct
Plan of Development **(Robina Central Planning Agreement)**	Plan of Development No. P03 DS03-04
Proposed use	Educational Establishment
Categories of development and assessment	Final Development Approval (FDA)
Applicant and Applicant's consultancy team	Leading Education Enterprises (Applicant) John Gaskell Planning Consultants (Planning Consultant) Burling Brown (Architects) Bitzios Consulting (Traffic Consultant) ATP Consulting Engineers (Acoustic Consultant)
Land owner	RPA Properties Pty Ltd

Submissions	**Objections**	**Support**
	Not applicable.	Not applicable.
Key matters raised by submitters	Not applicable.	
Decision due date	12 November 2021	
Referral agencies	Not applicable	
Officer's recommendation	Approval	

2 PROPOSAL

The purpose of this report is to assess an application for a Final Development Approval for an Educational Establishment at 36 Laver Drive, Robina.

The Local Government (Robina Central Planning Agreement) Act 1992 defines the proposed Educational Establishment as follows:

> *"Any primary school, secondary school, college, university, technical institute, academy, educational centre or premises used for the provision of education. The term includes the provision of residential accommodation associated therewith but does not include a child care centre or institution as define in this clause"*

Clause 4.1 of Plan of Development No. P03 DS03-04 lists the proposed use as being permitted development subject to conditions and therefore a Final Development Approval application is required for conditions to be imposed.

2.1 Previous development approvals

In 2004, the subject site gained an approval for a three storey office building containing basement parking. The form of the approved development can be seen in the below figure:

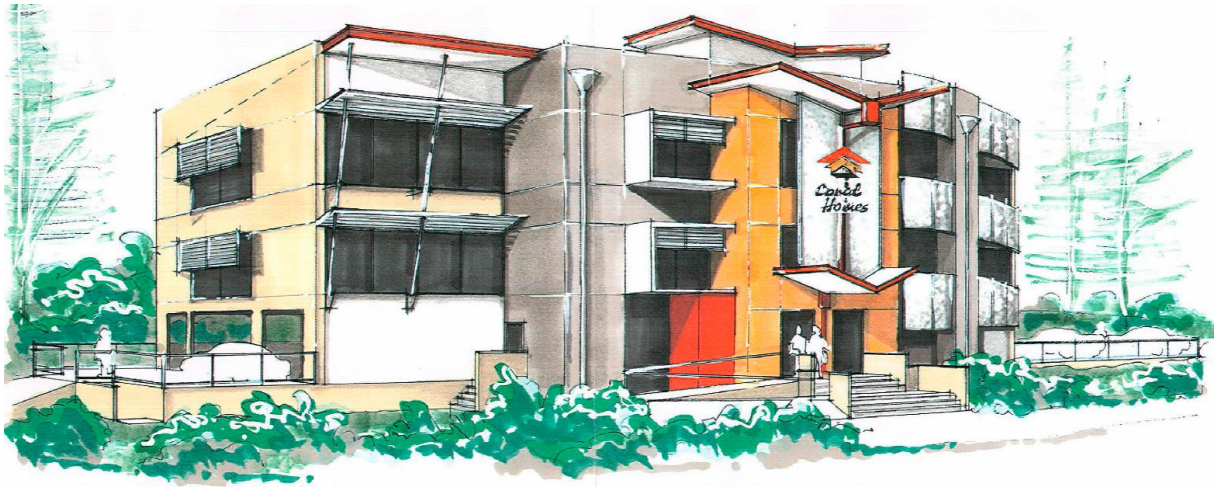

Figure 1: Perspective of the approved built form (Source: McPherson Architects)

The above was subsequently built and established in 2006.

In 2016, a further Final Development Approval was gained for a small extension to the ground floor of the Office.

On 29 March 2017, a Final Development Approval was given for the entirety of the building to be used as a Medical Centre. No changes to the built form or car parking arrangement were undertaken as part of this approval.

2.2 Brief description of proposed development

The applicant has proposed to utilise the existing building to establish an Educational Establishment. The development proposes only internal alterations, a small change to the basement parking to include drop off/pick up bays, and to include bicycle parking for students adjacent to the frontage.

The key details of the proposal are outlined in the table below:

Development proposal	
Staff and students	25 staff 180 students
Car parking	A total of 49 car parking spaces and 6 drop-off/pick-up bays, as follows: • 10 staff-only spaces off Easthill Drive • 30 undercover staff/student spaces off Laver Drive • 3 exterior staff-only spaces off Laver Drive • 6 exterior visitor spaces off Laver Drive • 6 undercover dedicated drop-off/pick-up bays off Laver Drive
Bicycle parking	18 bicycle parking spaces at ground level fronting Laver Drive.
Servicing	Vans and Small Rigid Vehicles can service the development within the at-grade parking area off Laver Drive outside of school drop-off/pick-up times.

The following drawings identify the proposed development.

Figure 2: Proposed Site Plan (Source: Burling Brown)

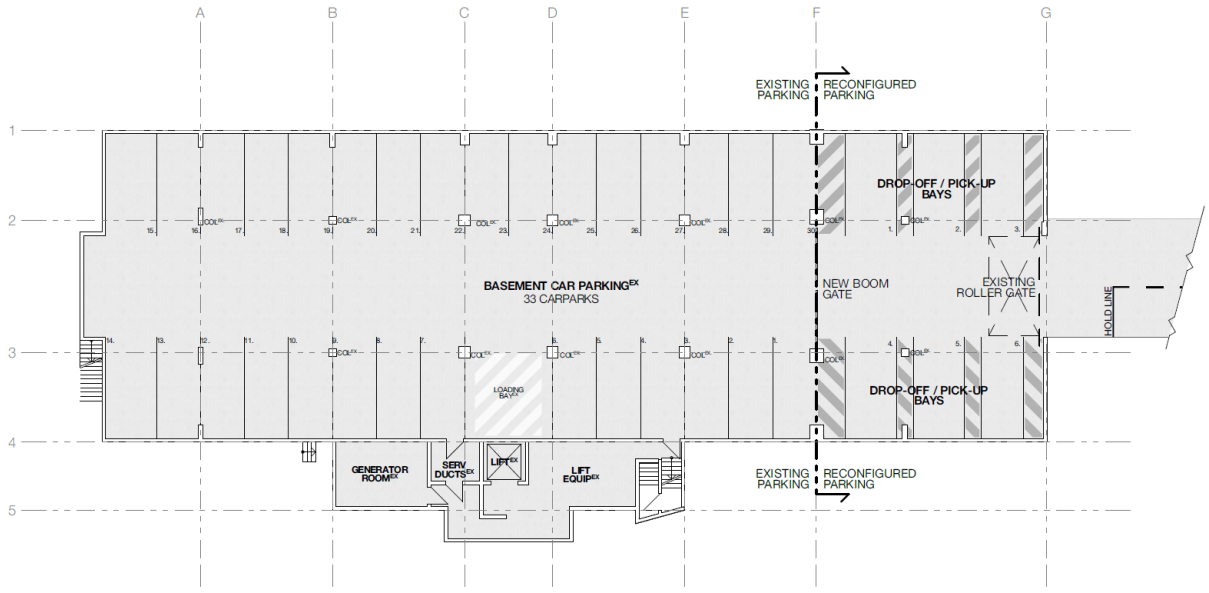

Figure 3: Proposed Basement Plan (Source: Burling Brown)

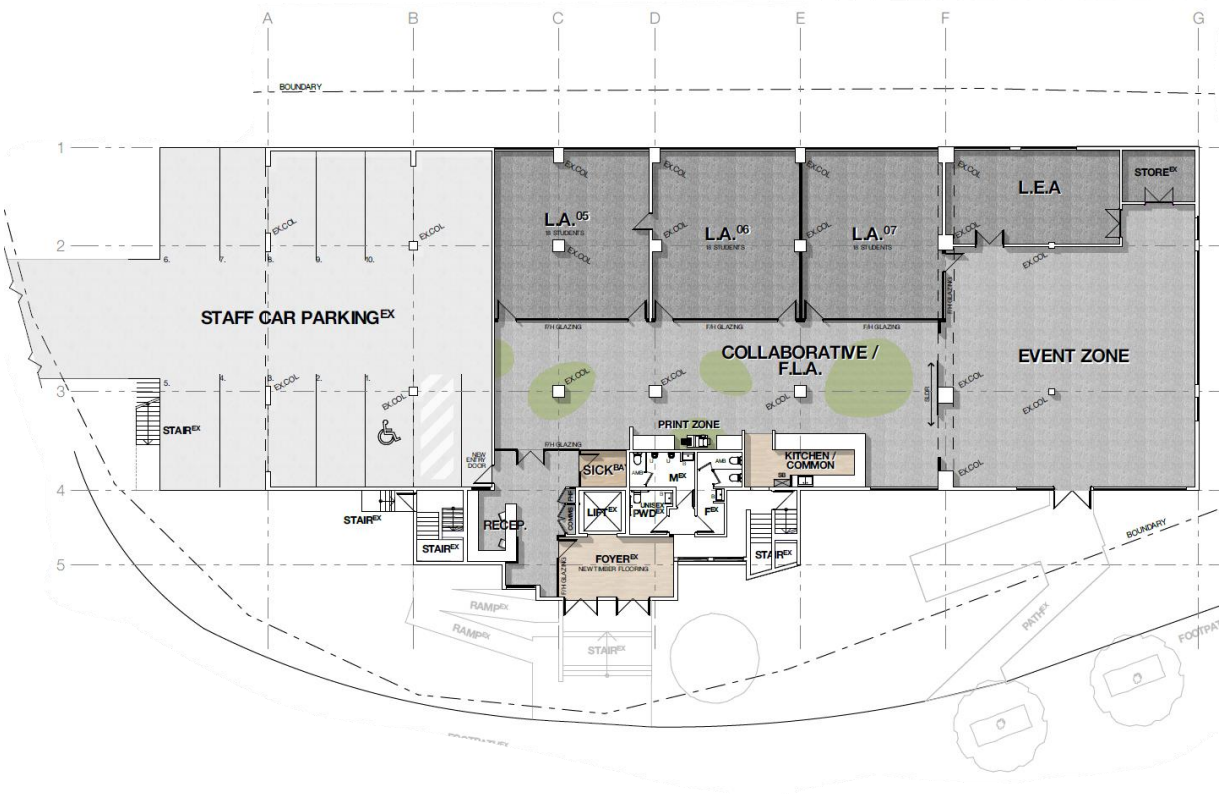

Figure 4: Proposed Ground Floor Plan (Source: Burling Brown)

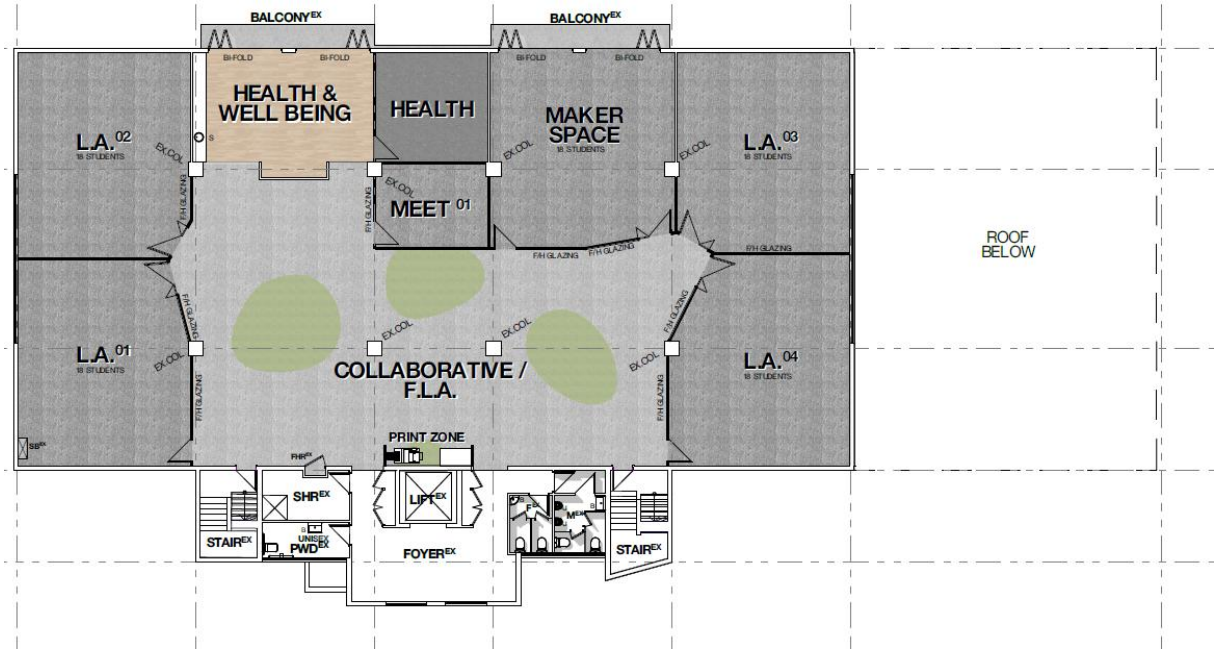

Figure 5: Proposed First Floor Plan (Source: Burling Brown)

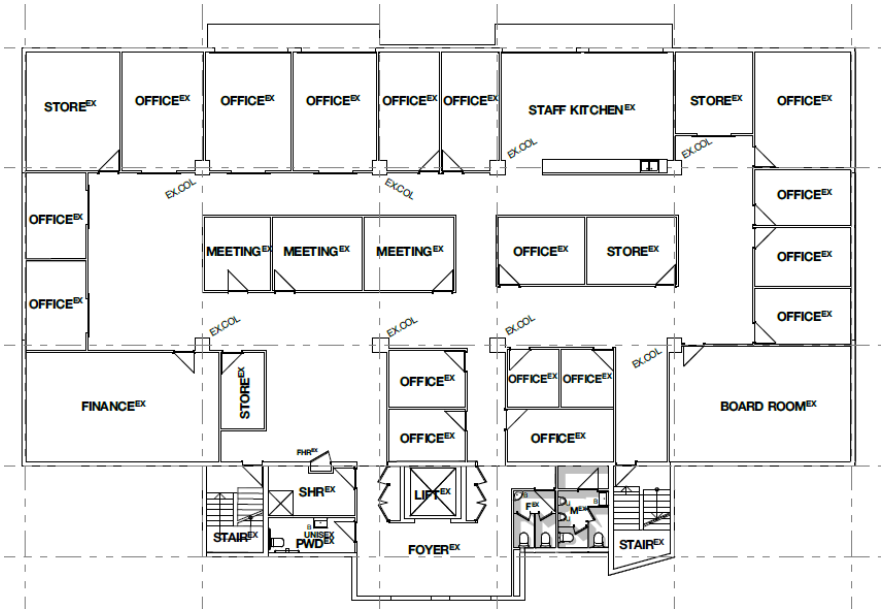

Figure 6: Proposed Second Floor Plan (Source: Burling Brown)

3 KEY CONSIDERATIONS

The key considerations of the proposal include:

Car parking

Clause 5.5.1 of the Plan of Development requires car parking to be provided at a rate of one space per 75m^2 GFA for Educational Establishment.

The proposed development has Gross Floor Area of 1,961.2m^2 would therefore be required to provide 27 parking spaces to achieve compliance with clause 5.5.1. As the applicant has proposed 49 parking spaces and six dedicated drop-off/pick-up bays, the development complies with the parking requirements under the Plan of Development.

In addition to the above, the applicant engaged Bitzios Consulting to undertake a Traffic Management Plan that demonstrates how the proposed development will manage the vehicle parking through the drop-off and pick-up periods. This Traffic Management Plan has demonstrated that the subject site can accommodate the car parking demand and will not interfere with the operation of the surrounding road network. Officers have recommended a condition of approval ensuring that the development complies with the recommendations outlined in the Traffic Management Plan.

Pedestrian crossing upgrade

As part of this application, the applicant has also proposed to upgrade the existing pedestrian crossing located in front of the subject site. Whilst is acknowledged that the applicant is not required to provide an upgrade to the pedestrian crossing as part of the Plan of Development, the applicant has recognized that the proposed development will result in an increased usage of the pedestrian crossing and as such, has proposed to upgrade the pedestrian crossing to a staged crossing.

The proposed crossing design has been reviewed by both Council's Transport Assessment Section and Traffic and Transport Branch who have provided support for the proposed design and consider that the upgrade would result in a safer environment for the pedestrians crossing this section of Laver Drive. Based on the above, officers have recommended a condition of approval for the upgrade of the pedestrian crossing.

4 SITE CONTEXT

4.1 Subject site and immediate context

The subject land is located on the corner of Laver Drive and Easthill Drive and is currently occupied by an existing three storey building used for commercial purposes. The subject land is also bound by a railway corridor to the west. The Villa Serene Aged Care facility is located further south of the site and apartments are located further east and west. Key aspects of the site are summarised below:

- two vehicular access points located via Easthill Drive and Laver Drive;
- a basement car park comprising of 40 undercover spaces (noting that this is proposed to be reduced) with access via the ground level on Laver Drive;
- 13 car parking spaces on the ground level fronting Laver Drive
- 11 outdoor car parking spaces on the ground level fronting Easthill Drive
- pedestrian access is gained via the Laver Drive frontage.

Figure 7: Aerial Photo of the Subject Site (Source: ArcGIS)

Figure 8: Photo of the existing building viewed from Laver Drive

Figure 9: Photo of the existing crossover from Laver Drive

Figure 10: Photo of the existing building viewed from Laver Drive

4.2 Local context

The subject site is located in a predominantly residential area with Robina Town Centre located approximately 300 metres to the east of the site. The site is also located within approximately 400 metres from the Pacific Motorway to the south of the site.

Figure 11: Aerial Photo of the subject site and the surrounding area (Source: ArcGIS)

5 PLANNING ASSESSMENT

The subject site is located within the Robina Central Planning Agreement (RCPA) area which is governed by the Local Government (Robina Central Planning Agreement) Act 1992. Development of land within the RCPA is not assessed against Council's City Plan or the *Planning Act 2016* but rather against the provisions of the RCPA.

The RCPA includes an overall Master Plan which is broken into a number of precincts (each with their own planning intent). Each precinct has one or more development areas that are controlled by a specific "Plan of Development" that must be consistent with Master Plan and Precinct Intents.

The Plan of Development is effectively the land use, design and building code for the area it covers. Land uses are nominated for each Plan of Development area and each development application for those land uses is assessed as "permitted development subject to conditions" (similar to how a code assessable application would be assessed under City Plan).

The subject site is located in the Gateway West 'B' Development Section within the Gateway Precinct. As such, assessment is required to be carried out against Plan of Development (POD) No. P03 DS03-04.

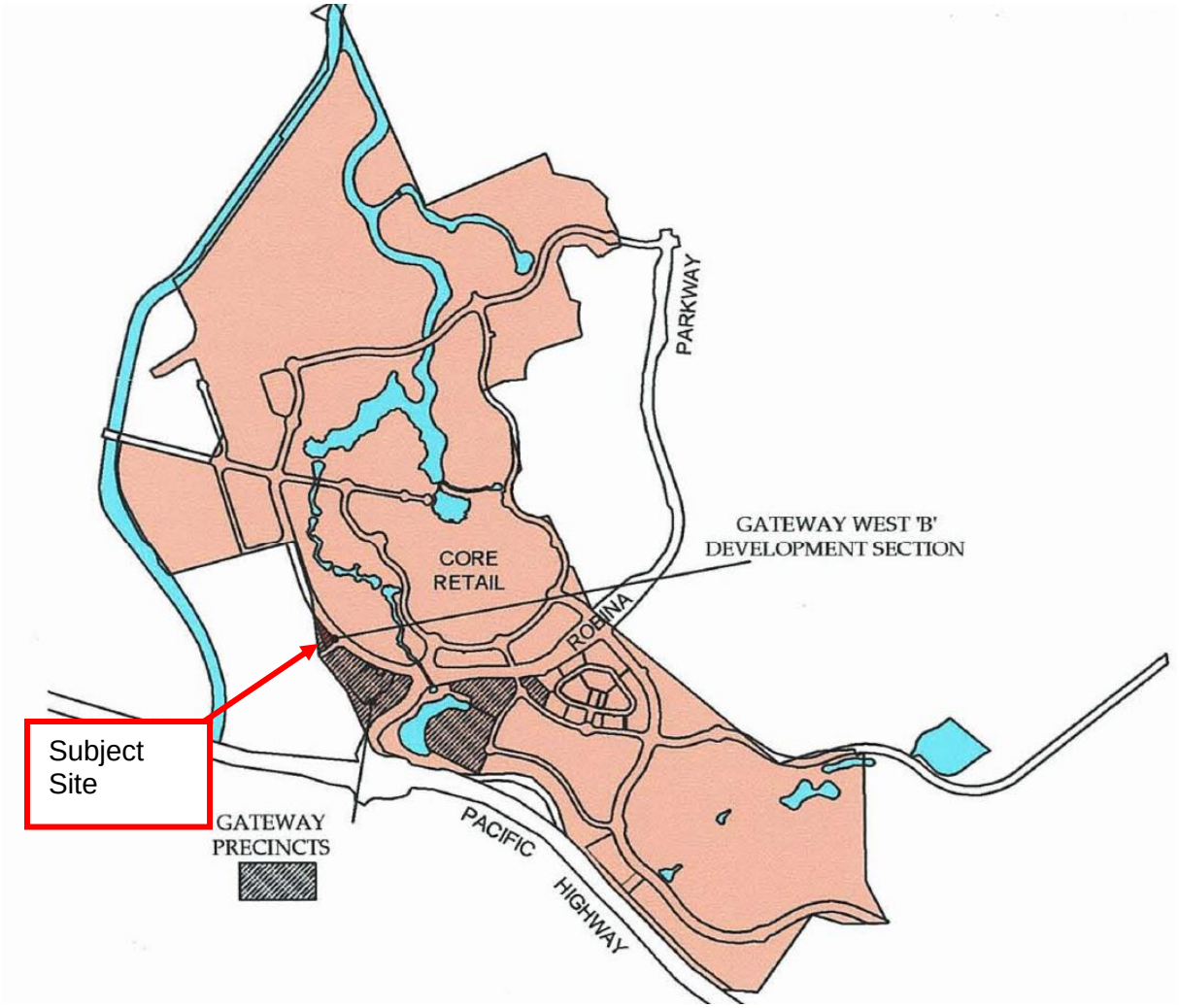

Figure 12: Plan showing the Rail Interchange Precinct and the Relevant Development Section

The proposed use is defined as an 'Educational Establishment' within the RCPA which is listed as being a permitted land use within Plan of Development No. P03 DS03-04.

The Planning Intent for the Precinct as set out in the RCPA is:-

> *"These Precincts flank the main road entry to the Core and will offer prime sites on which office and business uses can locate with high accessibility and exposure. While these uses are expected to dominate, parts of these precincts may be developed initially for low density residential uses and in the longer term for medium to high density residential uses. Because of this high accessibility and exposure the Precinct is*

suitable for purposes such as clean industry, cultural, education, health care, medical, motor dealership, religious, showroom and tourist development including hotels, motels, private hospital or retirement community, Complementary convenience uses and services associated with development may also be provided within the Precinct.

Buildings may range from low to high rise provided variations in the height and scale are visually and functionally appropriate. The incorporation of landmark features with building designs enhanced by attractive landscape treatments will be encouraged given the "Gateway" nature of these Precincts."

Generally the intent for the precinct allows for a mix of residential and commercial land uses. The applicant has proposed to establish an Educational establishment (a permitted use within the POD) which is considered to meet the educational component mentioned within the planning intent. It is therefore considered that the development complies with the Planning Intent of the Gateway Precinct.

The development requirements and guidelines within the Plan of Development are split into General Requirements, Amenity, Specific Requirements, Design Guidelines and Car Parking. The majority of the clauses within the Plan of Development relate to the overall built form of the development. As the use is proposed to be established within an existing built form with generally only internal changes proposed, a number of these clauses are not applicable to the proposed development. As such, an assessment of the relevant clauses has been provided below:

5.1 Amenity

Clause 5.2.3 *(Amenity)*

Not cause interference with the amenity of the area by the operation of machinery or electrical equipment or from light, noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, electrical interference or otherwise;

Clause 5.2.4 *(Amenity)*

Prevent continuous or frequently occurring noise levels which when measured and assessed in accordance with Second Schedule, clause 153.3.16 of the RCPA, and the Environmental Protection Act 1994 at a boundary of the allotment do not comply, and must comply with the provisions of the Environmental Protection (Noise) Policy 1997:-

Officer's comment

The subject site is generally surrounded by residential land uses; the closest of which is located on the southern side of Easthill Drive and is approximately 50 metres from the existing building. Given the use is proposed to establish entirely within an existing building and is not directly adjoining a sensitive land use, officers do not consider that it will interfere with the amenity of the area.

Clause 5.2.10 *(Amenity)*

Within 100 metres of the rail corridor, for noise sensitive uses, make reasonable provisions by means of building design, to reduce potential noise levels within the development.

Officer's comment

The subject site directly adjoins the rail corridor and the applicant has proposed to establish a sensitive land use. Given the use is proposed in an existing building, the applicant engaged an acoustic consultant to undertake sound monitoring within the building to determine if the

rail corridor would cause a nuisance to the proposed Educational Establishment. The sound monitoring determined that the existing building adequately mitigates any noise generated by the adjoining rail corridor.

5.2 Specific Requirements

Clause 5.3.7 *(Specific Requirements)*

(a) Loading and unloading areas are to be provided within the curtilage of each site. Such areas must be sealed and readily accessible for all appropriate vehicles.

(b) Service Areas must be designed so that vehicles can enter and leave the Development Section in a forward direction.

Officer's comment

In response to the above clause, Council's Transport Assessment section has provided the following comments:

Section 5.3.7 of the PoD requires that a service vehicle bay is provided on each site and also a manoeuvring area so that the service vehicle can enter and leave the site in a forward direction.

The PoD does not identify required service vehicle types for various land uses. Reference is therefore made to the City Plan Transport code as a guide. The Transport code identifies a Small Rigid Vehicle (SRV) as the relevant design vehicle for Educational establishment.

It is noted that the Transport code also identifies a SRV as the design vehicle for Office. The existing office building is currently serviced via Laver Drive. Service vehicles including SRVs can use the at-grade parking area within the site to stand, turn around and exit the development in a forward gear outside of peak times. It has been proposed to retain this arrangement for the proposed development. Transport Assessment consider this proposal to be reasonable and agree that SRV loading activity could easily occur within the at-grade parking area off Laver Drive outside of school drop-off/pick-up times.

It is also noted that the school will not be operating buses to the subject site. The school currently operates buses to/from the Robina railway station for their existing campus and this is proposed to continue.

Based on the above comments, Officers consider that the proposal complies with clause 5.3.7.

5.3 Car parking

Clause 5.5.1 *(Car parking)*

Carparking must be provided in accordance with the assessment contained in Annexure C.

Officer's comment

Regarding the proposed car parking, Transport Assessment provided the following comments:

Section 5.5.1 of the PoD requires car parking to be provided in accordance with Annexure C, which specifies a car parking rate requirement of 1 space per 75m^2 GFA for Educational Establishment.

Application of this parking rate equates to a requirement to provide 27 car parking spaces. The proposed development includes 49 car parking spaces and 6 dedicated drop-off/pick-up bays. Compliance with Section 5.5.1 of the PoD is therefore achieved.

However, the requirements of Annexure C are limited in scope and do not consider the specific operational requirements of schools, including the need to cater for drop-off/pick-up requirements.

Bitzios Consulting has therefore reviewed the car parking supply and drop-off/pick-up supply based on the proposed operating characteristics of the development. This is detailed below.

Car parking supply

- *A maximum of 25 staff are proposed. Assuming each staff member drives to work, this equates to a demand for 25 spaces.*
- *A survey of the existing Y10-Yr12 cohort revealed that 10% of students will drive to the school. This equates to a demand for another 18 spaces.*
- *The total staff/student parking demand will therefore be 43 spaces. A total of 43 car parking spaces are proposed for staff and students.*
- *A total of 6 visitor car parking spaces are proposed, which is expected to cater for visitor parking demands during the day outside of drop-off/pick-up periods.*

Transport Assessment concurs that the proposed supply of parking will cater for the parking demand of staff and students, based on the proposed operational characteristics of the school. However, it is recommended that a condition of approval be imposed that limits the maximum number of staff and students in accordance with the applicant's proposal.

Drop-off/Pick-up supply

- *A total of 6 drop-off/pick-up spaces are proposed on the site. There is also space to queue approximately 4 vehicles on the site to wait for the drop-off/pick-up spaces.*
- *A Traffic Management Plan has been prepared to control how drop-off and pick-up activity is managed on the site, to ensure that the process is undertaken safely and efficiently. This includes staff management during peak drop-off /pick-up periods to ensure that parents undertake pick-up and drop-off in accordance with the Management Plan and do not leave their vehicles unattended or park/drive in an unlawful manner.*
- *A survey of the existing Y10-Yr12 cohort revealed that 30% of students will be dropped off and/or picked up by a parent/guardian. The survey also asked respondents to identify what time they would drop off or pick up their child.*
- *Based on the above survey responses, the arriving traffic generation was determined by Bitzios Consulting to be as follows:*

Table 2.1: Laver Drive Arriving Traffic Generation

Traffic Generation Type	AM (vehicles)		PM (vehicles)	
	30 Minute	1 Hour	30 Minute	1 Hour
Drop-off / Pick-up	25	42	25	42
Students (self-driving)	9	18	N/A	N/A
Staff	3	7	N/A	N/A
Total	**37**	**67**	**25**	**42**

- *Turnover time for each drop-off/pick-up space, based on conservative assumptions, was estimated to be 90 seconds in the morning drop-off period and 120 seconds in the afternoon pick-up period.*
- *Based on the above service rates, the 6 pick-up/drop-off bays will have an effective turnover rate of 240 vehicles in the morning peak hour and 180 vehicles in the afternoon peak hour. This is much greater than the expected traffic generation of 67 vehicles and 42 vehicles respectively.*
- *Bitzios Consulting has also undertaken a queuing assessment based on the Austroads Guide to Traffic Management, Part 2: Traffic Theory, 2020, specifically Section 4 and Equation 4.3 for steady state queues with random arrivals and service. This assessment determined that the 98th percentile queue for all peak periods is two (2) vehicles or less, which can be safely contained within the aisle, which has a space for 4 vehicles to queue.*

Transport Assessment concur that the 6 pick-up/drop-off spaces and associated queuing area of 4 vehicles should appropriately cater for the expected drop-off/pick-up activity based on random arrivals. However, it is a common occurrence at schools in the afternoon pick-up period for parents to arrive at the same time, being the time that school concludes of the day. Were this to occur, it is likely that the number of drop-off/pick-up bays and queuing provision would be inadequate and could result in queuing out onto Laver Drive.

The applicant has addressed this concern by surveying parents asking them to identify what time they would pick-up their child. To ensure that the findings of the Bitzios Consulting assessment are realised, it is recommended that a condition of approval be imposed that requires parents to have a booking time to collect their child in the afternoon. Booking times could be divided into 15 minute periods.

Furthermore, the assumptions of the Bitzios Assessment rely upon the pick-up and drop-off process being undertaken in accordance with the 'Silkwood School Traffic Management Plan'. It is therefore recommended that this document be conditioned as an 'approved plan'.

Based on the above comments, officers consider that the development complies with clause 5.5.1 and has provided sufficient justification that demonstrates the drop off and pick up of students can be appropriately undertaken on the site and will not interfere with the surrounding road network.

Additional comments

As part of this application, the applicant has also proposed to upgrade the existing pedestrian crossing located in front of the subject site. The existing crossing can be seen in the below figures:

Figure 13: Aerial photo of the existing pedestrian crossing on Laver Drive (Source: ArcGIS)

Figure 14: Photo of the existing pedestrian crossing

Whilst it is acknowledged that the applicant is not required to provide an upgrade to the pedestrian crossing as part of the Plan of Development, the applicant has recognised that the proposed development will result in an increased usage of the pedestrian crossing and as such, has proposed to upgrade the pedestrian crossing to a staged crossing as can be seen in the below figure:

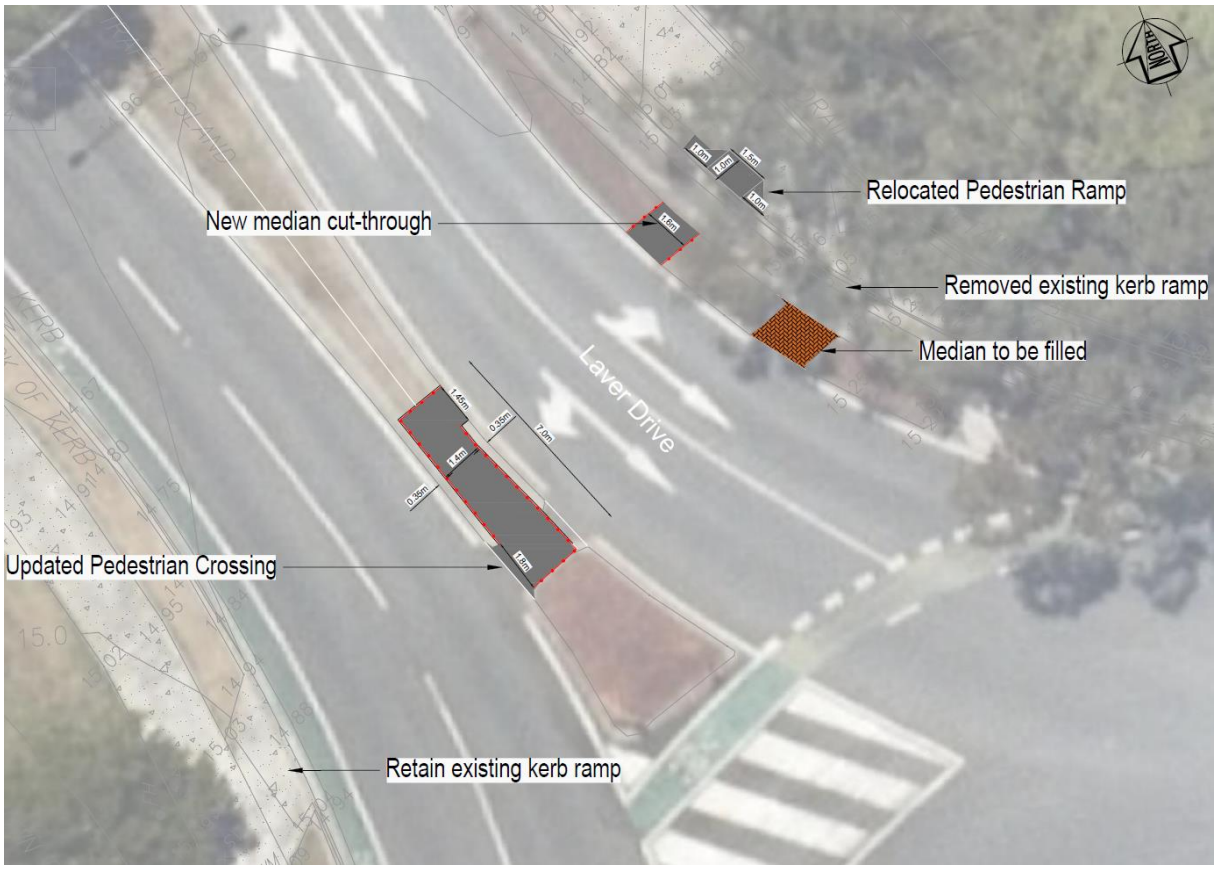

Figure 15: Proposed Pedestrian Crossing Concept (Source: Bitzios Consulting)

Alternative pedestrian options were also explored by Council officers including the requirement for a pedestrian fence along the centre of Laver Drive and the removal of the existing pedestrian crossing to ensure that pedestrians utilise a nearby signalised crossing (located 170m walking distance to the south).

Councils Traffic and Transport Branch explored this alternative arrangement and determined that this has the potential to result in pedestrians crossing the road through the roundabout (where the pedestrian fencing ends). It was therefore determined that the applicant's proposal to upgrade the existing crossing would be the safest outcome for pedestrians. Council's Transport Assessment Section and Traffic and Transport Branch have provided support for the proposed design and consider that the upgrade would result in a safer environment for the pedestrians crossing this section of Laver Drive. Based on the above, officers have recommended a condition of approval for the upgrade of the pedestrian crossing.

6 INFRASTRUCTURE CHARGES

Within the Robina Central Planning Agreement area, charges are calculated based on an Equivalent Population (EP). For non-residential developments, the EP is calculated at a rate of 60 EP per hectare. This is typically paid at the time of subdivision on the assumption of a subsequent development based on a building height of up to four storeys.

As the use is propsoed within an exisitng building, no additional infrastructure charges are applicable for this application.

7 REFERRALS

7.1 Internal referrals

This application has been assessed by internal referral officers who have provided comments and recommended conditions.

Internal referral area	Conditions/Comments (if not included within report)
Open Space Assessment	Conditions: • Landscaping works within public open spaces • Existing structures and services
Social Planning	Conditions: • Screening of visually offensive components • Nuisance • Lighting to ensure pedestrian and community safety
Transport Assessment	Conditions: • Approved Plans • Operational restrictions – students and staff • Operational restrictions – drop-off and pick-up of students • Off street vehicle and car parking facilities • Off street bicycle parking and end of trip facilities • Loading and unloading (excluding waste collection vehicles) • Footpaths

7.2 External referrals

There is no concurrence or advice agency(s) triggered by this development application.

8 CONCLUSION

Council is in receipt of an application for a Final Development Approval for an Educational Establishment at 36 Laver Drive, Robina.

After a detailed assessment, it has been determined the proposal meets the intent of Plan of Development No. P03 DS03-04 as follows:

- The use is proposed to establish within an existing building and only changes to the internal layout, basement and bicycle parking are proposed.
- The applicant has demonstrated that the noise from the adjoining rail corridor will not impact on the proposed use as the existing building adequately mitigates the acoustic impacts.
- The development will provide sufficient car parking.

It is recommended the application be approved, subject to conditions.

9 NOTIFICATIONS

Not applicable.

10 RECOMMENDATION

It is recommended that Council resolves as follows:

That Council approves (with conditions) the issue of a Final Development Approval for an Educational Establishment, in accordance with the following conditions:

Development Conditions imposed by Council as Assessment Manager

General

1 **Timing**

a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.

b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.

2 **Approved drawings**

Undertake and maintain the development generally in accordance with the following drawings:

Drawing Title	Author	Date	Drawing No.	Ver
Site Plan	Burling Brown	15/10/21	SK-02	DA2
Proposed Basement Floor Plan	Burling Brown	15/10/21	SK-07	DA2
Proposed Ground Floor Plan	Burling Brown	6/8/21	SK-08	DA
Proposed First Floor Plan	Burling Brown	6/8/21	SK-09	DA
Proposed Second Floor Plan	Burling Brown	6/8/21	SK-10	DA
Bicycle Storage Plan	Burling Brown	15/10/21	SK-19	DA

The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.

3 **Approved Plans**

Undertake and maintain the development generally in accordance with the following plans:

Plan Title	Author	Date	Plan Reference No.	Ver
Silkwood School, 36 Laver Drive School Traffic	Bitzios Consulting	15 October 2021	P5014.002R Silkwood School Robina STMP	-

	Management Plan | | | | |
Amenity	
4	**Screening of visually offensive components** Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point: a Refuse storage areas. b Service equipment. c Mechanical ventilation. d Refrigeration units. e Storage areas for machinery, materials, vehicles or the like.
5	**Lighting to ensure pedestrian and community safety** *(specific condition)* Install and maintain lighting within the site boundary for all car parking areas, outdoor activity areas (i.e. communal or staff areas), and along all on-site pedestrian pathways, at no cost to Council. The design and construction of the lighting system must: a Meet minimum requirements of Australian Standard AS/NZS1158.3.1: 2005 Pedestrian area (Category P) lighting. b Meet the relevant requirements of the electricity supplier (e.g. Energex). c Be installed prior to the commencement of the use and maintained at all times. Include vandal resistant structures such as high mounted lighting, anti-tamper screws, weather resistant bulkhead fitting, and robust material to withstand severe weather conditions.
Environmental and Landscaping	
6	**Landscaping works within public open spaces** a Obtain an operational works approval to landscape all public open space generally in accordance with the plan listed below, prior to commencement of any works at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Site Plan	Burling Brown	15/10/21	SK-02	DA2

and include in particular:

i Install street trees within the road reserve directly fronting the site along Laver Drive and Easthill Drive street.

ii Street trees are to be located in accordance with City Plan Policy SC6.11.10 – Land development guidelines – Standard drawing 05-103 – Street tree planting set out guidelines for roadworks and City Plan Policy SC6.12.16 – Landscape works – Road Reserves

iii All street trees planted must be a minimum 100L bag size.

iv Retention of existing vegetation.

v Remove all barriers and bollards from within the road reserve.

vi Where trees are located near side boundaries or underground services, root containment systems must be utilised.

	vii Trees must be a single-trunked canopy shade species able to attain a clear trunk height of 1800mm on maturity. viii Trees must be a minimum 2 metre distance laterally from the inlet gullies. ix All built structures and planning associated with an entry statement must be located within private property. x Provide annual maintenance costings for all landscape items on public land relevant to the development for the duration of the 'establishment' and 'on maintenance' periods. b Construct and maintain the public open space identified above until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 7 – Procedures.
Transport	
7	**Operational restrictions – students and staff** a A maximum enrolment of 180 students is permitted. b The development must cater for Year 10 to Year 12 students only. c A maximum of 25 staff is permitted.
8	**Operational restrictions – drop-off and pick-up of students** a A booking system must be established to control the pick-up of students in the afternoon period, to ensure that there is a spread of vehicle arrivals so that the development does not result in vehicle queuing onto Laver Drive. The afternoon pick-up period shall be divided into 15 minute periods between 3:00pm and 4:00pm. Parents/carers must book a 15-minute time period to collect their child. There must be an even spread of bookings across the four 15-minute periods between 3:00pm and 4:00pm. b The applicant must ensure that parents/carers do not park or pick-up/drop-off students in Easthill Drive or Laver Drive at any time.
9	**Off street vehicle and car parking facilities** a Design and construct / retain off street vehicle facilities at no cost to Council prior to the commencement of the use, generally in accordance with *Plan of Development No. P03 DS03-04 Second Edition for Gateway West 'B' Development Section Gateway Precincts* and include in particular: i A total of 49 car parking spaces and 6 drop-off/pick-up bays, comprising: – 10 car parking spaces off Easthill Drive to be retained for staff parking. – 30 basement car parking spaces to be retained for staff and students. – 3 exterior car parking spaces off Laver Drive to be retained for staff parking. – 6 exterior car parking spaces off Laver Drive to be retained for visitor parking. – 6 drop-off/pick-up bays to be constructed within the basement parking area. ii All spaces are drained, sealed and line marked. iii Clearly identified signage and directional markings including: – Signage within the site directing entering motorists to visitor parking locations. – Delineation of parking spaces for people with disabilities.

	– Signage and line marking indicating 'visitor parking' and 'staff parking' for visitor and staff spaces. – Signage and line marking indicating 'drop-off/pick-up' for drop-off/pick-up bays. – Electronic parking availability sign above the entrance to the basement to notify motorists of the number of vacant parking spaces within the drop-off/pick-up area. – Delineation and signage indicating 'vehicle turn around' for the turnaround bay. b Undertake and maintain the off street vehicle and parking facilities at no cost to Council at all times. c The off-street parking facilities must only be used for vehicle parking.
10	**Off street bicycle parking and end of trip facilities** a Design and construct off street bicycle parking and end of trip facilities at no cost to Council generally in accordance with *Plan of Development No. P03 DS03-04 Second Edition for Gateway West 'B' Development Section Gateway Precincts* and include in particular: i A total of 18 security level C (visitor) bicycle parking spaces. b Undertake and maintain all works prior to commencement of the use at no cost to Council at all times.
11	**Loading and unloading (excluding waste collection vehicles)** Loading and unloading of service vehicles must be undertaken generally in accordance with *Plan of Development No. P03 DS03-04 Second Edition for Gateway West 'B' Development Section Gateway Precincts* and include in particular: a Loading and unloading of any vehicle servicing the development must be conducted wholly within the site. b A vehicle, or vehicle waiting to be loaded or unloaded, must stand entirely within the site. c All vehicles must enter and exit the site in a forward gear. d The largest vehicle permitted on the site is a Small Rigid Vehicle (SRV). The dimensions of the vehicle are to be generally in accordance with AS2890.2.
Engineering	
12	**Existing structures and services** a Prior to commencement of works, identify all structures and services (i.e. electrical pillars, water metres/hydrants, telecommunication infrastructure) within pedestrian infrastructure areas (i.e. footpaths, outdoor dining, bike racks) that impede pedestrian accessibility, and where required, obtain the necessary approvals from the relevant public utility authority to have these structures and services removed/relocated at no cost to Council. b Ensure removal/relocation of these structures and services occurs prior to commencement of the use at no cost to Council.
13	**Roadworks on Laver Drive – Upgrade to median crossing** a Obtain an operational works approval for the design and upgrade of the median crossing on Laver Drive marked on the drawings listed below prior to commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver

Pedestrian Crossing Concept	Bitzios Consulting	07.04.2021	P5014 Sheet Number 1	002

b Construct and maintain the road(s) / intersection(s) identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.

14 **Footpaths**

a Obtain an operational works approval for the design and construction of all footpaths marked on the drawings listed below, prior to commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Bicycle Storage	Burling Brown	15/10/21	SK-19	DA

and include in particular:

i Two new paths, each with a minimum width of 1.5 metres, connecting the Laver Drive footpath to the development's bicycle parking area at the property boundary.

b Construct and maintain the footpaths identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.

15 **Availability of approved plans, drawings and reports**

Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.

16 **Notice of works timetable**

Provide a Notice of works timetable for Commencement of use Council's Development Compliance section prior to commencement of any works.

A copy of Council's Notice of works timetable is available on Council website.

Construction Management

17 **Construction management plan**

a Prepare and submit for approval a Construction management plan generally in accordance with the Guidelines for Construction Management Plans prior to any works commencing.

b The Construction management plan must be prepared by a suitably qualified professional and include in particular.

i Provide hours of construction.

ii Provide details on vehicle access (including responsibility for maintenance of the defined cartage route) during construction hours.

iii Provide details on traffic management (including loading, unloading and

	cartage routes). iv Parking of vehicles (including on site employees and delivery vehicles). v Maintenance of safe pedestrian movement across the site's frontage/s (including people with disabilities). vi Provide details for the collection and control of Building waste and refuse disposal. vii Details on the presentation of hoarding to the street. viii Provide details for tree management. ix Demonstrate how the general public will be protected from construction activities. x Provide details on how the building site will be kept clean and tidy to maintain public safety and amenity. c Implement the Construction management plan during all construction works at no cost to Council.
Robina Central Planning Agreement Act 1992	
18	**Water Supply and Sewerage Headworks** The applicant shall make payment of contributions towards water supply headworks or sewerage headworks in accordance with Sections 36 and 59 of the Second Schedule of the Local Government (Robina Central Planning Agreement) Act 1992. The contributions will be calculated in accordance with the rates in force at the due date for payment.
19	**Advertising Device approval required** No advertising is to be exhibited on the premises without the necessary approval under Council's Local Law 16 (Licensing) 2008 and Subordinate Local Law No. 16.8 (Advertising Devices) 2016. The applicant should contact Council's Licensing and Approvals Section on 07 5581 6668 to discuss approval requirements.
Advice Notes	
A	**Development infrastructure** Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.
B	**Further development permits / compliance permits** Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: **Open Space Assessment** - Operational works – public landscape works **Transport Assessment** - Operational works - infrastructure A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above.

	Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).
C	**Compliance with conditions** Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.
D	**Indigenous cultural heritage legislation and duty of care requirement** The *Aboriginal Cultural Heritage Act 2003* ('**ACHA**') is administered by the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: a Is not negated by the issuing of this development approval; b Applies on all land and water, including freehold land; c Lies with the person or entity conducting an activity; and d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DATSIP's Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the ACHA.
E	**Applicant responsibilities** The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without liming this obligation, the applicant is responsible for: a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commended and to carry out the activity for its duration. b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environment Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). d Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference

	with survey marks is available under Section 42 of the *Survey and Mapping Infrastructure Act 2003.* e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds $150,000 (excluding GST). Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
F	**Weeds, pest animals and ants** Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
G	**Fire ant control** Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the *Biosecurity Act 2014* individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.
H	**Incorporation of Equitable Access at the Detailed Design Stage** All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the *Commonwealth Disability Discrimination Act (1992)* and the Disability (Access to Premises – Buildings) Standards 2010.

Building & Development Compliance Map

26/10/2021, 10:50:11 am

- Easement
- Councillor Divisions 2020
- Council Cadastre
- Covenant
- Suburbs
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:2,257

0 0.0275 0.055 0.11 mi
0 0.0425 0.085 0.17 km

CoGC Building & Development Compliance

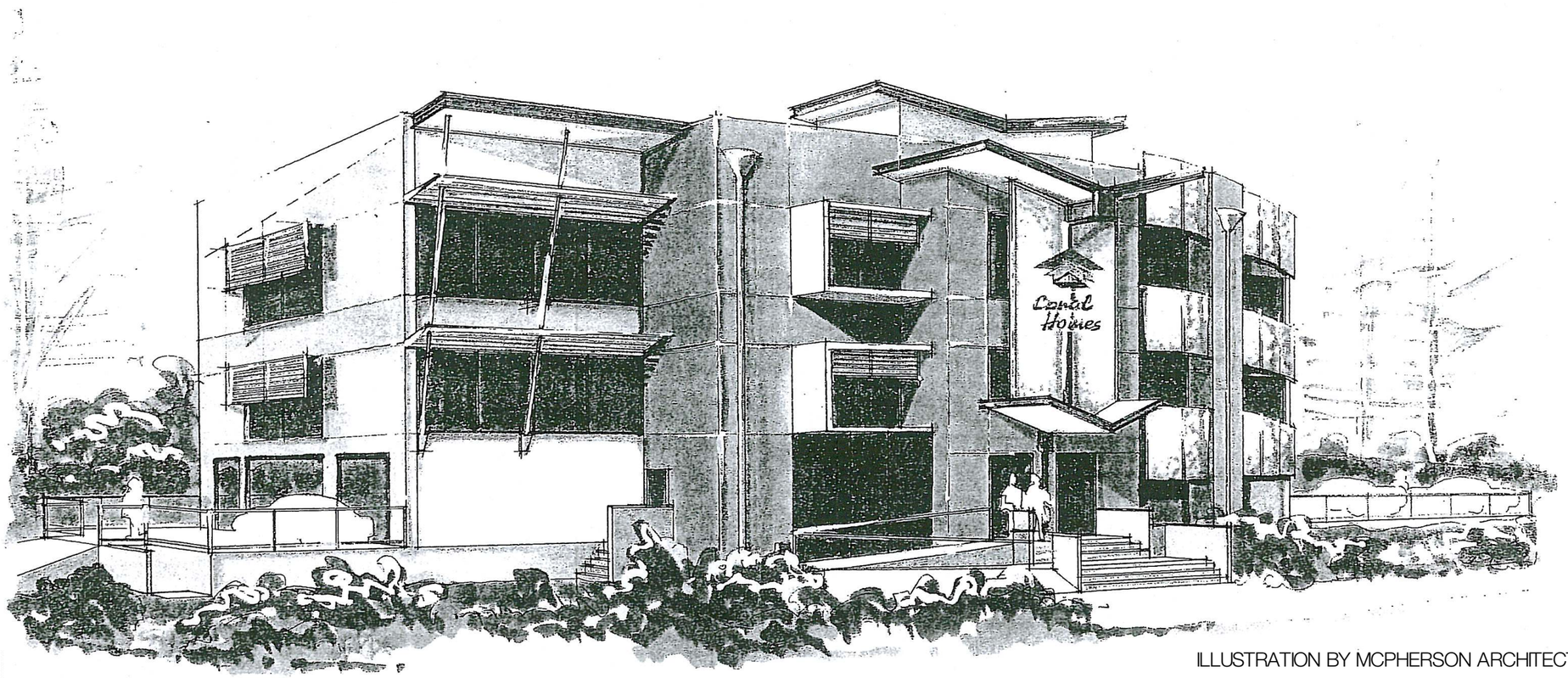

ILLUSTRATION BY MCPHERSON ARCHITECTS

DRAWING LIST

SK-01	COVERPAGE	DA2
SK-02	SITE PLAN	DA2
SK-03	EXISTING BASEMENT FLOOR PLAN	DA
SK-04	EXISTING GROUND FLOOR PLAN	DA
SK-05	EXISTING FIRST FLOOR PLAN	DA
SK-06	EXISTING SECOND FLOOR PLAN	DA
SK-07	PROPOSED BASEMENT FLOOR PLAN	DA2
SK-08	PROPOSED GROUND FLOOR PLAN - STAGE 1	DA
SK-09	PROPOSED FIRST FLOOR PLAN - STAGE 1	DA
SK-10	PROPOSED SECOND FLOOR PLAN - STAGE 1	DA
SK-19	BICYCLE STORAGE PLAN	DA
SK-21	LANDSCAPE COMPARISON DRAWING	DA2

school silkwood

JOB: SIS02
DATE: 15/10/21

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SILKWOOD SENIOR ACADEMY

SENIOR CAMPUS

LOCATION: 36 LAVER DRIVE_ROBINA_GOLD COAST_QLD_4226.

DEVELOPMENT APPROVAL

ISSUE DA2

STREET TREE PLANTING

STREET TREE TO MATCH EXISTING COUNCIL TREES. LOCATIONS SHOWN INDICATIVE. EIGHT (8) TREES TOTAL

UPGRADES TO PEDESTRIAN CROSSING & KERB RAMPS

LAVER DRIVE

BOUNDARY

HOLD LINE.

EXISTING BUILDING

EXISTING CARPARK

STAFF ONLY CARPARK

EASTHILL DRIVE

BOUNDARY

REMOVE PARKING BAY AS PER TRAFFIC ENG REPORT.

3 x STAFF SPACES AS PER TRAFFIC ENG REPORT.

6 x VISITOR SPACES AS PER TRAFFIC ENG REPORT.

TURN AROUND BAY AS PER TRAFFIC ENG REPORT.

NEW BICYCLE ENCLOSURE, REFER PLAN.

NOTE

REFER REPORT/CONCEPTS PREPARED BY BITZOIS FOR PROPOSED LAVER DRIVE PEDESTRIAN CROSSING & LAVER DRIVE CAR PARK CHANGES.

SILKWOOD SENIOR ACADEMY

SENIOR CAMPUS

LOCATION: 36 LAVER DRIVE_ROBINA_GOLD COAST_QLD_4226.

SITE PLAN
SENIOR CAMPUS — SCALE 1:500@A3

0 5 10 15 25m

N

SITE PLAN SK-02 B4

silkwood school

JOB: SIS02

DATE: 15/10/21

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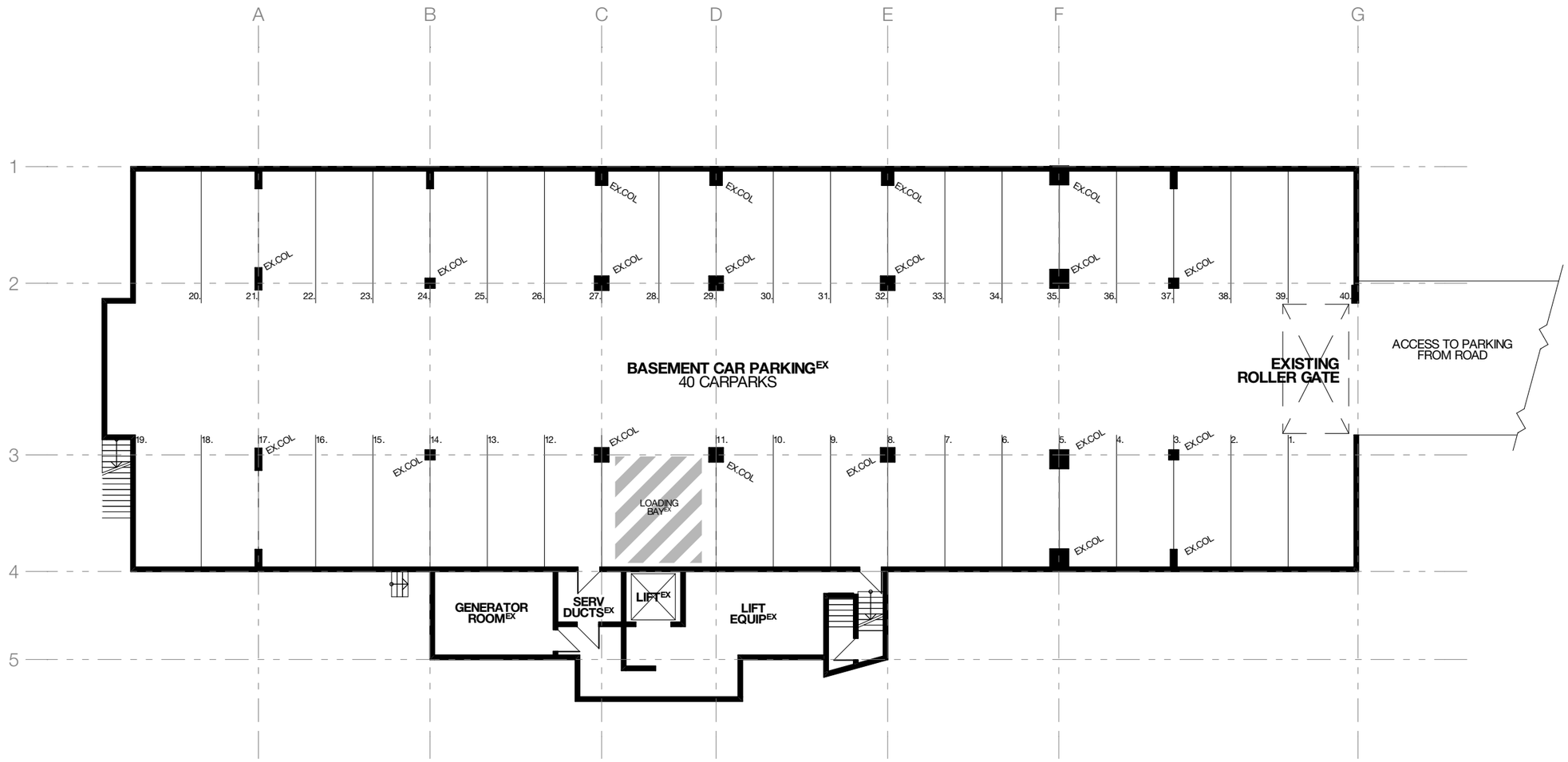
DEVELOPMENT APPROVAL

ISSUE DA2



EXISTING BASEMENT FLOOR PLAN

SK-03

B4

silkwood

JOB:
SIS02

DATE:
6/8/21

BURLINGBROWN

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DA ISSUE

ISSUE
DA

EXISTING BASEMENT
SCALE 1:200@A3

0 2 4 6 10m

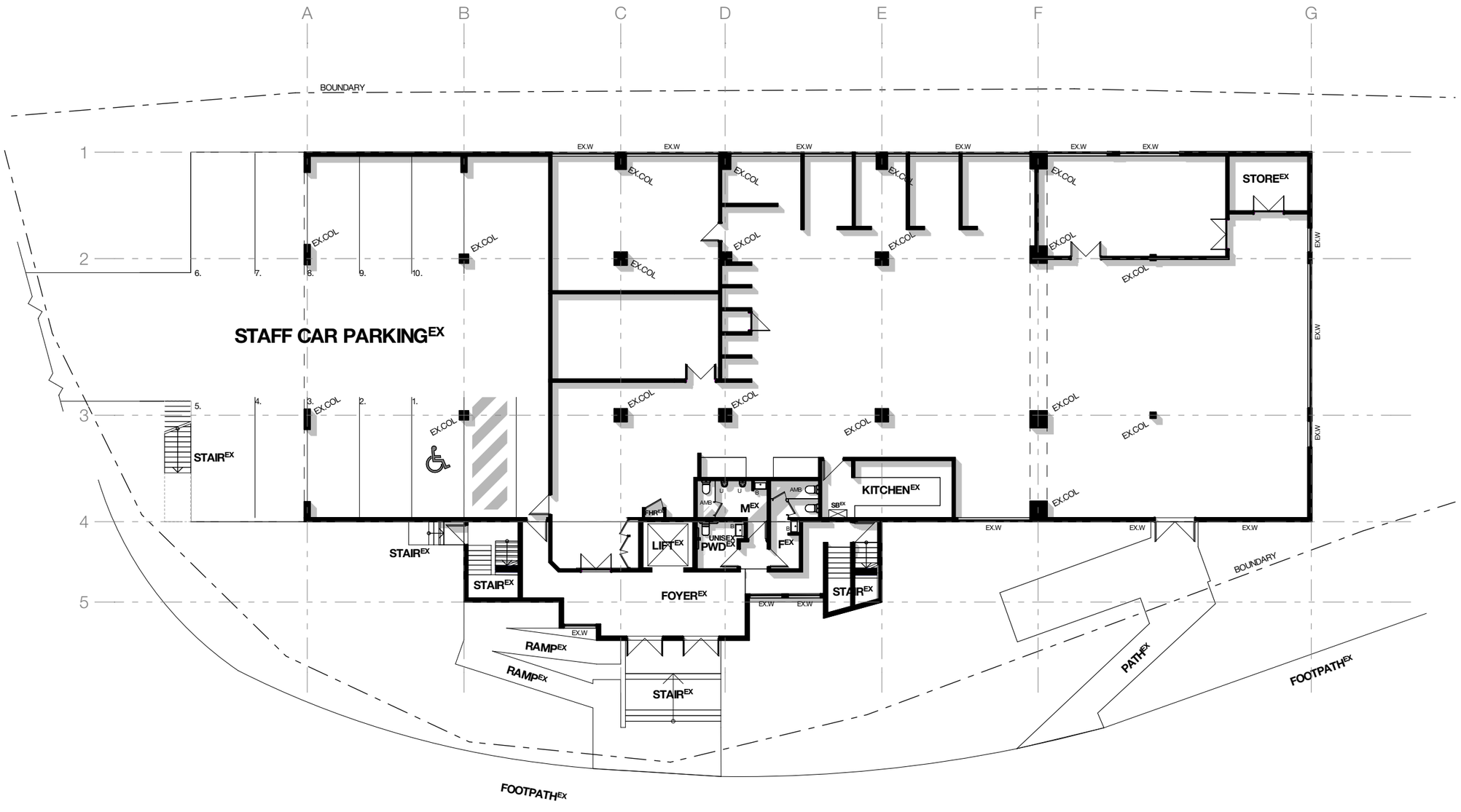
N

SILKWOOD SENIOR ACADEMY

SENIOR CAMPUS

LOCATION: 36 LAVER DRIVE_ROBINA_GOLD COAST_QLD_4226.

EXISTING GROUND FLOOR SANITARY CALCULATIONS			
	MALE^{EX}	FEMALE^{EX}	PWD^{EX}
WC	1(AMB)	2 (1 AMB)	1
BASINS	1	1	1
URINAL	2	-	-



EXISTING GROUND FLOOR PLAN

SK-04

EXISTING GROUND FLOOR
SCALE 1:200@A3
0 2 4 6 10m

N

silkwood

JOB: SIS02

DATE: 6/8/21

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DA ISSUE

ISSUE DA

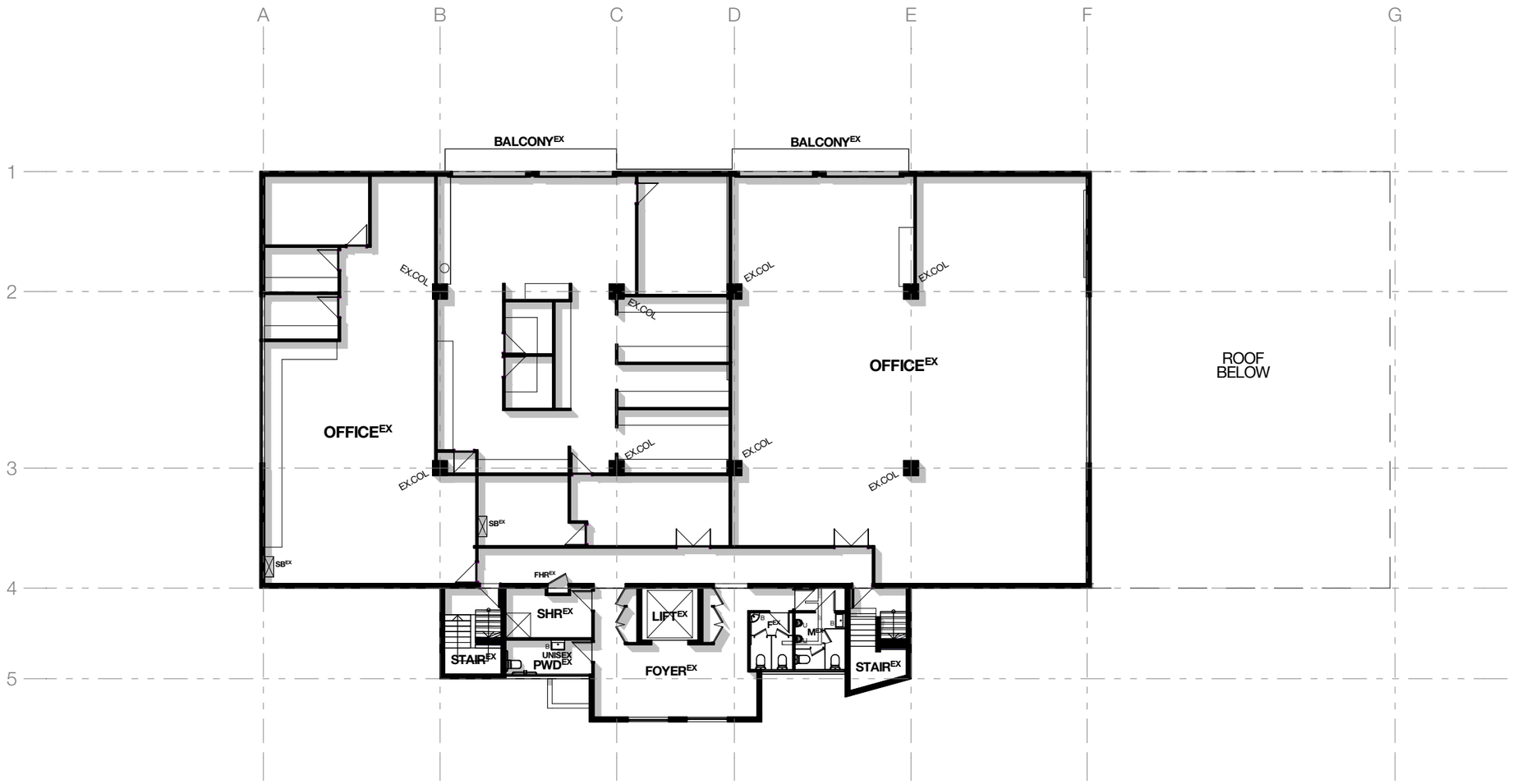
SILKWOOD SENIOR ACADEMY

SENIOR CAMPUS

LOCATION: 36 LAVER DRIVE_ROBINA_GOLD COAST_QLD_4226.

EXISTING FIRST FLOOR SANITARY CALCULATIONS

	MALE^{EX}	FEMALE^{EX}	PWD^{EX}
WC	2	2	1
BASINS	1	1	1
URINAL	2	-	-



SILKWOOD SENIOR ACADEMY

SENIOR CAMPUS

LOCATION: 36 LAVER DRIVE_ROBINA_GOLD COAST_QLD_4226.

EXISTING FIRST FLOOR

SCALE 1:200@A3

0 2 4 6 10m

N

SK-05

EXISTING FIRST FLOOR PLAN

silkwood

JOB: SIS02

DATE: 6/8/21

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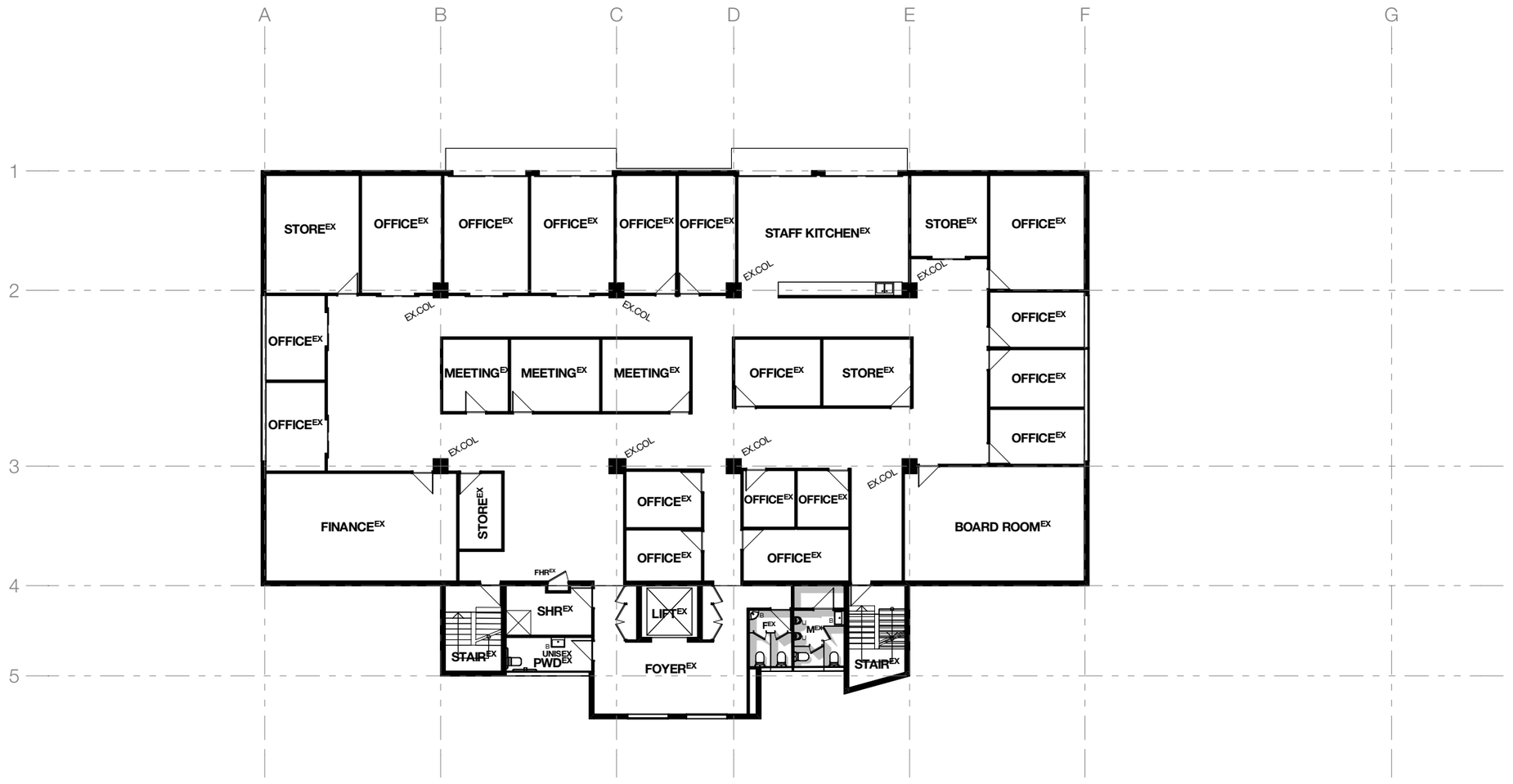
EXISTING SECOND FLOOR SANITARY CALCULATIONS

	MALE^{EX}	FEMALE^{EX}	PWD^{EX}
WC	2	2	1
BASINS	1	1	1
URINAL	2	-	-



SILKWOOD SENIOR ACADEMY

SENIOR CAMPUS

LOCATION: 36 LAVER DRIVE_ROBINA_GOLD COAST_QLD_4226.

EXISTING SECOND FLOOR

SCALE 1:200@A3

0 2 4 6 10m

N

Bd

SK-06

EXISTING SECOND FLOOR PLAN

silkwood school

JOB: SIS02

DATE: 6/8/21

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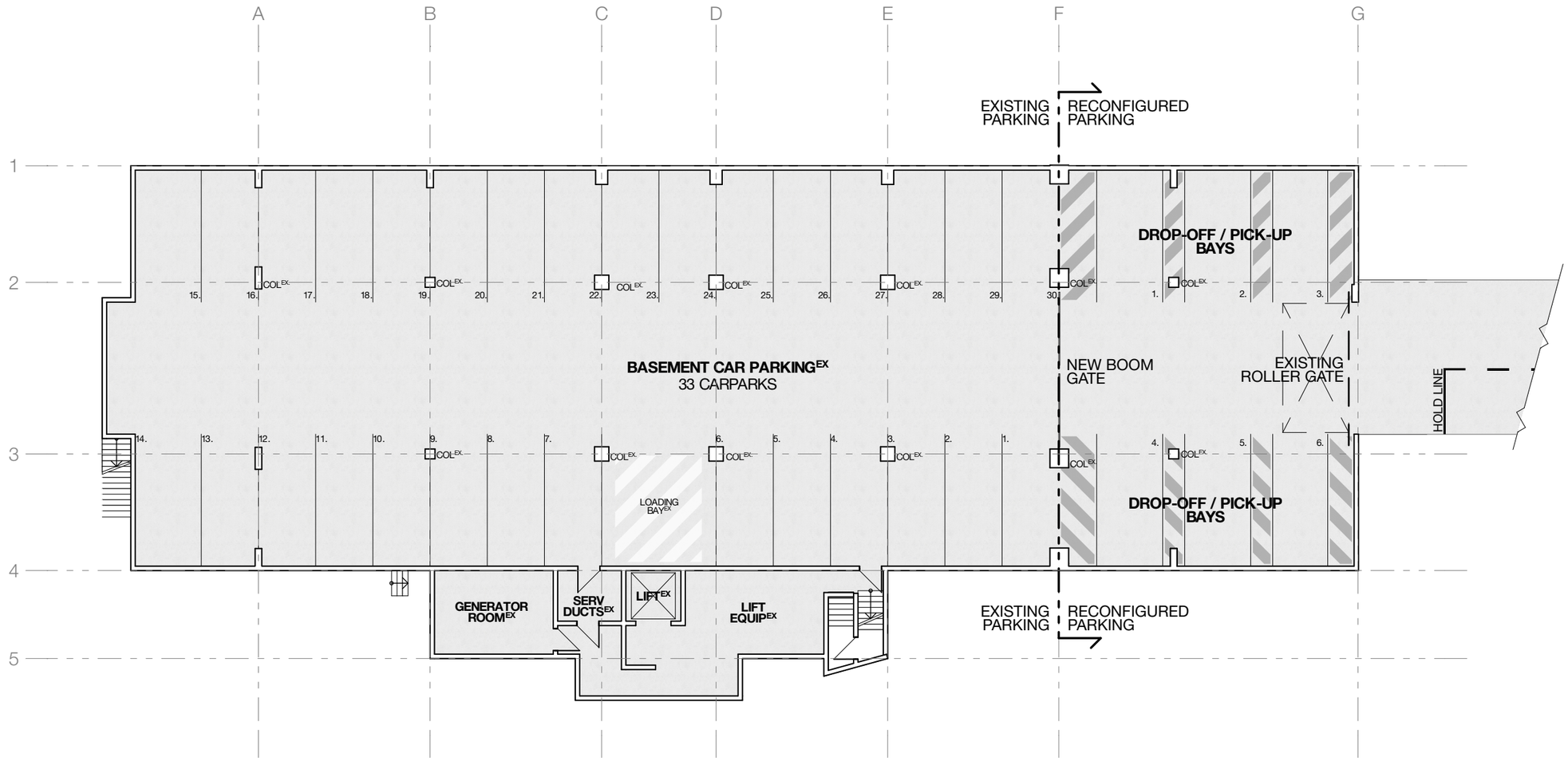

PROPOSED BASEMENT FLOOR PLAN

SK-07

B2

silkwood school

JOB: SIS02

DATE: 15/10/21

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DEVELOPMENT APPROVAL

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PROPOSED BASEMENT
SCALE 1:200@A3
0 2 4 6 10m

N

SILKWOOD SENIOR ACADEMY

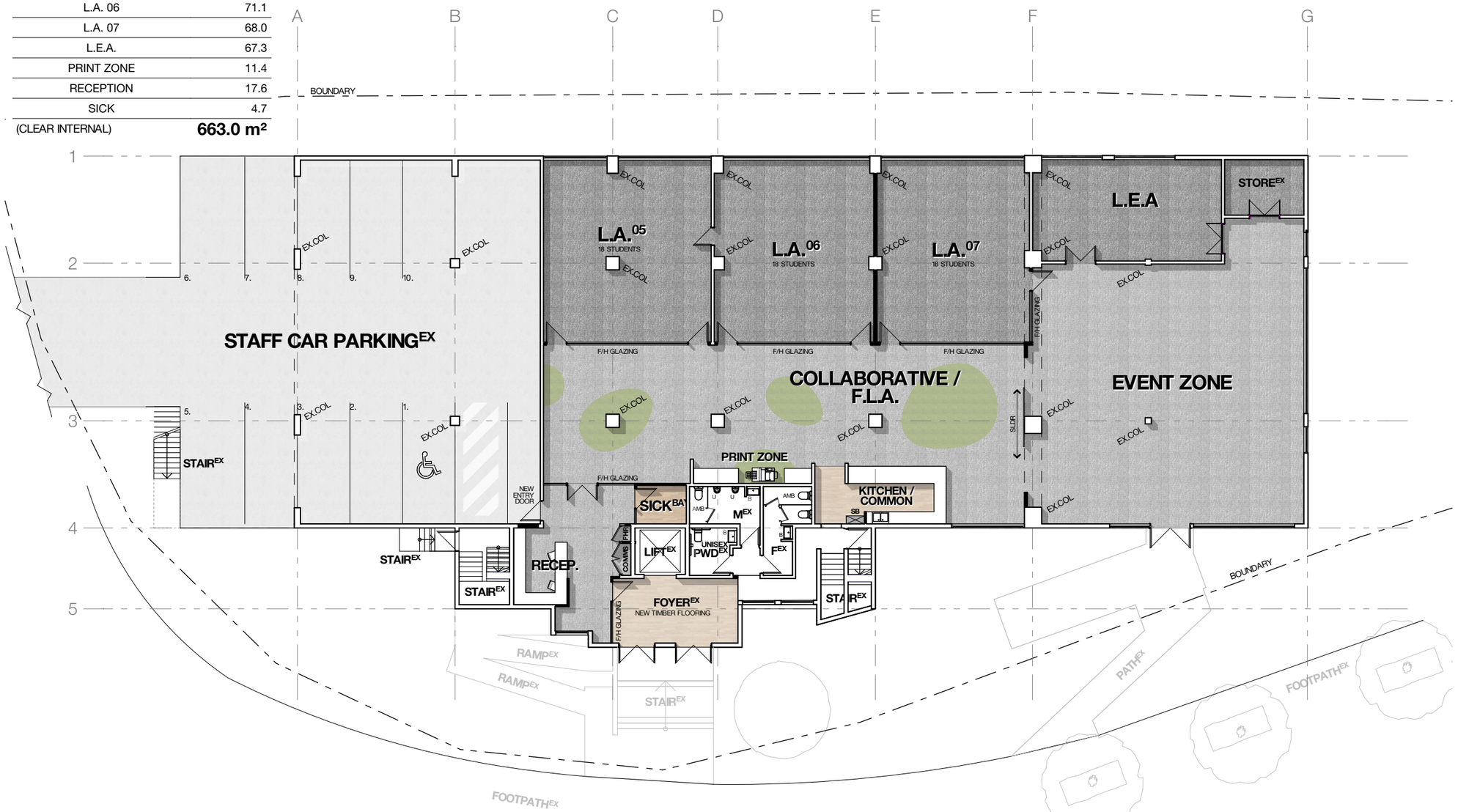
SENIOR CAMPUS

LOCATION: 36 LAVER DRIVE_ROBINA_GOLD COAST_QLD_4226.

AREAS

COLLAB / F.L.A	156.9
EVENT ZONE	172.8
KITCHEN / COMMON	18.5
L.A. 05	74.7
L.A. 06	71.1
L.A. 07	68.0
L.E.A.	67.3
PRINT ZONE	11.4
RECEPTION	17.6
SICK	4.7
(CLEAR INTERNAL)	**663.0 m²**

SANITARY CALCULATIONS - GROUND FLOOR
MAX DESIGN OCCUPANCY BASED ON SANITARY CALCULATIONS FOR CLASS 9b BUILDING AS PER NCC CLAUSE NCC CLAUSE F2.2 (c)
MALE EMPLOYEE: 40
FEMALE EMPLOYEE: 35
MALE STUDENTS: 50
FEMALE STUDENTS: 50



STAGE 1 WORKS

SILKWOOD SENIOR ACADEMY

SENIOR CAMPUS

LOCATION: 36 LAVER DRIVE_ROBINA_GOLD COAST_QLD_4226.

PROPOSED GROUND FLOOR
SCALE 1:200@A3

0 2 4 6 10m

N

SK-08

PROPOSED GROUND FLOOR PLAN - STAGE 1

silkwood

JOB: SIS02

DATE: 6/8/21

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DA ISSUE

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AREAS

COLLAB / F.L.A.	231.2
HEALTH	23.5
HEALTH & WELL BEING	39.5
L.A. 01	65.4
L.A. 02	66.6
L.A. 03	64.8
L.A. 04	68.7
MAKER SPACE	67.2
MEET 01	17.9
(CLEAR INTERNAL)	**644.8 m²**

SANITARY CALCULATIONS - FIRST FLOOR
MAX DESIGN OCCUPANCY BASED ON SANITARY CALCULATIONS FOR CLASS 9b BUILDING AS PER NCC CLAUSE NCC CLAUSE F2.2 (c)
MALE EMPLOYEE: 60
FEMALE EMPLOYEE: 35
MALE STUDENTS: 50
FEMALE STUDENTS: 50

STAGE 1 WORKS

SILKWOOD SENIOR ACADEMY

SENIOR CAMPUS

LOCATION: 36 LAVER DRIVE_ROBINA_GOLD COAST_QLD_4226.

PROPOSED FIRST FLOOR
SCALE 1:200@A3

0 2 4 6 10m

N

PROPOSED FIRST FLOOR PLAN - STAGE 1

SK-09

silkwood

JOB: SIS02

DATE: 6/8/21

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AREAS

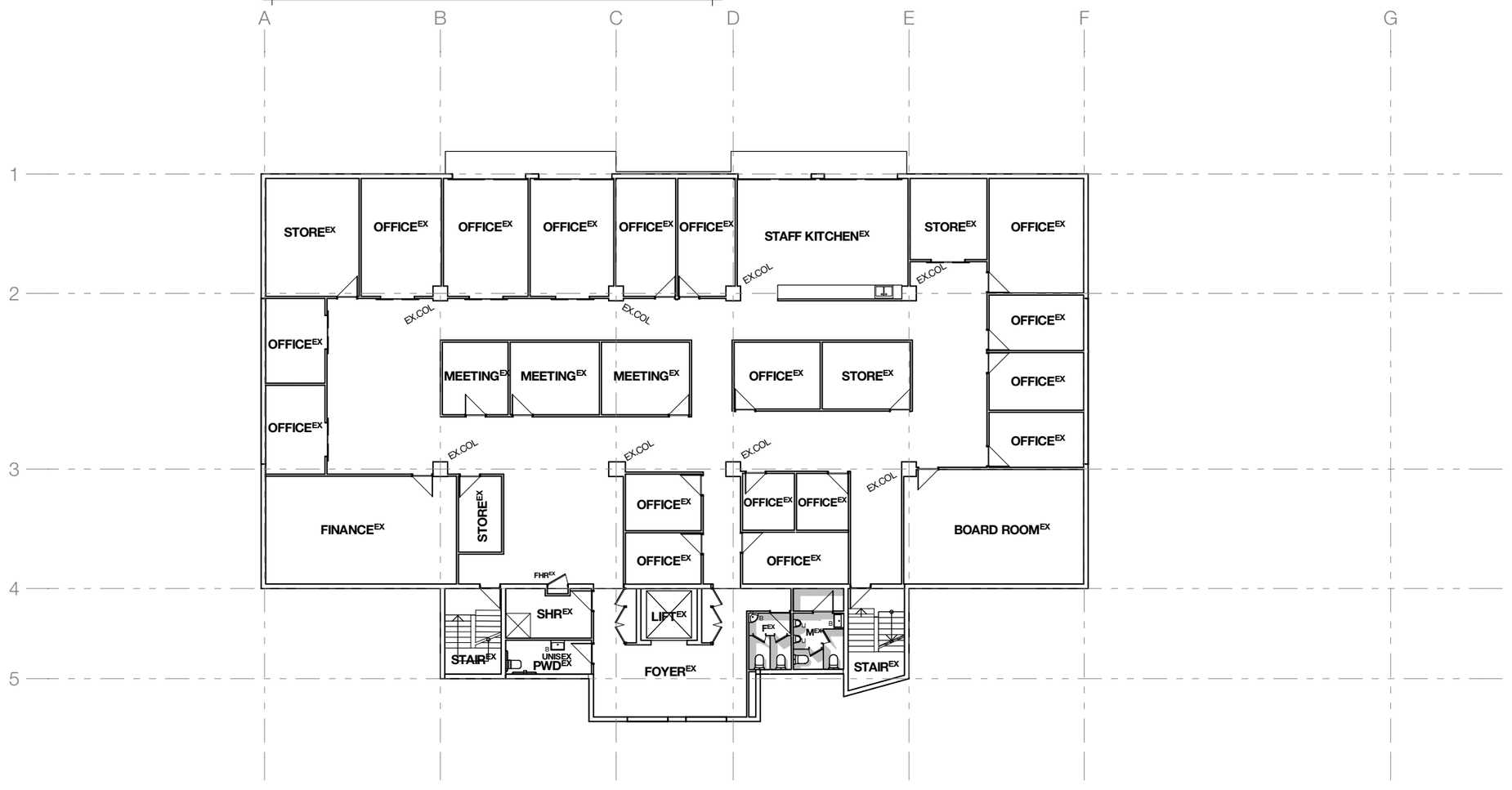
EXISTING SECOND FLOOR AREA	653.4

653.4 m²

EXISTING SECOND FLOOR SANITARY CALCULATIONS

MAX DESIGN OCCUPANCY BASED ON SANITARY CALCULATIONS FOR CLASS 9b BUILDING - CALCULATION INCLUDES PWD SUITE COUNTING FOR EACH SEX ONCE AS PER NCC CLAUSE F2.2 (c)

MALE STUDENTS: 50
FEMALE STUDENTS: 50
MALE STAFF: 60
FEMALE STAFF: 35



STAGE 1 WORKS

SILKWOOD SENIOR ACADEMY

SENIOR CAMPUS

LOCATION: 36 LAVER DRIVE_ROBINA_GOLD COAST_QLD_4226.

PROPOSED SECOND FLOOR

SCALE 1:200@A3

0 2 4 6 10m

N

SK-10

PROPOSED SECOND FLOOR PLAN - STAGE 1

silkwood school

JOB: SIS02

DATE: 6/8/21

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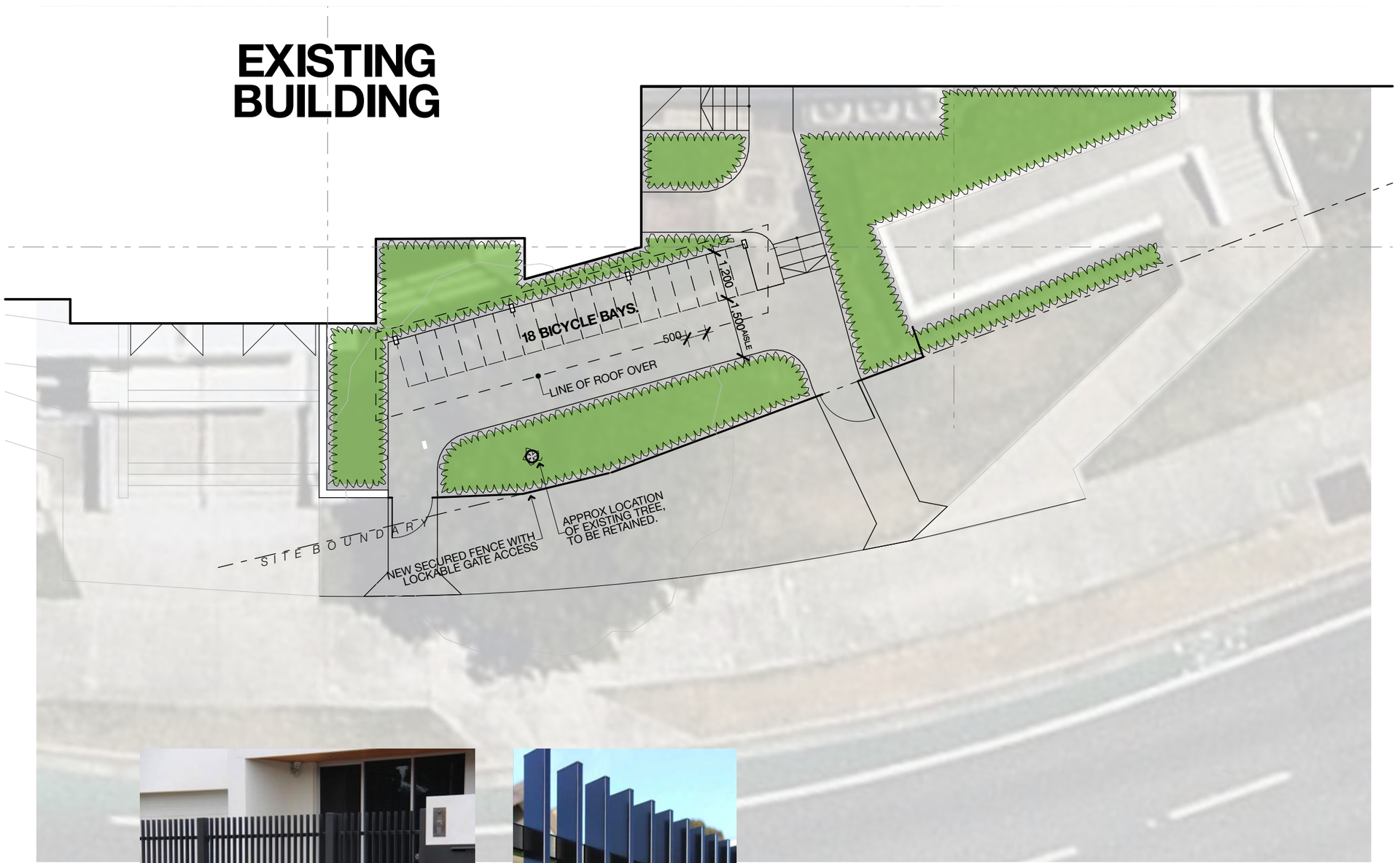

BOUNDARY FENCE EXAMPLE

PROPOSED BICYCLE STORAGE
SCALE 1:50@A3

0 0.5 1 1.5 2.5m

N

BICYCLE STORAGE PLAN

SK-19

B4

silkwood

JOB: SIS02

DATE: 15/10/21

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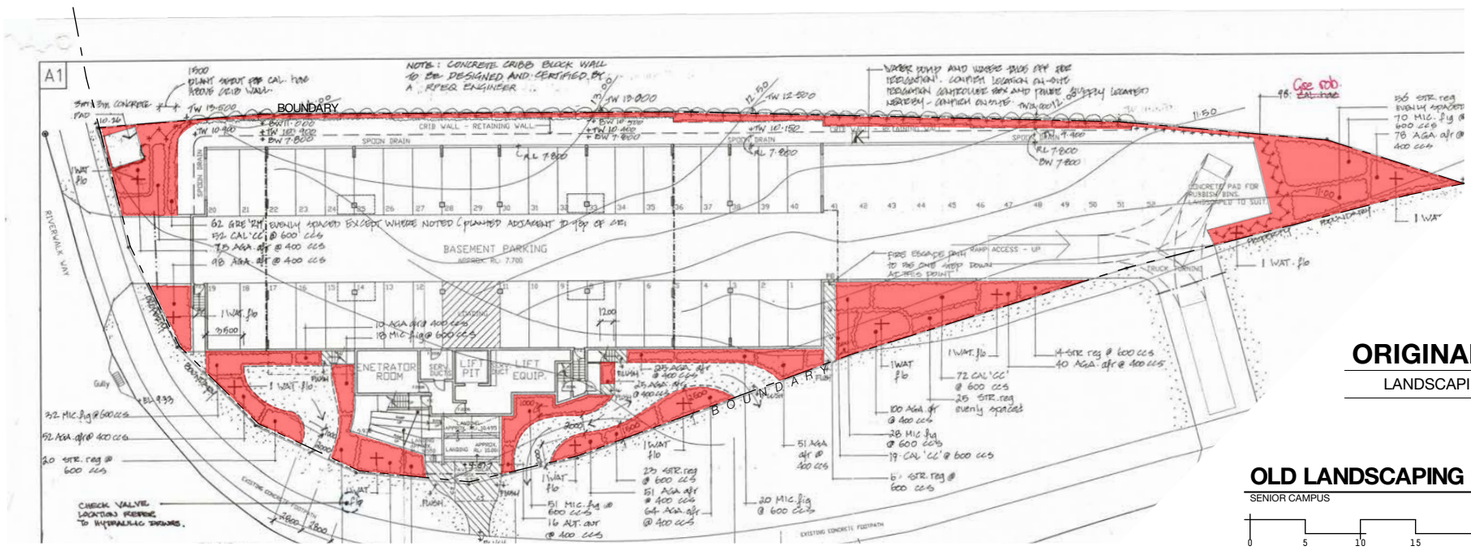
ISSUE DA

SILKWOOD SENIOR ACADEMY

SENIOR CAMPUS

LOCATION: 36 LAVER DRIVE_ROBINA_GOLD COAST_QLD_4226.



Approved Landscape Plan underlay by Connel Wagner Pty Ltd dated 17/05/2005

ORIGINAL OP WORKS LANDSCAPE EXTENT

LANDSCAPING AREAS	430.0

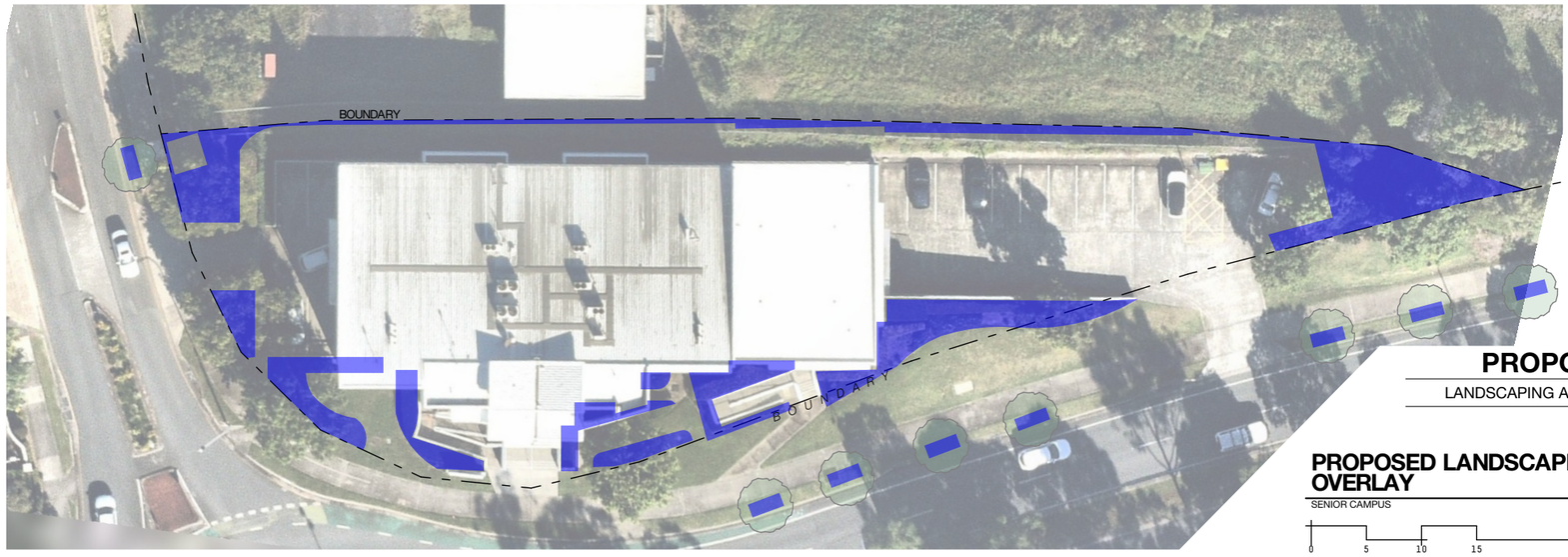
430.0 m²

OLD LANDSCAPING OVERLAY

SENIOR CAMPUS — SCALE 1:500@A3

0 5 10 15 25m

N



PROPOSED LANDSCAPE EXTENT

LANDSCAPING AREAS	435.5

435.5 m²

PROPOSED LANDSCAPING OVERLAY

SENIOR CAMPUS — SCALE 1:500@A3

0 5 10 15 25m

N

SILKWOOD SENIOR ACADEMY

SENIOR CAMPUS

LOCATION: 36 LAVER DRIVE_ROBINA_GOLD COAST_QLD_4226.

B4

SK-21

LANDSCAPE COMPARISON DRAWING

silkwood

JOB: SIS02

DATE: 15/10/21

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DEVELOPMENT APPROVAL

ISSUE DA2

6.4★ REPORT FOR DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE (IMPACT ASSESSMENT) FOR MULTIPLE DWELLINGS (37 UNITS) AT 10 COYNE STREET, COOLANGATTA

Objective ID: **A72117662**

File Number: **MCU/2020/578**

Author: **Katelyn Wright, Supervising Planner, City Development**

Authoriser: **Alisha Swain, Director Economy Planning And Environment, Economy Plan & Environment**

Attachments:
1. **Locality map** ⇩
2. **Infrastructure Charge Notice** ⇩
3. **Architectural Drawings** ⇩

1 BASIS FOR CONFIDENTIALITY

Not Applicable.

2 APPLICATION SUMMARY

Application information	
Address	10 Coyne Street, Coolangatta
Lot and plan	Lot 7 on C2859
Site area	1,012m^2
Type of development and proposed use	Multiple dwellings (37 units)
Categories of development and assessment	Impact assessment
Properly made date	23 November 2020
Decision due date	12 August 2021
Applicant and Applicant's consultancy team	• Kirra One Pty Ltd (Applicant) ○ Directors: Anthony Rigby and David Walton • Zone Planning Group Pty Ltd (Planning and landscaping consultant) • Red Door Architecture (Architects) • Michael Bale & Associates Pty Ltd (Civil engineering, flooding and stormwater management consultant) • Geleon Pty Ltd (Traffic engineering consultant) • Inter Plan VA (Visual amenity and urban design consultant)
Owner details	• Kirra One Pty Ltd ○ Directors: Anthony Rigby and David Walton

City Plan version	Version 8	
Zone / Precinct	Medium density residential zone	
Overlays	• Acid sulfate soils overlay (Land at or below 5 metres AHD) • Airport environs overlay (Airport infrastructure, Lighting buffer area, Obstacle Limitation Surface (OLS), Procedures for Air Navigation Services, Aircraft Operational (PANS-OPS) surfaces and Wildlife hazard buffer) • Building height overlay (29 metres) • Environmental significance overlay (Wetlands and waterways) • Flood overlay • Residential density overlay (RD5 – 1 bed/50m^2)	
Submissions	**Objections**	**Objections**
	• 17 properly made • 2 not properly made	• 17 properly made • 2 not properly made
Key matters raised by submitters	• Adequacy of public notification • Building height • Short-term accommodation land use • Car parking supply • Property values • Residential density • Setbacks and site cover • Landscaping	
Referral agencies	Not applicable	
Officer's recommendation	Approval	

3 PROPOSAL

The purpose of this report is to assess an application for a Development permit for a Material change of use (Impact assessment) for Multiple dwellings (37 units) at 10 Coyne Street, Coolangatta.

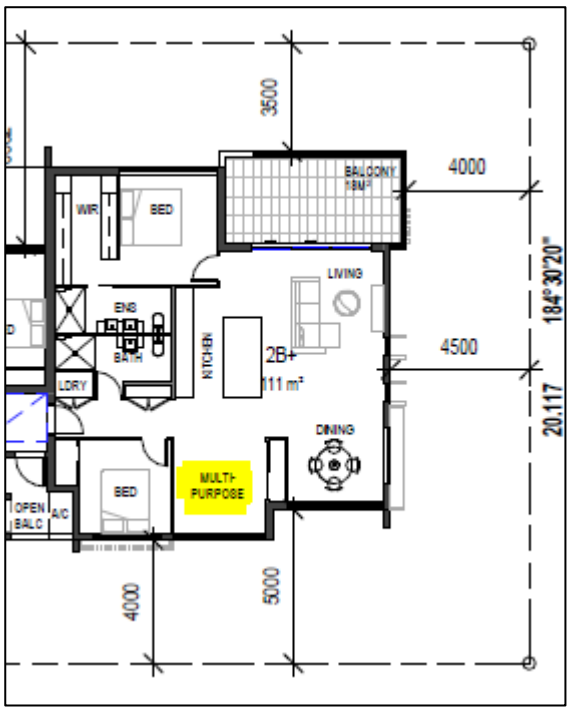
The City Plan defines Multiple dwellings as follows:

> *"A residential use of premises involving three or more dwellings, whether attached or detached, for separate households."*

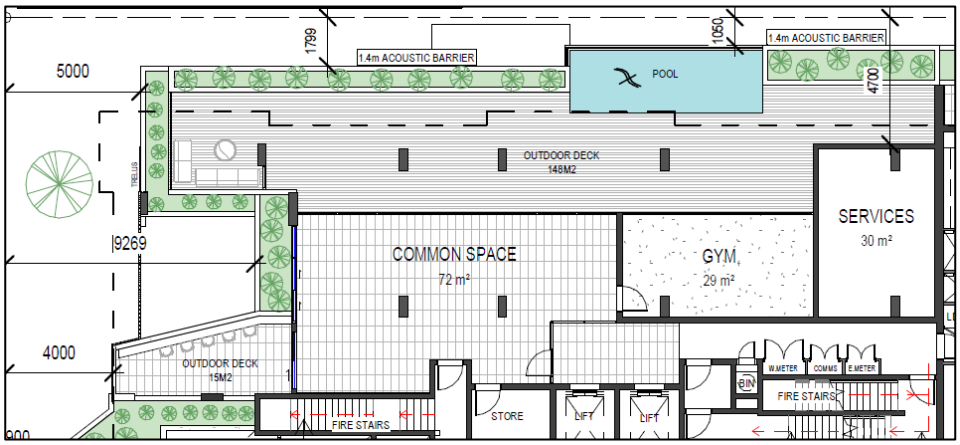
Table 5.5.2: MCU - Medium density residential zone of the City Plan categorises the land use as subject to Code assessment. However, as the development proposes a height of 14 storeys and 43.5 metres, exceeding the height identified on the Building height overlay map (29 metres), the application is triggered to Impact assessment.

3.1 Brief description of proposed development

The development key details of the proposal are outlined in the table below:

Development parameters	
Height	• 14 storeys and 43.5 metres.
Density	• The applicant has advised that they are proposing 37 units comprising of: ○ 11 × two+ bedroom units; and ○ 26 × three-bedroom units. Officers consider the 2+ bedroom units to be capable of accommodating 3 bedrooms. Officers consider this could be done through building works by enclosing the 'MULTI-PURPOSE' area as shown on the floor plans (below) to accommodate an additional bedroom. Therefore, Officers consider the proposal (in it's current form) to comprise of: • 37 × three-bedroom units.  *Figure 1: 2+ bedroom unit layout (Source: Red Door Architecture)* However, to ensure sufficient resident car parking spaces are being provided for the amount of units (37 × 3 bedroom units), Officers have recommended the removal of the 'MULTI-PURPOSE' area on the Level 1 and 2 units, to achieve compliance with AO1 of the Transport code. As a result, the development will achieve the following unit types: • 2 × two-bedroom units • 35 × three-bedroom units Proposing a density of 1 bed/9.28m^2.

<table>
<tr><td>Setbacks</td><td>
<table>
<tr><th></th><th>North (Side)</th><th>East (Rear)</th><th>South (Side)</th><th>West (Coyne Street)</th></tr>
<tr><td>Ground Floor Plan</td><td>• 0m (fire stairs)
• 1.05m (building)</td><td>• 1.35m (roof above parking)</td><td>• 0m (for a length of 2m)</td><td>• 0.9m (lobby entrance)
• 5m (building)</td></tr>
<tr><td>Level 1</td><td>• 1.05m (landscape planter)
• 4m - 4.7m (building)</td><td>• 1.35m (landscape planter)
• 4.5m (building)</td><td>• 0m (for a length of 2m)
• 1.05m (landscape planter)
• 1.3m – 2.29m (building)</td><td>• 0.9m (lobby entrance)
• 4m – 9.26m (building)</td></tr>
<tr><td>Level 2</td><td>• 3.5m (balcony)
• 4m (building)</td><td>• 4m (balcony)
• 4.5m (building)</td><td>• 2.29m (balcony)
• 3.7m – 4m (lifts/core)
• 4.5m – 5m (building)</td><td>• 3.5m (balcony)
• 4m (building)</td></tr>
<tr><td>Level 3-11</td><td>• 3.5m (balcony)
• 4m (building)</td><td>• 4m (balcony)
• 4.5m (building)</td><td>• 3.7m – 4m (lifts/core)
• 4.5m – 5m (building)</td><td>• 3.5m (balcony)
• 4m (building)</td></tr>
<tr><td>Level 12-13</td><td>• 3.5m (balcony)
• 4m (building)</td><td>• 4m (balcony)
• 4.5m (building)</td><td>• 3.7m – 4m (lifts/core)
• 4.5m – 5m (building)</td><td>• 3.5m (balcony)
• 4m (building)</td></tr>
</table>
</td></tr>
<tr><td>Site cover</td><td>• Podium: 76%
• Tower: 49%</td></tr>
<tr><td>Car parking</td><td>• Residents: 55 spaces at ground level and within 2 basement levels.</td></tr>
</table>

	• Visitors: 5 spaces at ground level.
Bicycle parking	• Residents: 26 bicycle parking spaces are proposed within 2 basement levels. • Visitors: 8 bicycle parking spaces are proposed at ground level near the lobby entrance to Coyne Street.
Lifts	• Two.
Communal space	• *280m^2 of communal open space is proposed on Level 1, comprising of a pool, pool deck, lounge/seating area and gym, as demonstrated within the figure below.*  *Figure 2: Communal open space area (Source: Red Door Architecture)*
Private open space	• Ranging in size from 18m^2 – 71m^2.
Waste management plan	• General waste: 2 × 2,000L bulk bins are proposed to be collected twice a week. • Recyclable waste: 1 × 2,000L bulk bin is proposed to be collected once a week. It will be the responsibility of the on-site manager to transport the bulk bins from the bin storage area to the temporary bin servicing area on collection days.
Acoustic attenuation	• Restrict the use of the communal recreation areas to 7am - 10pm; • Driveway, ramps and car parking areas to be finished with surface coating to prevent tyre squeal; • Drainage grating over trafficable areas to be secured to prevent rattling; • Waste collection to be limited to only occur between the hours of 7am to 6pm; • Mechanical plant design requirements; and • 1.4 metre acoustic fence along the perimeter of the communal open space area.
Hydraulics and	• Quantity: 9m^2 detention tank is proposed within basement level 1.

stormwater management	• Quality: 2 × cartridge SPEL filters are proposed within the detention tank to treat stormwater.

The following perspectives and floor plans identify the proposed development.

Figure 3: Perspective view from Coyne Street (Source: Red Door Architecture)

Figure 4: Perspective view from Coyne Street (Source: Red Door Architecture)

Figure 5: Perspective view from North (Source: Red Door Architecture)

Figure 6: Perspective view of podium (Source: Red Door Architecture)

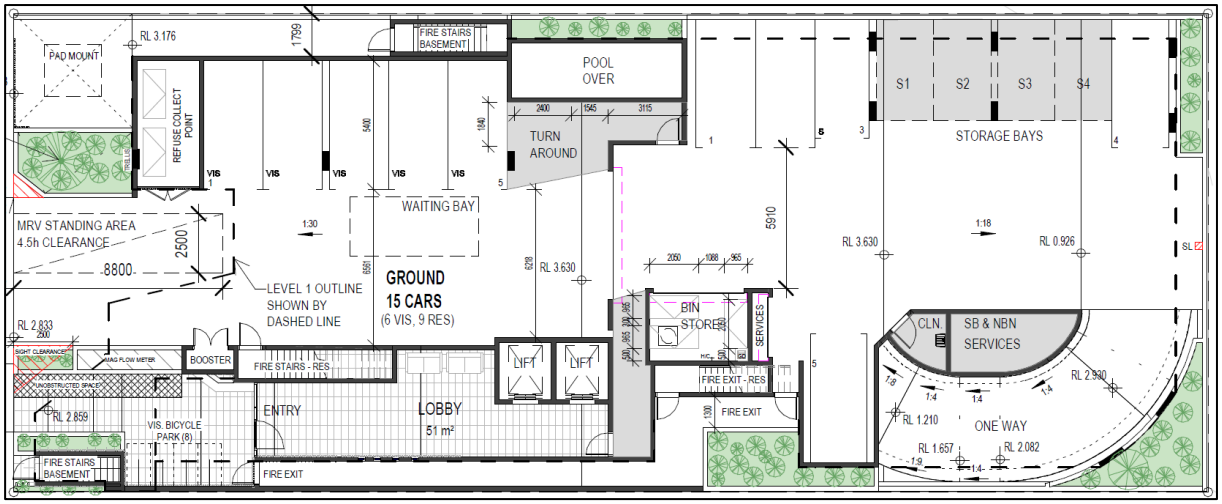


Figure 7: Ground floor plan (Source: Red Door Architecture)

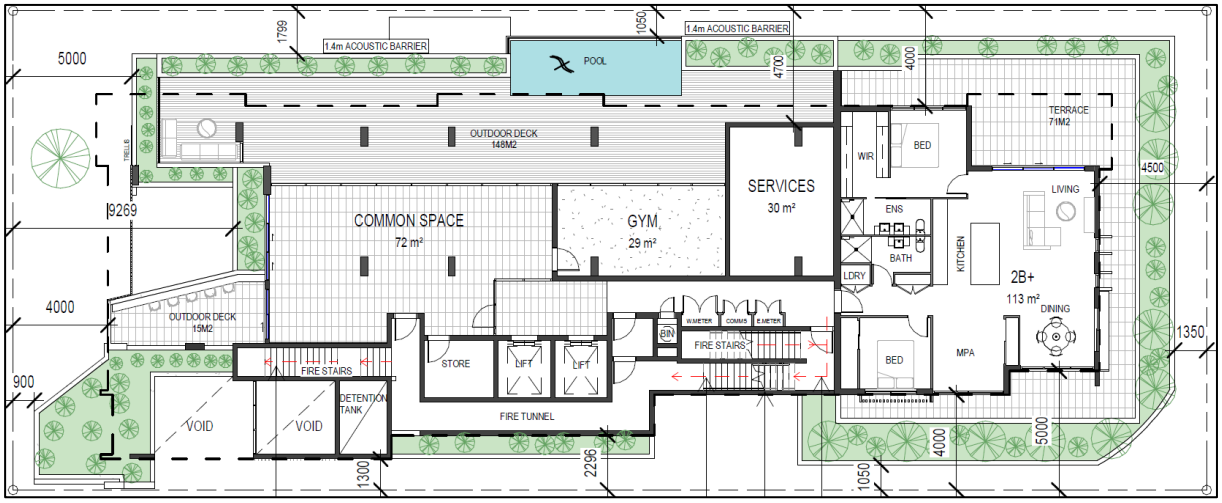


Figure 8: Level 1 floor plan (Source: Red Door Architecture)

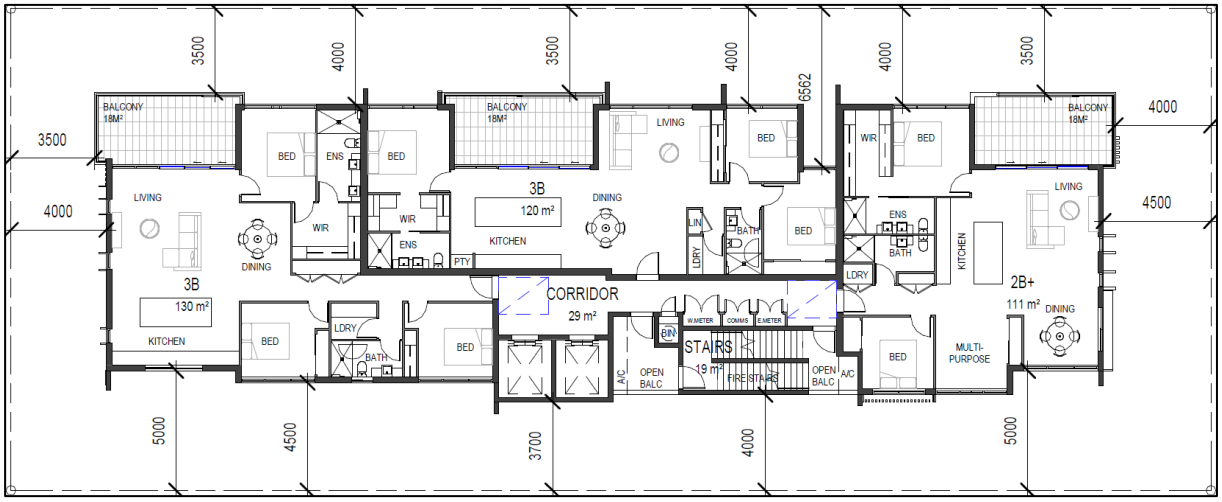


Figure 9: Level 3-11 floor plan (Source: Red Door Architecture)

4 KEY CONSIDERATIONS

The key considerations of the proposal include:

- Built form, scale and intensity;
- Building height; and
- Land use.

In relation to built form, scale and intensity, when the application was originally lodged with Council on 23 December 2020, the proposal comprised of:

- Minimal landscaping at ground level, with no landscaping proposed along the northern, eastern and southern property boundaries;
- A pole-mounted transformer within the road verge;
- 50 units (1 bed/8m^2);
- 86.5% podium site cover and 55 per cent tower site cover;
- A relatively built-to-boundary podium along the northern, eastern and southern property boundaries;

- Frontage setbacks of 3.5 metres to the building wall and four metres to the balconies;
- Northern side setbacks of two metres to the balconies and 2.6 metres to the building wall;
- Eastern side setbacks of four metres; and
- Southern side setbacks of three metres to the lifts and staircase, and four metres to the building wall.

The below figures show the initially submitted floor plans.

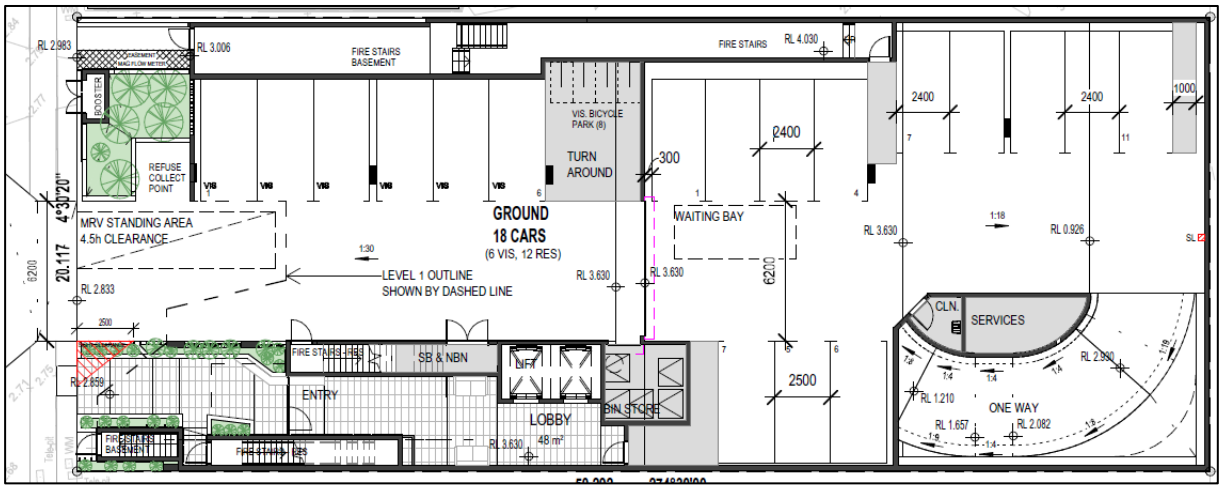


Figure 10*: Ground floor plan (Source: Red Door Architecture)*

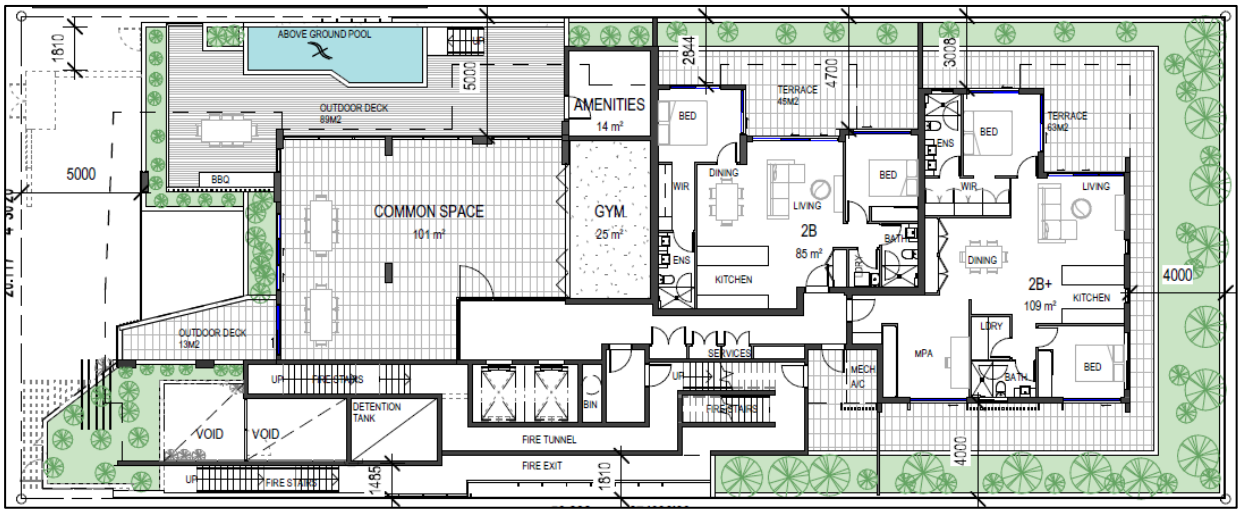


Figure 11*: Level 1 floor plan (Source: Red Door Architecture)*

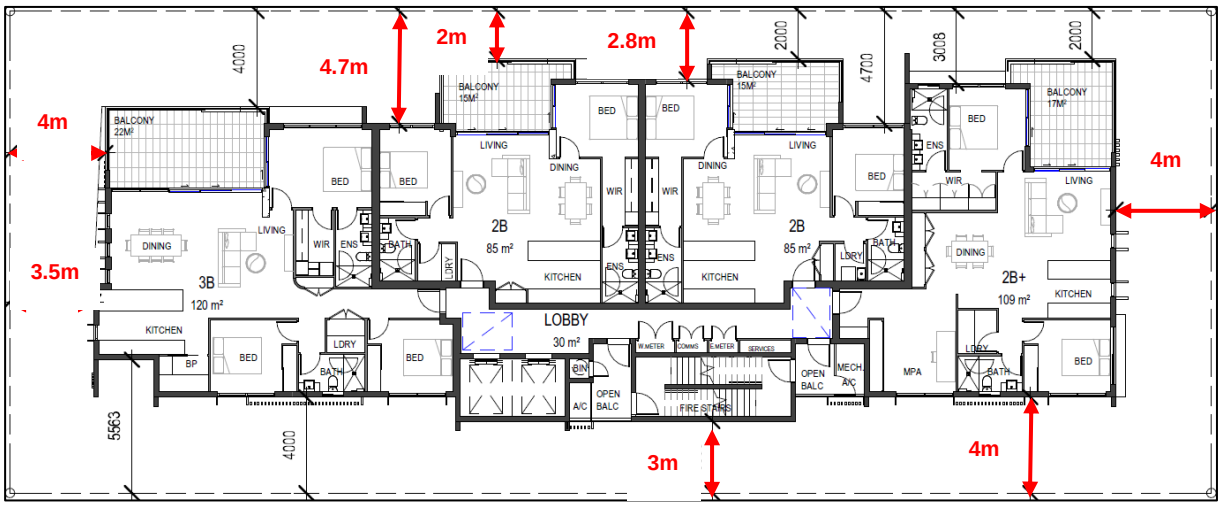


Figure 12: Typical floor plan (Source: Red Door Architecture)

During public notification, a number of submissions raised concerns with the setbacks, site cover, design and density. Officers agreed with the concerns raised and as a result engaged in further discussions with the applicant to address these matters. As a result, the proposal was amended as follows:

- Additional landscaping was provided at ground level along the northern, eastern and southern property boundaries;
- The pad-mount transformer was provided on-site;
- The density was reduced from 50 units (1 bed/8m^2) to 37 units (1 bed/9.28m^2);
- The podium site cover was reduced from 86.5% to 76 per cent;
- The tower site cover was reduced from 55 per cent to 49 per cent;
- The level 1 (podium) setbacks were increase from 1.05 metres to 1.8 metres to the landscape planter boxes (previously built-to-boundary);
- The frontage setbacks (tower) were amended to four metres to the building wall (previously 3.5 metres) and 3.5 metres to the balconies (previously four metres);
- The northern side setbacks for the tower were increased to 3.5 metres to the balconies (previously two metres) and four metres to the building wall (previously 2.6 metres);
- The eastern side setbacks for the tower were increased to 4.5 metres for the building wall (previously four metres); and
- The southern side setbacks for the tower were increased to 3.7 metres to the lifts (previously three metres), four metres to the staircase and core (previously three metres) and 4.5 metres to five metres to the building walls (previously four metres).

As a result, the revised design as demonstrated within section 3 of this report is considered to achieve a built form, scale and intensity that is envisaged within this locality.

In relation to building height, the development proposes a building height of 14 storeys and 43.5 metres, seeking a full 50 per cent building uplift, in which the site has a mapped Building height overlay of 29 metres. During public notification, concerns were raised through submissions in relation to the building height not meeting the uplift criteria. The proposed building height has been assessed against the 50 per cent building height uplift criteria contained within Specific outcome 3.3.2.1(9) and is considered to satisfy parts (a) – (h).

The proposal is considered to achieve the above benchmarks as follows:

- The building height will reinforce the local identity and sense of place by maintaining a height that is consistent with and complementary to surrounding buildings, with a building typology that is expected within the local area;
- The development maintains an appropriate interface and relationship to nearby developments through appropriate setbacks to the tower form, an orientation away from neighbouring properties and layered landscaping on the podium;
- Subject to conditions, the development form, materials and composition together contribute to achieving an excellent standard of appearance within an appropriately landscaped setting;
- The proposal will contribute to the mix of housing products within the local area;
- Officers consider the proposal will achieve an ordered local skyline by proposing a height that is commensurate with proximally located high-rise developments;
- The development is not considered to impact upon views from the popular public outlook at Kirra Hill to the Hinterland ridgeline; and
- The development does not impact on the efficient functioning of the Gold Coast Airport.

In relation to the land use, when the application was originally lodged with Council, the application was for Multiple dwellings and Short-term accommodation (interchangeable units). During public notification, concerns were raised in relation to the Short-term accommodation land use component and the potential for crime to increase within the area. As part of the applicant's response to submissions, a Changed application was lodged and removed the Short-term accommodation land use component.

Officers consider that the proposal has taken into consideration the site constraints and achieves an appropriate outcome for this locality and have therefore recommended this application be approved, subject to conditions.

5 SITE CONTEXT

5.1 Subject Site

The subject site:

- Has an area of 1,012m^2;
- Has a road frontage of 20 metres to Coyne Street;
- Is situated within the Medium density residential zone;
- Is currently unimproved;
- Is relatively flat; and
- Is flood affected, with a DFL of 3.58 metres AHD.

An aerial view and flood map of the site have been included below.

Figure 13: Aerial of site (Source: Web GIS)

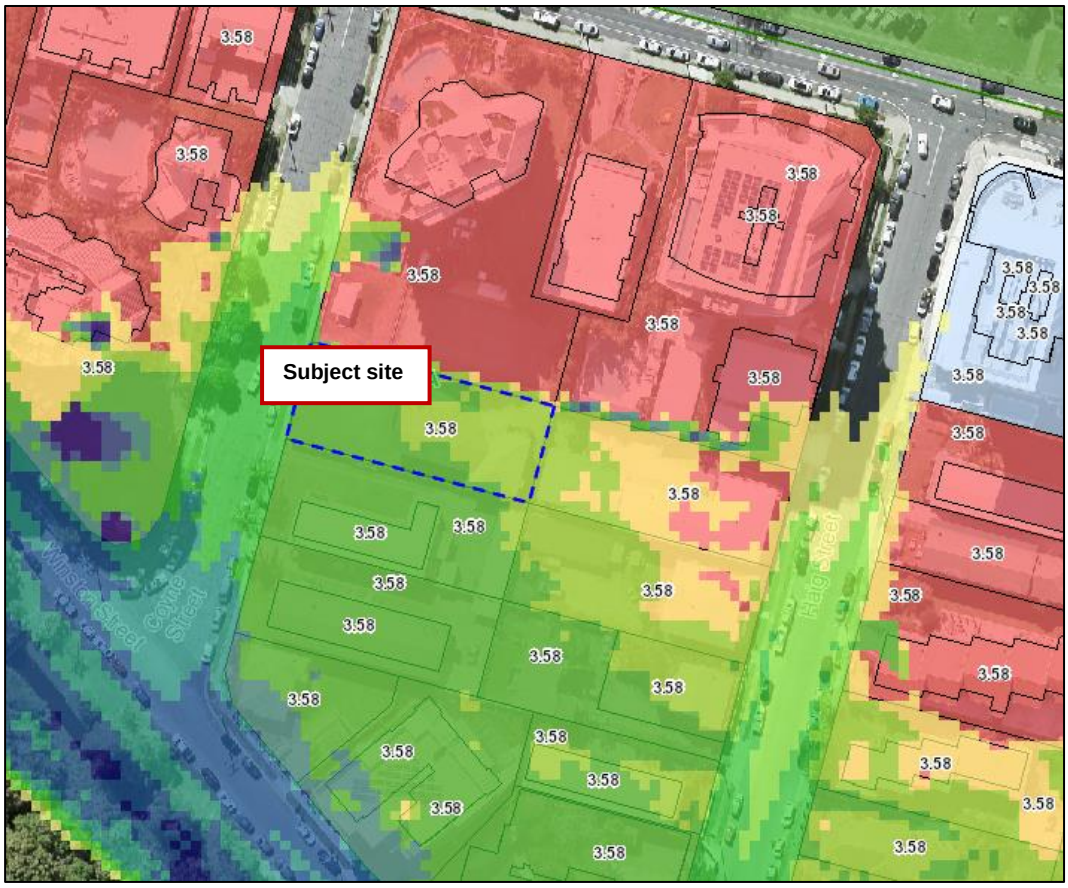


Figure 14: Flood overlay map (Source: City Plan - interactive mapping)

5.2 Immediate Context

The subject site directly adjoins three lots, which are currently improved as follows:

- **North:** 6 Coyne Street, Coolangatta (Meridian) is improved by a 15 storey residential development comprising of 49 units.
- **East:** 5 Haig Street, Coolangatta is improved by a two storey Multiple dwelling comprising of four units.
- **South:** 12 Coyne Street, Coolangatta is improved by a two storey Multiple dwelling comprising of eight units.

An aerial view of the immediate context has been provided below.

Figure 15*: Aerial of immediate context (Source: Arc GIS)*

5.3 Local Context

The local identity comprises of a high-rise coastal spine which is characterised by the commercial spine along Musgrave Street and low-to-high rise residential developments just to the south of the commercial spine. Building typologies within the commercial spine generally include enclosed podium forms at the street edge and commercial land uses to activate the streetscape, with high-rise residential tower forms above. The tower form is typically more intensive in comparison to the nearby residential areas, reinforcing the intensity of the neighbourhood centre. Developments to the south of the commercial spine

comprise of medium-to-high rise towers in a landscape setting. Typically, the tower form is slender and less intense, in comparison to the developments within the commercial spine.

These two distinct built form characters are reinforced through the City Plan zones, which identify those lots along the commercial spine within the Neighbourhood centre zone and the residential buildings within the Medium density residential zone.

A zoning map and building height overlay map of the local context has been provided below.

Figure 16: Zoning map of local context (Source: City Plan - interactive mapping)

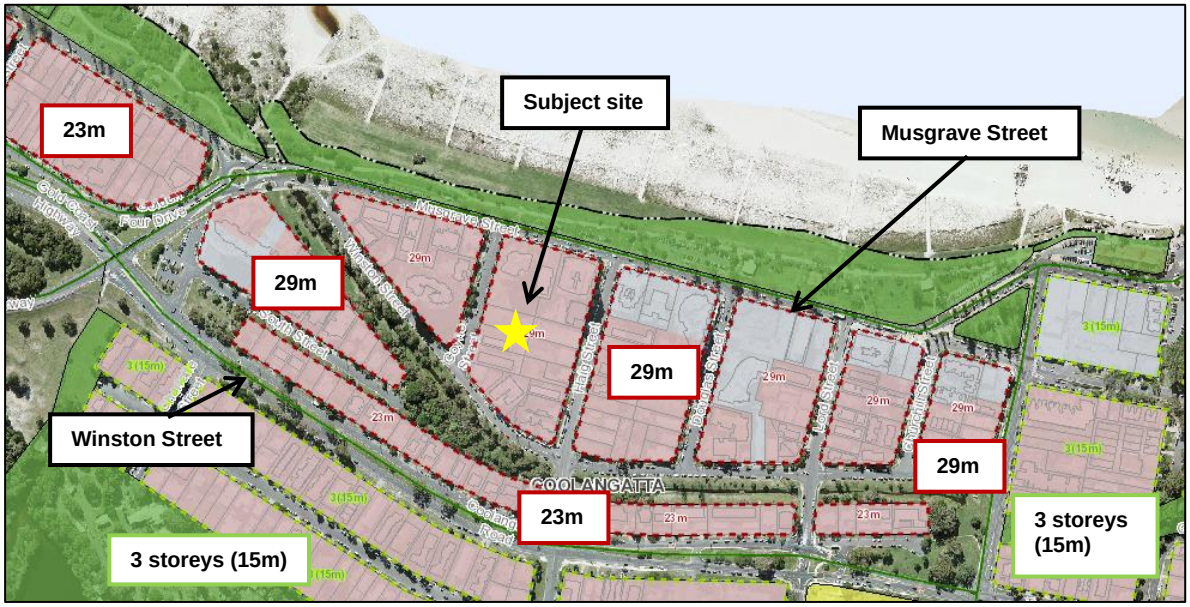


Figure 17: Building height overlay map (Source: City Plan - interactive mapping)

Despite the 29 metre Building height overlay, a number of developments within the locality achieve heights of 14 and 15 storeys (equivalent to 43.5+ metres), as demonstrated within the figures below.

Figure 18*: Aerial view of building heights within the local context (Source: Council)*

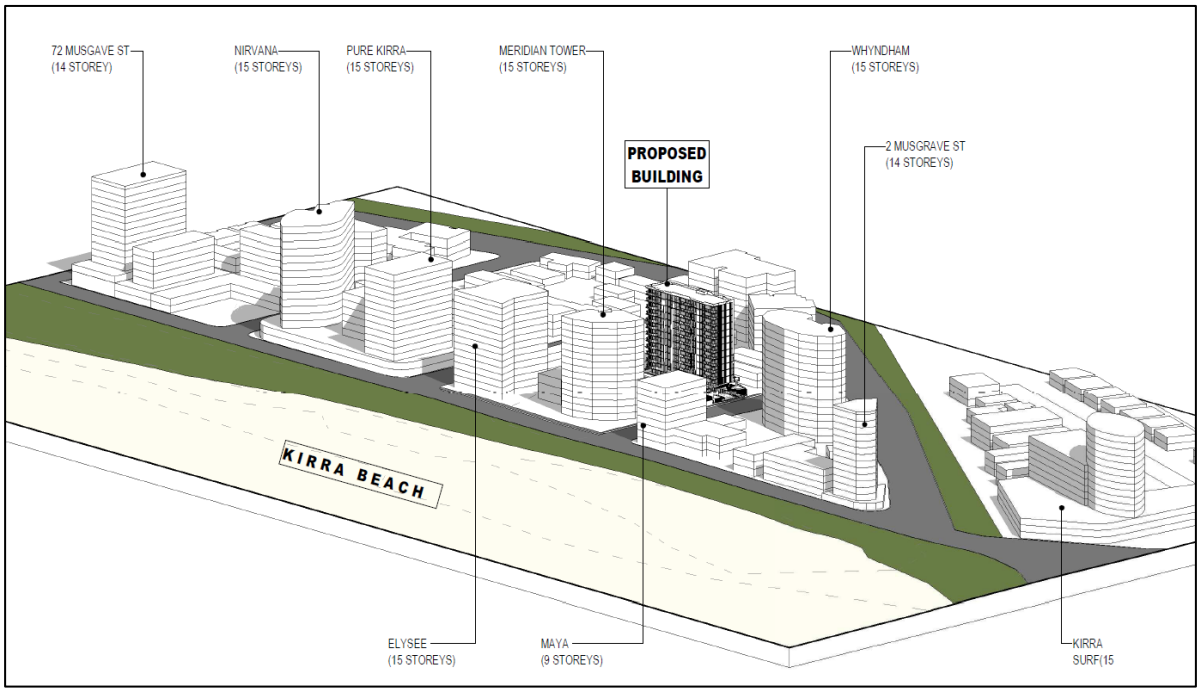


Figure 19*: Established and approved building heights within the locality (Source: Red Door Architecture)*

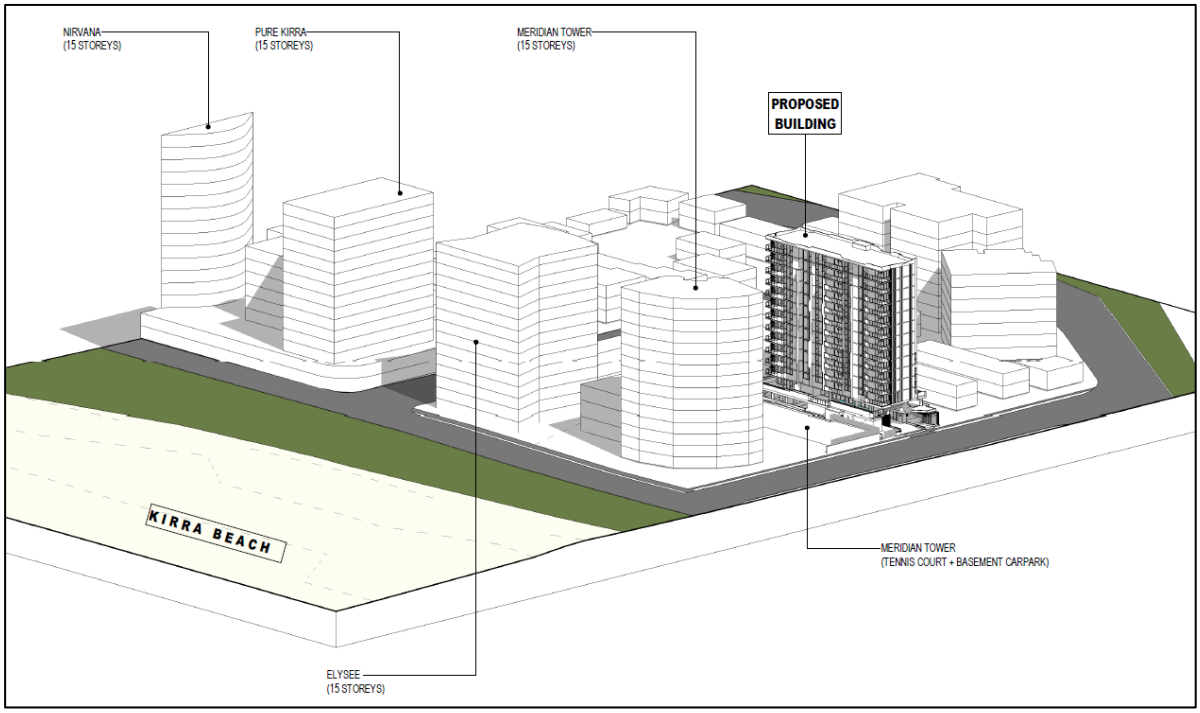


Figure 20: Established building heights within the locality (Source: Red Door Architecture)

6 PLANNING ASSESSMENT

Section 45(5) of the *Planning Act 2016* identifies:

> *(5) An **impact assessment** is an assessment that –*
>
> *(a) must be carried out -*
>
> *(i) against the assessment benchmarks in a categorising instrument for the development; and*
>
> *(ii) having regard to any matters prescribed by regulation for this subparagraph; and*
>
> *(b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

The proposed development triggers impact assessment and has been assessed in accordance with Section 45(5) of the *Planning Act 2016.*

6.1 State Planning Instruments

The application has been assessed against the following instruments:

Instrument	Comment
State Planning Policy	The City Plan appropriately reflects all aspects of the State Planning Policy apart from aspects relating to natural hazards, risk and resilience (coastal hazards). The proposal does not trigger assessment against any assessment benchmarks relating to natural hazards, risk and resilience (coastal hazards).

South East Queensland Regional Plan	The proposal is consistent with the goals, elements and strategies; and the Southern Sub-regional directions of the South East Queensland Regional Plan 2017 (ShapingSEQ).
Planning Regulation 2017	The proposal does not trigger assessment against any assessment benchmarks listed in a Schedule of the Planning Regulation 2017.

6.2 Local Categorising Instruments

The application has been assessed against the following instruments:

Local categorising instrument	Comment
Temporary Local Planning Instrument	The proposal does not trigger assessment against any temporary local planning instruments.
Variation approval	The proposal does not trigger assessment against a variation approval.
City Plan (Version 8)	The proposal is within the City Plan area of the City of Gold Coast. This is discussed in section 6.3 below. Local Government Infrastructure Plan There is no new trunk infrastructure required as part of this development.

6.3 City Plan

The following is an assessment of the application against the City Plan.

6.3.1 Assessment against the Strategic framework

The strategic framework requires balanced consideration of the provisions to best achieve the purpose and objectives of the City Plan. The strategic framework sets the policy direction for the City Plan and has a planning horizon of 2031.

This Policy direction is structured in the following way:

a The strategic intent describes the planning vision for the Gold Coast over the coming decades; in particular, what our city will look like and how it will function, potential for major development over the next 20 years and areas for growth and protection.

b The following six city shaping themes play an important role in shaping future growth and managing change across the city, and collectively represent the policy intent of the City Plan:

- i Creating liveable places;
- ii Making modern centres;
- iii Strengthening and diversifying the economy;
- iv Improving transport outcomes;
- v Living with nature; and
- vi A safe, well designed city.

c Strategic outcomes for each theme.

d Elements that refine and further describe the strategic outcomes.

e Specific outcomes sought for each of the elements.

Strategic intent

The strategic intent flows through to the themes (strategic outcomes), elements (specific outcomes) and applicable codes. The strategic intent is achieved through assessment against these outcomes.

Theme/s and Elements

The following is an assessment of the application against the relevant theme/s and elements of the strategic framework identified in the table below:

Theme/s	Related element	Maps
Creating liveable places	Urban neighbourhoods	Strategic framework map 1 – designated urban area • Urban area. Strategic framework map 2 – settlement pattern • Urban neighbourhood; and • Investigation for light rail urban renewal area.
Strengthening and diversifying the economy	Tourist economy	Strategic framework map 5 – focus areas for economic activity • Coastal tourism/urban strip.
Improving transport outcomes	Transport system efficiency	Strategic framework map 6 – integrated transport • Coastal pedestrian and cycle network.
A safe, well designed city	Urban design, character and community infrastructure	

The Building height overlay map identifies the subject site as having a building height of 29 metres. Within the Medium density residential zone, a Multiple dwelling that complies with the building height provisions is assessed through Code assessment. Given the proposed Multiple dwellings is a contemplated land use within the zone, in which this application has been triggered to Impact assessment due to building height, Officers assessment against the Strategic framework has been focused predominantly on the proposed building height and any design related criteria.

An assessment of the proposal against the building height and design related criteria has been provided below.

Building height, built form and character

The following strategic and specific outcomes relate to building height, built form and character:

Strategic outcome 3.3.1(3) – Creating liveable places theme:

> *"Housing is provided in a form, height and scale consistent with the function, amenity and desired future character of local areas and centres, and promotes a sense of community cohesion and wellbeing. Housing is attractive and well-designed."*

Strategic outcome 3.3.1(5) – Creating liveable places theme:

> *"Varied building height and form throughout the city reinforces local identity, creates a sense of place and supports housing choice and affordability and the function and desired future appearance of each local area."*

Specific outcome 3.3.2.1(8) – Urban neighbourhoods element:

> *"The Building height overlay map shows the building height pattern and desired future appearance for local areas within urban neighbourhoods. This map also shows areas where building heights change abruptly to achieve a deliberate and distinct contrast in built form within and between low, medium or high-rise areas."*

Specific outcome 3.3.2.1(9) – Urban neighbourhoods element:

> *"Increases in building height up to a maximum of 50% above the Building height overlay map may occur in limited circumstances in urban neighbourhoods where all the following outcomes are satisfied:*
>
> *(a) a reinforced local identity and sense of place;*
>
> *(b) a well managed interface with, relationship to and impact on nearby development, including the reasonable amenity expectations of nearby residents;*
>
> *(c) a varied, ordered and interesting local skyline;*
>
> *(d) an excellent standard of appearance of the built form and street edge;*
>
> *(e) housing choice and affordability;*
>
> *(f) protection for important elements of local character or scenic amenity, including views from popular public outlooks to the city's significant natural features;*
>
> *(g) deliberate and distinct built form contrast in locations where building heights change abruptly on the Building height overlay map; and*
>
> *(h) the safe, secure and efficient functioning of the Gold Coast Airport or other aeronautical facilities."*

Specific outcome 3.3.2.1(10) – Urban neighbourhoods element:

> *"Increases in building height, beyond 50% above the Building height overlay map, are not anticipated in urban neighbourhoods."*

Specific outcome 3.3.2.1(11) – Urban neighbourhoods element:

> *"Urban neighbourhoods are diverse and distinguished by a distinct appearance, identity and built form in each neighbourhood."*

Specific outcome 3.7.2.1(3) – Natural landscape areas element:

> *"Development is of a scale and intensity that does not dominate the natural landscape within its context and locality."*

Strategic outcome 3.8.1(4) – A safe, well designed city element:

> *"Excellence and innovation in urban design and architecture is delivered through highly functional, accessible, attractive, memorable and sustainable buildings and public spaces that make a positive contribution to the city image."*

Specific outcome 3.8.3.1(1) – Urban design, character and community identity element:

> *"Development is cognisant of the function and desired future appearance of each individual area and reinforces or reinterprets the character of that area."*

Comments:

The Building height overlay map provides a height of 29 metres. The development proposes a building height of 43.5 metres, representing an increase of 14.5 metres or 50 per cent above the mapped height.

The proposed development seeks a 50 per cent increase to the designated building height, which requires assessment against specific outcome 3.3.2.1(9). An assessment against specific outcome 3.3.2.1(9) has been provided below. Whilst it is acknowledged that the below assessment is specific to Specific outcome 3.3.2.1(9), it is acknowledged that the outcomes sought within SO9 are consistent with the remainder of the strategic and specific outcomes listed above, which requires housing to be *"provided in a form, height and scale consistent with the function, amenity and desired future character of local areas", "housing is attractive and well-designed", "varied building height and form throughout the city reinforces local identity, creates a sense of place and supports housing choice and affordability".*

Specific outcome 9(a) – a reinforced local identity and sense of place

During public notification, concerns were raised by submitters that the proposal did not achieve compliance with this assessment benchmark, due to the minimal landscaping at the base (including deep planting areas) and large building envelope. Concerns were also raised that the only towers greater than 10 storeys were located along Musgrave Street, directly fronting the beach. The submissions reference that the only established towers to the south of Musgrave Street are the Wyndham Resort (15 storeys) on Coyne Street and refer to the development at 7-11 Miles Street, Coolangatta as still being assessed by Council.

Officers consider that the proposal achieves compliance with this assessment benchmark through reinforcing the local identity and sense of place, as discussed below. To clarify, the development at 7-11 Miles Street, Coolangatta has been approved by Council for a 14 storey and 43.5 metre tower. It is also important to acknowledge that the submissions were not based off the current plans and instead were based upon earlier versions of the architectural drawings. Since the initial plans were submitted, changes have been made to incorporate additional landscaping at the podium levels (ground level and level 1), setbacks have increased and the site cover has been reduced, which has served to alleviate the submitters concerns.

The local identity comprises of a high-rise coastal spine which is characterised by the commercial spine along Musgrave Street and low-to-medium rise residential developments just to the south of the commercial spine. Building typologies within the commercial spine generally include enclosed podium forms at the street edge and commercial land uses to activate the streetscape, with high-rise residential tower forms above. The tower form is typically more intensive in comparison to the nearby residential areas, reinforcing the intensity of the neighbourhood centre. Developments to the south of the commercial spine comprise of medium-to-medium rise towers in a landscape setting. Typically, the tower form is slender and less intense, in comparison to the developments within the commercial spine.

These two distinct built form characters are reinforced through the City Plan zones, which identify those lots along the commercial spine within the Neighbourhood centre zone and the residential buildings within the Medium density residential zone.

As demonstrated within Figures 19 and 20 (above), the proposal is nestled in between towers with similar building heights. It is also noted that there are towers in Kirra which are taller than the proposal and some with a similar height. Consequently, the development will reinforce the local identity and sense of place through the establishment of a high-rise tower that is consistent with the established built form and complements the surrounding buildings including the Meridian building and Wyndham building at 15 and 14 storeys respectively.

The tower form is slender, proposing a site cover of 49 per cent, tower floor plate size of 446m^2 and building length of 11.5 metres × 43 metres. Additionally, the proposed tower setbacks and tower separation will retain view corridors between nearby towers and maintain an open skyline, with the closest tower being the Meridian, which is situated 37.2 metres away, as demonstrated within the figure below.

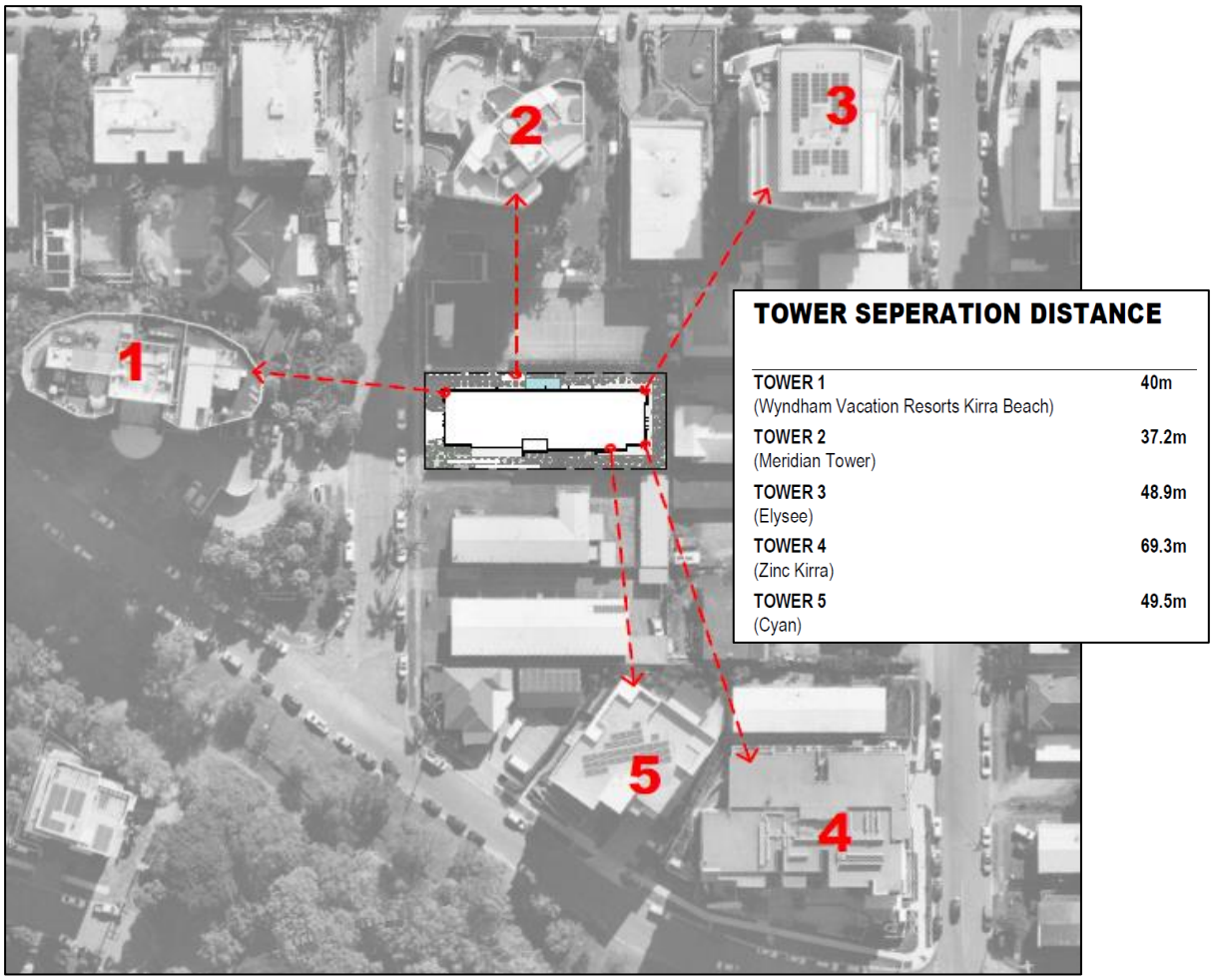


Figure 21: Tower separation distances (Source: Red Door Architecture)

The low-rise podium form of the proposal is sympathetic to the older low-rise building forms along Coyne Street and the raised tennis court at Meridian. The podium presents well to Coyne Street, comprising of layered landscaping, an identifiable pedestrian entrance with a landscape arbour and high quality textured materials such as stone, vertical timber cladding and battens, as demonstrated within the figures below.

Figure 22: Perspective view of podium (Source: Red Door Architecture)

Figure 23: Perspective view of podium (Source: Red Door Architecture)

Figure 24: Perspective view of podium (Source: Red Door Architecture)

Coyne Street is not a highly pedestrianised environment with the majority of pedestrians walking along Coyne Street being residents within the immediate area traversing to and from the beach, parkland and commercial developments. The proposal is considered to enhance the streetscape character and the pedestrian environment.

The podium achieves a height of 4.8 metres from street level, to the top of the landscape planter box, as demonstrated within the figures below.

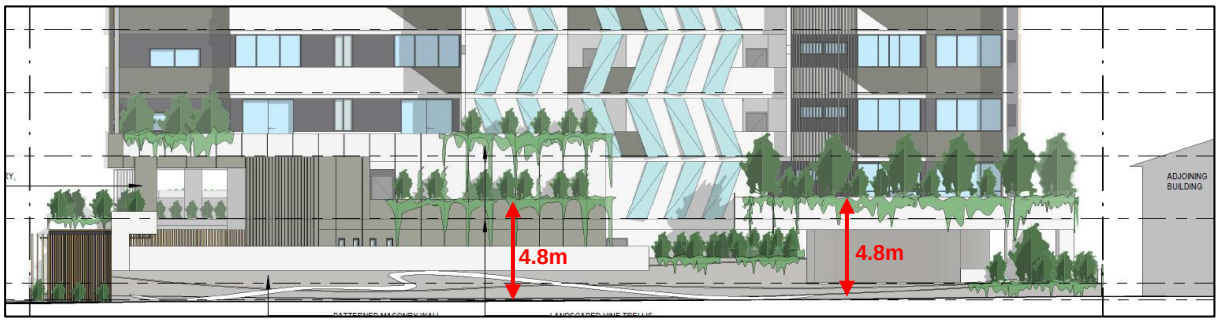


Figure 25: Southern elevation of podium (Source: Red Door Architecture)

Figure 26: Eastern elevation of podium (Source: Red Door Architecture)

This low-rise podium height is consistent with the adjoining low-rise building forms to the south and east, reinforcing the low-rise sense of place.

Specific outcome 9(b) - a well-managed interface with, relationship to and impact on nearby development, including the reasonable amenity expectations of nearby residents

During public notification, concerns were raised by submitters that the proposal did not achieve compliance with this assessment benchmark, due to the podium setbacks to the rear (east) and southern property boundaries. Concerns were also raised in relation to the tower setbacks to the north (Meridian) and the reliance upon the communal open space tennis court not being developed upon to justify the reduced tower setbacks. Additionally, concerns were raised in relation to the incremental tower setbacks to the south which were proposed as part of the information request response by the applicant.

The tower floor plate below demonstrates the architectural drawings which were submitted as part of the information request response and were the drawings in which the public were submitting against.

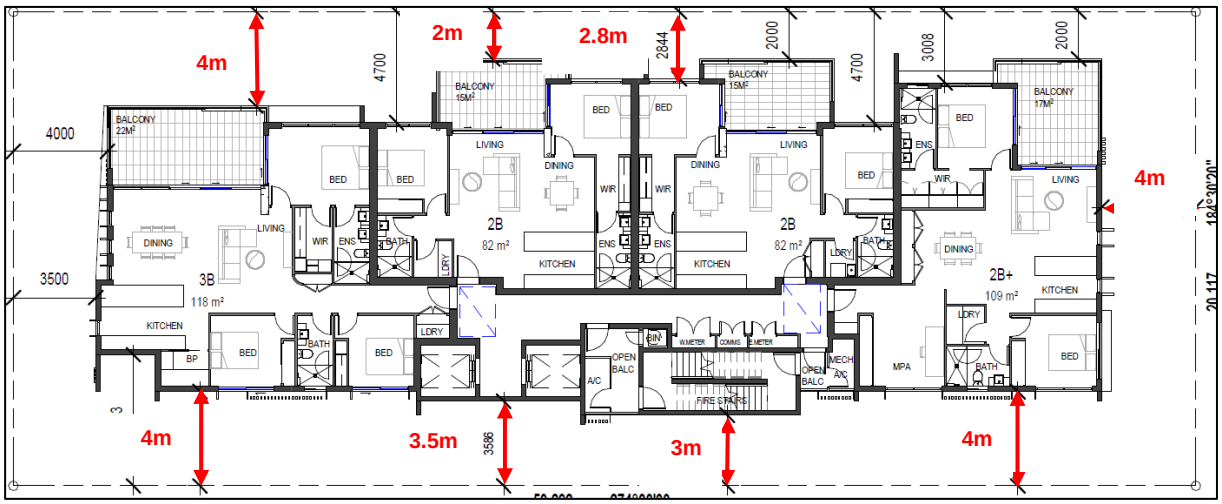


Figure 27: Information Request Response Drawings to which submissions were based off (Source: Red Door Architecture)

As a result of submitter concerns, the applicant was requested to address these matters and as a result the revised architectural drawings were submitted.

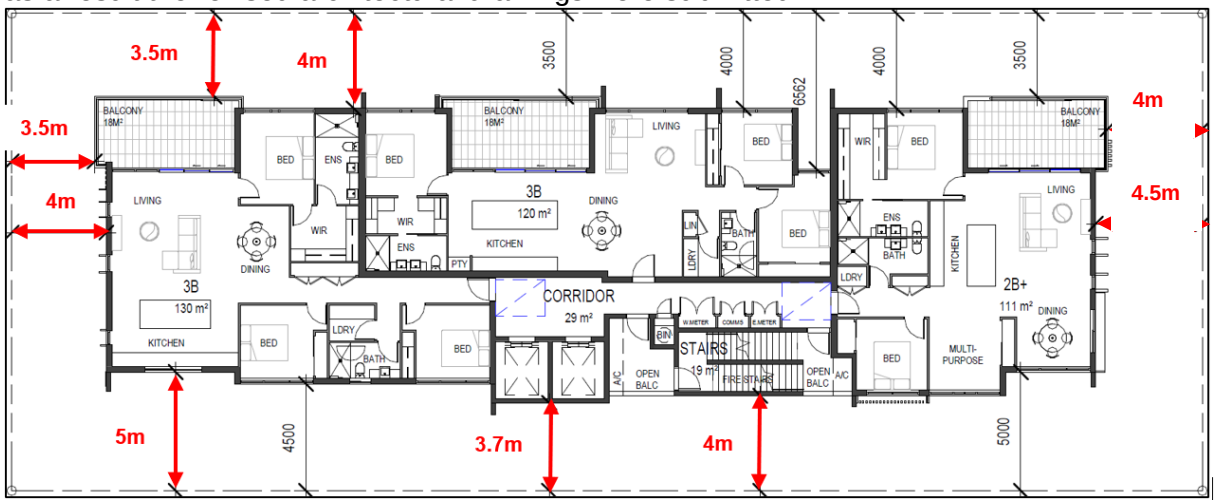


Figure 28: Current tower floor plan and setbacks (Source: Red Door Architecture)

As demonstrated within the figure above, the tower setbacks to the northern, eastern and southern property boundaries have increased whilst the tower setbacks to the frontage have changed, with the lightweight balcony being setback 3.5 metres and building wall setback four metres.

Officers consider that the revised architectural drawings have served to alleviate the submitters concerns and achieve compliance with this assessment benchmark by appropriately responding to adjoining developments by being sympathetic through the podium design to the adjoining low-rise building forms and orientation towards the north, which is separated 37.2 metres to the Meridian tower.

Further discussion on compliance with this assessment benchmark is provided below.

The subject site directly adjoins three lots, which are currently improved as follows:

- **North:** 6 Coyne Street, Coolangatta (Meridian): improved by a 15 storey residential development comprising of 49 units.
- **East:** 5 Haig Street, Coolangatta: improved by a two storey Multiple dwelling comprising of 4 units.

- **South:** 12 Coyne Street, Coolangatta: improved by a two storey Multiple dwelling comprising of 8 units.

The proposal is considered to achieve a well-managed interface with, relationship to and impact on adjoining developments, as discussed below.

North

The Meridian building comprises of a semi-basement car park with a tennis court on top that interfaces with the subject site. The tennis court is situated approximately 1.7 metres above the street level and comprises of a fence along the perimeter, which achieves a cumulative height of 4.3 metres (above street level). The semi-basement car park and tennis court is setback 0.4 metres to 1.6 metres. The basement wall comprises of exhaust vents for the basement car park. Street views and the interface with the subject site are demonstrated within the figures below.

Figure 29: Semi-basement podium / communal open space tennis court of 6 Coyne Street which interfaces with the subject site (Source: Council)

Figure 30: Photo of the interfacing boundary of Meridian (Source: Council)

The development proposes a ground level interface which comprises of a built-to-boundary fire staircase and landscape planter box, with the remainder of the building being setback 1.8 metres to the screened visitor parking spaces and 1.05 metres to the roof of the relatively open ground level resident parking area. The semi-basement car park and tennis court of Meridian has been outlined and shaded in grey within the figure below.

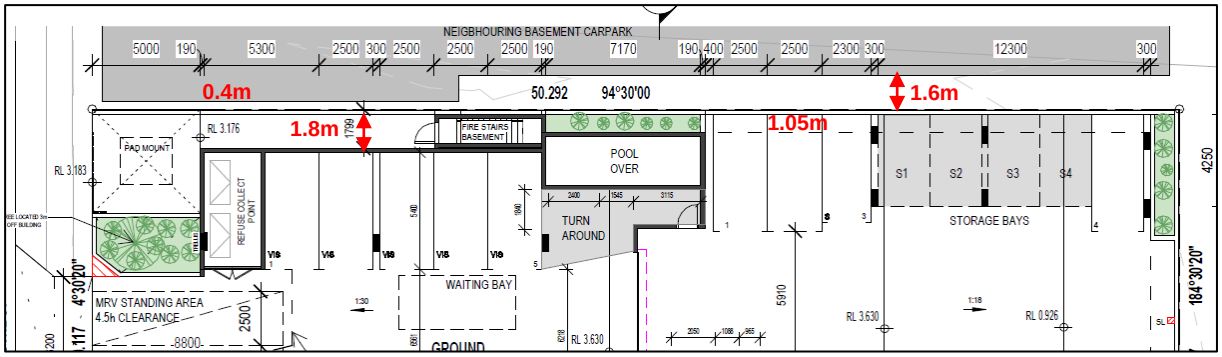


Figure 31: Ground level interface with Meridian (Source: Red Door Architecture)

The development proposes a first level interface which is setback 1.05 metres to 1.8 metres and comprises of a landscape planter which is proposed to accommodate a combination of screening shrubs and cascading species which will assist in softening the built form and assist in mitigating overlooking from users of the communal open space area. The setback to the building wall ranges from four metres to 4.7 metres. Additionally, a 1.4 metre acoustic barrier is proposed along the perimeter of the communal open space to assist in mitigating acoustic impacts. The level 1 interfacing floor plate has been demonstrated within the figure below.

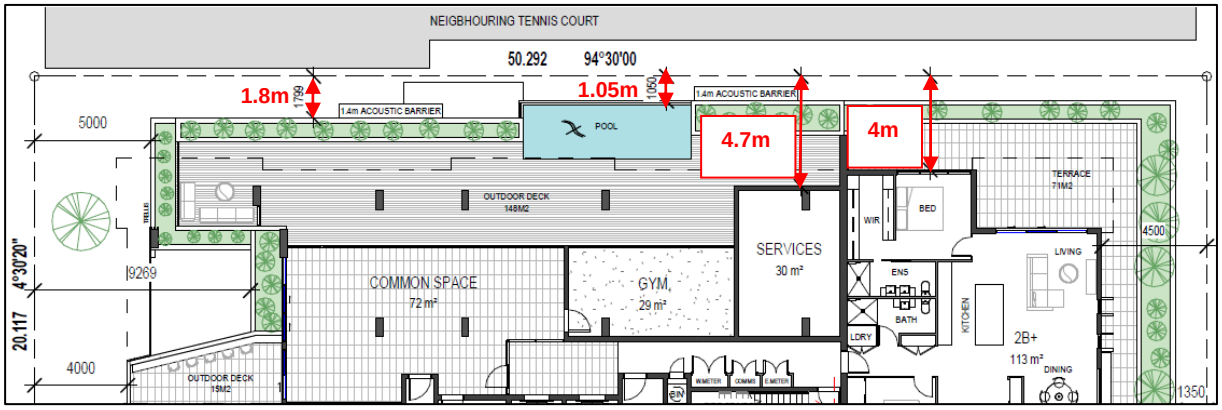


Figure 32: Level 1 interface with Meridian (Source: Red Door Architecture)

Additionally, the podium walls comprise of a varied combination of colours, materials and finishes including painted render, glass balustrades and masonry stone finish. A perspective view of the podium has been provided within the figure below.

Figure 33: Northern perspective of the podium (Source: Red Door Architecture)

The below figure demonstrates the interface of the proposal with the adjoining Meridian development.

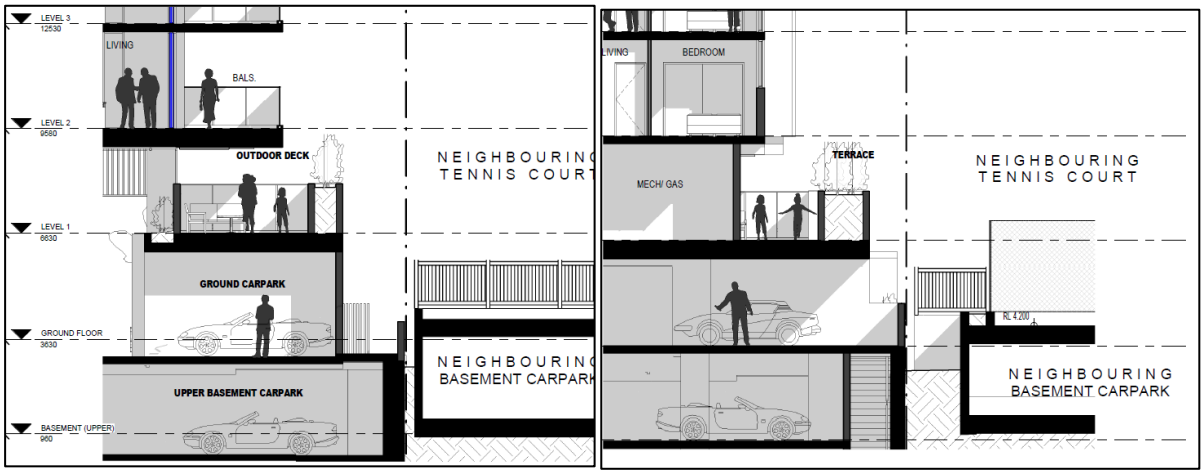


Figure 34: Section plans detailing interface with Meridian semi basement car park and tennis court (Source: Red Door Architecture)

In relation to the tower form, the proposal achieves a tower separation distance of 37.2 metres achieveing a well-managed interface with the residential units.

East

During a recent site inspection, works were being undertaken on the adjoining development to the east. The building works were to accommodate the existing building and does not comprise of any additions or change in layout. The interfacing façade of the building comprises of a few windows, whilst the private open space balconies are positioned towards the north of the building. A site photo of the current interface has been provided below.

Figure 35*: Photo of the interfacing boundary of 5 Haig Street, Coolangatta (Source: Council)*

As demonstrated within the figure above, the building is oriented away from the subject site and does not provide a high level of amenity with the interface to the subject site.

The proposal comprises of pockets of landscaping at ground level. The ground level is relatively open in nature, with the roof of the ground level being setback 1.35 metres from the eastern property boundary. Level 1 comprises of a landscape planter box which is setback 1.35 metres and is proposed to comprise of screening shrubs and cascading species to assist in softening the built form and assist in mitigating overlooking from level 1. The building wall is proposed to be setback 4.5 metres. The proposed floor plans and eastern interface for the ground level and level 1 has been provided within the figures below.

Figure 36: Eastern elevation of podium (Source: Red Door Architecture)

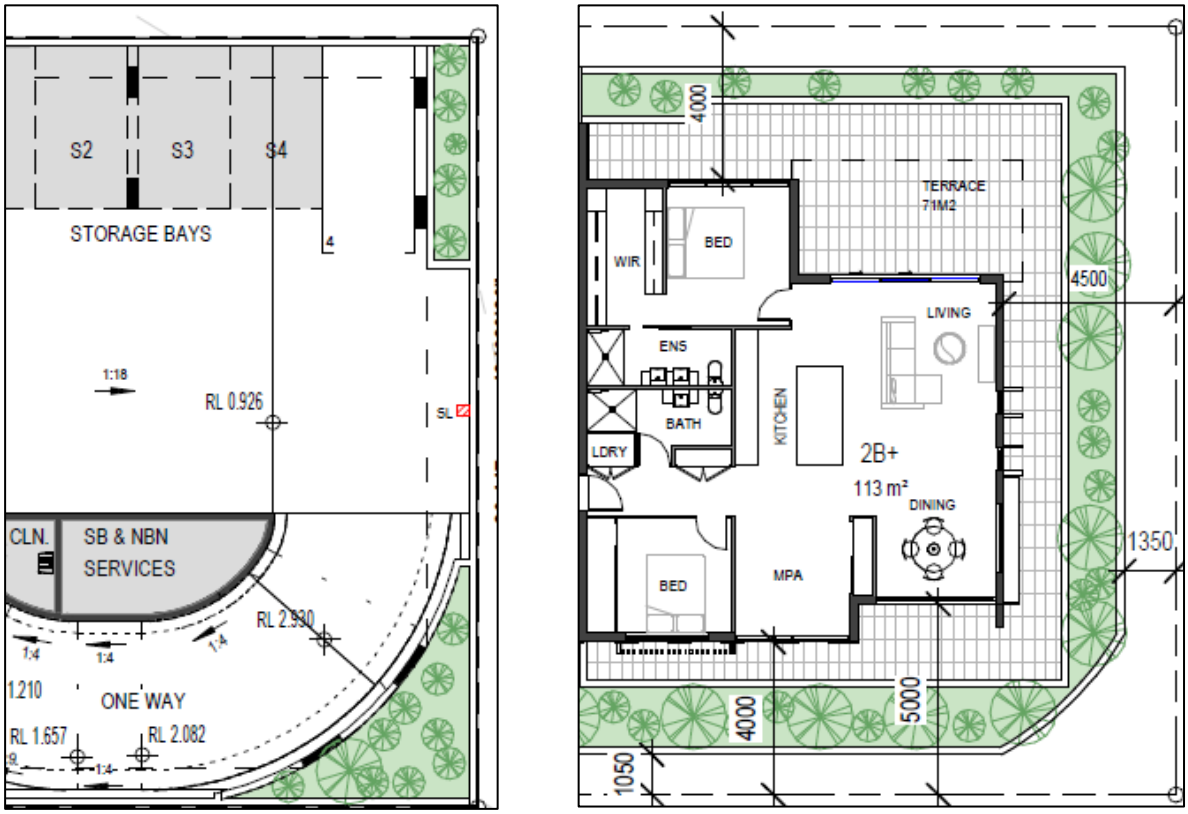


Figure 37: Ground level (left) and level 1 (right) floor plans (Source: Red Door Architecture)

The combination of the landscaping and the setbacks is considered to achieve an appropriate interface with the adjoining development to the east. Additionally, a pme metre lip has been conditioned to be installed along the eastern perimeter of the ground level roof to assist in mitigating light spill from the car park area.

South

The development to the south comprises of a two storey walk-up building, which comprises of minimal openings along the interfacing façade and a balcony for pedestrian entrances, as demonstrated within the figure below.

Figure 38: Photo of the interfacing boundary of 12 Coyne Street, Coolangatta (Source: Council)

The development proposes pockets of landscaping at ground level, built-to-boundary fire stair exit and lobby area, as demonstrated within the figure below.

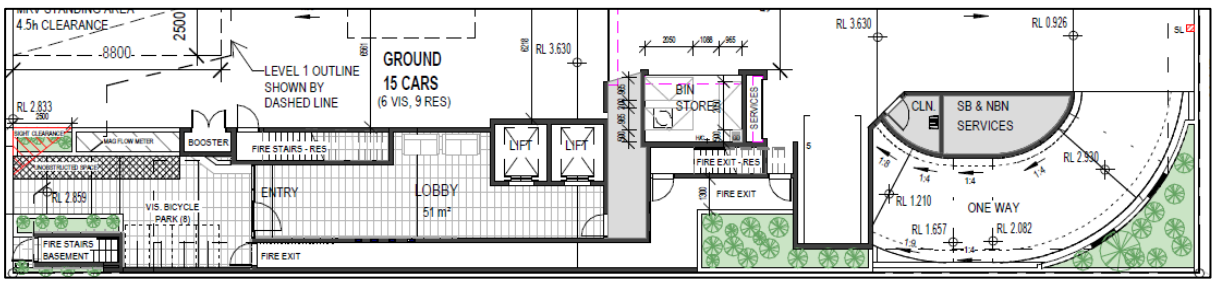


Figure 39: Ground level floor plan (Source: Red Door Architecture)

Level 1 comprises of landscape planter boxes which are proposed to comprise of a mixture of screening shrubs and cascading species to assist in mitigating overlooking and soften the built form. The remainder of the building setbacks range from 1.3 metres to 5 metres, as demonstrated within the figure below.

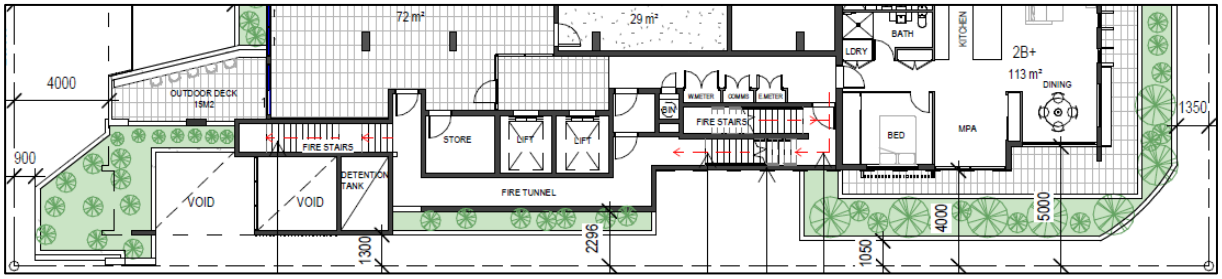


Figure 40: Level 1 floor plan (Source: Red Door Architecture)

The southern podium includes a combination of colours, materials and finishes including painted render, vertical aluminium screening, patterned art wall and breezeblock, as demonstrated within the figure below.

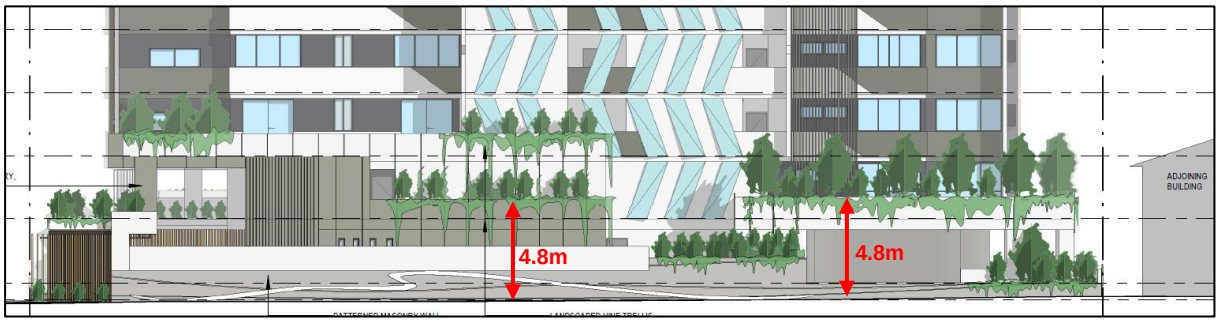


Figure 41: Southern elevation of podium (Source: Red Door Architecture)

The combination of setbacks, landscaping and high-quality finishes achieves an appropriate interface with the adjoining development to the south.

Specific outcome 9(c) – a varied, ordered and interesting local skyline

As previously discussed within this report, a variety of building heights are established within the locality. The proposed 14 storey tower will provide some variation within the locality.

The site sits comfortably behind the Meridian building (15 storeys) and in between the two bookend sites of Kirra Surf (14 storeys) and Kirra Beach Hotel (16 storeys). The proposed 14 storey tower will reinforce the ordered skyline, with a building height that is consistent with a number of existing towers.

The proposal will maintain the interesting local skyline through the architectural design, which subject to an amended drawing condition, will achieve an excellent standard of appearance. Comments by the Officer of Architecture and Heritage have been provided below.

> *"The proposal achieves a compact and slender built form that maintains an open and attractive skyline, where view corridors between nearby towers are maintained."*

The proposal is therefore considered to achieve an excellent standard of appearance.

During public notification, concerns were raised by submitters that the proposal did not achieve compliance with this assessment benchmark, with specific concern being the bulk of the tower. It is noted that the proposed design/drawings that were in effect at the time of public notification comprised of a higher tower site cover (55 per cent). As a result of submissions received, the proposal has reduced the site cover to 49 per cent. It is considered that the revised design has served to alleviate this concern.

Specific outcome 9(d) - An excellent standard of appearance of the built form and street edge

The proposed development is considered to achieve an excellent standard of appearance to the street edge through the layered landscaping proposed along the ground level within the tiered landscape planter boxes and active uses, such as the pedestrian entrance, communal open space area on level 1 and private open space balconies (level 1 and above) which activate the street edge. The high quality textured materials such as stone and vertical timber cladding and battens assist to provide a balance between the built form and greenery at the street edge.

In relation to the built form of the tower, the development includes a varied combination of colours, materials and finishes including painted render, vertical aluminium screening, glass balustrades, patterned art wall, masonry stone finish, breezeblock and aluminium panel cladding. Although the extent of powder coated aluminium panel cladding to the south elevation has been reduced, Officers do not consider this cladding fixed to the wall to achieve an excellent standard of appearance. Concerns were also raised during public notification in relation to the design not achieving this assessment benchmark. As a result, Officers have recommended that the powder coated aluminium panel cladding element to the south elevation be replaced with a higher quality, more textured finish such as masonry stone cladding to match the ground plane. This will serve to provide consistency with materiality around the building and improve the visual appearance to the south. A condition to this effect is included in the officer's recommendation below.

Additionally, the Office of Architecture and Heritage have provided the following comments in support of the proposal:

> *"Amendments to the ground plane and street level frontage include a reconfiguration of services to provide an additional landscape planter with the provision to grow a canopy shade tree. This change, in conjunction with the layered planters to level 1 and 2 and high quality textured materials such as stone and vertical timber cladding and battens assist to provide a balance between the built form and greenery at the street edge.*
>
> *The development includes a varied combination of colours, materials and finishes including painted render, vertical aluminium screening, glass balustrades, patterned art wall, masonry stone finish, breezeblock and aluminium panel cladding. Although the extent of powder coated aluminium panel cladding to the south elevation has been reduced, City officers do not consider this cladding fixed to the wall to achieve an excellent standard of appearance and recommend this element be replaced with a higher quality, more textured finish such as masonry stone cladding to match the ground plane. This will provide some consistency with materiality around the building and improve the visual appearance to the south. A condition to this effect is included in the officers recommendation below."*

Subject to conditions, the proposal will achieve an excellent standard of appearance.

Specific outcome 9(e) - Housing choice and affordability

During public notification concerns were raised that the proposal was not achieving compliance with this assessment benchmark. The proposal seeks to establish a 14 storey built form comprising of 37 units. The proposed development, subject to amendments will result in 2 × two-bedroom units and 35 × three-bedroom units for permanent accommodation. The proposal is considered to contribute to the varied mix of tenure, size and type within the locality.

Specific outcome 9(f) - Protection for important elements of local character or scenic amenity, including views from popular public outlooks to the city's significant natural feature

During public notification, concerns were raised, suggesting that the proposal will be an eye-sore from Kirra Hill Lookout. The Kirra Hill Lookout is East of the subject site and provides views to the ocean and Hinterland ridgeline, as demonstrated within the figures below.

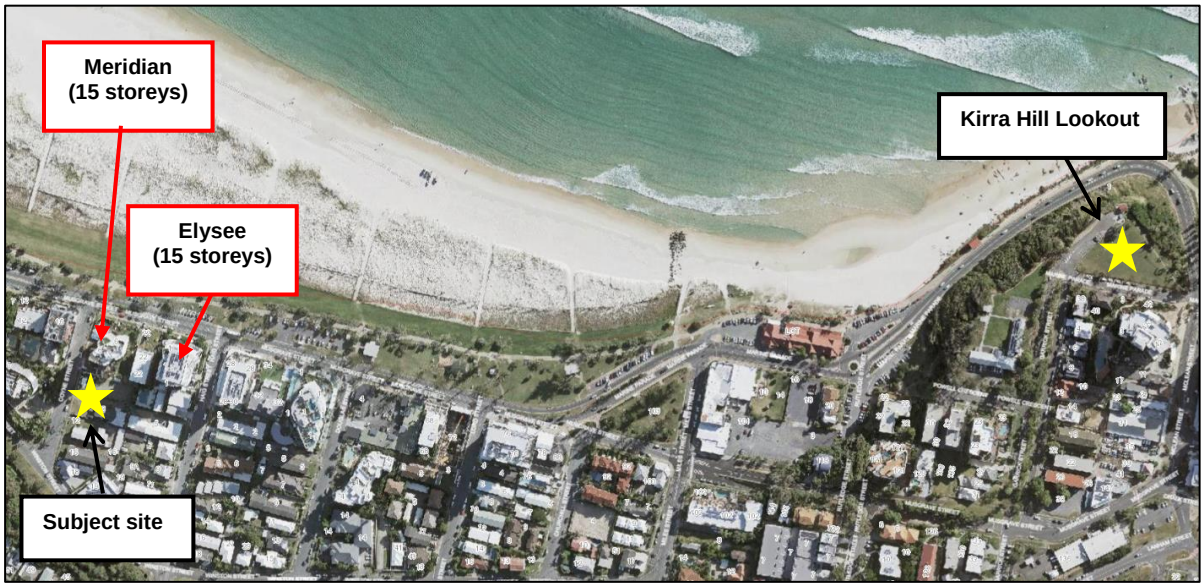


Figure 42: Kirra Hill Lookout (Source: Web GIS)

Figure 43: View from Kirra Hill Lookout (Source: Interplan VA)

Due to the existing cluster of beachfront developments along Musgrave Street, views of the Hinterland ridgeline are already impeded. The proposal will be situated behind the Elysee and Meridian buildings and is not considered to further impact upon these views.

Compliance with this specific outcome is therefore achieved.

Specific outcome 9(g) - Deliberate and distinct built form contrast in locations where building height change abruptly on the Building height overlay map

During public notification concerns were raised that the proposal was not achieving compliance with this assessment benchmark, however the proposal is not considered to be within a location where a deliberate and distinct built form contrast in building heights is envisaged. Compliance with this specific outcome is therefore achieved.

Specific outcome 9(h) - The safe, secure and efficient functioning of the Gold Coast Airport or other aeronautical facilities

The proposed height does not adversely impact upon the safe, secure or efficient function of the Gold Coast Airport or other aeronautical facilities.

Based on the assessment provided, the proposed building height (subject to conditions), will achieve compliance with Specific outcome 3.3.2.1(9).

Whilst it is acknowledged that the above assessment is specific to Specific outcome 3.3.2.1(9), it is acknowledged that the outcomes sought within SO9 are consistent with the remainder of the strategic and specific outcomes listed above, which requires housing to be *"provided in a form, height and scale consistent with the function, amenity and desired future character of local areas", "housing is attractive and well-designed", "varied building height and form throughout the city reinforces local identity, creates a sense of place and supports housing choice and affordability".*

It is therefore considered that the proposed development will achieve compliance with the assessment benchmarks relating to building height, built form and character.

Summary of the Strategic framework

The proposal is supported and considered to promote the Strategic framework for the following reasons:

- The proposed form, height and scale is consistent with the emerging and envisaged character of the locality, reinforcing the locality identity and sense of place;
- The proposal will reinforce the local identity through the layered podium landscaping and slender tower form, with a development typology that is anticipated within the locality;
- The proposed design achieves a well-managed interface with the adjoining developments and actively engages with the street frontages;
- The proposal reinforces the varied and interesting skyline which seeks for medium-to-high rise developments within the locality;
- The proposal will preserve the ordered and legible skyline by maintaining a building height that is consistent with established towers within immediate surrounding area;
- The proposed design of the built form, subject to conditions will achieve an excellent standard of appearance;
- The design of the development contributes to the local character through the active podium which enhances the pedestrianised environment at the street edge; and
- The development contributes to the mix of tenure, size and type of housing stock, providing housing choice within the locality.

6.3.2 Zone

The site is located within the Medium density residential zone.

The purpose of the Medium density residential zone code is to:

> *"…provide for a range and mix of dwelling types including Dwelling houses and Multiple dwellings supported by Community uses and small-scale services and facilities that cater for local residents."*

The proposal is for a Multiple dwellings (37 units) and subject to meeting the outcomes of the zone code, is an envisaged development for the zone.

6.3.3 Assessment against the codes

Under the City Plan, compliance with a code can be achieved by either compliance with the purpose and overall outcomes of the code, or, compliance with either the performance outcomes or acceptable outcomes. Acceptable outcomes are generally quantifiable provisions, with the performance and overall outcomes generally qualitative and performance based.

The following is an assessment of the application against the applicable codes of the City Plan identified in the table below:

Zone code	Overlay codes	Development codes
• Medium density residential zone code.	• Airport environs overlay code; • Acid sulfate soils overlay code; • Coastal erosion hazard overlay code; • Environmental significance overlay code; and • Flood overlay code.	• High-rise accommodation design code; • General development provisions code; • Driveways and vehicular crossings code; • Healthy waters code; • Solid waste management code; and • Transport code.

This is a 'report by exception' and only discusses issues where the development does not meet the relevant acceptable outcomes or where a relevant performance outcome does not have a stated corresponding acceptable outcome.

6.3.3.1 Assessment against the Medium density residential zone code

Officers have undertaken an assessment of all relevant provisions. The proposed development does not meet the following applicable acceptable outcomes:

- Acceptable outcome AO1 – Setbacks; and
- Acceptable outcome AO2 – Site cover.

Further, where there is no applicable acceptable outcome provided, assessment has also been undertaken against the following applicable performance outcome:

- Performance outcome PO3 – Height; and
- Performance outcome PO5 – Density.

The development is assessed as being compliant with the corresponding performance outcomes for setbacks and site cover. In relation to height and density, the proposal was

assessed against the purpose and overall outcomes of the Medium density residential zone code. The proposal is considered to achieve compliance with the purpose of the code and achieves compliance with all but one of the overall outcomes of the code, which relates to building height. However, the Strategic framework stipulates that heights can exceed the height nominated on the Building height overlay map and where the Strategic framework is inconsistent with the zone code, the Strategic framework prevails to the extent of any inconsistency. As such, the Strategic framework prevails over the overall outcome which relates to building height within Medium density residential zone code.

Assessment against the benchmarks within Medium density residential zone code has been included below.

Setbacks

<table>
<tr><th>Performance outcome</th><th>Acceptable outcome</th></tr>
<tr><td>PO1
Setbacks:
a assist in the protection of adjacent amenity;
b allow for access around the building;
c contribute to the streetscape character; and
d allow for on-site car parking.

OR
Setbacks for Dwelling houses on small lots:
a protect the amenity of adjacent residences;
b visually integrate with the character of the locality;
c provide differentiation by means of articulation; and
d allow for on-site car parking.</td><td>AO1
Setbacks are as follows:
<table>
<tr><th rowspan="2">Setback</th><th colspan="2">Minimum distances measured in metres (m)</th></tr>
<tr><th>Height</th><th>Setback</th></tr>
<tr><td>Front for covered car parking (excluding a basement)</td><td>all</td><td>6m</td></tr>
<tr><td rowspan="2">Front (excluding covered car parking)</td><td>up to 23m</td><td>4m</td></tr>
<tr><td>for that part exceeding 23m</td><td>6m</td></tr>
<tr><td rowspan="3">Side and rear</td><td>up to 4.5m</td><td>1.5m</td></tr>
<tr><td>for that part between 4.5m – 7.5m</td><td>2m</td></tr>
<tr><td>for that part exceeding 7.5m</td><td>an extra 0.5m is added for every 3m in height or part thereof over 7.5m.</td></tr>
<tr><td>Between on site habitable buildings (where not attached)</td><td colspan="2">Double the applicable side setback.</td></tr>
</table></td></tr>
</table>

Officer's comment

The development proposes an alternative outcome, proposing the following setbacks:

	North (Side)	**East (Rear)**	**South (Side)**	**West (Coyne Street)**
Ground Floor Plan	• 0m (fire stairs) • 1.05m (building)	• 1.35m (roof above parking)	• 0m (for a length of 2m)	• 0.9m (lobby entrance) • 5m (building)
Level 1	• 1.05m (landscape planter) • 4m - 4.7m (building)	• 1.35m (landscape planter) • 4.5m (building)	• 0m (for a length of 2m) • 1.05m (landscape planter) • 1.3m –2.29m (building)	• 0.9m (lobby entrance) • 4m – 9.26m (building)
Level 2	• 3.5m (balcony) • 4m (building)	• 4m (balcony) • 4.5m (building)	• 2.29m (balcony) • 3.7m – 4m (lifts/core) • 4.5m – 5m (building)	• 3.5m (balcony) • 4m (building)
Level 3-11	• 3.5m (balcony) • 4m (building)	• 4m (balcony) • 4.5m (building)	• 3.7m – 4m (lifts/core) • 4.5m – 5m (building)	• 3.5m (balcony) • 4m (building)
Level 12-13	• 3.5m (balcony) • 4m (building)	• 4m (balcony) • 4.5m (building)	• 3.7m – 4m (lifts/core) • 4.5m – 5m (building)	• 3.5m (balcony) • 4m (building)

As an alternative outcome is proposed, assessment against the performance outcome is required. Assessment against performance outcome PO1 has been included below.

Assist in the protection of adjacent amenity

As discussed within section 6.3.1 of this report, the proposed development has responded to adjacent low-rise built forms by mitigating amenity impacts through a combination of setbacks, layered landscaping and the inclusion of a variety of colours, materials and textures.

Additionally, the development is primarily oriented towards the beach (North), away from the adjacent low-rise forms and separated 37.2 metres from the Meridian tower. The proposal is therefore considered to assist in the protection of adjacent amenity.

Allow for access around the building

The development provides for access around the building for maintenance.

Contribute to the streetscape character

As previously discussed within this report, the proposal is considered to enhance the streetscape character through the layered frontage landscaping, high quality podium design and communal open space balconies on level 1, which provide streetscape activation and passive surveillance to Coyne Street.

Allow for on-site parking

The development proposes 55 residential car parking spaces and five visitor spaces. Assessment of the proposal against the Transport code has been provided with section 6.3.3.3 of this report (below).

During public notification, concerns were raised in relation to the setbacks, with particular concern given to the two metre northern side setback. It is acknowledged that the architectural drawings submitted to Council at the time of public notification sought a further reduction in setbacks, in comparison to the current plans. As a result of submissions received, the applicant revised the design and increased the podium and tower setbacks. Officers consider that the revised design alleviates the concerns raised within the submissions and satisfies PO1.

Site cover

Performance outcome	**Acceptable outcome**
PO2 Site cover: a is balanced between built form and green areas for landscaped private open space; b contributes to neighbourhood character and amenity; c promotes slender bulk form; d promotes an open, attractive and distinct skyline; and e facilitates small, fast moving shadows.	**AO2** Site cover does not exceed 50% for Dwelling houses on lots with areas equal to or greater than 400m^2 and Dual occupancies. OR Site cover does not exceed 60% for Dwelling houses on lots less than 400m^2. OR For all other uses, site cover does not exceed a cumulative total of: a 50% of net site area up to 8 storeys; b 40% of net site area from 9 to 15 storeys; and c 30% of net site area or 750m^2 per building, whichever is the lesser, above 15 storeys.

Officer's comment

Acceptable outcome AO2 seeks for site cover to not exceed 50 per cent for up to eight storeys and 40 per cent from nine to 15 storeys. The development proposes an alternative outcome, proposing the following site cover:

- Podium: 76 per cent
- Tower: 49 per cent

Compliance has been achieved for levels 2-8, however an alternative outcome is proposed for the podium (ground level – level 1) and for levels 9-14. As an alternative outcome is proposed, assessment against the performance outcome is required and has been included below.

Is balanced between built form and green areas for landscaped private open space

The proposal provides a balance between the built form and landscape areas through the layered landscaping which has been proposed around the perimeter of the development. The layered landscaping includes a variety of screening shrubs, cascading species, climbing species, canopy tree and street trees.

Contributes to neighbourhood character and amenity

As previously discussed within this report, the local identity comprises of slender towers within a landscape base. The proposal reinforces the neighbourhood character and amenity through the podium layered landscaping and through the slender tower form, which proposes a site cover of 49 per cent and a tower floor plate size of 446m^2.

Promotes a slender bulk form

The development achieves a compact slender form, proposing a site cover of 49 per cent, tower floor plate size of 446m^2 and a building length of 11.5 metres × 43 metres. Additionally, the proposal comprises of sufficient articulation and modulation within the tower form through building recesses and the inclusion of a variety of colours, materials and textures, adding visual interest and reducing the bulk of the built form.

Promotes an open, attractive and distinct skyline

The proposed development will maintain an open, attractive and distinct skyline, through the:

- Tower separation distance (being 37.2 metres to the nearest tower);
- Compact slender form; and
- Excellent standard of appearance (subject to conditions).

Facilitates small, fast moving shadows

The shadow analysis as discussed within section 6.3.3.3 of this report, demonstrates that the shadow cast by the development does not represent an unreasonable impact or deny any one allotment natural light for long periods of the day, outside of the winter period. It is considered that the proposal achieves performance outcome PO2(e).

During public notification, concerns were raised in relation to the site cover being at 55 per cent and resulting in a built form which is disproportionate to the site. It is acknowledged that the architectural drawings submitted to Council at the time of public notification sought a podium site cover of 86.5 per cent and a tower site cover of 55 per cent. As a result of submissions received, the applicant revised the design and reduced the site cover to 76 per cent for the podium and 49 per cent for the tower. Officers consider that the revised design alleviates the concerns raised within the submissions and satisfies PO2.

Height

Performance outcome	Acceptable outcome
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.

Officer's comment

As no acceptable outcome has been provided, assessment against the performance outcome is required. Performance outcome PO3 seeks for building height and structure height to not exceed that shown on the Building height overlay map. The development proposes a building height of 14 storeys and 43.5 metres, exceeding the height identified on the Building height overlay map (29 metres). As compliance with the performance outcome has not been achieved, assessment against the purpose and overall outcomes of the Medium density residential zone code is required.

The relevant overall outcomes of the Medium density residential zone code read as follows:

Overall outcome 6.2.2.2(2)(d)(i):

"(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;"

The proposal results in a non-compliance with the above overall outcome, however as previously discussed in this report, the Strategic framework stipulates that heights can exceed the height nominated on the Building height overlay map. The City Plan identifies that, where the Strategic framework is inconsistent with a zone code, the Strategic framework prevails to the extent of the inconsistency. As such, the building height assessment provided in the Strategic framework section of this report prevails over the above zone outcome.

Please refer to section 6.3.1 within the officer's report for a detailed discussion in relation to building height.

Density

Performance outcome	Acceptable outcome
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 400m^2. OR For Residential care facilities and Retirement facilities there is no performance outcome provided. OR For Rooming accommodation, accommodating more than four unrelated people, density does not exceed one bedroom per 133m^2.	**AO5** No acceptable outcome provided.

Officer's comment

As no acceptable outcome has been provided, assessment against the performance outcome has been included. Performance outcome PO5 seeks for density to not exceed that shown on the Residential density overlay map, which identifies a density of RD5, being one bed/50m^2. Subject to an amended drawing condition, the development will result in a density of 1 bed/9.28m^2, resulting in a non-compliance with PO5.

During public notification, concerns were raised in relation to the proposed density exceeding that shown on the Residential density overlay map. However, the Residential density overlay map is only referenced within the PO, in which compliance with the code can be achieved through achieving compliance with the purpose and overall outcomes of the code.

As discussed above, the proposed development is considered to be consistent with the purpose of the Medium density residential zone code. Assessment against the relevant overall outcomes of the Medium density residential zone code, being overall outcomes 6.2.2.2(2)(b)(i)-(x), has been included below:

<u>Orderly and economically efficient settlement pattern</u>

"(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"

Comments:

Overall outcome 6.2.2.2(2)(b)(i) seeks for public transport services to be located within 400 metres walking distance. The site is located within walking distance (less than 400 metres) to four bus stops located along Musgrave Street, as demonstrated within the figure below.

Figure 44: Bus stop locations (Source: Google maps)

These bus stops offer connection to bus services 700, 760 and 768, with a frequency of approximately every 15 minutes each. These bus services provide connection east and west along Musgrave Street and to Broadbeach South station, Robina Town Centre and The Pines Shopping Centre, connecting to the major destinations within the City. It is therefore considered that the proposal achieves compliance with overall outcome 6.2.2.2(2)(b)(i).

Overall outcome 6.2.2.2(2)(b)(ii) seeks for proximity to major employment concentrations, centres, social and community infrastructure facilities and important amenity features, including the coast, recreational waterways and parkland. The site is well located within proximity to the following social and community facilities:

- Kirra Surf – which includes commercial and retail land uses – 120 metres (West);
- Kirra Beach and parkland - 80 metres (North);
- Neighbourhood centre zone – which includes a mixture of commercial and retail land uses – 250 metres (East); and
- Gold Coast Airport – 800 metres (South-west).

It is therefore considered that the proposal achieves compliance with overall outcome 6.2.2.2(2)(b)(ii).

Overall outcome 6.2.3.2(2)(b)(iii) seeks for capacity of available infrastructure to support the development, including water, sewer, transport and social and community facilities. The proposed development is considered to achieve compliance with this overall outcome as follows:

- In support of the application, the applicant submitted a sewer and water network capacity analysis, which identified that there is sufficient capacity within the infrastructure to cater for the proposal; and

- In relation to capacity within the transport and traffic network, the proposed development would be expected to generate 23 vehicle trips in the AM peak (One trip every 2.6 minutes on average) and five trips in the PM peak (One trip every 3.5 minutes on average). Development at a density compliant with the Residential density overlay map would generate in the order of five trips in the morning and three trips in the afternoon peaks. The proposed development would therefore be expected to generate an additional 18 trips in the morning peak, and an additional 14 trips in the afternoon peak, compared to development at a compliant density. The expected trip generation is low and not expected to impact on the function or capacity of the surrounding intersections.

  Additionally, the surrounding roads (Coyne Street, Winston Street, Musgrave Street, Coolangatta Road) have all been constructed to a residential collector standard and can therefore accommodate the additional daily passenger vehicle trips that could be expected from the proposed development.

The proposed development is located within close proximity to the above mentioned social and community facilities. Furthermore, the subject site is located within close proximity to public transport services which provide access to the major employment concentrations and centres at Coolangatta, Broadbeach and Robina.

It is therefore considered that the proposal achieves compliance with overall outcome 6.2.2.2(2)(b)(iii).

Housing needs

"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"

Comments:

Overall outcome 6.2.2.2(2)(b)(iv) seeks for the development to contribute to delivering a generous mix of housing form, sizes and affordability outcomes. The development provides two different dwelling options, with two and three bedroom units. This unit mix will introduce a variety of options to the local market. In addition, the development is considered to assist the immediate area, in achieving a mixture of housing types and sizes, to meet housing needs.

Density and amenity

"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"

Comments:

Overall outcome 6.2.3.2(2)(b)(v) seeks for the cumulative effects of the development to be considered. As discussed within section 6.3.1 of this report, the proposed development is considered to be consistent with the envisaged and emerging character of the locality, and complies with the Strategic Framework building height tests, subject to the reduction in height of one storey.

Overall outcome 6.2.3.2(2)(b)(vi) seeks for the design and amenity of developments to retain important elements of neighbourhood character and amenity and cultural heritage. The important elements of neighbourhood character and amenity include enhancing the pedestrian environment along Coyne Street and maintaining the landscape setting to the streetscape. The development proposes a high quality pedestrian entrance and comprises of layered ground level landscaping, providing a layered softening effect and enhancing the pedestrian environment. It is therefore considered that the proposal achieves compliance with overall outcome 6.2.2.2(2)(b)(vi).

Overall outcome 6.2.2.2(2)(b)(vii) seeks to ensure the design and amenity of developments does not unreasonably impact adjoining residential amenity. As previously discussed within this report, the proposed development is considered to achieve an appropriate interface to the adjoining developments through a combination of appropriate setbacks, layered landscaping and façade treatments.

Overall outcome 6.2.3.2(2)(b)(viii) seeks for development to achieve a high quality urban design through highly functional, accessible, attractive, memorable and sustainable buildings and public spaces. The proposed development is considered to achieve this outcome.

Environment

"Environment

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

Comments:

It is considered that the proposed development has appropriately incorporated any and all site constraints into the proposed built form.

Community Benefit

"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)."

Comments:

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). The application hasn't applied for community benefits.

It is therefore considered that the proposed density is supported by relevant infrastructure and is appropriately accommodated within the proposed built form.

6.3.3.2 Assessment against the overlay codes

Officers have undertaken an assessment of all relevant provisions. The proposed development does not meet the following applicable acceptable outcomes:

Acid sulfate soils overlay code

- Acceptable outcome AO1 – Acid sulfate soils; and
- Acceptable outcome AO2 – Acid sulfate soils.

Coastal erosion hazard overlay code

- Acceptable outcome AO2.1 – Erosion protection; and
- Acceptable outcome AO4.1 – Restoration and replenishment of beach sand.

Flood overlay code

- Acceptable outcome AO5 – Flooding risk; and
- Acceptable outcome AO11 – Access with respect to hazard.

Assessment against the relevant assessment benchmarks has been provided below.

Acid sulfate soils overlay code

These provisions are assessed in relation to the Acid sulfate soils overlay code.

Acid sulfate soils

Performance outcome	Acceptable outcome
PO1 The extent and severity of the acid sulfate soils risk is accurately characterised.	**AO1** Acid sulfate soils are identified through an acid sulfate soils investigation, carried out in accordance with SC6.2 City Plan policy – Acid sulfate soils management.
PO2 The natural environment, built environment and/or infrastructure is protected by ensuring that soil disturbance or development of land does not result in the release of acid and metal contaminants.	**AO2** Development does not: a excavate or otherwise remove soil or sediment identified as containing acid sulfate soils; b permanently or temporarily extract groundwater resulting in aeration of previously saturated acid sulfate soils; or c fill land (where at or below 5m AHD) that results in: i actual acid sulfate soils being moved below the watertable; or

	ii previously saturated potential acid sulfate soils being aerated. OR Where acid sulfate soils are disturbed, building design, infrastructure and filling/excavation works are managed in accordance with an acid sulfate soils management plan to: a protect the natural environment, buildings and infrastructure; and b neutralise existing acidity and ensure the release of acid and metal contaminants does not occur. The Acid sulfate soils management plan is to be prepared in accordance with SC6.2 City Plan policy – Acid sulfate soils management. **Note: A condition will be included on any approval requiring certification from a suitably qualified and experienced professional. This certification must be submitted to Council confirming that the management of the acid sulfate soils has complied with the approved management plan.**

Officer's comment

Acceptable outcome AO1 seeks for acid sulfate soils to be identified through an acid sulfate soils investigation, whilst acceptable outcome AO2 seeks for the development to appropriately mitigate disturbance to the acid sulfate soils. The applicant has not submitted an acid sulfate soils investigation or management plan, therefore compliance with the acceptable outcome is not achieved.

Performance outcome PO1 seeks for the extent and severity of the acid sulfate soils risk to be appropriately characterised, whilst performance outcome PO2 seeks for the development to ensure that soil disturbance or development of land does not result in the release of acid sulfate and metal contaminants.

Officers have recommended including a condition which requires an acid sulfate soils management plan to be submitted and approved by Council prior to the commencement of works. It is therefore considered that subject to conditions, the proposal will achieve compliance with the performance outcomes.

Coastal erosion hazard overlay code

These provisions are assessed in relation to the Coastal erosion hazard overlay code.

Erosion protection

Performance outcome	Acceptable outcome
PO2 All buildings and structures (including any refurbishment works to existing buildings or structures) on land near the open coast have adequate footings, designed and certified by a Registered Professional	**AO2.1** Erosion prevention devices, including building footings, are certified by a Registered Professional Engineer of Queensland (RPEQ) specialising in civil engineering with

Engineer of Queensland (RPEQ) specialising in civil engineering, and constructed to ensure that they are erosion resistant to safe standards.	a suitable specialty.

Officer's comment

Acceptable outcome 2.1 requires a post-construction certification which cannot be produced at the planning stage. As such, a post-construction certification condition is recommended to be included into the decision to ensure PO2 is satisfied.

Restoration and replenishment of beach sand

Performance outcome	Acceptable outcome
PO4 Development on land near the open coast contributes to the maintenance of the beach zone through replenishment of excavated sand.	**AO4.1** The development is on a site wholly or partly identified on the Coastal erosion hazard overlay map as '0 to 500m west of seawall' requires sand excavated in this area to be dumped on beach as directed. Excess sand that is excavated in the course of development is: a cleaned using a 20mm sieve to remove all material other than clean sand; and b delivered and deposited to a beach as directed by Council; and c if the sand excavated on the site exceeds 1,500 cubic metres, a supervisor appointed by Council shall be employed for the duration of the sand excavation and deposition at the expense of the applicant.
	AO4.2 Prior to the commencement of sand extraction and deposition, sufficient security is provided to Council to ensure that: a it is sieved and placed on an ocean beach in accordance with Council requirements; and b Appropriate beach protection and/or restoration measures are used.

Officer's comment

The proposed development did not provide a sand management plan or dewatering management plan, therefore does not comply with AO4.1 and AO4.2 of the Coastal erosion hazard overlay code.

Officers have recommended including a condition which requires the applicant to submit and obtain approval for a sand management plan and dewatering management plan, prior to commencement of works. Subject to review and approval, the proposed development will achieve compliance with acceptable outcome AO4.1 and AO4.2 of the Coastal erosion hazard overlay code.

Flood overlay code

These provisions are assessed in relation to the Flood overlay code.

Flooding risk

Performance outcome	Acceptable outcome
PO5 Development in flood affected areas must not cause, or have the cumulative potential to cause, damage, must not increase the level of risk to life, or be to the detriment of flood evacuation procedures.	**AO5** Development does not: a increase the number of people calculated to be at risk from flooding; b increase the number of people likely to need evacuation; c shorten flood warning times; d impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes, or as identified within Council's Counter Disaster Plan (flooding); e place additional burdens on Council's resources or emergency services; f increase the duration of flooding, unless that increase is part of a Council approved flood mitigation strategy.

Officer's comment

Acceptable outcome AO5(a) seeks for development to not increase the number of people calculated to be at risk of flooding. In relation to flooding, the natural ground level of the site ranges from 2.8 metres AHD to 3.1 metres AHD. The subject site is flood affected with a designated flood level of 3.58 metres AHD and with a flood depth ranging from 0.06-1.2 metres during 1 per cent Annual Exceedance Probability (AEP) flood events, as demonstrated within the figure below.

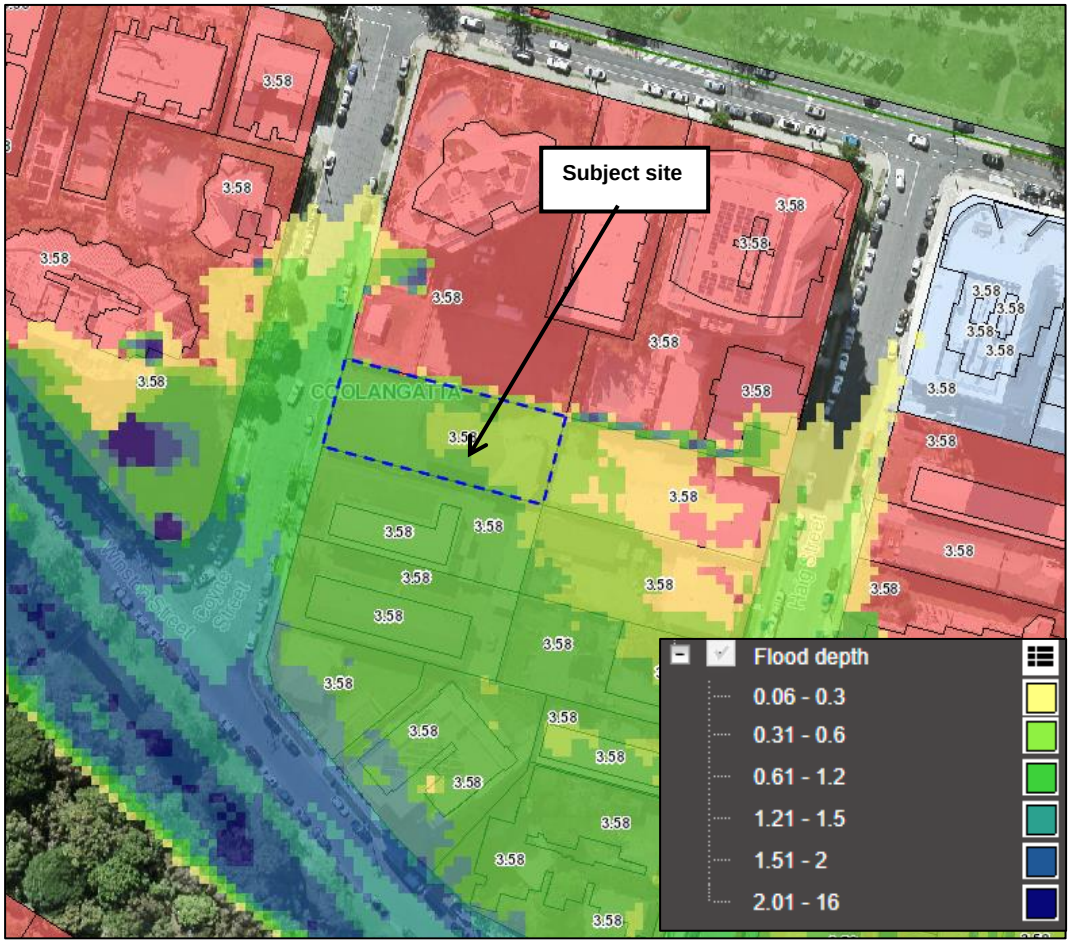


Figure 45: Flood overlay map (Source: City Plan - interactive mapping)

The development proposes 37 units, increasing the amount of people on site and therefore does not meet AO5. Assessment against the performance outcome is required.

Performance outcome PO5 seeks for development in flood affected areas to not cause, or have the cumulative potential to cause, damage and must not increase the level of risk to life, or be to the detriment of flood evacuation procedures.

In response to PO5, a Flood Emergency Management Plan (FEMP) has been submitted. Two strategies are proposed in the FEMP. The primary / preferred strategy is to evacuate to a flood resilient road (Coyne Street / Musgrave Street) which is approximately 40 metres north of the site. The alternative strategy is to seek Shelter in place within the residential tower.

The FEMP and submitted plans confirm that all residential units are above the PMF (Probable maximum flood) level of 4.46 metres AHD and will include all necessary arrangements required for Shelter in place. Unobstructed egress is available on level one. however, considering the risk associated with evacuation during flood emergency (where SES assistance may be required), the FEMP is recommended to be amended so that shelter in place is considered as the primary or preferred flood emergency management strategy.

Based on the above discussion, the development is not considered to increase the level of risk to life or be to the detriment of flood evacuation procedures. Therefore, PO5 has been satisfied.

Access with respect to hazard

Performance outcome	Acceptable outcome
PO11 All proposed development must demonstrate that sufficient access or egress will be available to enable evacuation during a range of floods, up to and including the designated flood.	**AO11** Development, not including underground car parks, must ensure that evacuation opportunities exist in accordance with the minimum levels of exposure outlined in **Table 8.2.8-5: Table to acceptable outcome AO11**, where means of access or egress may be: a an access route that is below the level of the designated flood, provided that route is classed as a low hazard, as defined in **Table 8.2.8-5: Table to acceptable outcome AO11**; or b an access route that is not the main access route. However, it must remain effective for the duration of a range of flood events, up to and including the designated flood; or c a temporary access arrangement, provided that access can be gained without significant preparation time being required. The access or egress must: a in the event of a designated flood: i not expose users to undue risk; ii not cause, or have the cumulative potential to cause, real damage to land and/or premises; iii not interrupt or materially change the surface water drainage from or onto adjoining land; b not create, in the event of a flood, a sudden change in flow distributions, flood level or velocity that could result in: i the breaking of a levee; or ii the establishment of blockage of a breakout; or iii excessive scour; or iv sedimentation; or v increased flood hazard.

Officer's comment

Council's mapping shows the access is subject to a high degree of flood hazard. Therefore, AO11 and PO11 are non-compliant. Assessment against the overall outcomes is required. The relevant overall outcomes read as follows:

(a) Avoid, if practicable, or otherwise lessen, the adverse impacts of flooding and ensure development is located, designed and managed to mitigate the risk to life and property.

(b) No extra burden on the city's counter-disaster response efforts during a flood emergency.

In support of the proposal a Flood Emergency Management Plan (FEMP) has been submitted. Two strategies are proposed in the FEMP. The primary / preferred strategy is to evacuate to a flood resilient road (Coyne Street / Musgrave Street) which is approximately 40 metres north of the site. The alternative strategy is to seek Shelter in place within the residential tower.

The FEMP and submitted plans confirm that all residential units are above the PMF (Probable maximum flood) level of 4.46 metres AHD and will include all necessary arrangements required for Shelter in place. Unobstructed egress is available on level one. however, considering the risk associated with evacuation during flood emergency (where SES assistance may be required), the FEMP is recommended to be amended so that shelter in place is considered as the primary or preferred flood emergency management strategy.

Based on the above discussion, the development is considered meeting Overall outcomes 3(a) and 3(b) of the Flood overlay code.

6.3.3.3 Assessment against development codes

Officers have undertaken an assessment of all relevant provisions. The proposed development does not meet the following applicable acceptable outcomes:

General development provisions code

- Acceptable outcome AO8.1 and AO8.2 – Shadow impacts.

Transport code

- Acceptable outcome AO1 – Car parking spaces;
- Acceptable outcome AO10.1 - Active transport network; and
- Acceptable outcome AO25.1 – Design of off-street parking area.

Further, where there is no applicable acceptable outcome provided, assessment has also been undertaken against the following applicable Performance outcomes:

General development provisions code

- Performance outcome PO1 – Amenity;
- Performance outcome PO2 – Amenity; and
- Performance outcome PO6 - Casual surveillance and lighting.

High-rise accommodation design code

- Performance outcome PO9 – Tower cap design;
- Performance outcome PO10 – Housing need and choice; and
- Performance outcome PO15 – Services.

The development is assessed as being compliant with the corresponding performance outcomes, with the exception of PO1 (visitor car parking spaces) of the Transport code, which, in accordance with section 5.3.3 of the City Plan, means the development complies with the purpose and overall outcomes of the code – therefore complies with the code.

In relation to PO1 of the Transport code, the proposal was unable to achieve compliance and assessment has therefore been elevated to the purpose and overall outcomes of the Transport code. Compliance with the purpose and overall outcomes was achieved, which, in accordance with section 5.3.3 of the City Plan, means the development complies with the code.

Assessment against the relevant assessment benchmarks has been provided below.

General development provisions code

These provisions are assessed in relation to the General development provisions code.

Amenity protection

Performance outcome	Acceptable outcome
PO1 Development mitigates any negative effects to amenity, health and safety from existing surrounding activities having regard to: a noise; b hours of operation; c traffic; d signage; e visual amenity; f wind effects; g privacy; h vibration; i contaminated substances; j hazardous chemicals; k odour and emissions; and l safety.	**AO1** No acceptable outcome provided.

Officer's comment

As no acceptable outcome has been provided, assessment against the performance outcome has been included: The proposed development is considered to satisfy the performance outcome as follows:

- ***Noise:*** In support of the application, the applicant submitted an acoustic report (*Proposed Residential Development 10 Coyne Street, Coolangatta ACOUSTIC REPORT, author: Acoustic Works, dated: 12 May 2021, ref: 2021138 R01A 10 Coyne Street Coolangatta ENV.docx).* The acoustic report has identified that there are no adverse acoustic impacts, impacting upon the proposed development.
- ***Hours of operation:*** There are no hours of operation from adjoining sites which would adversely impact upon the proposed development.
- ***Traffic:*** There are no known traffic impacts within the immediate road network.
- ***Signage:*** No advertising devices or signage will impact upon the proposed development.
- ***Visual amenity:*** There are no visual amenity impacts on adjoining sites which would adversely impact upon the proposed development.
- ***Privacy:*** The adjoining developments to the east and south are low-rise, with their private open space areas oriented away from the subject site. The high-rise tower form to the north is situated approximately 37.2 metres away and as a result of this tower separation distance, is not considered to impose privacy impacts upon the proposal.

- ***Vibration:*** The proposed site is not considered to be subject to any vibrations.
- ***Contaminated substances:*** The subject site is not adjoining a contaminated site.
- ***Hazardous substances:*** The subject site is not adjoining a hazardous substance site.
- ***Odour and emissions:*** The subject site is not adjoining any development that would be likely to generate odour and/or emissions.
- ***Safety:*** A Construction Management Plan will ensure the site will be a safe environment for workers and pedestrians and that the proposed development will be constructed to meet all safety standards.

Amenity protection

Performance outcome	Acceptable outcome
PO2 The proposed development prevents loss of amenity and threats to health and safety, having regard to: a noise; b hours of operation; c traffic; d signage; e visual amenity; f wind effects; g privacy; h vibration; i contaminating substances; j hazardous chemicals; k odour and emissions; and l safety.	**AO2** No acceptable outcome provided.

Officer's comment

As there is no acceptable outcome provided, assessment against the performance outcome has been included. The development is considered to comply with performance outcome PO2, as follows:

- ***Noise:*** In support of the application, the applicant submitted an acoustic report (*Proposed Residential Development 10 Coyne Street, Coolangatta ACOUSTIC REPORT, author: Acoustic Works, dated: 12 May 2021, ref: 2021138 R01A 10 Coyne Street Coolangatta ENV.docx*).Noise generated from the activities occurring from the development are proposed to be mitigated through:

    - Restrict the use of the communal recreation areas to 7:00am to 10:00pm;
    - Driveway, ramps and car parking areas to be finished with surface coating to prevent tyre squeal;
    - Drainage grating over trafficable areas to be secured to prevent rattling;
    - Waste collection to be limited to only occur between the hours of 7:00am to 6:00pm;
    - Mechanical plant design requirements; and
    - 1.4 metre acoustic fence along the perimeter of the communal open space area.

- ***Hours of operation:*** The communal open space areas are proposed to be restricted to operate between 7:00am and 10:00pm and the loading and unloading of activities are proposed to be restricted to operate between 7:00am to 6:00pm.

- ***Traffic:*** As previously discussed within section 6.3.2.2 of this report, the proposed development would be expected to generate 23 vehicle trips in the AM peak (One trip every 2.6 minutes on average) and five trips in the PM peak (One trip every 3.5 minutes on average). Development at a density compliant with the Residential density overlay map would generate in the order of five trips in the morning and three trips in the afternoon peaks. The proposed development would therefore be expected to generate an additional 18 trips in the morning peak, and an additional 14 trips in the afternoon peak, compared to development at a compliant density. The expected trip generation is low and not expected to impact on the function or capacity of the surrounding intersections.

  Additionally, the surrounding roads (Coyne Street, Winston Street, Musgrave Street, Coolangatta Road) have all been constructed to a residential collector standard and can therefore accommodate the additional daily passenger vehicle trips that could be expected from the proposed development.

- ***Signage:*** No advertising devices are proposed as part of this application.

- ***Visual amenity*****:** As discussed earlier within this report, the proposed development achieves an appropriate visual amenity outcome, protecting the amenity of the adjoining developments through the podium landscaping, tower setbacks and façade treatment.

- ***Privacy:*** The development is oriented towards the north, away from the adjoining low-rise forms to the east and south, and is separated by 37.2 metres to the residential tower to the north.

- ***Vibration:*** There may be some vibrations generated during the construction phase as a result of constructing the proposed basement. This will be appropriately considered through the Vibration Management Plan which is recommended to be conditioned and has been included within the Officers Recommendation section of this report;

- ***Contaminated substances:*** The site is not contaminated and the proposal does not seek to introduce any contaminated substances.

- ***Hazardous substances:*** The proposal does not seek to introduce any hazardous substances to the site.

- ***Odour and emissions:*** It is not anticipated that the proposed development would generate external emissions.

- ***Safety:*** Officers have recommended conditioning a Construction Management Plan to be submitted and approved by Council to ensure the site will be a safe environment for workers and pedestrians and that the proposed development will be constructed to meet all safety standards. In addition, casual surveillance over public footpaths will be achieved as a result of the proposal.

Casual surveillance and lighting

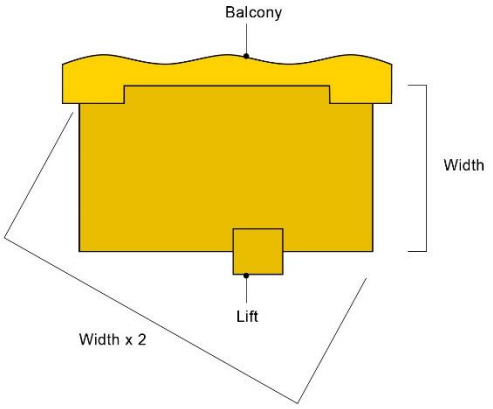
Performance outcome	Acceptable outcome
PO6 Development facilitates casual surveillance of public areas and incorporates lighting to reduce opportunities for crime.	**AO6** No acceptable outcome provided.

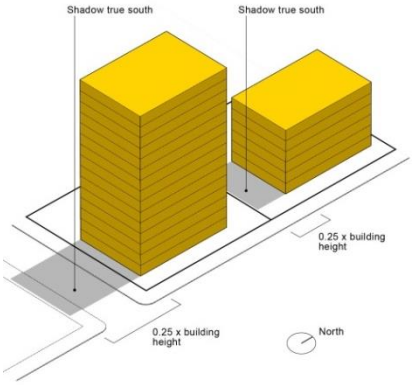
Officer's comment
As no acceptable outcome has been provided assessment against the performance outcome has been included. Performance outcome PO6 seeks for development to facilitate casual surveillance of public areas and to incorporate lighting to reduce opportunities for crime.

The development proposes for the communal open space area balconies on Level 1 to overlook Coyne Street, providing casual surveillance and reducing the opportunities for crime. Furthermore, private open space balconies are proposed along the frontage to Coyne Street for Levels 2-14 and will provide additional casual surveillance to the streetscape.

In addition, the ground floor level and basement level car parking area is proposed to incorporate lighting to reduce opportunities for crime. It is therefore considered that the proposal achieves compliance with performance outcome PO6.

Shadow impacts

Performance outcome	Acceptable outcome
PO8 The building is designed and located to ensure that the shadow cast by the building does not detract from a comfortable living and ground level environment and the access of adequate sunlight to private and public spaces having regard to:	**AO8.1** The width of the shadow cast in any direction by each level of the building, excluding balconies and lift wells, does not exceed twice the width of the shadow cast in any other direction.  **Figure 9.4.4-1** Illustration showing width ratio shadow outcome

a the degree of containment of the shadow on the subject site at different times of the day on the summer and winter solstice and spring and autumn equinox; b the cumulative impact of the shadow and existing shadows; c the effect of the shadow on the ocean beach, Broadwater foreshore, or riverside or beachside public open space; d the location of the shadow on non-residential areas external to the site; and e the effect of the shadow on any other site or other building.	**AO8.2** The shadow cast by the building in a true south direction has a length 0.25 times the height of the building, as measured from ground level adjacent to the southern side of the subject building to the top of the topmost storey, and does not intrude onto any other site, or does not cast shadow onto any other building on the same site.  **Figure 9.4.4-2** Illustration showing southern shadow outcome

Officer's comment

Acceptable outcome AO8.1 seeks for 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. The development proposes a building length of 11.5 metres × 43 metres, therefore resulting in a shadow width at midday which is more than twice the width of the shadow cast at certain times of the year during the mornings (9:00am) and evenings (3:00-5:00pm).

Acceptable outcome AO8.2 seeks for 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. At true south, the shadow impacts encroaches upon the site to the south-east at 3 Winston Street, Coolangatta.

As an alternative outcome is sought, assessment against the performance outcome is required.

Summer Solstice

The shadow diagrams below show the shadow cast from the proposed development during the summer solstice period.

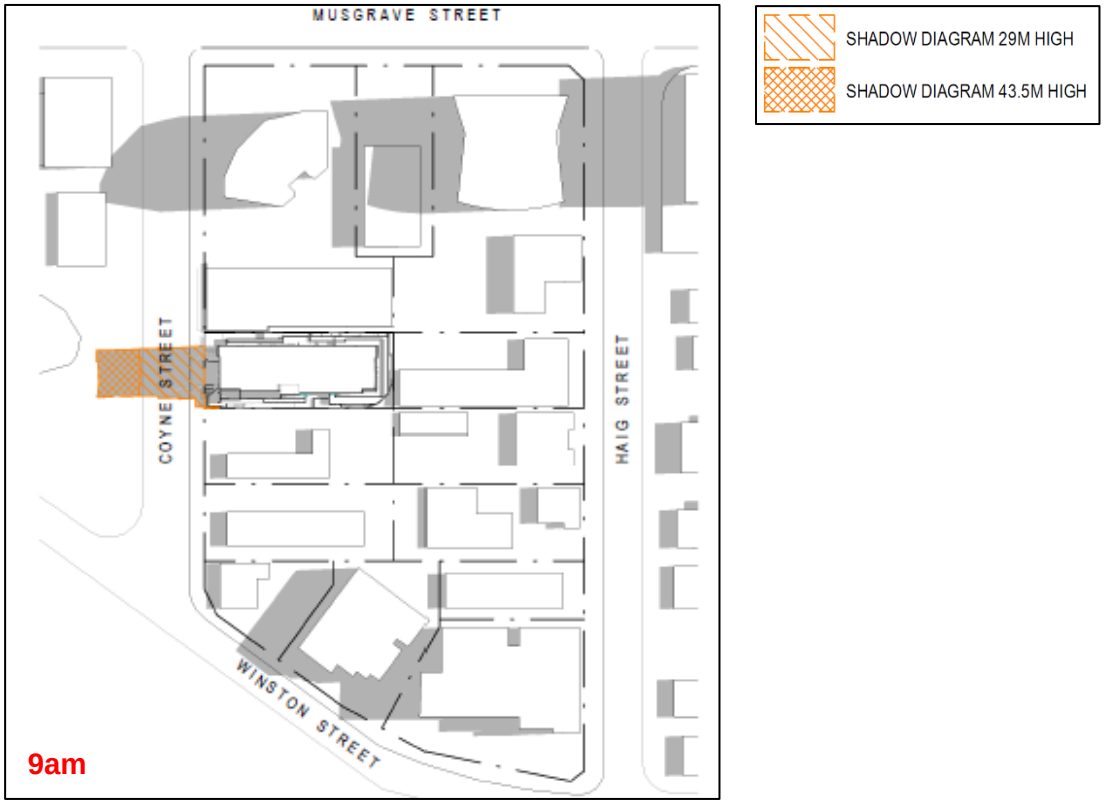


Figure 46: 9am summer solstice shadow (Source: Red Door Architecture)

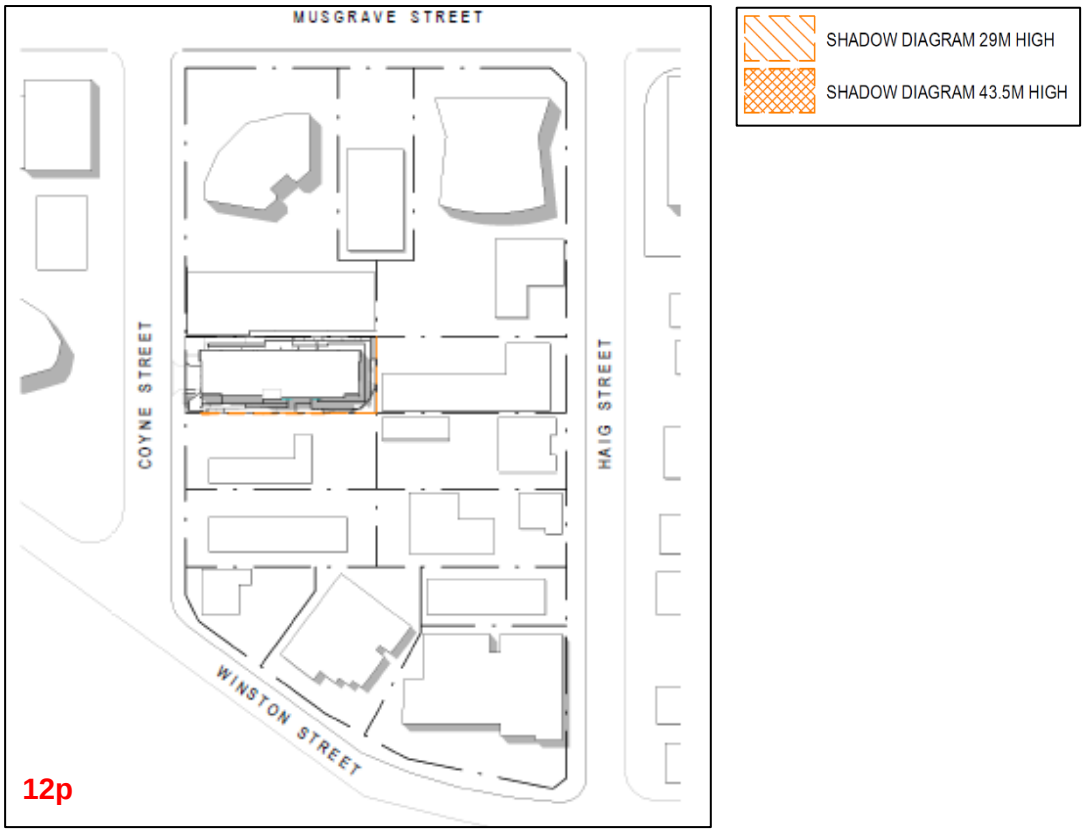


Figure 47: 12pm summer solstice shadow (Source: Red Door Architecture)

Figure 48: 3pm summer solstice shadow (Source: Red Door Architecture)

Equinox period

The shadow diagrams below show the shadow cast from the proposed development during the equinox periods.

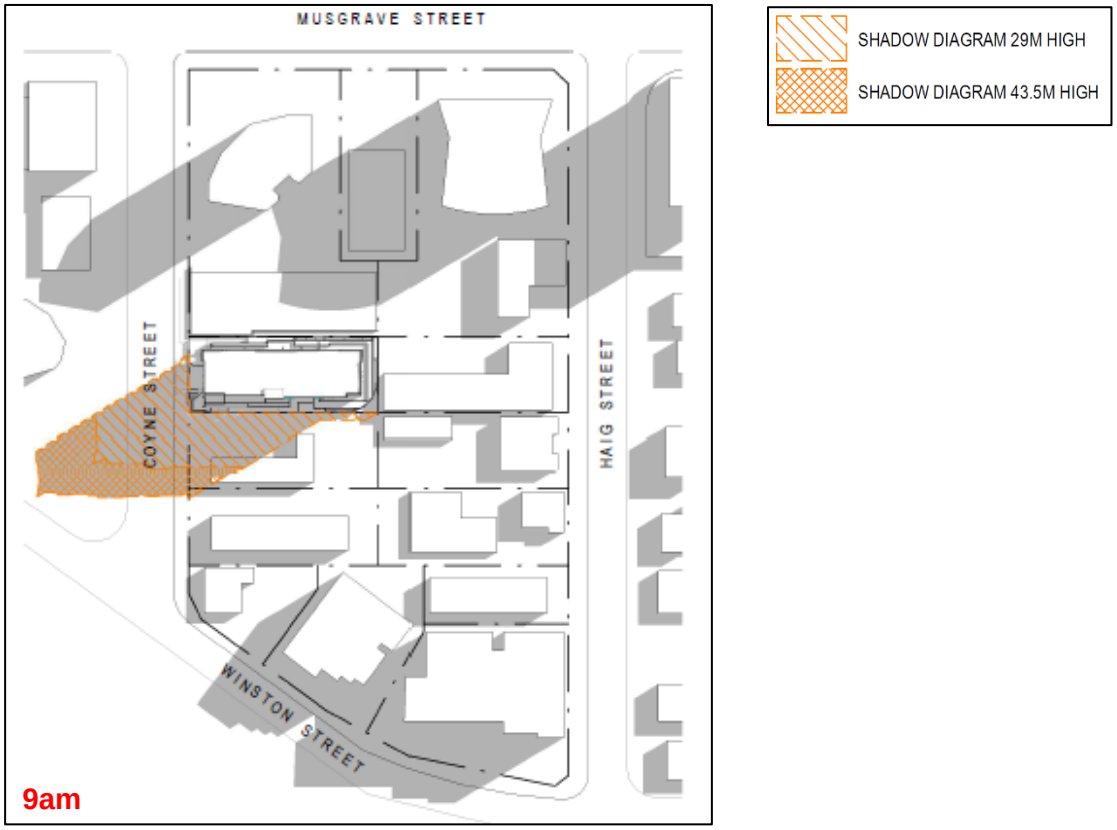


Figure 49: 9am equinox period shadow (Source: Red Door Architecture)

Figure 50: 12pm equinox period shadow (Source: Red Door Architecture)

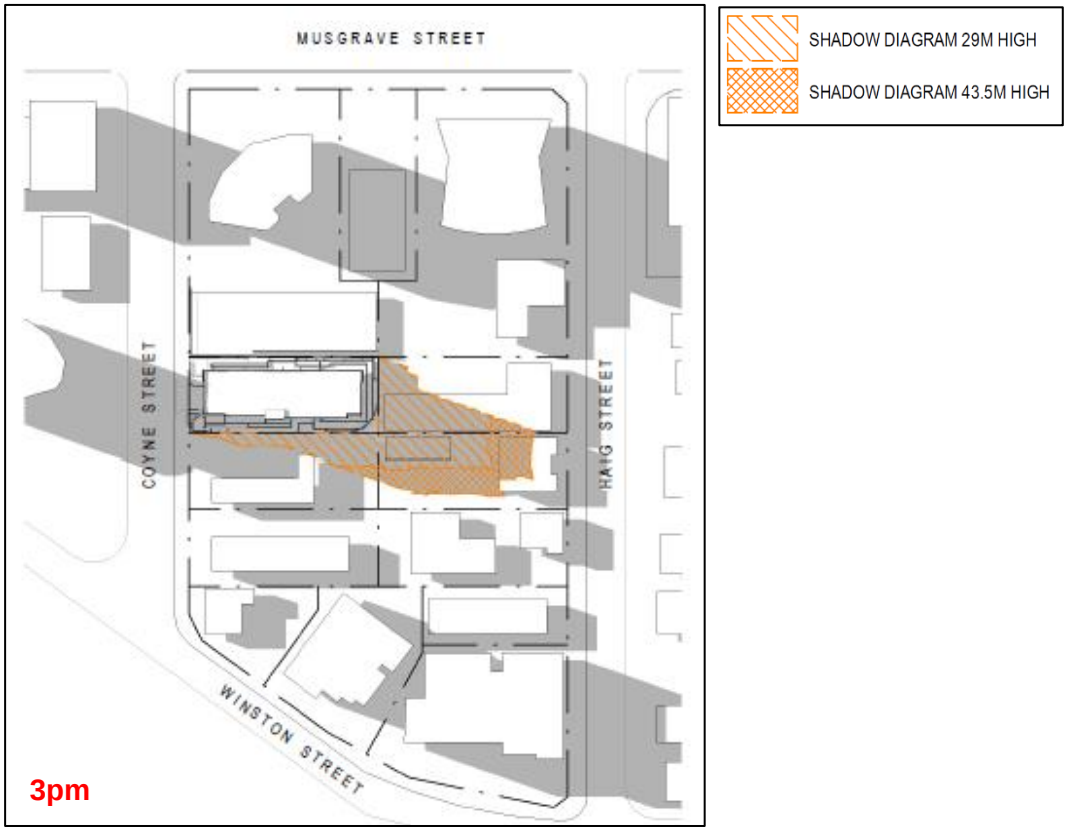


Figure 51*: 3pm equinox period shadow (Source: Red Door Architecture)*

Winter Solstice

The shadow diagram below show the shadow cast from the proposed development during the winter solstice period.

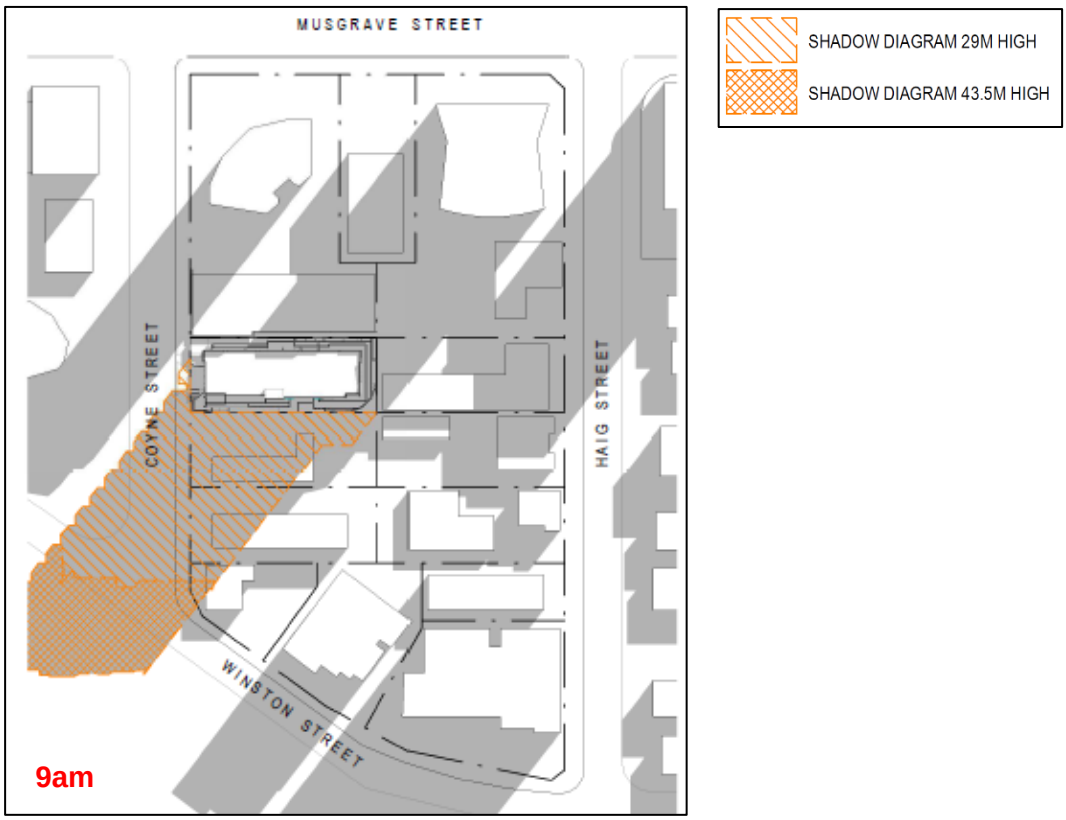


Figure 52: 9am winter solstice shadow (Source: Red Door Architecture)

Figure 53: 12pm winter solstice shadow (Source: Red Door Architecture)

Figure 54: 3pm winter solstice shadow (Source: Red Door Architecture)

Summary

The cumulative impacts of the shadow cast by the development (in addition to nearby towers) is not considered to result in an unreasonable impact or deny any one allotment natural light for long periods of the day, outside of the winter period. In addition, with respect to the proposed development it is reasonable to assume that some shadow impacts are expected within areas with a building height overlay of 29 metres and the ability to apply for the 50 per cent building height uplift.

The site which is most impacted upon by the proposal's shadow is the site immediately to the south at 12 Coyne Street. Even at a Code compliant building height (29 metres), the proposal will result in similar shadowing impacts upon 12 Coyne Street. Furthermore, it is important to acknowledge that the site cover proposed for levels 2-8 (equivalent to a building height of 24.5 metres) complies with the acceptable outcome, therefore the component of the shadow which impacts 12 Coyne Street the most is considered to be anticipated. Furthermore it is noted that no submissions were received from residents or owners of 12 Coyne Street.

Furthermore, whilst it is acknowledged that the tower seeks an increase in height, extending the length of the shadow, the additional length is not considered to deny any one allotment natural light for long periods of the day. It is therefore considered that the proposal achieves compliance with performance outcome PO8(a), (b) and (e).

Performance outcome PO8(c) seeks for the impact of the shadow on the ocean beach, Broadwater foreshore, or riverside or beachside public open space to be considered. The development does not propose shadowing impacts upon these areas.

Performance outcome PO8(d) seeks for the impact of the shadow on non-residential areas external to the site to be considered. The only non-residential areas in which the proposed development is considered to result in shadowing impacts is the nearby roads and pedestrian footpaths. The shadow is considered to be relatively fast moving and will not detract from these areas. It is therefore considered that the proposal achieves compliance with performance outcome PO8(d).

High-rise accommodation design code

These provisions are assessed in relation to the High-rise accommodation design code.

Tower cap design

Performance outcome	Acceptable outcome
PO9 Tower cap design attractively integrates all signage, telecommunications, service structures, lift motor rooms and mechanical plants.	**AO9** No acceptable outcome provided.

Officer's comment
As no acceptable outcome has been provided, assessment against the performance outcome has been included. Performance outcome PO9 seeks for tower cap design to attractively integrate all signage, telecommunications, service structures, lift motor rooms and mechanical plants.

The tower cap provides an extension to the architectural façade of the tower and further defining the building articulation. All services including the lift motor room and mechanical plant have been screened from view. Officers have also recommended including a condition within the Officers Recommendation section of this report requiring all service equipment and mechanical ventilation to be located and screened so that they are not visible from any road. The proposal is therefore considered to achieve compliance with PO9.

Housing need and choice

Performance outcome	Acceptable outcome
PO10 Development provides a mix of housing sizes and affordability outcomes to meet housing needs.	**AO10** No acceptable outcome provided.

Officer's comment
As no acceptable outcome has been provided, assessment against the performance outcome has been included. Performance outcome PO10 seeks for development to provide a mix of housing sizes and affordability outcomes to meet housing needs.

Subject to an amended drawing condition which removes two 'MULTI-PURPOSE' rooms, the proposal will result in two × two-bedroom units and 35 × three-bedroom units, providing a mix of housing sizes. In addition, the development is considered to assist the immediate area in achieving a mixture of housing sizes, to meet housing needs.

Communal and private space areas

Performance outcome	Acceptable outcome
PO11 Communal space areas: a are accessible, useable and safe; b enhance the attractiveness of the development; c provide opportunities for social interaction; and d create pleasantly shaded outdoor areas.	**AO11.1** Communal space is provided at a rate of 11m^2 per intended user of the site and is designed for simultaneous use by individuals and groups.

Officer's comment

Acceptable outcome AO11.1 seeks for communal open space to be provided at a rate of 11m^2 per intended user of the site and is designed for simultaneous use by individuals and groups. The development proposes a total of 280m^2 of communal open space on Level 1 comprising of a pool, decking / seating area, gym and indoor seating / lounge area, as demonstrated within the figure below.

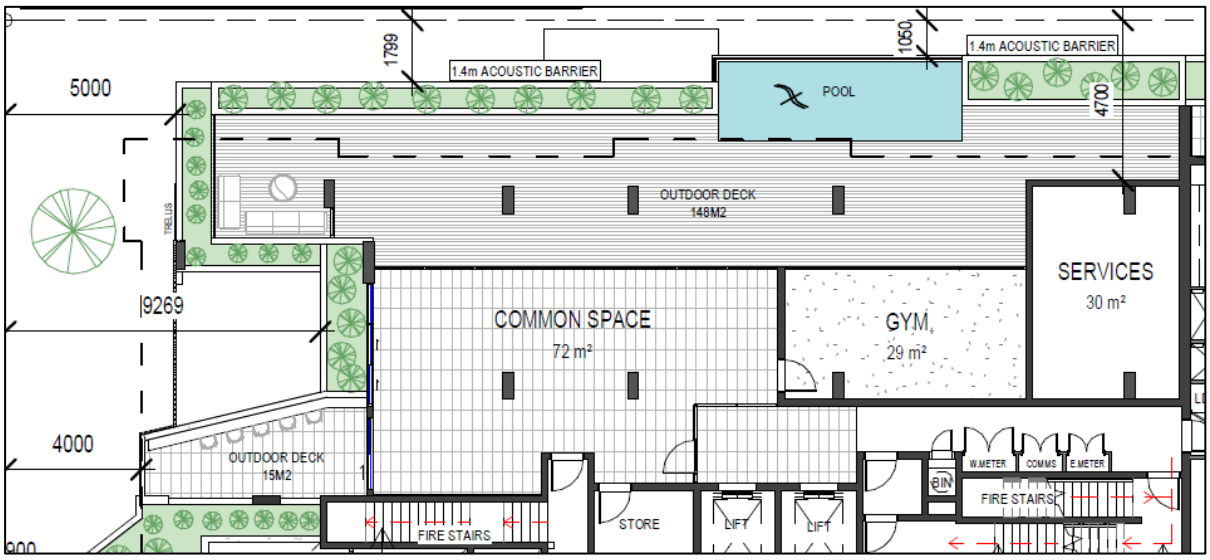


Figure 55: Communal open space area (Source: Red Door Architecture)

When determining if the communal open space provides adequate recreational areas to service the needs of the resident's and their guests, the following method is commonly used.

Method:

- *Assume 1.5 people per 1 bedroom unit, 2 people per 2 bedroom unit and 2.5 people per 3+ bedroom units.*
- *Assume 80 per cent occupancy.*
- *Assume 33 per cent usage.*
- *Demonstrate that the facilities proposed on site are capable of catering for this demand.*

The above assumes the occupants within the development and the number of people using the communal facilities at any one time to determine whether the size and embellishments of the communal open space area are adequate.

The unit types include two × two-bedroom units and 35 × three-bedroom units. In accordance with the above method, the following calculations are provided:

- The development has an assumed capacity of 92 people;
- At 80 per cent occupancy, there will be 74 people, and
- Approximately 25 people will be using the communal open space area at any one time.

For the development to achieve the acceptable outcome, each intended user (25 people) is required to have 11m^2 to recreate within, resulting in a required communal open space area of 250m^2. The development proposes a communal open space area of 280m^2, achieving compliance with AO11.1.

Services

Performance outcome	Acceptable outcome
PO15 Servicing, utilities, loading and other 'back of house' activities are either located underground, screened or hidden away from public view.	**AO15** No acceptable outcome provided.

Officer's comment

As no acceptable outcome has been provided, assessment against the performance outcome has been provided. Performance outcome PO15 seeks for servicing, utilities, loading and other 'back of house' activities to be either located underground, screened or hidden away from public view. The development proposes for all loading and unloading activities to be conducted on-site, within the driveway.

The service vehicle will be visible from the street, therefore compliance with PO15 is not achieved. The purpose of the High-rise accommodation design code reads as follows:

> *"The purpose of the High-rise accommodation design code is to responsibly encourage diverse, innovative and engaging sub-tropical high-rise forms that enhance the city skyline."*

The proposed development is not considered to offend this purpose statement. The relevant overall outcome of the High-rise accommodation design code reads as follows:

Overall outcome 9.3.10.2(a):

> *"(a) Development is designed to create attractive, high-quality visually appealing buildings and protect the privacy and amenity of neighbouring residential premises."*

Considering the infrequent nature of the service vehicles, the use of the on-street parking to accommodate service vehicles is not considered to detract from the residential amenity of the area. The proposal is therefore considered to achieve compliance with the purpose and relevant overall outcome of the High-rise accommodation design code, achieving compliance with the code.

Transport code

These provisions are assessed in relation to the Transport code.

Car parking

<table>
<tr><th>Performance outcome</th><th>Acceptable outcome</th></tr>
<tr><td>PO1
Development provides off-street car parking to accommodate the parking demand.
OR
Where located in the Centre zone or the Southport Priority Development Area at rates that:
a reduce congestion and car dependency;
b maximise the efficiency of car parking provided; and
c encourage alternative transport options such as walking, cycling and the use of public transport.</td><td>AO1
Off- street car parking spaces are provided in accordance with the identified relevant table as follows:
<table>
<tr><td>Location</td><td>Off-street car parking rate</td></tr>
<tr><td>All zones except:
a Centre zone;
b High density residential zone (where located in the Transport hub area in Figure 9.4.13-1); or
c Special purposes zone – Special development area precinct – Southport Priority Development Area</td><td>Table 9.4.13-3</td></tr>
<tr><td>Centre zone and High density residential zone where nominated in the Transport hub area in Figure 9.4.13-1</td><td>Table 9.4.13-4</td></tr>
<tr><td>Centre zone not nominated in the Transport hub area in Figure 9.4.13-1</td><td>Table 9.4.13-5</td></tr>
<tr><td>Special purposes zone – Special development area precinct – Southport Priority Development Area</td><td>Table 9.4.13-6</td></tr>
<tr><td colspan="2">Note: Where off-street car parking cannot be reasonably provided, Council may consider improvements to active and public transport to offset the shortfall in car parking spaces.</td></tr>
</table></td></tr>
</table>

Officer's comment

As discussed within section 3 of this report, the applicant has advised that they are proposing 37 units comprising of:

- 11 × 2+ bedroom units; and
- 26 × three-bedroom units.

Officers consider the 2+ bedroom units to be capable of accommodating 3 bedrooms. Officers consider this could be done through building works by enclosing the 'MULTI-PURPOSE' area as shown on the floor plans (below) to accommodate an additional bedroom. Therefore, Officers consider the proposal (in it's current form) to comprise of:

- 37 × three-bedroom units.

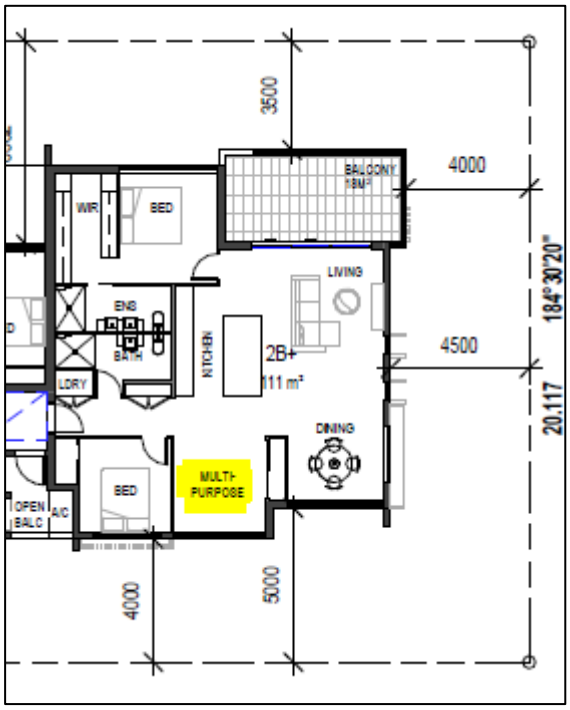


Figure 56*: 2+ bedroom unit layout (Source: Red Door Architecture)*

The acceptable outcome requires 56 resident spaces and six visitor spaces. The development provides 55 resident and five visitor spaces. To ensure sufficient resident car parking spaces are being provided for the amount of units (37 × three bedroom units), Officers have recommended the removal of the 'MULTI-PURPOSE' area on the Level 1 and 2 units. As a result, the development will achieve the following unit types:

- Two × two-bedroom units
- 35 × three-bedroom units

As a result of the amended unit configuration, the acceptable outcome requires 55 resident spaces and six visitor spaces are required. Compliance with AO1 is achieved with respect to resident parking but not for visitor parking (shortfall of one visitor space). Consideration must therefore be given to performance outcome PO1.

PO1 requires the development's car parking demand to be accommodated on-site at all times. Geleon, the applicant's traffic consultant, has proposed for the development to utilise on-street parking. Compliance with PO1 is not achieved, requiring consideration against overall outcome (2)(e)(ii) of the Transport code which states:

> *"ensures development impacts on amenity caused by traffic and parking is consistent with the community's reasonable expectations for the intended use".*

Officers consider that the site's frontage can accommodate the parking for the one visitor space required. Considering the visitor space can be accommodated within the frontage of the subject site, this is not considered to impact upon adjoining site's and maintain the community's reasonable amenity expectations.

Bicycle parking supply

Performance outcome	Acceptable outcome
PO10 Development ensures that adequate off-street bicycle parking and end-of-trip facilities are provided to encourage use and meet the needs and volumes of predicted pedestrian and cyclist users.	**AO10.1** Development provides off-street bicycle parking and end-of-trip facilities in accordance with Table 9.4.13-10: Bicycle parking rates and Table 9.4.13-11: End-of-trip facilities for active travel users. <u>Multiple dwelling</u> Security level B (resident) – 1 per unit. **Security level C (visitor) – 1 per 3 units.**

Officer's comment

To comply with acceptable outcome AO10.1 of the Transport code, a minimum of 37 security level B (resident) and 13 security level C (visitor) bicycle spaces must be provided. It is proposed to provide 26 resident and eight visitor bicycle parking spaces; therefore, compliance with AO10.1 is not achieved, requiring consideration against Performance outcome PO10.

The proposed bicycle parking supply is more than the rates given in Cycling Aspects of Austroads Guides. In accordance with Austroads, a minimum of 13 resident spaces (One space per three units) and four visitor spaces (One space per 12 units) would be required. It is considered that the provision of bicycle parking spaces in accordance with Austroads rates will meet the expected needs and volumes of cyclist users. Compliance with PO10 is achieved.

Design of off-street parking area

Performance outcome	Acceptable outcome
PO25 Off street car parking areas are designed to: a provide a legible and efficient internal layout; b ensure the safety and security of users; c clearly distinguishable from pedestrian paths and entry points;	**AO25.1**

d be easily negotiated by vehicles and pedestrians including persons with a disability; e ensure that there is no disruptions to or queues onto the public road network; f provide sight distances from driveways to ensure visibility between vehicles on the driveway and pedestrians on the verge; and g be marked and maintained to the current relevant standard.	Off street car parking is designed, constructed, line marked and maintained in accordance with AS2890.1:2004 – Parking facilities – Part 1: Off-street car parking, AS2890.2–2002 Parking facilities – Part 2: Off-street commercial vehicle facilities, AS/NZS 2890.6:2009 Parking facilities Part 6: Off-street parking for people with disabilities and AS1428.1–2009: Design for access and mobility Part 1: General requirements for access – New building work.

Officer's comment
To comply with acceptable outcome AO25.1 of the Transport code, the off street parking facilities must be designed in accordance with AS2890.1. The development's off-street parking facilities are designed in accordance with AS2890.1, except as follows:

- Visitor parking space one is bounded by a wall but has not been widened 300 millimetres to allow for door opening in accordance with Section 2.4.1(b) of AS2890.1:2004.

An amended drawing condition has been imposed requiring that the space is widened by 300 millimetres, to achieve compliance with AO25.1.

It is noted that the development includes single lane circulation ramps from the ground to the basement levels. To manage the single lane ramps, the applicant has proposed a ramp signal system and associated hold points. Geleon Consulting, the applicant's traffic consultant, has undertaken a vehicle swept path analysis to demonstrate the ability of vehicles to circulate through the parking levels. The vehicle swept path analyses incorporate vehicle clearances as required by Section 2.5.2 (c) of AS2890.1, including 600mm on the outer path and 300 millimetres on the inner path of circulating vehicles. It has been demonstrated that vehicles maintain clearance with vertical obstructions, included parked cars. It is noted that the 98th percentile queue is one vehicle and the development provides a one vehicle queue length prior to the single lane ramp. The signalised ramp system has been incorporated within a condition of approval.

7 INFRASTRUCTURE CHARGES

The final estimated infrastructure charge is $1,004,554.38.

For further information on this matter, refer to the draft notice attached to this report entitled as Attachment: Infrastructure charges notice for the approved development.

Charge calculation

Charges Resolution No. 1 of 2019

	Qty			Rate	Gross Charge Amount
Multiple Dwelling 2 Bedroom	2	Dwellings	@	$ 22,029.67	$ 44,059.34
Multiple Dwelling 3+ Bedroom	35	Dwellings	@	$ 30,841.58	$ 1,079,455.30
					$ 1,123,514.64

Net Charge Summary

Gross Charge Amount	Applied Credit Amount	Net Charge Amount
$ 1,123,514.64	$ 118,960.26	$ 1,004,554.38

Applied credit details	*Credit applied for existing 5 Multiple Dwellings (1 x 3 bedroom and 4 x 2 bedroom).*

Office Use Only	
$ 557,527.78	DC011
$ 337,530.24	DC013
$ 109,496.36	DC020
$ 1,004,554.38	

8 REFERRALS

8.1 Internal referrals

This application has been assessed by internal referral officers who have provided comments and reasonable and relevant conditions. An overview of the recommended conditions are provided in the table below:

Internal referral area	Conditions/Comments (if not included within report)

Office of Architecture and Heritage	Summary of conditions:
	• Amended drawings:
	  ○ Replace the aluminium panel cladding to the south elevation with stone cladding to match the ground floor finish.
	• Construction documentation drawings;
	• Pre-start inspection:
	  ○ To complete the requirements identified in the approved architectural plans.

City Infrastructure	Summary of conditions: • Rectification of Council's infrastructure; • Existing infrastructure, structures and services; and • Construction of vehicular crossings.
Environmental Assessment	Summary of conditions: • Acid sulfate soils management plan; and • Certification of works: ○ Approved acid sulfate soil management plan.

Geotechnical Engineering	Summary of conditions:
	• Certification of works:
	  ○ Basement excavation retention design certification; and
	  ○ Post-construction certification.
	• Supervision of works:

	○ Supervise all geotechnical engineering works in relation to the proposed basement excavation/construction and ensure no adverse effects on the stability and integrity of the adjacent buildings, properties and infrastructure.
Health and Regulatory Services	<u>Summary of conditions:</u> • Approved acoustic report; • Hours of operation and loading and unloading; • Nuisance; and • Certification of works: ○ Acoustic compliance report.
Hydraulics and Water Quality	<u>Summary of conditions:</u> • Approved stormwater management plan; • Private infrastructure; • Flood emergency management; • Gross Pollutant Traps (GPTs); • Overland flow paths and hydraulic alterations; • Maintenance of stormwater proprietary treatment devices; • Endorsement of the proprietary treatment devices; • Certification of works: ○ Post-construction certification; ○ Agreement to remove hydrocarbons for GPT; ○ Long – term maintenance agreement; ○ Confirmation of cartridge replacement; ○ Performance of the proprietary treatment devices; ○ Coastal erosion and wave resistant footings; and ○ Flood storage • Erosion and sediment control; • Sand management plan; and • Dewatering management plan.
Landscape Assessment	<u>Summary of conditions:</u> • Landscaping works; • Maintenance of landscaping; • Existing structures and services; and • Certification of works – Landscape Assessment.
Plumbing and Drainage	<u>Summary of condition:</u> • Plumbing and drainage works.
Subdivision Engineering	<u>Summary of conditions:</u> • Electrical reticulation; • Telecommunications network; • Certification of works: ○ Certificate for electricity supply; and ○ Certificate that a contractual agreement has been entered into for telecommunications.

Transport Assessment	<u>Summary of conditions:</u> • Amended drawings: ○ Reduce the size of the temporary bin servicing area to accommodate a 300mm clearance between visitor space 1 and the temporary bin servicing area. • Off street vehicle and car parking facilities; • Off street bicycle and end of trip facilities; • Loading and unloading (excluding waste collection vehicles); • Off street ramp signal management system; and • Footpaths.

Water and Waste	<u>Summary of conditions:</u>
	• Amended plan condition:
	  ○ Update the Waste Management Plan to reflect the revised temporary bin servicing location as per the approved architectural drawings
	• Requirement to register an easement;
	• Restrictions regarding Council easements and infrastructure;
	• Screening of equipment;
	• Rectification of Council's infrastructure;
	• Sewer reticulation / connection;
	• Water connection;
	• Sub-metering;
	• Fire loading;
	• Bin type, storage capacity and storage points;
	• Storage point / waste room – bulk bins;
	• Servicing point – Bulk bins;
	• Waste chute;
	• Certification of works:
	  ○ Waste Management compliance report;
	  ○ Waste chute and construction;
	  ○ Waste servicing point and bin carting route; and
	  ○ Waste storage room design and construction.
	• Pre-start inspection:
	  ○ Bin storage and bin servicing point.
	• Holt point inspection:
	  ○ Bin storage point;
	  ○ Bin carting route between storage point and servicing point;
	  ○ Confirm Waste chute has been installed in the approved location and operates as designed; and
	  ○ Confirm works for the bin storage and servicing point have been undertaken in accordance with the approved MCU drawings.

8.2 External referrals

There is no concurrence or advice agency(s) triggered by this development application.

9 PUBLIC NOTIFICATION

9.1 Overview

In response to public notification:

- 19 properly made submissions were received, consisting of 17 objections and two in support; and
- Two submissions were received that were not properly made. Both submissions were objecting to the proposal.

A submitter location map has been provided below, demonstrating the proximity of submitters to the proposal. Those submitters which were not located within the immediate locality are not shown on the location map. It is important to note that all submitter's shown on the below map objected to the proposal.

Figure 57: Submitter location map (Source: Council)

9.2 Compliance with public notification requirements

The applicant has submitted a notice of compliance stating public notification has been completed in accordance with the requirements of the Development Assessment Rules under the *Planning Act 2016*.

Council has reviewed the public notification material and considers the applicant has complied with the requirements of the Development Assessment Rules.

9.3 Accepted submissions

Clause 19.1(b) of the Development Assessment Rules allows the assessment manager to accept a submission even if the submission is not a properly made submission.

The issues raised through the submissions relate to:

- Adequacy of public notification
- Building height
- Short-term accommodation land use
- Car parking supply
- Property values
- Residential density
- Setbacks and site cover
- Landscaping

These matters have been considered in the body of this report.

In order for a submitter to have appeal rights under Schedule 1 of the *Planning Act 2016*, the submission must be a properly made submission.

In this instance, the assessment manager accepts the submission in accordance with Clause 19.1(b), however the submitter does not have appeal rights.

9.4 Matters raised in submissions

The matters raised by submitters who made a properly made submission or a submission that has been accepted by the assessment manager are discussed below.

Matters	**Officer's comment**
Adequacy of public notification.	Two properly made submissions raised concerns regarding the adequacy of the public notification undertaken for the subject application. Specifically, the submitter concerns related to when the public notification signs were placed on the subject site. The applicant engaged Real Property Signs to undertake all actions associated with statutory public notification on their behalf. Relevantly, Real Property Signs provided Council with a Notice of Compliance on 24 June 2021 outlining the actions undertaken. As per the requirements of Part 4 and Schedule 3 of the Development Assessment Rules 2017 (DA Rules) Real Property Signs undertook the following actions: • Sent a letter to all adjoining property owners on 31 May 2021; • Published a notice in the Gold Coast Bulletin on 1 June 2021; and

	• Placed one notice on the subject site (on the Coyne Street frontage) on 1 June 2021. As evidenced in the supporting material provided to Council by Real Property Signs with their Notice of Compliance, the notice placed on the subject site was in the form prescribed under the DA Rules 2017 and positioned in accordance with the statutory requirements, being affixed to the temporary safety fencing along the street frontage of the site. Further, the photograph provided by Real Property Signs with the Notice of Compliance is date-stamped 1 June 2021. It is understood that the sign was in place for the duration of the public comment period and subsequently removed by Real Property Signs following the completion of the public comment period. It is therefore considered that public notification has been undertaken in accordance with the requirements under the *Planning Act 2016*.
<u>Height</u> • Proposed development exceeds the height identified on the Building height overlay map. • Compliance with the 50% building height has not been achieved for parts (a) – (g) of Specific outcome 3.3.2.1(9).	In relation to building height, the development proposes a building height of 14 storeys and 43.5 metres, seeking a full 50% building uplift, in which the site has a mapped Building height overlay of 29 metres. The proposed building height has been assessed against the 50% building height uplift criteria contained within Specific outcome 3.3.2.1(9) and is considered to satisfy parts (a) – (h). The proposal is considered to achieve the above benchmarks as follows: • The building height will reinforce the local identity and sense of place by maintaining a height that is consistent with and complementary to surrounding buildings, with a building typology that is expected within the local area; • The development maintains an appropriate interface and relationship to nearby developments through appropriate setbacks to the tower form, an orientation away from neighbouring properties and layered landscaping on the podium; • Subject to conditions, the development form, materials and composition together contribute to achieving an excellent standard of appearance within an appropriately landscaped setting;

	• The proposal will contribute to the mix of housing products within the local area; • Officers consider the proposal will achieve an ordered local skyline by proposing a height that is commensurate with proximally located high-rise developments; • The development is not considered to impact upon views from the popular public outlook at Kirra Hill to the Hinterland ridgeline; and • The development does not impact on the efficient functioning of the Gold Coast Airport.
The proposal for Short-term accommodation is out of character with the surrounding neighbourhood.	Several submitters have alleged that the proposed Short-term accommodation use is inconsistent with the established character of the neighbourhood and will increase crime within the area. When the application was originally lodged with Council (23 December 2020), the application was for Multiple dwellings and Short-term accommodation (interchangeable units). As a result of concerns raised during public notification the Short-term accommodation land use component was removed from the application.
The proposal does not provide enough car parking and will impact on-street parking.	Through an amended drawing condition, Officers have recommended for two of the 2+ bedroom units (considered to be capable of accommodating three-bedrooms) to be altered to ensure only two-bedrooms can be achieved. As a result of the amended unit configuration, the acceptable outcome requires 55 resident spaces and 6 visitor spaces are required. Achieving compliance with AO1 of the Transport code in respect to resident parking spaces. In relation to visitor spaces, the development proposes 5 resident spaces on site, resulting in a shortfall of 1 visitor space. The 1 visitor space can be accommodated on-street on the frontage to Coyne Street. As the proposal does not rely upon visitor parking outside of adjoining properties, Officers consider the proposal to be consistent with the reasonable amenity expectations of the community.

Decrease in the surrounding properties market value.	Property values are not a relevant assessment benchmark within the City Plan. But in any event, the proposal is an attractive and functional development which is not considered to negatively impact on property values in the area.
<u>Density</u> • The proposed residential density is too high and does not meet that identified on the Residential density overlay map. • The proposal must lower the density of the development to a level reflective of a transition away from the high rise coastal spine.	When the application was originally lodged with Council the proposal sought a density of 50 units (1 bed/8m^2). As a result of changes required to the built form, the density has been reduced to 37 units (1 bed/9.28m^2). Whilst it is acknowledged that this density still exceeds the density shown on the Residential density overlay map (1 bed/50m^2), the proposal has demonstrated compliance with Overall outcome 6.2.2.2(2)(b) of the Medium density residential zone code, which provides a test for demonstrating that an increase in residential density is appropriate. In summary, the proposal complies as follows: • There is sufficient capacity within the water and sewer network to cater for the proposal; • There is sufficient capacity within the transport and traffic network to cater for the proposal; and • The design and amenity of the proposal is consistent with the envisaged character of the locality and subject to conditions will achieve an excellent standard of appearance. In relation to the concern raised that the proposal must lower the density of the development to a level reflective of a transition away from the high rise coastal spine, it is important to note that the residential density designation is the same for those developments which are located within the Medium density residential zone and front Musgrave Street. The City Plan has provided a higher residential density of RD7 for those developments located within the Neighbourhood centre zone fronting Musgrave Street. Nevertheless, the proposal has demonstrated compliance with the purpose and overall outcomes of the Medium density residential zone code, therefore achieving compliance with the code.
The proposed setbacks and site cover do not comply with the City Plan.	The development proposes an alternative outcome to setbacks and site cover, requiring assessment against the relevant performance

	outcomes. The proposed alternative outcomes to setbacks and site cover were assessed and are considered to be compliant with the relevant performance outcomes, being PO1 and PO2 of the Medium density residential zone code. In summary the proposal is considered to achieve compliance as follows: • The proposal responds to the adjacent low-rise built forms by mitigating amenity impacts through a combination of setbacks, layered landscaping and the inclusion of a variety of colours, materials and textures to the podium; • The development is primarily oriented towards the beach (North), away from the adjacent low-rise forms and separated 37.2 metres from the Meridian tower, protecting adjacent amenity; • The development provides for access around the building for maintenance; • The proposal enhances the streetscape character through the layered frontage landscaping, high quality podium design and communal open space balconies on level 1, which provide streetscape activation and passive surveillance to Coyne Street; • The proposal provides 55 residential car parking spaces and 5 visitor spaces on-site; • The proposal provides a balance between the built form and landscape areas through the layered landscaping which has been proposed around the perimeter of the development. The layered landscaping includes a variety of screening shrubs, cascading species, climbing species, canopy tree and street trees; • The proposal reinforces the neighbourhood character and amenity through the podium layered landscaping and through the slender tower form, which proposes a site cover of 49% and a tower floor plate size of 446m^2; and • The proposed development will maintain an open, attractive and distinct skyline, through the: o Tower separation distance (being 37.2 metres to the nearest tower); o Compact slender form; and

	○ Excellent standard of appearance (subject to conditions).
The proposal does not provide sufficient landscaping.	When the application was originally lodged with Council, the proposal provided minimal landscaping at ground level. As a result of concerns raised by submitters, the applicant submitted a revised design which includes layered landscaping which has been proposed around the perimeter of the development. The layered landscaping includes a variety of screening shrubs, cascading species, climbing species, canopy tree and street trees.

10 CONCLUSION

Council is in receipt of an application for a Development permit for a Material change of use (Impact assessment) for Multiple dwellings (37 units) at 10 Coyne Street, Coolangatta.

After a detailed assessment, it has been determined that the proposal will meet the purpose of the Strategic framework and satisfy the building height uplift criteria contained within Specific outcome 3.3.2.1(9). The proposal is considered to achieve the above benchmarks as follows:

- The building height will reinforce the local identity and sense of place by maintaining a height that is consistent with and complementary to surrounding buildings, with a building typology that is expected within the local area;
- The development maintains an appropriate interface and relationship to nearby developments through appropriate setbacks to the tower form, an orientation away from neighbouring properties and layered landscaping on the podium;
- Subject to conditions, the development form, materials and composition together contribute to achieving an excellent standard of appearance within an appropriately landscaped setting;
- The proposal will contribute to the mix of housing products within the local area;
- Officers consider the proposal will achieve an ordered local skyline by proposing a height that is commensurate with proximally located high-rise developments;
- The development is not considered to impact upon views from the popular public outlook at Kirra Hill to the Hinterland ridgeline; and
- The development does not impact on the efficient functioning of the Gold Coast Airport.

Furthermore, the proposed development is considered to achieve compliance with the Medium density residential zone code, applicable overlay codes and relevant developments codes.

In relation to the Medium density residential zone code, the proposal is considered to achieve compliance with the purpose of the code and the overall outcomes, with the exception of one overall outcome which relates to building height. However, the Strategic framework stipulates that building heights can exceed the height nominated on the Building height overlay map and where the Strategic framework is inconsistent with the zone code, the Strategic framework prevails to the extent of any inconsistency. As such, the Strategic framework prevails over the overall outcome which relates to building height within Medium density residential zone code.

It is recommended the application be approved, subject to conditions.

11 NOTIFICATIONS

The following property notifications will be applied:

- Stormwater
- No flood free success/egress
- Flood inundation

12 RECOMMENDATION

It is recommended that Council resolves as follows:

That Council approves (with conditions) the issue of a Development permit for Material change of use (Impact assessment) for Multiple dwellings (37 units), in accordance with the following conditions:

General

1 Timing

a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.

b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.

2 Amended drawings

a Prepare and submit amendments to the drawings for confirmation they constitute the approved drawings for the purposes of this development approval. All amended drawings must be submitted (and confirmed by Council) prior to commencement of any works on site.

Drawing Title	Author	Date	Drawing No.	Ver
LOWER BASEMENT FLOOR PLAN	RED DOOR ARCHITECTURE	3/11/21	DA-100	B
UPPER BASEMENT FLOOR PLAN	RED DOOR ARCHITECTURE	3/11/21	DA-101	B
GROUND FLOOR PLAN	RED DOOR ARCHITECTURE	3/11/21	DA-102	B
LEVEL 1 FLOOR PLAN	RED DOOR ARCHITECTURE	3/11/21	DA-103	B
LEVEL 2 FLOOR PLAN	RED DOOR ARCHITECTURE	3/11/21	DA-104	B
LEVEL 3-11 FLOOR PLAN	RED DOOR ARCHITECTURE	3/11/21	DA-105	B
LEVEL 12-13 FLOOR	RED DOOR	3/11/21	DA-106	B

	PLAN	ARCHITECTURE			
	ROOF PLAN	RED DOOR ARCHITECTURE	3/11/21	DA-107	B
	ELEVATIONS	RED DOOR ARCHITECTURE	3/11/21	DA-200	B
	NORTH ELEVATION	RED DOOR ARCHITECTURE	3/11/21	DA-201	B
	SOUTH ELEVATION	RED DOOR ARCHITECTURE	3/11/21	DA-202	B
	SECTION 1	RED DOOR ARCHITECTURE	3/11/21	DA-300	B
	SECTION 2	RED DOOR ARCHITECTURE	3/11/21	DA-301	B
	SECTION A	RED DOOR ARCHITECTURE	3/11/21	DA-302	B
	INTERFACE DETAILED SECTIONS	RED DOOR ARCHITECTURE	3/11/21	DA-350	B
	INTERFACE DETAILED SECTIONS	RED DOOR ARCHITECTURE	3/11/21	DA-351	B
	MATERIAL PALETTE	RED DOOR ARCHITECTURE	3/11/21	DA-010	B

The following amendments must be included:

i Remove the 'MPA' room on the Level 1 Floor Plan and make an extension of the kitchen, dining and living areas.

ii Remove the 'MULTI-PURPOSE' area on the Level 2 Floor Plan to the eastern-most unit and make an extension of the kitchen, dining and living areas.

iii Replace the aluminium panel cladding to the south elevation with stone cladding to match the ground floor finish.

iv Visitor space 1 must be widened by a further 300mm to allow for door opening in accordance with Section 2.4.1(b) of AS2890.1:2004.

v Redesign Storage bays S1-S8 on parking levels Ground and Upper Basement as storage cages. The design must prevent the parking of vehicles in the storage areas.

vi Provide a 1 metre lip along the perimeter of the roof for the ground level parking area along the northern, eastern and southern open areas. This is to assist in mitigating light spill.

b Undertake and maintain the development generally in accordance with the approved drawings.

c The conditions of this approval are to be read in conjunction with the stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.

3 **Approved Plans**

Undertake and maintain the development generally in accordance with the

following plans:

Water and Waste				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Waste Management Plan	MRA Environmental	May 2021	MRA21-061	V.2

Health and Regulatory Services				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Proposed Residential Development 10 Coyne Street Coolangatta – Acoustic Report	Acoustic Works	13 May 2021	2021138 R01A 10 Coyne Street Coolangatta ENV.docx	R01B

Hydraulics and Water Quality				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Stormwater management plan – 10 Coyne Street, Coolangatta	Michael Bale & Associates	9 October 2020	R001-G20127	01

Property

4 **Private infrastructure**

a Ownership, operation and maintenance of the following private infrastructure is to vest at all times with the owner and/or legal authority.

i Flood gate, for the purpose of controlling flood inundation in the basement in relation to compensating flood storage loss.

ii Stormwater management devices and infrastructure monitor and managed in accordance with the approved maintenance management plan (MMP), as conditioned elsewhere within this Decision Notice.

iii Gross pollutant trap (GPT) ensuring it functions for its intended purpose.

b At any time the Council's corresponding infrastructure network is altered, the private infrastructure must be altered to be commensurate with Council's network, at no cost to Council.

5 **Flood emergency management** *(specific condition)*

a Ensure residents / occupants of the property are moved into the refuge area or evacuated into a safe place during flood events in accordance with the Flood Emergency Management Plan (FEMP) revision 01, dated 9 October 2020 and prepared by Michael Bale & Associates.

b Section 5.5 (Recommended Approach) in the FEMP must be amended to read that the preferred approach is to shelter-in-place whereas the secondary approach is to early evacuation.

c Ensure the FEMP is included into the site management and Body Corporate

	By-Laws. d The Body Corporate or legal entity must provide a copy of the approved FEMP to each new purchaser to ensure resident(s) are informed about: i The requirement for the FEMP to be complied with at all times for the life of the development and the use of the premises. ii The flood hazard on the site. iii Procedures during major flood events.
6	**Requirement to register easement** a Register the following easements for the purpose of "Water Supply" in accordance with the WSAA Water Supply Code of Australia – SEQ Edition and City of Gold Coast's Standard Water Meter Drawings. i Water supply easement over all Council water meter assemblies. b The terms of the easement must include: i The responsibilities of the Grantor / Grantee for ongoing maintenance. ii Standard terms document 707918364 must be referenced on Form 9 – easement document. iii Easement plans and associated documents (i.e.: Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement. c Registration of the easement must occur at the same time as registering the survey plan or prior to commencement of use whichever is the sooner. d Ensure water infrastructure is positioned appropriately within the easement as per Council's Standard Water Meter Drawings. This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the easement is required to be registered). Therefore if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware of the non-compliance with this condition.
7	**Restrictions regarding Council easements and infrastructure** a No building work or deep landscaping is permitted over or within any Council public utility easement. b Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council infrastructure. c Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 300mm clear of the property sewer connection. d Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council infrastructure. *Note: Requirements (a) through (d) may be relaxed through approval of a Referral Agency Assessment (RAA).*
Amenity	
8	**Screening of equipment** Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or

	otherwise on display from any public thoroughfare or vantage point: a Refuse storage areas. b Service equipment. c Mechanical ventilation. d Refrigeration units. e Storage areas for machinery, materials, vehicles or the like.
9	**Hours of operation and loading and unloading** a Conduct loading and unloading activities between the hours of 7:00 am to 6:00 pm on Monday to Sunday. b Ensure communal open space activities located on Level 1 are between the hours of 6:00am to 10:00pm on Monday to Sunday.
10	**Nuisance** Undertake and operate the development in a manner that causes no detrimental effect upon surrounding premises by reason of noise nuisance, lighting nuisance or other such emissions.
Environmental and Landscaping	
11	**Acid sulfate soils management plan** a Obtain a Management Plan approval for an Acid Sulfate Soils Management Plan generally in accordance with SC.6.2 City Plan Policy - Acid Sulfate Soils Management to implement acid sulfate soil control measures at no cost to Council. b The Management Plan approval is to be obtained prior to the earlier of: i A development application for operational work; and ii Any works commencing on site.
12	**Landscaping works** a. Obtain an operational works approval to landscape the site and the adjoining road verge generally in accordance with the Statement of Landscape Intent listed below, prior to commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Intent – 10 Coyne Street, Kirra QLD	Zone Landscape Architecture	4 November 2021	L20119 (Pages 1 - 20	E

and include in particular:

i The frontage planter box must contain a minimum of one tree and a variety of palm species.

ii Unless otherwise specified, tree species must be a minimum bag size of 100L at the time of planting. Tree planting within the frontage must be a minimum bag size of 200L at the time of planting.

iii Pandanus species must be ex-ground, a minimum 3 metres in height and multi headed at the time of planting.

iv Palm species must be a minimum 3 metres in height at the time of planting.

v A variety of palm species and tall shrubs must be planted in the triangular planter box located in the rear southern corner of the site

	beside the basement ramp. vi Shrub species must be a minimum 200mm pot size at the time of planting. vii Screening shrubs must be able to achieve a minimum height of 3 metres at maturity. viii Cascading species must be trained down the face of the wall/structure they are intended to grow down and have a minimum fall of 500mm at the time of planting. ix Climbing species must be trained to the trellis and be a minimum 500mm in height at the time of planting. x Ficus pumila must be incorporated within the ground level planter box along the northern side boundary to grow up the wall. xi The design of the trellis system located on the wall of the refuse storage point must allow for maximum coverage. xii Include maintenance management details relating to the trellis/climbing plant systems which: o Provide detailed information on how these vegetative systems will be safely accessed for maintenance. o Stipulate a maintenance schedule for these systems. o Provide details on the minimum standards to which these systems must be maintained. o Describe actions to be taken if the system does not function as intended. xiii Tree species planted with root zones adjacent to structures must have root control barriers and/or structure strengthening systems installed. Full demonstration of these systems is required. xiv Planter boxes where trees are to be planted must possess a minimum surface area of 6m². Tree species must be chosen which are suitable for root zones growing in confined planting locations. xv Planter boxes containing tree species potentially exposed to prevailing winds or funnelled wind must be designed with root plate anchorage strengthening considerations or similar to prevent failure. xvi An automatic irrigation system must be provided to all podium planter boxes. xvii The locations of all proposed stormwater systems as required by the sites approved Stormwater Management Plan. xviii Include frontage fencing as shown on the approved stamped plans, the subject of this application. xix Species used within the site must not be subject to heavy flowering or fruiting to prevent increased attraction of birds and bats in proximity to the Gold Coast Airport. xx Where no pad mount transformer is required to be constructed within the frontage, the entire area (excluding a fire egress pathway, where required, with a maximum width of 1.2 metres) must be converted into a raised planter box. The planter box must be designed and constructed as a continuation of the approved frontage planter and have a minimum internal soil depth of 1.0 metre. Planting within the

	additional garden area must complement the palette endorsed within the Statement of Landscape Intent referenced above. xxi All road reserve turf must be repaired and replaced if damaged. xxii Install street trees within the public road reserve fronting the subject site on Coyne Street in accordance with Standard drawing 05-103 within SC6.11 City Plan policy – Land development guidelines. b Construct and maintain the private landscaping identified above at no cost to Council at all times.
13	**Maintenance of Landscaping** The Community Management Statement (CMS) must state that ongoing maintenance of the communal landscaping and podium planters (including planters on Level 2) is to be undertaken by the Body Corporate or by a private contractor on behalf of the Body Corporate. A copy of the draft CMS must be provided to Council prior to the issue of a Development permit for Operational work – landscape work.
Transport	
14	**Off street vehicle and car parking facilities** a Design and construct off street vehicle facilities at no cost to Council prior to the commencement of the use, generally in accordance with the Transport code of the City Plan and include in particular: i. A total of 60 car parking spaces and standing area for a Medium Rigid Vehicle (MRV), comprising: - 55 resident car parking spaces - 5 freely accessible visitor car parking spaces - Standing area for a MRV ii. All spaces are drained and sealed. All spaces must also be line marked except for the MRV standing area. iii. No car parking is to occur within storage cages S1-S8 on parking levels Ground and Upper Basement. iv. Clearly identified signage and directional markings including: - Signage/line marking indicating 'Visitor parking' for the visitor spaces. - Signage/line marking indicating 'Turnaround bay' for the turnaround bay. b Each tandem car parking set must be allocated to a single unit. c Undertake and maintain the off-street vehicle and parking facilities at no cost to Council at all times. d The off-street parking facilities must only be used for vehicle parking.
15	**Off street bicycle parking and end of trip facilities** a Design and construct off street bicycle parking and end of trip facilities at no cost to Council generally in accordance with the Transport code of the City Plan and include in particular: a A total of 26 Security level B (resident) and 8 security level C (visitor) bicycle parking spaces. b Signs and line marking to give direction to visitor bicycle parking to be visible to cyclists upon entering the site in accordance with AS2890.3. Signage and line marking is to be provided along the route and where bicycle parking is provided.

	b Undertake and maintain all works prior to commencement of the use at no cost to Council at all times.
16	**Loading and unloading (excluding waste collection vehicles)** Loading and unloading of service vehicles must be undertaken generally in accordance with the Transport code of the City Plan and include in particular: a Loading and unloading of any vehicle servicing the development must be conducted wholly within the site. b A vehicle, or vehicle waiting to be loaded or unloaded, must stand entirely within the site. c All vehicles must enter and exit the site in a forward gear other than a MRV which is permitted to undertake a reverse manoeuvre into the site. d The largest vehicle permitted on the site is a Medium Rigid Vehicle (MRV). The dimensions of the vehicle are to be generally in accordance with AS2890.2.
17	**Off street ramp signal management system** Design, construct, implement and maintain a signalised ramp management system at no cost to Council prior to commencement of the use, generally in accordance with the Transport code of the City Plan and include in particular: a The ramp signal management system must be installed on the location/s generally shown on the approved drawings. b Vehicles entering the site must be given priority to avoid queuing to the public road. c Vehicle detectors must be installed to detect vehicles entering the site prior to the ramp and any security gate at all other levels prior to the ramp for each direction of travel. d Signal lanterns to be provided for all vehicle directions prior to the associated ramp, clearly indicating movement, such as green/red coloured signals and may include Stop/Go wording. e Vehicle waiting hold lines to be provided with line of sight to signal lanterns for all vehicle directions prior to the associated ramp allowing opposing vehicles to pass without conflict. f The ramp signal management system must be configured so that vehicles are only required to pass at locations where a hold line is shown on the approved drawings.
Engineering	
18	**Rectification of Council's infrastructure** a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to commencement of the use at no cost to Council. b Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.
19	**Existing infrastructure, structures and services** Obtain an operational works approval for the removal/ relocation of existing infrastructure, structures and services identified on the drawings listed prior to a request is made to Council to approve the plan of subdivision/commencement of the use at no cost to Council and include in particular: a Remove redundant vehicular crossing.

	b Remove any redundant stormwater kerb adaptors and disused service pits from the kerb and channel (including any associated pipework across the footpath).
20	**Construction of vehicular crossing** Design and construct the vehicular crossing generally in accordance with the Driveways and vehicular crossing code of the City Plan.
21	**Gross Pollutant Traps (GPTs)** Install a GPT (hydrocarbon and litter separator), to treat water from the basement before it discharges to Council's stormwater network prior to commencement of the use.
22	**Existing structures and services** a Prior to commencement of works, identify all structures and services (i.e. electrical pillars, water metres/hydrants, telecommunication infrastructure) within pedestrian infrastructure areas (i.e. footpaths, outdoor dining, bike racks) that impede pedestrian accessibility, and where required, obtain the necessary approvals from the relevant public utility authority to have these structures and services removed/relocated at no cost to Council. b Ensure removal/relocation of these structures and services occurs prior to commencement of the use at no cost to Council.
23	**Electrical reticulation** Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular: a Provide underground electricity from existing power pole/s within public road/s to the subject building/s. b No additional poles and pole-mounted transformers are to be erected within public roads. c Remove existing overhead electricity line for feeding existing building within the site across Coyne Street. d Meet the requirements of the electricity supplier (e.g. Energex).
24	**Telecommunications network** Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: a Provide underground telecommunications to the subject building/s, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice. b All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables. c Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).
25	**Footpaths** Obtain an operational works approval for the design and construction of all footpaths marked on the drawings listed below, prior to commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver

	<table><tr><td>Ground Floor Plan</td><td>Red Door Architecture</td><td>03.11.21</td><td>DA-102</td><td>B</td></tr></table> and include in particular: a A minimum 1.5 metre wide footpath connecting the development's pedestrian entry to the existing public footpath on Coyne Street. Construct and maintain the footpath identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.
Stormwater Drainage	
26	**Overland flow paths and hydraulic alterations** a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged. b The development must not: i Increase peak flow rates downstream from the site. ii Increase flood levels external to the site. iii Increase duration of inundation external to the site that could cause loss or damage.
27	**Maintenance of stormwater proprietary treatment devices** *(specific condition)* a A site-specific stormwater quality improvement devices (SQID) maintenance management plan (MMP) must be prepared by a suitably qualified professional consistent with the maintenance requirements of the devices in the proposed treatment train. The MMP must be submitted to Council for approval prior to the commencement of the use. The approved MMP must be included in the Body Corporate by-laws or Community Management Plan. The MMP must address the following: i The MMP must include all associated costs related to the device (e.g.; installation, inspection and replacement / maintenance, certifications, reporting, health and safety plans, training, area of land required to install the device etc.). ii The MMP must include the lifecycle cost of the proposed treatment devices. b In case of failure to achieve the designed pollutant load reduction target during the operational phase of the development, the owner / body corporate must be responsible to replace the proprietary device (e.g.: filter cartridges) with an appropriate treatment system in accordance with Council's WSUD guidelines, City Plan PolicySC6.11 - Land development guidelines, section 4.5.11.5.5 at no cost to Council.
28	**Endorsement of the proprietary treatment devices** *(specific condition)* a Certification or an endorsement letter from Stormwater Australia confirming similar or better performance of the adopted proprietary device must be submitted to Council by 30 June 2022. The performance must be based on field testing results undertaken in accordance with Stormwater Quality Improvement Device Evaluation Protocol (SQIDEP) prepared by Stormwater Australia. b Where either of the above documents are not submitted, the adopted device

	must be replaced with alternative stormwater treatment system acceptable to Council within three months from 30 June 2022, at no cost to Council.
Sewer and Water Works	
29	**Sewer reticulation / connection** a Obtain an operational works approval for the design and construction of a sewer connection for the proposal to Council's sewer network in Coyne Street, prior to commencement of the use at no cost to Council and include in particular: i Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. ii The size of the sewer property service connection must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition iii Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid. iv Provide the inspection opening (IO) 300mm from the property boundary (verge side). v Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 300mm clear of the property sewer connection. vi Remove / seal / cap redundant sewer property services. *Note:* *An "Application Work on the City's infrastructure" form is required for the above works.* b Construct and maintain the sewer reticulation system at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 - Land development guidelines, Section 6 – Water supply and sewerage reticulation standards, Section 7 – Procedures, Section 8.5 – As-constructed requirements, Section 9 - Specifications and Section 10 – Standard drawings.
30	**Water connection** a Obtain an operational works approval for the design and construction of a water connection for the proposal to Council's water network at the existing 100 mm main in Coyne Street, prior to commencement of the use at no cost to Council and include in particular: i Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. ii Conduits are required to be installed to service the proposed development via trenchless technology (open cutting of the road is not permitted) to connect to Councils potable water supply network. iii Provide a flange at 300mm on the water property service (verge side). iv Council's ownership of the above ground on-lot water meters includes the typical meter assembly in accordance with City of Gold Coast Meter Standard Drawings bounded by the gate valves. v The requirements described above must be clearly identified on the Operational Works drawings.

	vi Remove redundant water meters / connections. *Note:* An "Application Work on the City's infrastructure" form is required for the above works.
31	**Sub-metering** Provide individual sub-metering for each unit including common property generally in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy.
32	**Fire loading** Fire loading must not exceed 15 L/s for 4 hours duration.
Solid Waste Management	
33	**Bin type, storage capacity and storage points** Provide 2 x 2000L general waste bulk bins and 1 x 2000L recycle bulk bin to service the development prior to the commencement of use at no cost to Council.
34	**Storage point / waste room – bulk bins** Design the bin storage point prior to the use commencing and in accordance with City Plan Policy SC6.15 - Solid waste management at no cost to Council: a No steps or lips on bin-carting route. b Hose cock for bin washing. c Concrete slab graded to drainage point within the storage point. d Drainage point connected to sewerage network with trade waste requirements. **e** Adequate artificial lighting
35	**Servicing point – Bulk bins** Construct the bin servicing point prior to use commencing and in accordance with City Plan policy SC6.15 – Solid waste management, including: a Hardstand with a solid concrete base or acceptable equivalent b Screened c Positioned on a level pad within the site, level with the kerbside and adjacent to a driveway or other approved crossover on public roadway d Connected to the crossover by a concrete path so that the bin can be manoeuvred for servicing without lifting the bin over raised surfaces
36	**Waste chute** Provide protection in the waste storage room from objects failing through the waste chute which enables a person to safely access the storage room, prior to the use commencing at all times at no cost to Council. Fitted with a shutter at the base of the chute for closing off the chute manually during bin exchange and automatically in case of fire
Construction Management	
37	**Certification of works** Provide Council with certificates prepared by qualified experts from the disciplines

listed below, confirming as follows:

Environmental Assessment

Certified document	Author	Date	Expert discipline	Requesting Council Section
Approved - Acid sulfate soil management plan	-	-	Acid Sulfate Soil professional	Environmental Assessment

The certification is to confirm:

a All works have been undertaken in accordance with the approved acid soil management plan.

b Provide all verification testing results and applied liming rates.

38 Certification of works - Geotechnical Engineering

Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:

Geotechnical Engineering

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Basement excavation retention design certification	Prior to the issue of a development permit for building works	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering

The certification is to confirm:

a The basement excavation retention system has been adequately designed based on existing geotechnical conditions of the site.

b Detailed stability analyses have been carried out for the designed basement excavation retention system.

c The designed basement excavation retention system achieves a factor of safety of at least 1.5, the calculated retention wall movements and rotations are within acceptable limits, and the basement excavation/construction including any dewatering will not cause any adverse effects on the stability and integrity of the adjacent buildings, properties and infrastructure.

d A site-monitoring plan is in place for the entire basement excavation/construction period and for a post-construction period of at least three months in order to monitor and detect impact on the stability and integrity of the adjacent properties/structures.

e A contingency plan is in place in case any sign of instability on the adjacent properties/structures is identified or detected during the

basement excavation/construction period.

Geotechnical Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Post-construction certification	Immediately after completion of the basement structure up to natural ground level	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Development Compliance

The certification is to confirm:

a All geotechnical engineering works in relation to the basement excavation/construction were supervised.

b The basement excavation/construction has been satisfactorily carried out and there are no visible signs or monitored data indicating any adverse effects on the stability and integrity of the adjacent buildings, properties and infrastructure.

39 **Certification of works - Health and Regulatory Services**

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Health and Regulatory Services				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Acoustic compliance report	Prior to commencement of the use	Proposed Residential Development 10 Coyne Street Coolangatta – Acoustic Report; Prepared by: Acoustic Works; Dated: 12 May 2021; Ref: 2021138 R01A 10 Coyne Street Coolangatta ENV.docx; Ver: R01A	Acoustic Engineer	Health and Regulatory Services

The certification is to confirm:

The development has been designed in accordance with the established noise criteria and recommendations outlined in an approved Acoustic Report.

40 **Certification of works - Hydraulics and Water Quality**

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Hydraulics and Water Quality				
Certified document	**Certification date**	**Plan / Drawing**	**Expert discipline**	**Requesting Council Section**
Post construction certification	Prior to commencement of the use	Stormwater management plan – 10 Coyne Street Coolangatta, revision 01, dated 9 October 2020, prepared by Michael Bale & Associates	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality

The certification is to confirm:

All stormwater devices (quantity and quality) shown in the approved stormwater management plan and associated design drawings have been installed on-site in accordance with Council's approved stormwater management plan and are functioning as designed.

Hydraulics and Water Quality				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Agreement to remove hydrocarbons for GPT	Prior to commencement of the use	-	-	Hydraulics & Water Quality

The certification is to confirm:

An agreement is entered into with the appropriately licensed waste removal entity, for the removal of hydrocarbons / waste.

Hydraulics and Water Quality				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Long – term maintenance agreement	Prior to commencement of the use	-	The owner/ Body corporate for	Development compliance

			the development	

The certification is to confirm:

An agreement has been entered into with a proprietor or an appropriate entity for the life of the development for the long term maintenance of the stormwater propriety treatment devices.

The certification is to also provide:

A copy of the agreement.

Hydraulics and Water Quality				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Confirmation of cartridge replacement	Every four years once the use has commenced for the life of the development.	-	Registered Professional Engineer Queensland (RPEQ)	Development compliance

The certification is to confirm:

Cartridges within the stormwater propriety treatment devices have been replaced and are functioning as designed.

Hydraulics and Water Quality				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Performance of the proprietary treatment devices	Prior to commencement of the use	Stormwater management plan – 10 Coyne Street Coolangatta, revision 01, dated 9 October 2020, prepared by Michael Bale & Associates	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality

The certification is to confirm:

The treatment train including the proprietary device will achieve pollutants removal efficiency to satisfy Council's water quality objectives as outlined in City Plan Policy SC6.11 – Land development guidelines, section 4.5.4.2 Stormwater quality objectives (operational phase).

Hydraulics and Water Quality				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council**

				Section
Coastal erosion and wave resistant footings	Prior to commencement of the use	-	Registered Professional Engineer Queensland (RPEQ)	Hydraulics and Water Quality

The certification is to confirm:

a All footings are designed and constructed to be resistant to coastal erosion and comply with the Coastal erosion hazard (ocean front land) overlay code of City Plan.

b All footings are designed and constructed to be resistant to wave attack to comply with the Coastal erosion hazard (ocean front land) overlay code of the City Plan.

Hydraulics and Water Quality

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Flood storage	Prior to commencement of the use	Flood depth layout plan – 10 Coyne Street Coolangatta, DA05-G20127, revision 01, dated 9 October 2020, prepared by Michael Bale & Associates	Registered Professional Engineer Queensland (RPEQ)	Hydraulics and Water Quality

The certification is to confirm:

All works have been carried out and completed in accordance with the plan in the above table and no loss of flood plain storage has occurred as a result of the earthworks.

41 **Certification of works – Landscape Assessment**

Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:

Operational Works – Landscape Assessment

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Certificates and evidence of planter box construction	Prior to commencement of landscape works	-	Suitably qualified person	Landscape Assessment

The certification must include photographs and is to confirm:

The waterproofing and drainage cell has been installed for all landscape

areas/planter boxes generally in accordance with the *Australian Standard AS4654.2 – 2012 - Waterproofing Membranes for External Above-Ground Use, Section 2.13 Planter Boxes* and the Landscape Architect specifications.

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42 **Certification of works - Subdivision Engineering**

Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:

Subdivision Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Certificate for electricity supply	Prior to commencement of the use	-	An authorised supplier (e.g. Energex)	Development Compliance
The certification is to confirm: Underground electricity supply is available to the development site and all proposed dwellings.				

Subdivision Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to commencement of the use	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Development Compliance
The certification is to confirm: Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).				

43 **Certification of works – Water and Waste (Solid Waste Management)**

Provide Council with certificates prepared by qualified expert(s) from the

discipline(s) listed below, confirming as follows:

Water and Waste

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
• Waste Management compliance report; • Waste chute and construction ; • Waste servicing point and bin carting route; • Waste storage room design and construction ; •	Prior to commencement of the use	Waste Management Plan by MRA Environmental , document number MRA21-061 version V.2 dated May 2021	Registered Professional Engineer of Queensland (RPEQ) or a Level 1 Licensed Building Certifier	Water and Waste

The certification is to confirm:

a The development has been designed and constructed in accordance with the approved Waste Management Plan and complies with City Plan Policy SC6.15 – Solid waste management.

b The waste chute complies with the manufacturer's specifications and City Plan Policy SC6– Solid waste management.

44 **Pre-start inspection**

Arrange a pre-start inspection prior to the commencement of building works for the bin storage and bin servicing point

Purpose	Council contact
Discuss Water and Waste and Council approval requirements and expectations through the construction phase	inspections@goldcoast.qld.gov.au

45 **Hold point inspection**

Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC.6.11 – Land development guidelines the City Plan for the following:

Purpose	Hold Point	Council contact
Bin storage point	Within 5 business days of the bin storage point being completed.	Water and Waste INSPECTIONS@goldcoast.qld.gov.au

	Bin carting route between storage point and servicing point	Within 5 business days of the bin carting route area being completed including any doorways, ramps and speed control devices.	Water and Waste INSPECTIONS@goldcoast.qld.gov.au
	Confirm Waste chute has been installed in the approved location and operates as designed.	Within 5 business days of the waste chute being completed.	Water and Waste INSPECTIONS@goldcoast.qld.gov.au
	Confirm works for the bin storage and servicing point have been undertaken in accordance with the approved MCU drawings.	Within 5 business days of bin servicing point and vehicle access being completed.	Water and Waste INSPECTIONS@goldcoast.qld.gov.au

46 **Vibration management plan**

a Prepare and submit for approval a Vibration management plan addressing basement construction activities in accordance with the City's Basement Construction Vibration Guideline prior to any works commencing.

b The Vibration management plan must be prepared by a suitably qualified professional.

c Comply with the approved Vibration management plan and sections 4.2 and 4.5 of the Basement Construction Vibration Guideline.

d Vibration levels must not exceed the levels in the approved Vibration management plan.

Note:

Vibration monitoring may be required to be carried out at no cost to Council to determine compliance with the approved vibration management plan or the Guideline.

47 **Noise management plan**

a Prepare and submit for approval a Noise management plan addressing construction activities prior to any works commencing.

b The Noise management plan must be prepared by a suitably qualified professional and include in particular:

- i Provide details of expected noise sources.
- ii Identify the measures and work practices to be implemented to ensure noise from construction activities does not cause an 'environmental nuisance' (within the meaning of the term set out in the Environmental Protection Act 1994) at any sensitive receptor stated in schedule 1 of the Environmental Protection (Noise) Policy 2008.
- iii Identify the measures and work procedures to monitor noise emissions.
- iv Provide details of complaint response procedures.
- v Identify procedures to monitor and review the noise management plan.

c Implement the Noise management plan prior to any works commencing at no

	cost to Council.
48	**Dust management plan** a Prepare and submit for approval a Dust management plan prior to any works commencing. b The Dust management plan must be prepared by a suitably qualified professional and include in particular: i Provide details of sources of dust and particulate emissions. ii Identify the measures and work practices to be implemented ensuring the release of dust and particulate matter from construction activities does not cause an 'environmental nuisance' (within the meaning of that term set out in the Environmental Protection Act 1994) at any sensitive receptor stated in schedule 1 of the Environmental Protection (Noise) Policy 2008. iii Identify the procedures to be adopted for monitoring and reporting air emissions. iv Provide details of complaint response procedures that will be adopted. v Identify the procedures to be adopted for revision and review of the dust management plan. c Implement the Dust management plan during all construction works at no cost to Council.
49	**Transport of soil/fill/excavated material** During the transportation of soil and other fill/excavated material: a All trucks hauling soil, or fill/excavated material must have their loads secure and covered. b Any spillage that falls from the trucks or their wheels must be collected and removed from the site and streets along which the trucks travel on a daily basis. c Prior to vehicles exiting the site, measures must be taken to remove the soil from the wheels of the vehicles to prevent soil and mud being deposited on public roads.
50	**Construction management plan** a Prepare and submit for approval a Construction management plan generally in accordance with the Guidelines for Construction Management Plans prior to any works commencing. b The Construction management plan must be prepared by a suitably qualified professional and include in particular: i Provide hours of construction. ii Provide details on vehicle access (including responsibility for maintenance of the defined cartage route) during construction hours. iii Provide details on traffic management (including loading, unloading and cartage routes). iv Parking of vehicles (including on site employees and delivery vehicles). v Maintenance of safe pedestrian movement across the site's frontage/s (including people with disabilities). vi Provide details for the collection and control of Building waste and refuse disposal. vii Details on the presentation of hoarding to the street. viii Provide details for tree management.

	ix Demonstrate how the general public will be protected from construction activities. x Provide details on how the building site will be kept clean and tidy to maintain public safety and amenity. c Implement the Construction management plan during all construction works at no cost to Council.
51	**Construction documentation drawings – Architecture and Urban Design** *(specific condition)* a Prepare and submit for approval by the Office of Architecture and Heritage, a set of construction documentation drawings generally in accordance with the approved drawings, the subject of this approval prior to the issue of a Development Permit for Building Work. b The construction documentation drawings must be prepared by a suitably qualified professional and include in particular: i Detailed floor plans, elevations and sections showing how the façade composition illustrated in the approved drawings the subject of this approval will be constructed. ii Construction details showing all the façade materials in the proportions and locations identified in the elevations: o The feature aluminium screening to: the balcony batten screens, vertical battens and fence battens o The feature stone cladding; o Patterned wall with art finish The construction documentation drawings approved in accordance with this condition must form part of an approval for a Development Permit for Building Work.
52	**Erosion and sediment control** Undertake works generally in accordance with the Healthy Waters code of the City Plan and include in particular: a Sediment control structures e.g. sediment fence must be placed at the base of all materials on site to mitigate sediment run-off. b A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater. c All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM September 2009) prior to discharging from the site. d Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6.11 – Land development guidelines, section 4.5.17.1.2 Compliance.
53	**Sand management plan** a Prepare and submit for approval a Sand management plan generally in accordance with the City Plan policy – Coastal erosion hazard overlay code prior to any works commencing. b The Sand management plan must be prepared by a suitably qualified professional and include in particular. i Outline actions to ensure excavated sand is cleaned, treated, placed,

	levelled and stabilised. ii Ensure sand is cleaned using a 20mm sieve to remove all material other than clean sand. iii Ensure sand is delivered and deposited to (identify relevant beach). c Contact Council's City Assets Branch to engage an officer (supervisor) nominated by Council. The Sand management plan must include details (e.g. name and position) of the officer who will be employed for the duration of the sand excavation and deposition at no cost to Council. d Prior to the commencement of sand extraction and deposition, sufficient security must be provided to Council to ensure the sand is sieved and placed on an ocean beach in accordance with Council requirements and appropriate beach protection and/or restoration measures are used. e The estimate total quantity of the sand must be calculated and supplied to the officer identified above to ensure a security value is included in the plan. f Implement the Sand management plan prior to any works commencing at no cost to Council.
54	**Dewatering management plan** a Obtain a Management Plan approval for a Dewatering management plan generally in accordance with the Guidelines for Dewatering Management Plan prior to any works commencing. b The Dewatering management plan must be prepared by a suitably qualitied professional and include in particular: i Purpose for dewatering (i.e.: an explanation why dewatering is required). ii Dewatering technique (i.e.: wellpoint, deep well, open hole etc.). iii Anticipated dewatering flow rate and total dewatering duration. iv Controls (i.e.: settling tank, turbidity curtain etc.) and method of effluent discharge. v Measures and techniques to manage noise, vibration and odour issues. vi Measures and techniques to manage geotechnical stability issues. vii Contingency plan in case of emergency situation. viii Engineering specifications for dewatering effluent treatment (i.e. air-stripper, carbon filtration etc.) and details for an analytical monitoring program to ensure effluent will meet water quality release standards described in Tables 1 & 2, where dewatering is conducted in a contaminated area. ix Monitoring program to ensure effluent will comply with applicable water quality release standards described in Tables 1 & 2 of the guidelines. x Baseline assessment of the existing environment (i.e. fauna, water quality) that will receive the discharge. xi Include background levels of Iron and Chlorine to ensure if the development sites are having issues with turbidity, the iron levels are not excessive to cause visual amenity issues and detriment to the aquatic ecosystem. xii Strategy for monitoring and managing any impacts during the life and after closure of the project. xiii The point of discharge to the storm water system and to any waterway or water body. xiv Hydrogeological and hydrological assessment of the project area to

estimate quantity and quality of water to be discharged.

xv Verification the quality of discharge water will comply with the receiving water duration and frequency of the discharge.

xvi Seasonal variability of the receiving water quality.

xvii Assessment of the viability of treating or recycling wastewater.

xviii Location of all treatment pads.

c Implement the Dewatering management plan during construction works at no cost to Council.

55 **Pre-start inspection**

Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in the approved architectural plans for the following:

Purpose	Council contact
Review and discuss building works – relating to the architectural façade, feature elements, screens, blades, materials and finishes. The pre-start inspection must include the appointed building certifier, and where possible, an authorised representative from the architect or building designer firm, being the author of the stamped approved plans.	Office of Architecture and Heritage (07) 55828875

Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.

56 **Supervision of works**

During construction of any works the following professionals must be appointed to supervise the below described actions:

Geotechnical Engineering	
Expertise required of the suitably qualified professional	**Actions to be overseen by the professional**
Registered Engineer of Queensland (RPEQ), specialising in geotechnical engineering	Supervise all geotechnical engineering works in relation to the proposed basement excavation/construction and ensure no adverse effects on the stability and integrity of the adjacent buildings, properties and infrastructure.

57 **Availability of approved plans, drawings and reports**

Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.

58 **Notice of works timetable**

Provide a Notice of works timetable for Commencement of work to Council's Development Compliance section prior to commencement of any works.

A copy of Council's Notice of works timetable is available on Council website.

Plumbing and Drainage Act 2018	
59	**Plumbing and drainage works** Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing. *Note:* *A permit for plumbing and drainage works does not approve the discharge of trade waste to Council's sewerage system. The generator of trade waste must complete an application for approval to discharge trade waste to Council's Sewerage System (available on Council's website).*
Advice Notes	
A	**Development infrastructure** Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.
B	**Gold Coast Light Rail – Stage 3** Stage 3 of the Gold Coast Light Rail, from Broadbeach South to Burleigh Heads, is on track for construction to commence in 2021. On behalf of the Queensland Government, GoldLinQ is leading the tender process and is currently in negotiations with design and construction contractor John Holland. As the project progresses, GoldlinQ and its contractors will have access rights to the corridor. At different times during construction, any works adjacent to the light rail must be undertaken in accordance with the reasonable directions of GoldLinQ and its contractors, with respect to safety issues. This may impact new and existing developments within the corridor. To access the current GCLR3 reference design or for more information, visit www.GCLR3.com.au.
C	**Further development permits / compliance permits** Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: **Landscape Assessment** - Operational works - landscape works **Plumbing and Drainage** - Permit for plumbing and drainage work **Transport Assessment** - Operational works – infrastructure works. **Water and Waste** - Operational works - infrastructure - Application to work on the City's infrastructure

	A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).
D	**Compliance with conditions** Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.
E	**Connections to, alteration or realignment of Council infrastructure** Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), the applicant must obtain the necessary approvals from the relevant public utility authority prior to works commencing. Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage infrastructure, reinstatement of maintenance hole covers, stormwater drainage infrastructure, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.
F	**Operational Works meeting prior to lodgement** Council's Water and Waste Development Services team encourage contact to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works. Contact GCWDA@goldcoast.qld.gov.au to arrange a meeting.
G	**Design, Constructability and Minor change applications** The application has been approved based on the information provided by the consultant. Water and Waste are not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the *Planning Act 2016*) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.
H	**Indigenous cultural heritage legislation and duty of care requirement** The *Aboriginal Cultural Heritage Act 2003* ('**ACHA**') is administered by the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: a Is not negated by the issuing of this development approval; b Applies on all land and water, including freehold land; c Lies with the person or entity conducting an activity; and d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines

	gazetted with the ACHA. The applicant should contact DATSIP's Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the ACHA.
I	**Infrastructure charges** Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
J	**Properly made submissions** There were properly made submissions about the application. The name and address of the principal submitter for each properly made submission is attached to the decision notice.
K	**Applicant responsibilities** The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without liming this obligation, the applicant is responsible for: a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commended and to carry out the activity for its duration. b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environment Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). d Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the *Survey and Mapping Infrastructure Act 2003.* e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds $150,000 (excluding GST). Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry

	(Portable Long Service Leave) Act 1991. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
L	**Access from/works in State-controlled road** All access from and works within the State controlled road/reserve must not be carried out without approval from the Department of Transport and Main Roads.
M	**Weeds, pest animals and ants** Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
N	**Fire ant control** Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the *Biosecurity Act 2014* individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.
O	**Gold Coast Airport approval of building and/or structure height** Any building or structure (including construction crane or other temporary equipment) in the City extending to a height of 110 metres or more above ground level must be notified to Gold Coast Airport Pty Ltd.
P	**Buildings and/or structure exceeding the Gold Coast Airport Obstacle Limitation Surface (OLS)** Commonwealth approval via an application made through Gold Coast Airport Pty Ltd is required for any part of the building or structure (including construction cranes or other temporary equipment) exceeding the Obstacle Limitation Surface (OLS) 49.5 metres AHD. Application must be made to Gold Coast Airport Pty Ltd within a minimum of eight weeks notice prior to the use of construction cranes or any other equipment that would exceed the OLS height limit.
Q	**Incorporation of Equitable Access at the Detailed Design Stage** All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the *Commonwealth Disability Discrimination Act (1992)* and the Disability (Access to Premises – Buildings) Standards 2010.
R	**Connections to, alteration or realignment of Council infrastructure** Where development works require the connection to, alteration, removal or

	realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), the applicant must obtain the necessary approvals from the relevant public utility authority prior to works commencing. Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage infrastructure, reinstatement of maintenance hole covers, stormwater drainage infrastructure, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.
S	**Stormwater** A property notification will be applied to the lot / subsequent lots stating a stormwater management plan exists for the site and must be complied with at all times.
T	**Council water and sewer mains to be protected during site works** The developer is responsible at all times for ensuring that Council's water and sewerage infrastructure is protected during construction activities on site. This may require physical protection measures to be put in place during works such as deliveries, moving heavy equipment into and out of the site, or when doing works in close proximity to water and sewer assets. Where Council water and sewer infrastructure is damaged during construction, Council will undertake immediate repairs and any costs associated with these repairs will be charged to the landowner, principle contractor or other relevant party. If further more permanent repairs are required, such as replacement of water and sewer mains, the landowner, principle contractor or other relevant party will first be given an opportunity to complete these works (other approvals may be required), or Council will undertake these works and pass the costs on to the landowner, principle contractor or other relevant party.
U	**Connections and disconnections** Any connection / disconnection to the existing water and sewerage networks will be at the applicant's cost. Prior to the connection / disconnection taking place, the applicant must obtain written approval from Water and Waste. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
V	**No open trenching of the road pavement for water connections across / in roadways** Conduits must be installed to service the proposed development via trenchless technology the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
W	**Water meter sizing** All water meters 50 mm in diameter or larger must be installed aboveground and on lot and require an Operational works approval and an easement over the water meter arrangement. Unrestricted access to the water service (including meters) must be provided at all times.

	Refer to Water and Metering Technical Specifications, available on Council's website http://www.cityofgoldcoast.com.au
Property Notifications	
A	**Stormwater** There are development approval conditions applicable in relation to stormwater management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice MCU/2020/578. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline
B	**No flood free access/egress** Owners and intended purchasers are advised the property does not have flood free access/egress during 1% AEP (Annual Exceedance Probability) flood events. Refer to Council of the City of Gold Coast's Decision Notice MCU/2020/578. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline
C	**Flood inundation** Owners and intending purchasers are advised the basement and/or property is subject to inundation during extreme flood events. Refer to Council of the City of Gold Coast's Decision Notice MCU/2020/578. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

COYNE STREET
Subject site
No. 5
6BUP9247
No. 12
9BUP2769
No. 12
8BUP2769
No. 12
3BUP2769
No. 12
6BUP2769
No. 12
1BUP2769
No. 12
2BUP2769
No. 12
5BUP2769
No. 12
4BUP2769

Subject site
MUSGRAVE STREET
MARINE PARADE
WINSTON STREET
COOLANGATTA ROAD
SOUTH STREET
HAIG STREET
COOK STREET
DOUGLAS STREET
LORD STREET
MILES STREET

CITY OF GOLDCOAST.

Infrastructure Charge Notice

To: Kirra One Pty Ltd
C/- Zone Planning Group
PO BOX 3805
BURLEIGH TOWN QLD 4220

Cc: Kirra One Pty Ltd
Unit 3 / 160 Gooding Drive
MERRIMAC QLD 4126

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Land to which charges apply	The land to which the charges in this notice apply is. Property description **LOT7 C2859** Property address **10 Coyne Street COOLANGATTA**
	Total levied charge payable **$ 1,004,554.38** +ADJUSTMENTS
Due date for payment	**Total payable prior to the earliest of the following events: when the change happens or final plumbing inspection being undertaken or issue of a certificate of classification/certificate of occupancy or final inspection certificate for building work being issued.**
Payment details	Payment of the charges must be made in accordance with the "How to pay methods" section of this notice.
Adjustments to charge	The levied charge will automatically increase by the lesser of the following: (a) The difference between the levied charge and the maximum adopted charge the local government could have levied for the development when the charge is paid; and (b) The increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period starting on the day the levied charge is levied and ending on the day the charge is paid. '3-yearly PPI average' and 'PPI' have the meanings given in the *Planning Act 2016*. As the charge amount stated above is current at the date the notice was generated, the total charges due at the date of payment may be greater.
Offsets and/or Refunds	Offsets (if applicable) will be provided consistent with the provisions of the Planning Act 2016 and Council's Charges Resolution. If applicable, details of the offset are provided on this Infrastructure Charge Notice.
Failure to pay charge	A levied charge is, for the purposes of recovery, taken to be rates of the local government that levied it.

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Authority for charge	The charges in this notice are payable in accordance with the *Planning Act 2016*.
GST	GST does not apply to payments or contributions made by developers to Government which relate to, or relates to, an application for the provision, retention, or amendment of a permission, exemption, authority or licence (however described) under the *Planning Act 2016*.
Enquiries	Enquiries regarding this Infrastructure Charge Notice should be directed to the Developer Contribution Group on Ph: (07) 5582 9030, during office hours, 9.00am to 5.00pm, Monday to Friday or e-mail dcg@goldcoast.qld.gov.au.

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Infrastructure Charge Notice

Tuesday, 16 November 2021

Application	**PN5260/16/-**
Site address	**10 Coyne Street, COOLANGATTA**
Application number & code	**MCU/2020/578**
Application description	**MULTIPLE DWELLING (37 UNITS)**
Officer name	**Karen Vigoya**

Charge calculation

Charges Resolution No. 1 of 2019

	Qty			Rate	Gross Charge Amount
Multiple Dwelling 2 Bedroom	2	Dwellings	@	$ 22,029.67	$ 44,059.34
Multiple Dwelling 3+ Bedroom	35	Dwellings	@	$ 30,841.58	$ 1,079,455.30
					$ 1,123,514.64

Net Charge Summary

Gross Charge Amount	Applied Credit Amount	Net Charge Amount
$ 1,123,514.64	$ 118,960.26	$ 1,004,554.38

Applied credit details *Credit applied for existing 5 Multiple Dwellings (1 x 3 bedroom and 4 x 2 bedroom).*

Office Use Only	
$ 557,527.78	DC011
$ 337,530.24	DC013
$ 109,496.36	DC020
$ 1,004,554.38	

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DECISION NOTICE

DECISION TO GIVE AN INFRASTRUCTURE CHARGES NOTICE

Pursuant to section 119 of the *Planning Act 2016*, on the insert date, the City decided to give this infrastructure charges notice. The date the development application was approved is set out on the first page of the decision notice approving the development application.

Appeal rights

You have appeal rights in relation to this notice. An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds:

(a) the notice involved an error relating to:

(i) the application of the relevant adopted charge; or

Examples of errors in applying an adopted charge:

• the incorrect application of gross floor area for a non-residential development

• applying an incorrect 'use category', under a regulation, to the development

(ii) the working out of extra demand, for section 120 of the *Planning Act 2016*; or

(iii) an offset or refund; or

(b) there was no decision about an offset or refund; or

(c) if the infrastructure charges notice states a refund will be given – the timing for giving the refund; or

(d) for an appeal to the Planning and Environment Court – the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.

To remove any doubt, the *Planning Act 2016* declares that an appeal against an infrastructure charges notice must not be about:

(a) the adopted charge itself; or

(b) for a decision about an offset or refund:

(i) the establishment cost of trunk infrastructure identified in a local government infrastructure plan; or

(ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

An appeal must be started within 20 business days after the infrastructure charges notice is given to you.

An appeal may be made to the Planning and Environment Court or to a development tribunal.

An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required

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fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* sets out further information about appeal rights.

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How to pay methods

Pay by mail

Ordinary mail

Simply enclose this Notice and your cheque or money order made payable to Gold Coast City Council in an envelope and post it to this address:

Council of the City of Gold Coast
PO Box 5042 GCMC QLD 9726

Customer Service Centre in person

Pay at any Customer Service Centre with cheque, debit card, MasterCard or Visa.

Payment by credit card will incur a surcharge.

Cash is not accepted.

There have been changes to our centres, for locations and opening hours please visit **cityofgoldcoast.com.au/contactus**

How to contact us

07 5582 9030 or 1300 69 4222

(7am to 6pm, Monday to Friday), or from outside of Australia call +61 7 5582 8866

There have been changes to our centres, for locations and opening hours please visit **cityofgoldcoast.com.au/contactus**

Council of the City of Gold Coast
PO Box 5042, GOLD COAST MC QLD 9726

goldcoast.qld.gov.au

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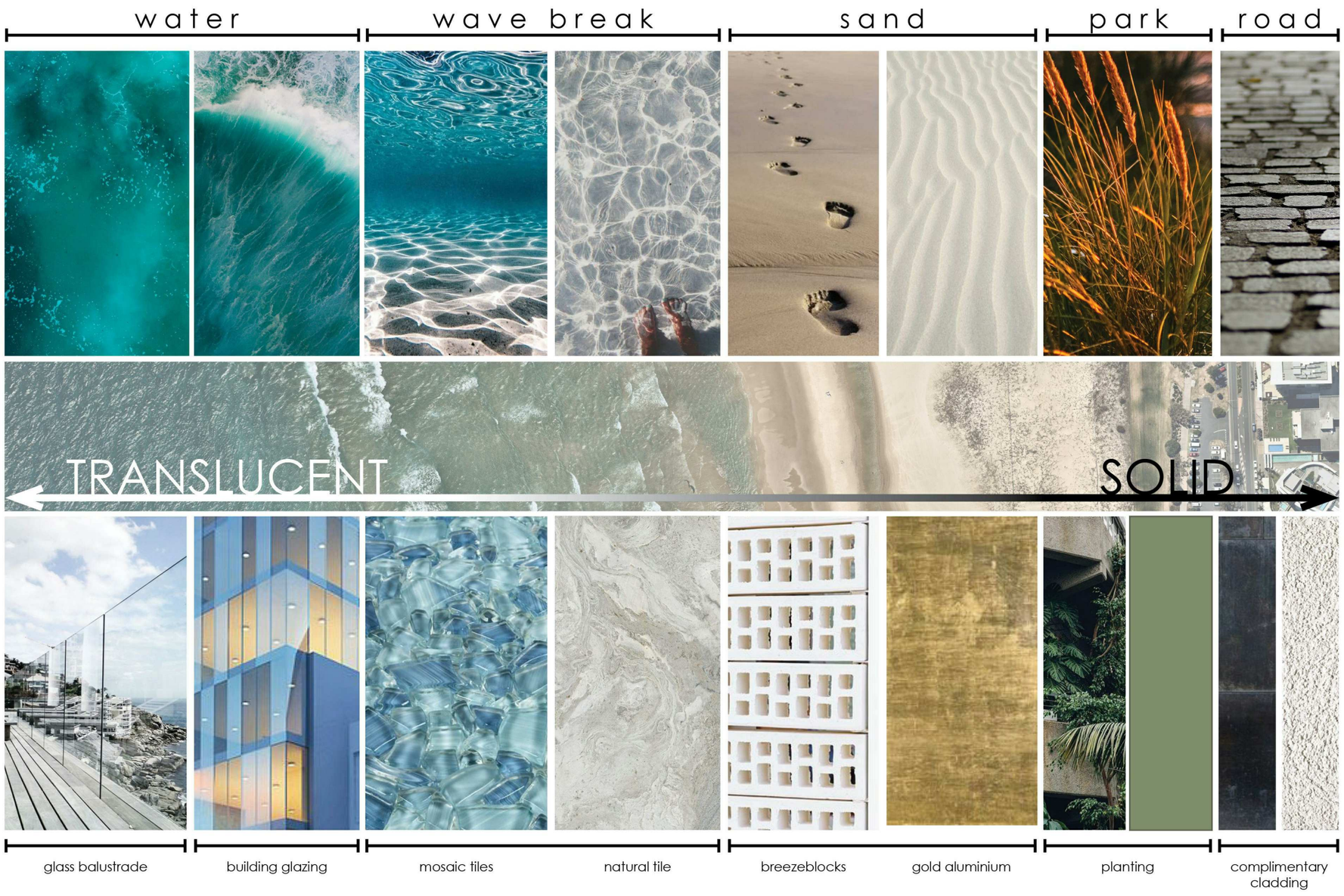
RESERVED. THIS DRAWING AND RELEVANT AUSTRALIAN STANDARDS. OR IN WHOLE WITHOUT WRITTEN PERMISSION OF RED DOOR ARCHITECTURE.



RED DOOR ARCHITECTURE

REVISION B 03.11.21 DA RE-ISSUE

WWW.RDARCH.COM.AU 200046 DEC 2020 10 COYNE STREET, COOLANGATTA 4225 COYNE STREET APARTMENTS DA-010 MATERIAL PALETTE

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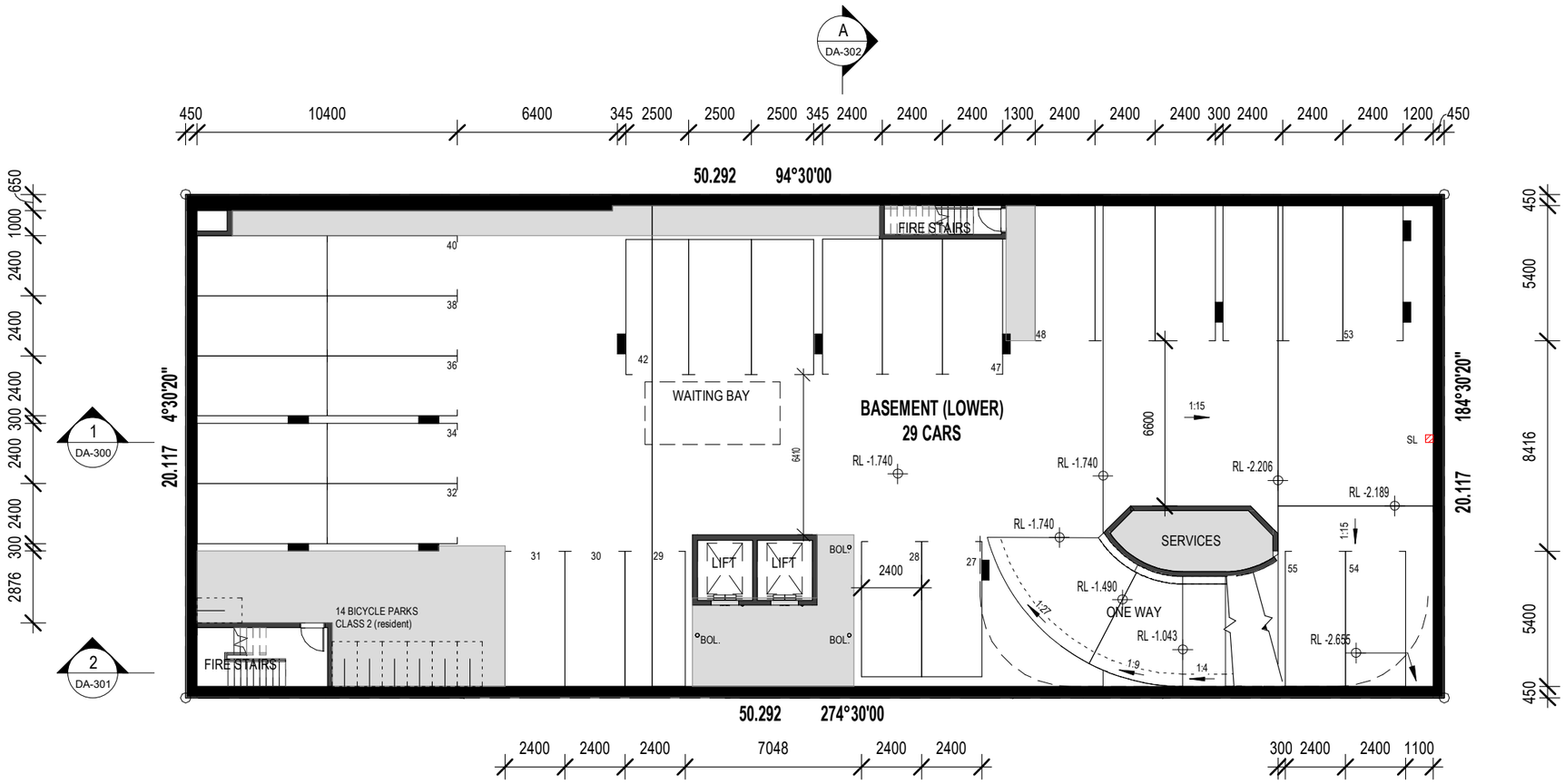

REDDOOR ARCHITECTURE

WWW.RDARCH.COM.AU	200046	SCALE 1 : 200	DEC 2020	10 COYNE STREET, COOLANGATTA 4225	COYNE STREET APARTMENTS	DA-100	LOWER BASEMENT FLOOR PLAN

REVISION B 03.11.21 DA RE-ISSUE

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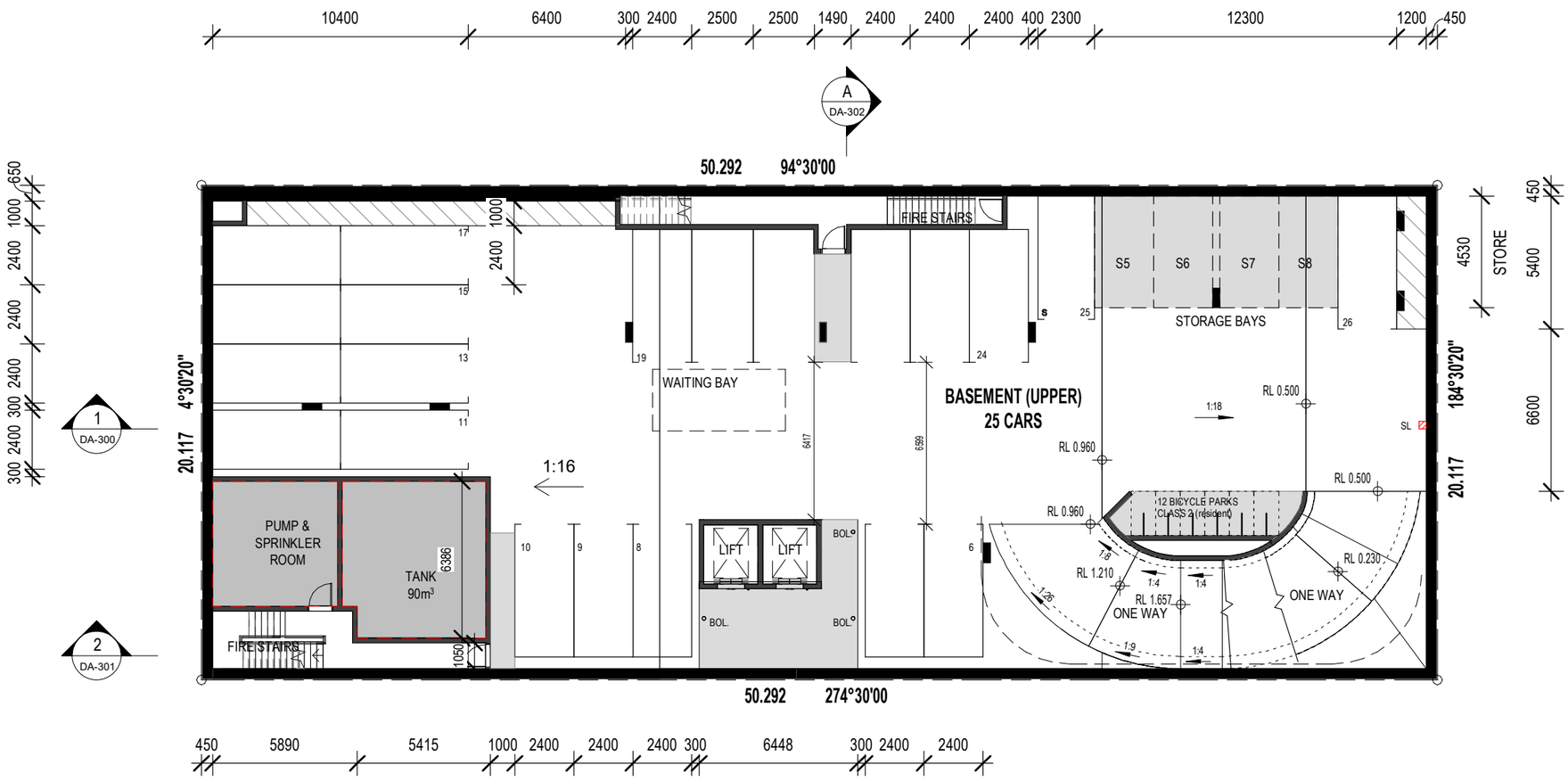


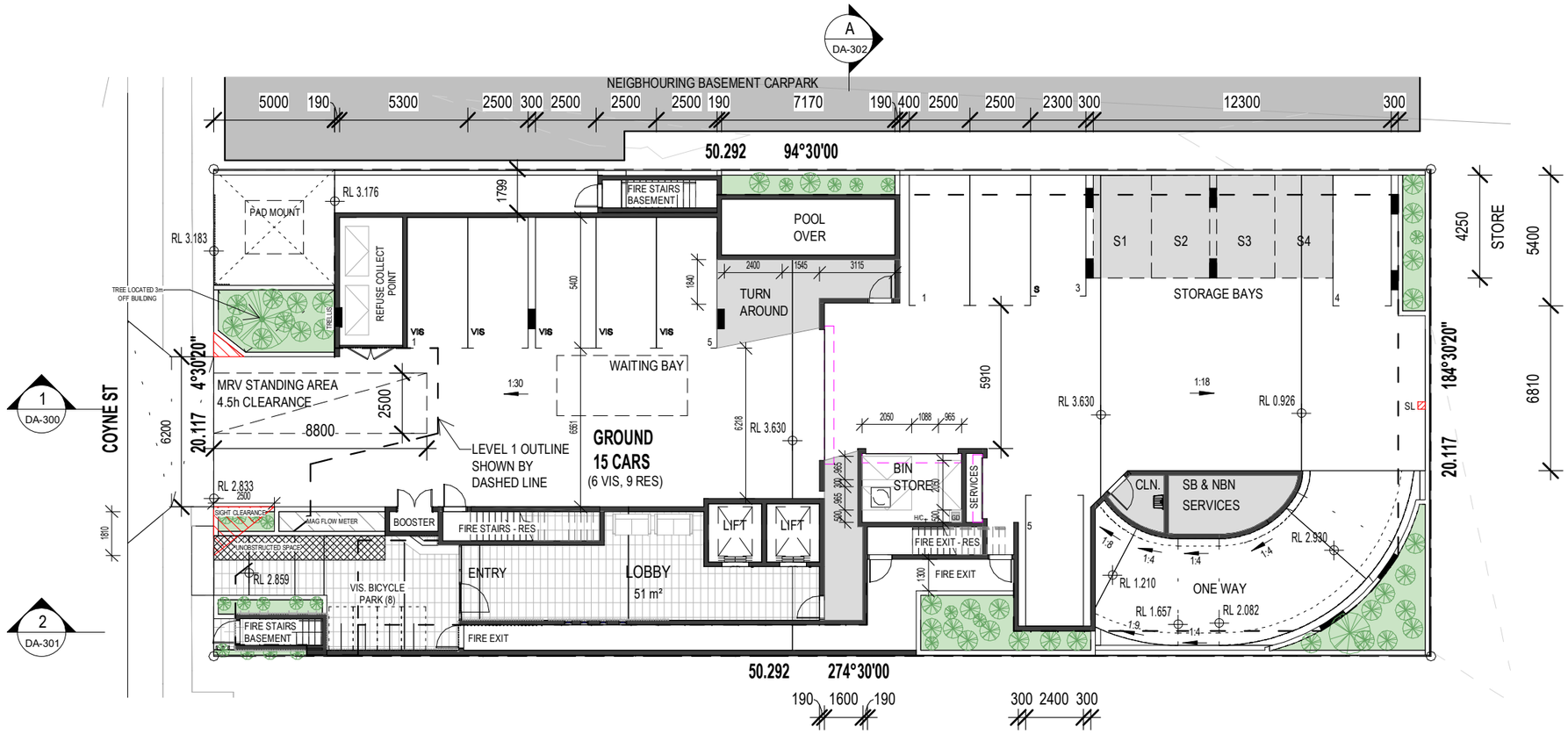
REDDOOR ARCHITECTURE

WWW.RDARCH.COM.AU	200046	SCALE 1 : 200	DEC 2020	10 COYNE STREET, COOLANGATTA 4225	COYNE STREET APARTMENTS	DA-101	UPPER BASEMENT FLOOR PLAN

REVISION B 03.11.21 DA RE-ISSUE

RESERVED. THIS DRAWING AND RELEVANT AUSTRALIAN STANDARDS. OR IN WHOLE WITHOUT WRITTEN PERMISSION OF RED DOOR ARCHITECTURE.

NOTE:
SIGHT CLEARANCE: *Pedestrian sight triangle to be kept clear of obstructions to visibility and any landscaping proposed within the sight triangle must be less than 500mm in height*



REDDOOR ARCHITECTURE

REVISION B 03.11.21 DA RE-ISSUE

WWW.RDARCH.COM.AU 200046 SCALE 1 : 200 DEC 2020 10 COYNE STREET, COOLANGATTA 4225 COYNE STREET APARTMENTS DA-102 GROUND FLOOR PLAN

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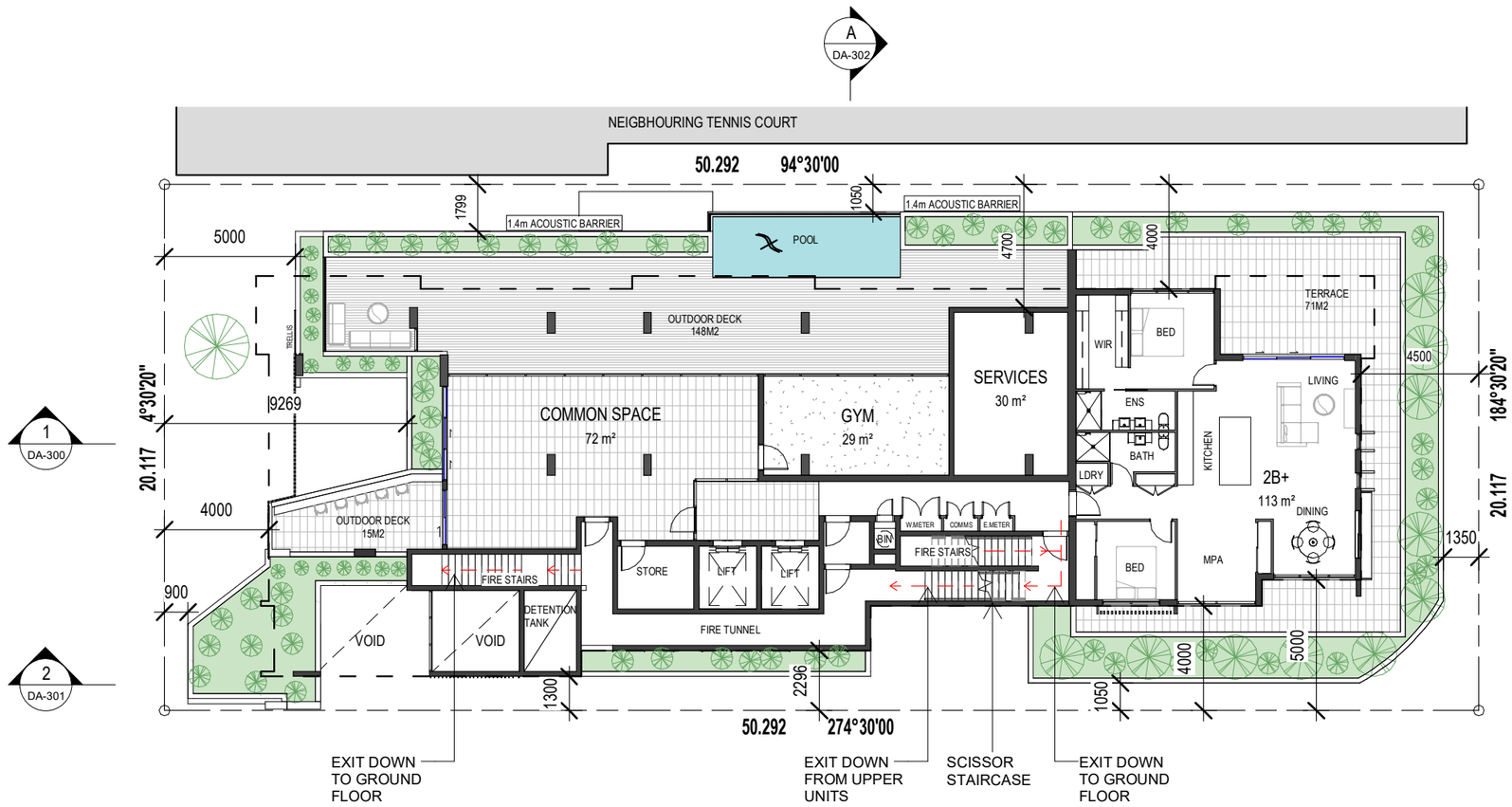

REDDOOR ARCHITECTURE

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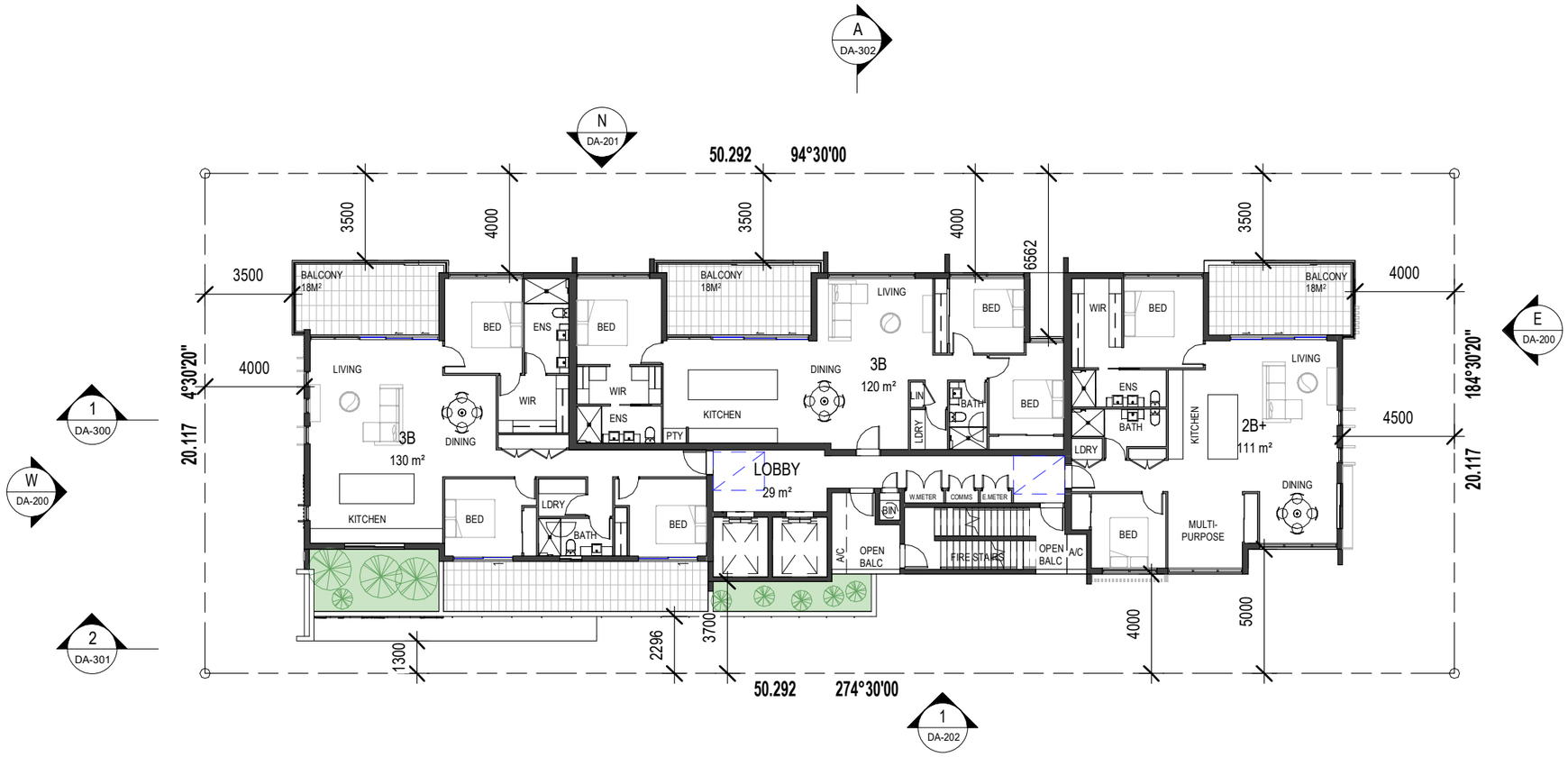

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REVISION B 03.11.21 DA RE-ISSUE

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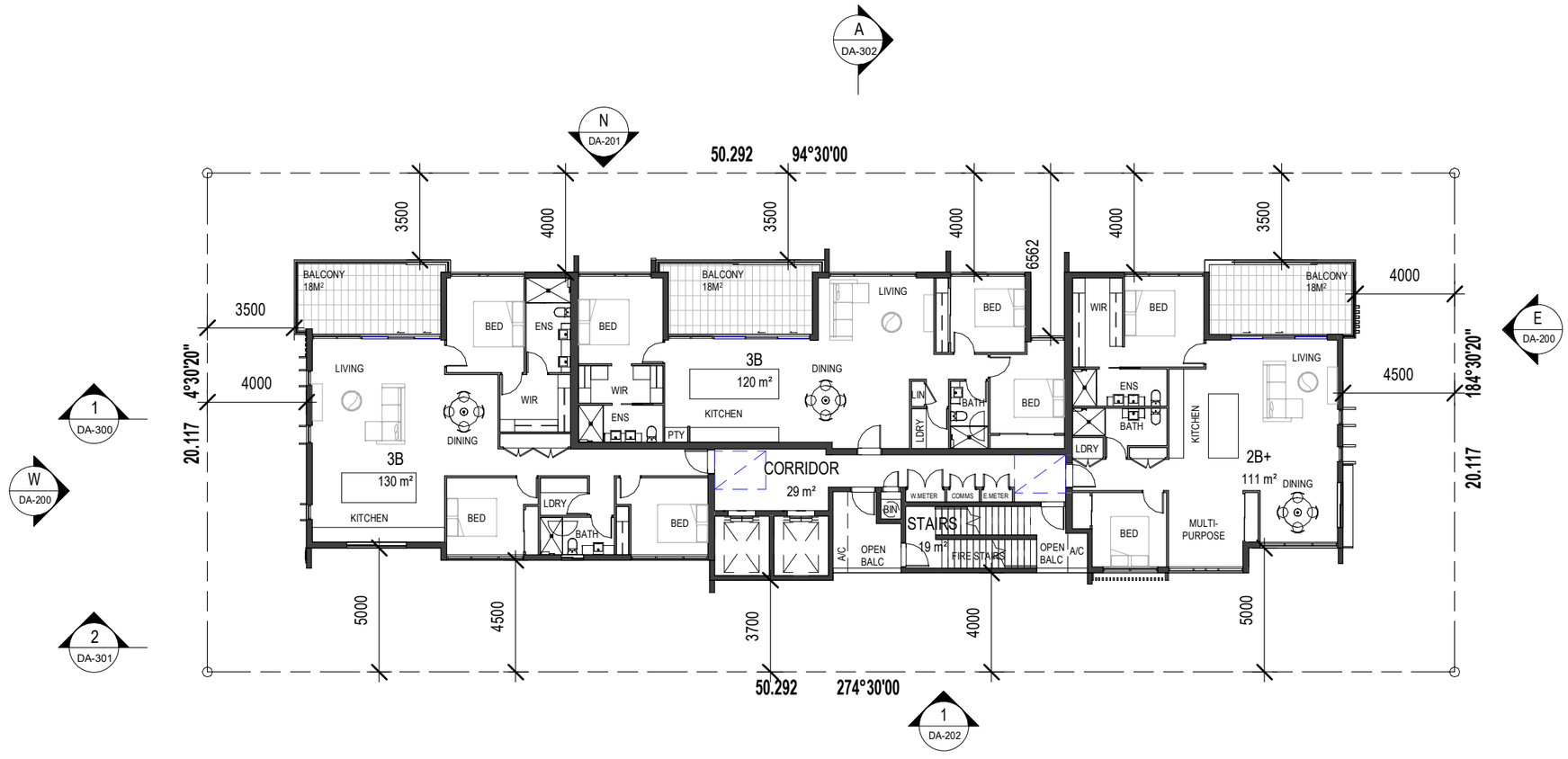

REDDOOR ARCHITECTURE

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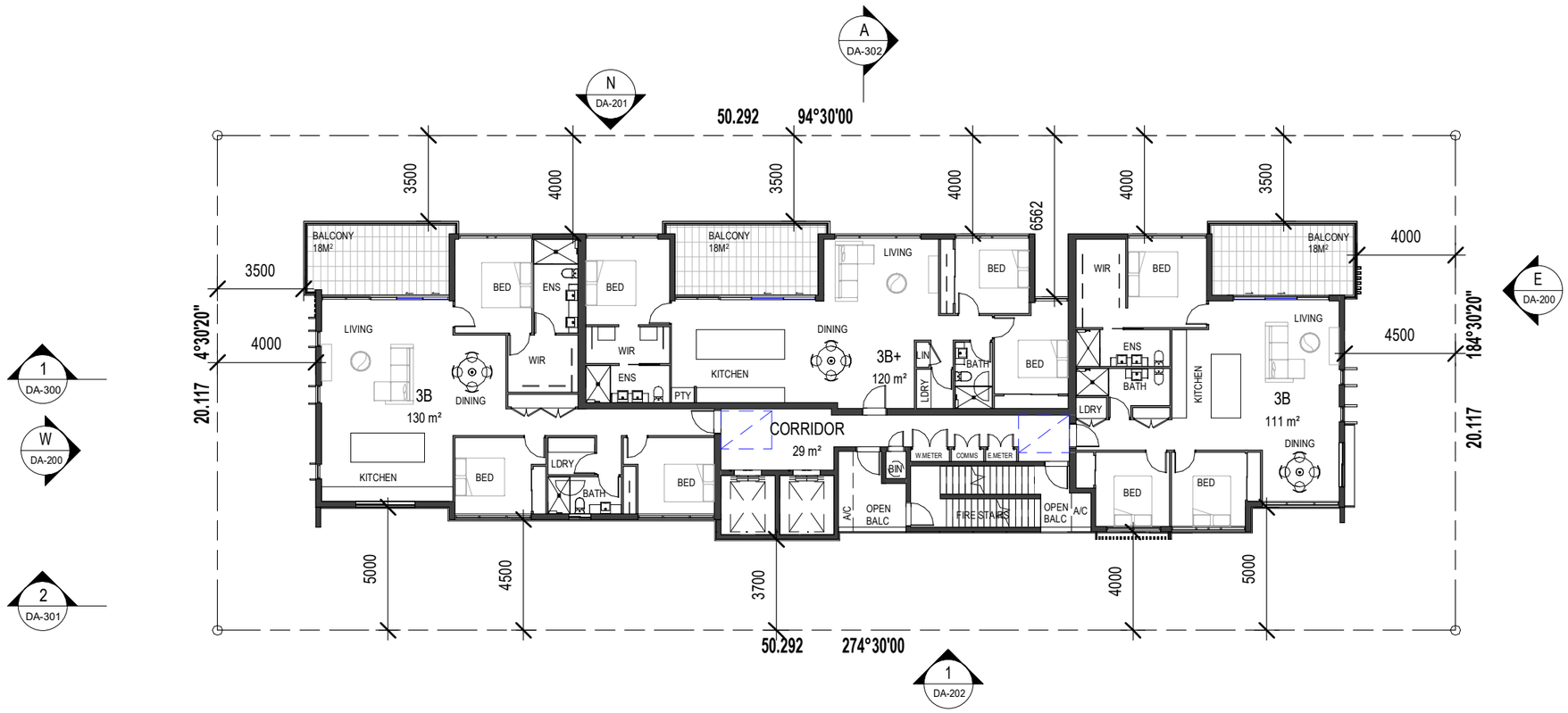

REDDOOR ARCHITECTURE

WWW.RDARCH.COM.AU	200046	SCALE 1 : 200	DEC 2020	10 COYNE STREET, COOLANGATTA 4225	COYNE STREET APARTMENTS	DA-106	LEVEL 12-13 FLOOR PLAN

REVISION B 03.11.21 DA RE-ISSUE

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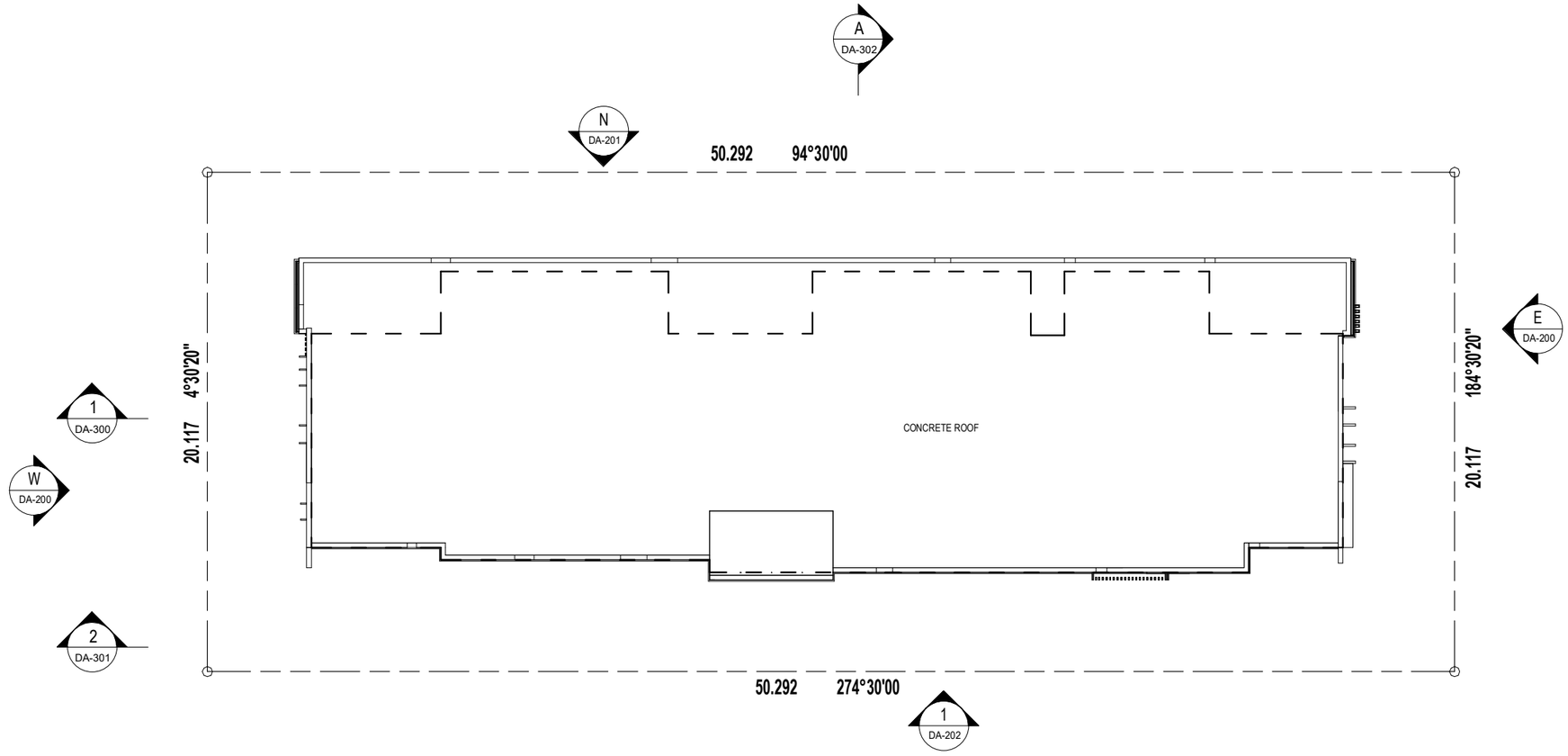

REDDOOR ARCHITECTURE

WWW.RDARCH.COM.AU	200046	SCALE 1 : 200	DEC 2020	10 COYNE STREET, COOLANGATTA 4225	COYNE STREET APARTMENTS	DA-107	ROOF PLAN

REVISION B 03.11.21 DA RE-ISSUE

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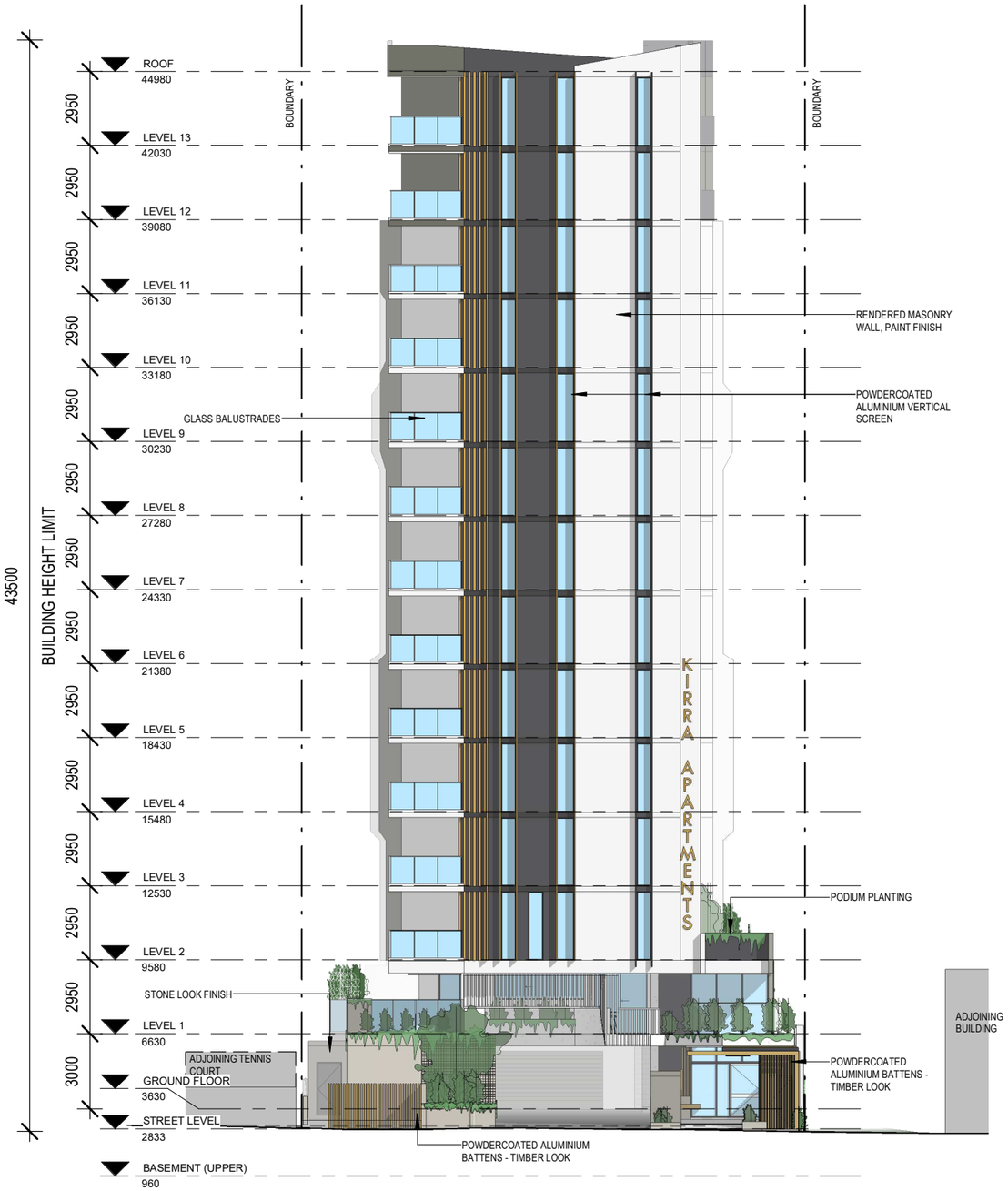
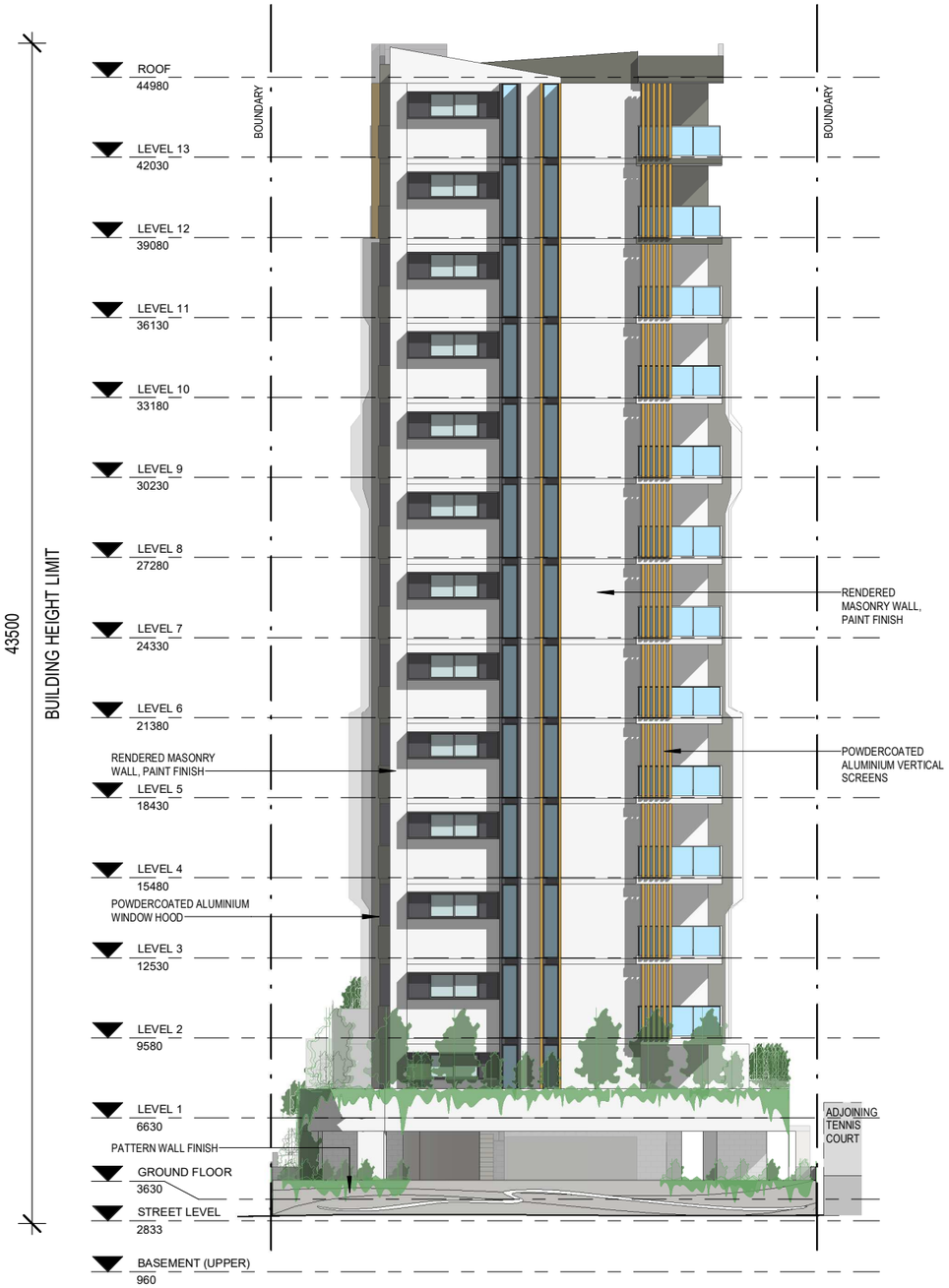


W - WEST ELEVATION _COYNE ST
1 : 200@A3



E - EAST ELEVATION
1 : 200@A3

RED DOOR ARCHITECTURE

WWW.RDARCH.COM.AU	200046	SCALE 1 : 200	DEC 2020	10 COYNE STREET, COOLANGATTA 4225	COYNE STREET APARTMENTS	DA-200	ELEVATIONS	REVISION B 03.11.21 DA RE-ISSUE

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N
-
NORTH ELEVATION
1 : 200@A3

REDDOOR ARCHITECTURE

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1 / - SOUTH ELEVATION
1 : 200@A3

REDDOOR ARCHITECTURE

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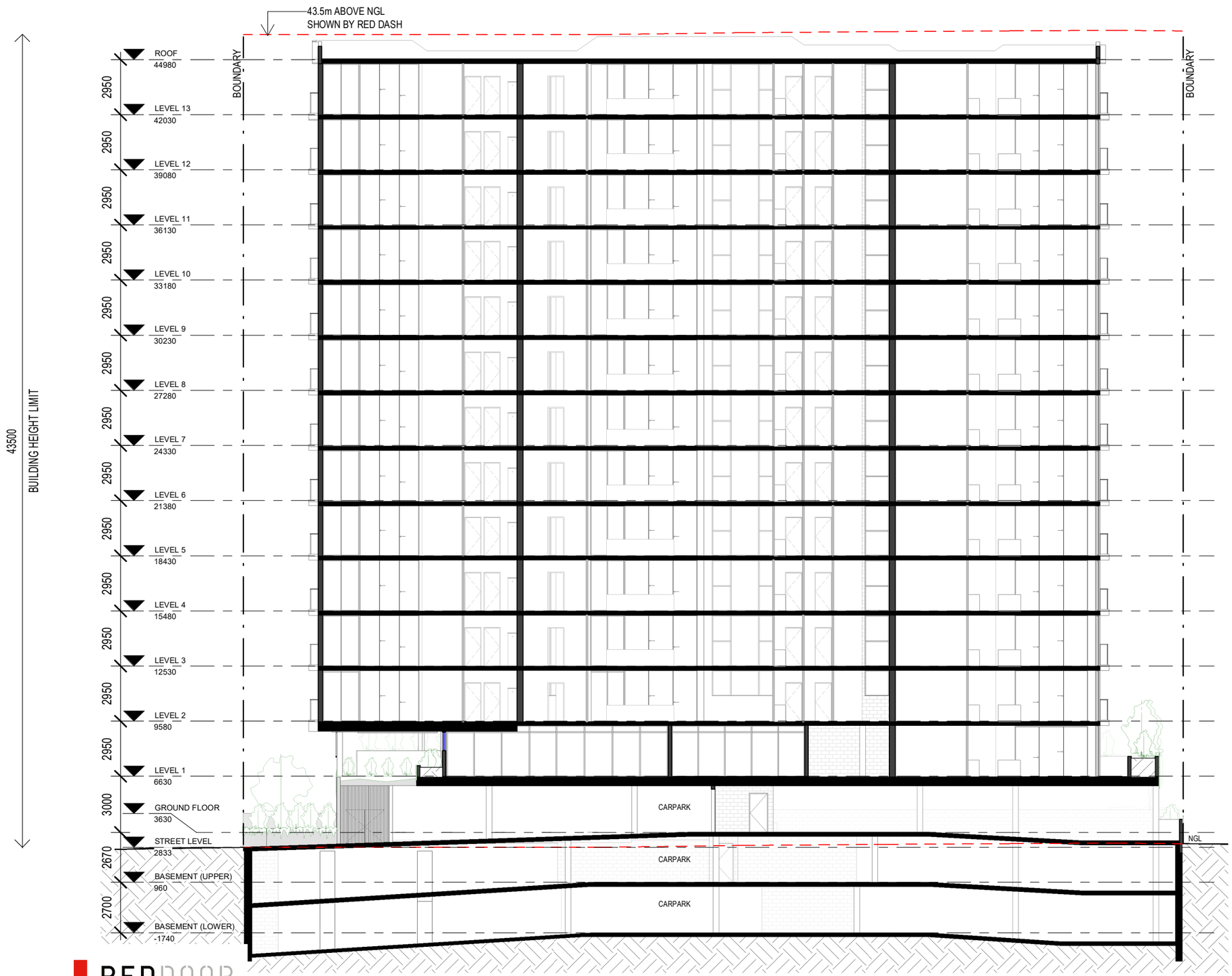

REDDOOR ARCHITECTURE

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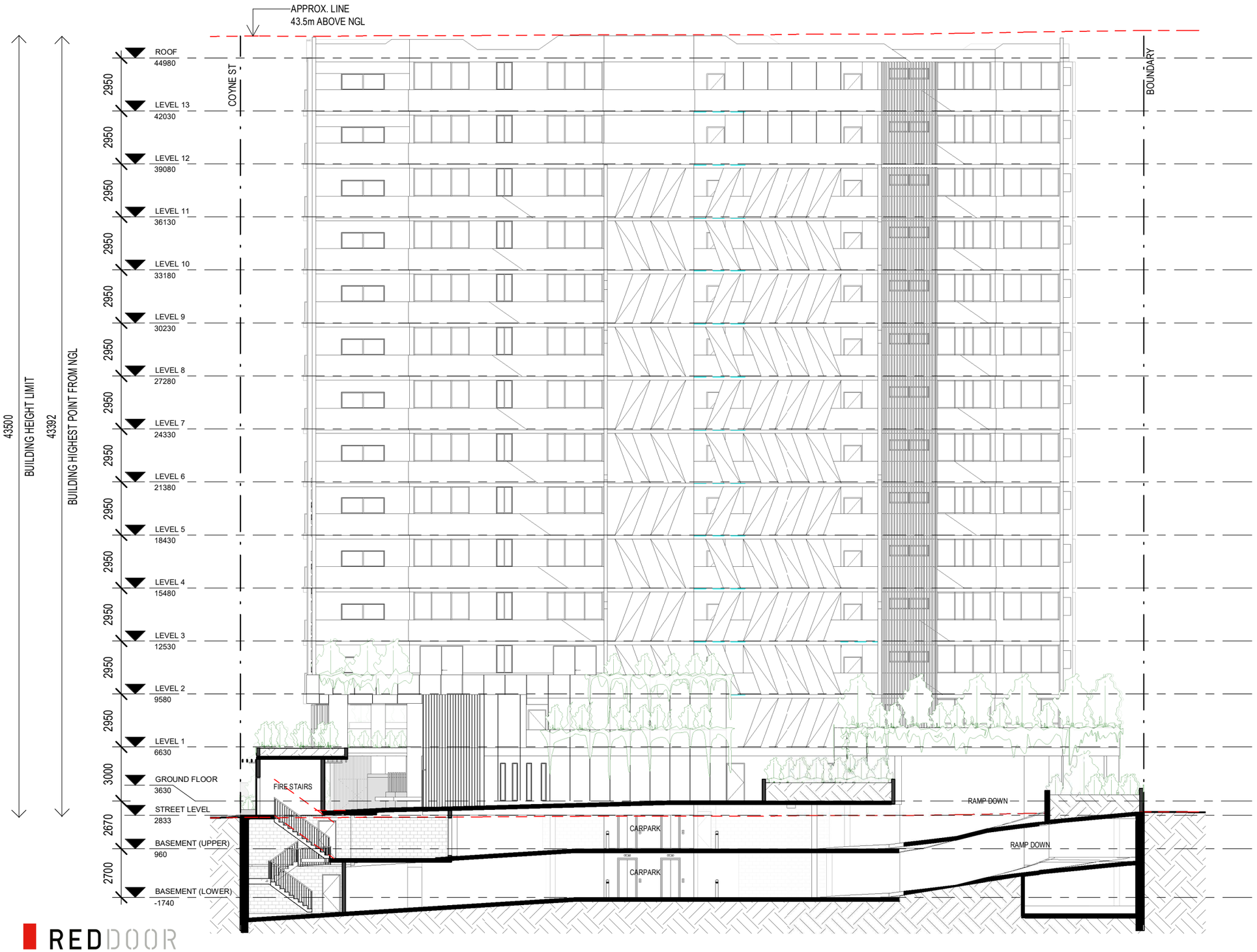

REDDOOR ARCHITECTURE

REVISION B 03.11.21 DA RE-ISSUE

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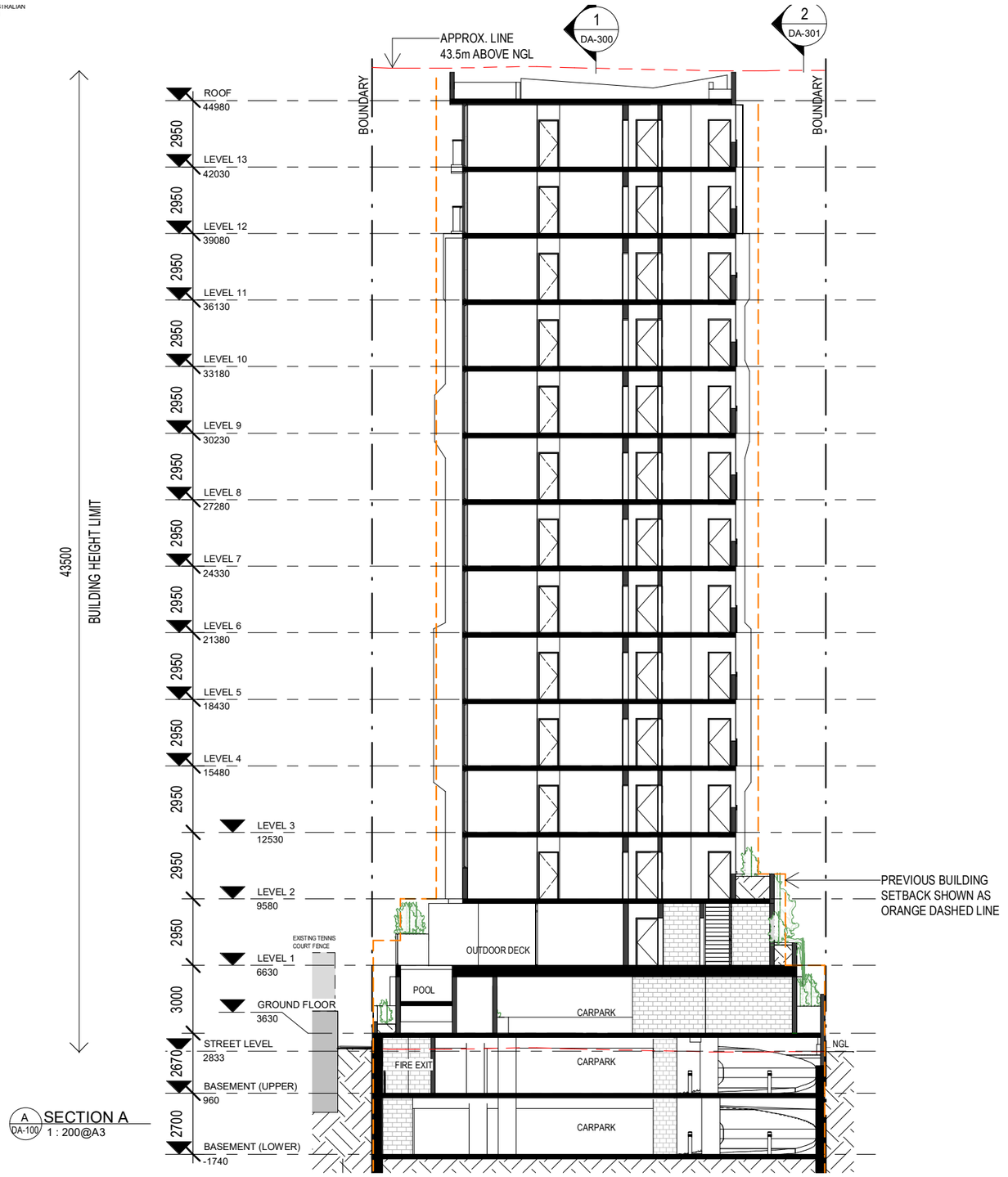

REDDOOR ARCHITECTURE

WWW.RDARCH.COM.AU	200046	SCALE 1 : 200	DEC 2020	10 COYNE STREET, COOLANGATTA 4225	COYNE STREET APARTMENTS	DA-302	SECTION A	REVISION	B 03.11.21 DA RE-ISSUE

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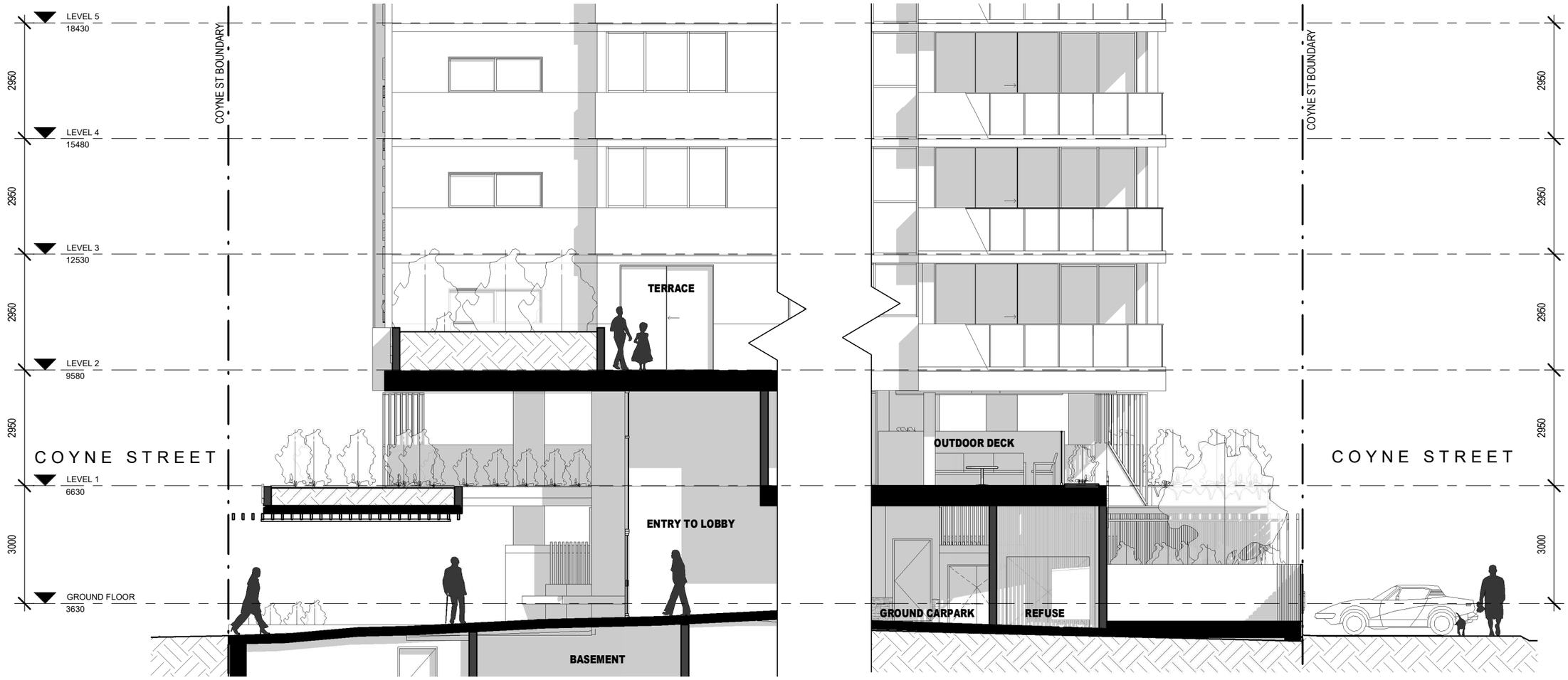

1 / - BUILDING INTERFACE - COYNE STREET (1)
1 : 100@A3

2 / - BUILDING INTERFACE - COYNE STREET (2)
1 : 100@A3

REDDOOR ARCHITECTURE

REVISION B 03.11.21 DA RE-ISSUE

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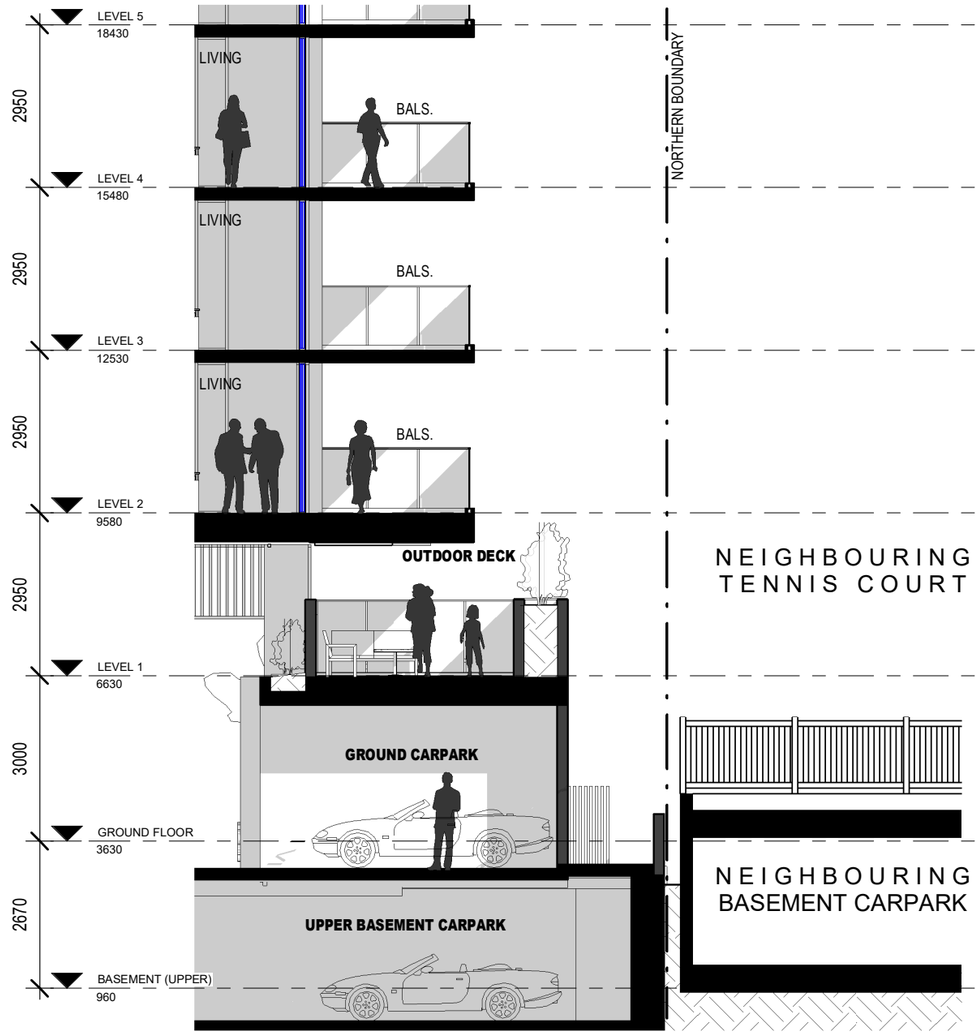
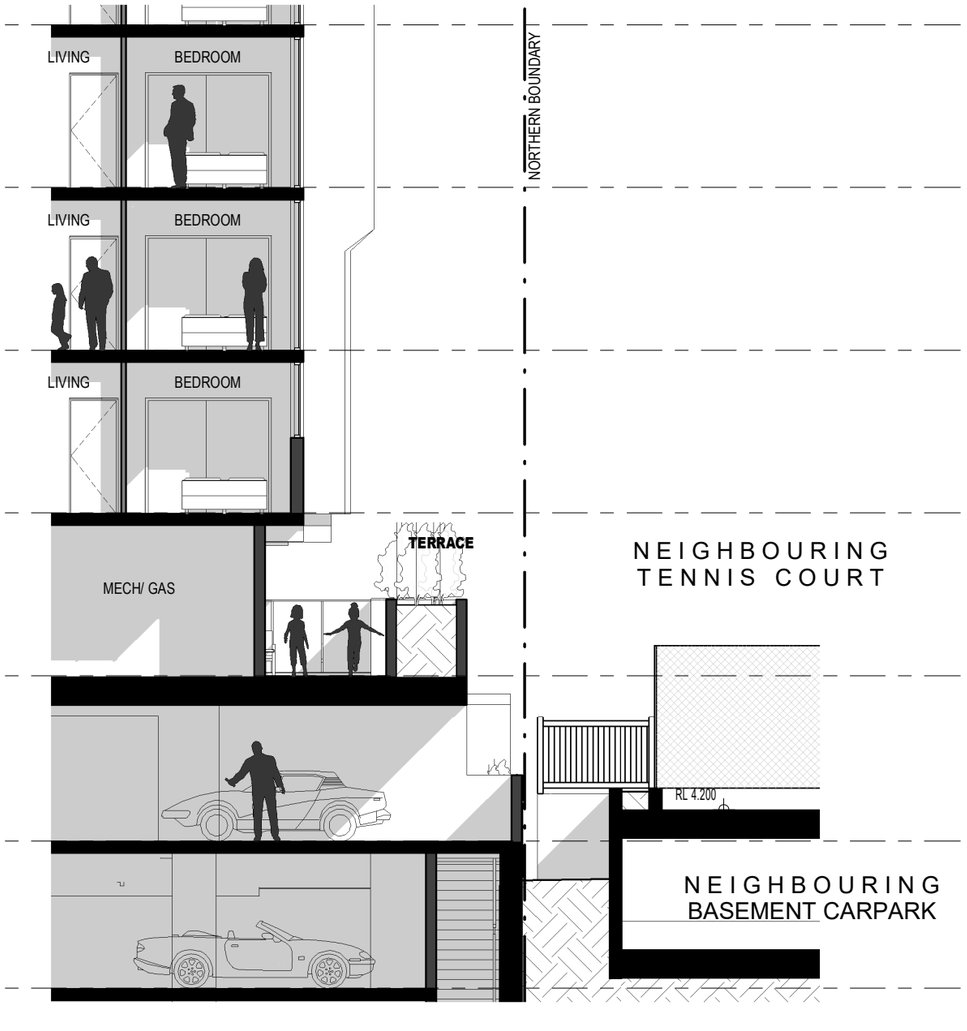


A - BUILDING INTERFACE - NORTHERN BOUNDARY (A)
1 : 100@A3



B - BUILDING INTERFACE - NORTHERN BOUNDARY (B)
1 : 100@A3

REDDOOR ARCHITECTURE

REVISION	B	03.11.21	DA RE-ISSUE

WWW.RDARCH.COM.AU | 200046 | SCALE 1 : 100 | DEC 2020 | 10 COYNE STREET, COOLANGATTA 4225 | COYNE STREET APARTMENTS | DA-351 | INTERFACE DETAILED SECTIONS

6.5★ REPORT ON CORRESPONDENCE REQUESTING COUNCIL TO AGREE TO EXTEND THE OPERATION PERIOD OF THE OXENFORD QUARRY IN ACCORDANCE WITH THE 1992 REZONING APPROVAL AND REZONING AGREEMENT

Objective ID: **A72148434**

File Number: **PN172202/16**

Author: **Liam Jukes, Senior Town Planner, City Development**

Authoriser: **Alisha Swain, Director Economy Planning And Environment, Economy Plan & Environment**

Attachments:

1. **Letter to Council from Connor O'Meara Solicitors, dated 16 November 2021** ⇩
2. **February 2017 Council letter extending the Oxenford Quarry operating period** ⇩
3. **Letter from Department of Environment and Science RE: Oxenford Quarry – Future land use and impacts to current environmental authority** ⇩

1 BASIS FOR CONFIDENTIALITY

Not Applicable.

2 EXECUTIVE SUMMARY

At its 810th meeting on 1 November 2021 (Resolution G21.1101.004), City of Gold Coast Council resolved to refuse a combined development application (COM/2019/81) to enlarge and realign the footprint of the Oxenford Quarry and to extend its duration.

Council also resolved in Part B of Resolution G21.1101.004 on 1 November 2021 that '*Any request made by the proponent seeking Council to consider a request for an extension to the cessation date for the existing quarry, in accordance with condition 11 of the Rezoning Approval dated 4 February 1992 and clause 11 of Second Schedule of the Rezoning agreement dated 17 March 1992, be brought back to a future Council meeting for its determination.'*

Applicant and Applicant's consultancy team	• Nucrush Pty Ltd – Applicant; • Planit Consulting – Planning Consultant; • Connor O'Meara Solicitors – Solicitor • MWA Environmental – Noise & Dust; • BMT - Stormwater Management; • Blastechnology – Blasting impact (vibration and air • overpressure); • Rytenskild Traffic Engineering – Traffic Impact Assessment; • CPR – Stakeholder engagement; • Location IQ – Economic impact; • BAMM – Ecological; • Insight Design and Assessment Services – Visual assessment;

	• Groundwork Plus – Geotechnical and geological aspects, Site Based management, quarry design, environmental and rehabilitation management planning; • Australasian Groundwater & Environmental – Groundwater; and • Converge Heritage and Community – Cultural heritage. • Graeme Staerk – Registered Lobbyist
Owner details	Nerang Pastoral Pty Ltd. • Director – Bruce George Neumann; and • Company secretary – John Clements.

The development application was lodged by Nucrush Pty Ltd (C/- Planit Consulting), and is formally described below:

- Development Permit for Material change of use (impact assessment) for Extractive industry (Quarry), seeking to enlarge and realign the existing quarry footprint and extend the duration of an existing Extractive Industry (Quarry);
- Environmentally Relevant Activity 16-2(b) and Environmentally Relevant Activity 16-3(b) for extractive and screening activities; and
- Development Permit for Operational Works for Tree works.

The development application was lodged over the following allotments in the Oxenford locality.

- 33 and 99 Maudsland Road;
- Lot 905 and Lot 906 Wimbledon Way;
- 4 and 6 Yallaroi Road;
- 1 Roche Court; and
- Lot 901 Emerson Way.

City officers have received a letter from Connor O'Meara Solicitors, dated 16 November 2021 (refer to Attachment 1 of this report). The letter informs Council that Nucrush Pty Ltd intends to file an appeal against Council's decision to refuse the application in the Planning and Environment Court.

The existing quarry currently enjoys existing use rights from a Rezoning Approval and is subject to a Rezoning Agreement, issued in 1992. The letter requests Council to extend the operating period of the existing quarry via extending the operating period prescribed under Condition 11 of the 1992 Rezoning Approval (Appeal No. 202 of 1990) and Schedule 2, Clause 11 of the 1992 Rezoning Agreement.

Pursuant to a previous extension agreement, the operating period is due to end on 15 February 2022. Nucrush is seeking Council's agreement to extend the operation period until 15 February 2024.

This report provides an overview of the relevant planning history for this request and provides City officer's recommendation regarding how Council may consider dealing with request.

City officers consider the request seeks a reasonable timeframe for the extension having regard to the likely time for the appeal being processed through the Planning and Environment Court.

City officers also consider withholding agreement in light of the expected appeal in the Planning and Environment Court would be unreasonable.

It is recommended the operating period of the quarry be extended for two years until 15 February 2024.

3 BACKGROUND

3.1 Oxenford Quarry currently

Nucrush operates the existing Oxenford Quarry, which is an active hard-rock quarry, operating under a Rezoning Approval dated 4 February 1992 and subject to a Rezoning Agreement dated 17 March 1992.

The site approval history is provided in chronological order below:

a On 7 August 1982, an initial rezoning for extractive industry was gazetted for the northern portion of Lot 467.

b On 16 September 1982, Council and Herringe Research and Development Pty Ltd entered into a Development Agreement which authorised the extractive industry to occur.

c On 1 November 1988, Nerang Pastoral purchased the land;

d On 27 October 1989, Albert Shire Council agreed to approve a Temporary Quarry consent for the Oxenford Quarry (subject to conditions), which allowed for a site entrance to be constructed and for the construction of a processing plant and buildings associated with the extractive industry component of the Oxenford Quarry (which was occurring on the northern portion of Lot 467).

e on 5 April 1990, Albert Shire Council received an application for rezoning so that the Oxenford Quarry could be extended beyond the initial rezoning area to include an additional 27ha of land within the Extractive Industry Zone.

f On 20 July 1990, Albert's Planning and Development Committee considered the Rezoning Application and resolved not to approve the Rezoning Application.

g On 31 August 1990, Nerang Pastoral filed a Notice of Appeal in the Local Government Court.

h On 4 February 1992, the Planning and Environment Court (Court) made a consent order (Appeal No. 202 of 1990) approving the Rezoning Application (referred to herein as the **Rezoning Approval**);

i On 17 March 1992, Nerang Pastoral entered into a rezoning agreement with Albert Shire Council in respect of the Rezoning Approval (referred to as the **Rezoning Agreement**); and

j On 25 June 1992, the change of zones referred to in the Rezoning Approval and Rezoning Agreement was gazetted.

k On 18 August 2003, 'Our Living City – Gold Coast Planning Scheme 2003' commenced. Pursuant to the Oxenford Local Area Plan, the subject site was placed within the Extractive Industries Precinct.

l On 2 February 2016, Gold Coast City Plan commenced. The adopted zoning placed the site within the Extractive industry zone, Extractive industry indicative buffer, Open space zone and the Emerging community zone.

m Pursuant to Condition 11 of the Rezoning Approval, the activities and operations permitted under the Rezoning Approval were required to cease 25 years from the date of gazettal, being 26 June 2017. The 25 year operating period was also included within Schedule 2, Clause 11 of the Rezoning Agreement, and the Rezoning Agreement continues to bind the operator.

n On 25 May 2016, the applicant wrote to Council seeking an extension of the period contained in Condition 11 of the Rezoning Approval and Schedule 2, Clause 11 of the Rezoning Agreement.

o On 15 February 2017, City officers agreed to extend the operating period of the quarry via a non-statutory process for a further five years (refer to Attachment 2).

p The use rights afforded by the Rezoning Approval / Rezoning Agreement are due to expire on 15 February 2022, unless otherwise extended by Council.

q On 22 May 2019, Nurcrush Pty Ltd lodged a development application seeking a statutory approval under the *Planning Act 2016* to enlarge and realign the existing quarry footprint and extend its duration.

r Following a complex assessment process, City officers recommended the application be approved, subject to conditions.

s On 1 November 2021, Council decided to refuse the development application.

t On 8 November 2021, the Decision Notice advising the applicant of Council's decision to refuse the application and the reasons for the refusal was issued.

u On 16 November 2021, Council received a letter from Connor O'Meara Solicitors, which is the subject of this report. The letter advises Council that Nucrush intends to file an appeal against the decision to refuse the development application and seeks an extension to the operating period, while the appeal is afoot.

3.2 Previous Extension Agreement (non-statutory)

As identified above, on 25 May 2016, the applicant wrote to Council seeking an extension of the operating period prescribed in Condition 11 of the Rezoning Approval and Schedule 2, Clause 11 of the Rezoning Agreement.

Condition 11 reads as follows:

> *"The activities and operations permitted pursuant to this order may be carried out for a maximum of 25 years after the date of gazettal of the proposed rezoning and, subject to any further application made to or approved by the Council, shall cease after that time. The Council undertakes not to unreasonably withhold any further approval."*

On 15 February 2017, City officers agreed to extend the operating period of the quarry via a non-statutory process for a further five years (refer to Attachment 2). In the letter to Nucrush, City officers advised the following:

> *"Council officers consider that the wording of the condition provides an ability to alter or extend the period in which the quarry can operate by way of a non-statutory process. Council cannot unreasonably withhold such an approval and do not see any reason why your proposed extension cannot be afforded. Therefore, Council approves an extension of five (5) years from this letter date to the land use in accordance with the Consent Order dated 17 March 1992. Should the applicant wish to continue operations beyond this five (5) year period, then a statutory approval must be obtained prior to the lapsing of this approval."*

The last sentence in the above paragraph gave rise to the development application, which was refused by Council on 1 November 2021. Pursuant to the above, the use rights afforded by the Rezoning Approval / Rezoning Agreement are due to expire on 15 February 2022, unless otherwise agreed to be extended by Council.

4 REQUEST TO EXTEND

Nucrush Pty Ltd are seeking are Council's agreement for a further extension to the Rezoning Approval and Rezoning Agreement under the same non-statutory agreement process undertaken by City officers in February 2017.

The letter requesting the extension was received from Connor O'Meara Solicitors on 16 November 2021, who is acting on behalf of Nucrush. The letter outlines the background of the previous extension as well as the reasons for the further extension request.

City officers refer readers to Attachment 1 of this report for further details.

5 ADVICE FROM THE DEPARTMENT OF ENVIRONMENT AND SCIENCE

City officers have received a letter comprising advice from the Department of Environment and Science (DES). The letter outlines the department's views regarding the rehabilitation requirements under current Environmental Authority (EPPR00245613) and the operating period of the quarry ending on 15 February 2021.

City officers provide an excerpt of the letter below:

> *"The current environmental authority specifies requirements relating to rehabilitation of the site prior to and upon conclusion of extraction. The department considers rehabilitation to form part of the approved extractive activity and includes profiling a landform, and the re-establishment of land to a stable and safe condition and may or may not require the removal of voids. Furthermore, it must be completed prior to the commencement of an approved post-extraction land use.*
>
> *At this time, the department is seeking advice as to whether rehabilitation at the site can be achieved lawfully in the absence of any land use approval for the activity.*
>
> *As such, the department requests Council consider the matter outlined above in any future decision on a proposed extension to the operating period for the Oxenford quarry."*

For a full copy of the letter, refer to Attachment 3.

6 SUMMARY

City officers have considered the contents of the letter from Connor O'Meara Solicitors. The letter raises several relevant matters for consideration when determining the request to extend the operating period.

Having reviewed the contents of the letter and the period sought for the extension, being two years, officers consider the extension request to be reasonable.

Schedule 11, Clause 2 of the Rezoning Agreement states

> *"The Council undertakes not to unreasonably withhold any further approval [to the cessation date]."*

City officers consider withholding an agreement to extend the operation period beyond 15 February 2021, in light of the expected appeal, would be unreasonable. Additionally, two years is considered to be a reasonable period for an extension to the operating period because:

- It may take approximately 12 months for the case to be heard in the Planning and Environment Court; and
- Following the hearing, it may take approximately 12 months for a judgement to be handed down.

Based on the above, City officers recommend:

a Council agree to the request to extend the operating period of the existing quarry under Schedule 2, Clause 11 of the Rezoning Agreement for a period of two years until 15 February 2024; and

b any further the request to extend the operating period of the existing quarry under Schedule 2, Clause 11 of the Rezoning Agreement made as a result of the Planning and Environment Court proceedings not being finalised within the two year period be brought back to Council for further consideration.

7 RECOMMENDATION

It is recommended that Council resolves as follows:

a That Council agrees to the request to extend the operating period of the existing quarry under Schedule 2, Clause 11 of the Rezoning Agreement for a period of two years until 15 February 2024; and

b That any further request to extend the operating period of the existing quarry under Schedule 2, Clause 11 of the Rezoning Agreement be brought back to Council for its further consideration.

CONNOR O'MEARA
solicitors

Our Ref: Michael Connor:1600654

16 November 2021

Roger Sharpe
City Development Branch
Gold Coast City Council
PO Box 5042
Gold Coast Mail Centre 9729
BY EMAIL

Dear Mr Sharpe

Nucrush Group – Oxenford Quarry

On 1 November 2021, the Council refused our client's development application, following the consideration of a report by Council officers recommending approval of the development application, subject to conditions.

On 8 November 2021, the decision notice was received and our firm has now been instructed to commence proceedings in the Planning and Environment Court to appeal against the Council's decision.

We note that the operating period of the Oxenford Quarry is currently due to expire on 15 February 2022, pursuant to clause 11 of the rezoning deed entered into on 17 March 1992[1].

Given the imminent expiration of the operating period, we are instructed to seek an extension to the operating period for 2 years, until 15 February 2024 to provide sufficient time for the appeal process to conclude.

[1] As extended pursuant to the letter from the Council dated 15 February 2017

00382283.DOCX

level 4 10 eagle street
gpo box 2239 brisbane 4001
e mail@connoromeara.com.au
w www.connoromeara.com
t 07 3221 3033

Previous Extension

The Oxenford Quarry enjoys existing use rights arising from a rezoning approval given on 4 February 1992 and a rezoning deed entered into on 17 March 1992.

Clause 11 of the rezoning deed provided that:

> *"11 The activities and operations permitted pursuant to this order may be carried out for a maximum of 25 years after the date of gazettal of the proposed rezoning and, subject to any further application made to or approved by the Council, shall cease after that time. The Council undertakes not to unreasonably withhold any further approval."*
>
> *[underlining added]*

On 25 May 2016, our client sought the Council's agreement to extend the 25 year period. A copy of our client's letter is attached. Our client's request was supplemented by a letter from our firm dated 29 July 2016. A copy of that letter is also attached.

On 15 February 2017, the Council confirmed its agreement to extend the 25 year period by 5 years, until 15 February 2022. A copy of the Council's letter is attached.

In the period since 15 February 2017, our client planned for and submitted a development application, which was the primary purpose of the 5 year extension. At the time the extension was granted, it was not anticipated that the development application might not be finally determined within the 5 year period.

We note that consideration of an earlier extension request made on our client's behalf on 11 March 2021 was deferred by the Council and never formally dealt with.

Reasons for the Further Extension Request

Our client's development application was made on 21 May 2019 and as noted the time to assess and decide the development application has taken two and a half years. It is also noted that following that assessment, Council officers recommended approval of the development application.

In the circumstances, the grounds for further extending the operating period of the quarry are compelling.

Firstly, it allows Nucrush time to exercise its statutory entitlements to appeal the Council's decision to the Planning and Environment Court. Our client has instructed us to pursue the appeal without delay and we have advised our client that it enjoys good prospects in the appeal. We estimate that from inception to completion, the appeal could take up to two years to be decided.

Secondly, the Nucrush Group business employs a total of 138 full-time equivalent persons on the Gold Coast (80 full time employees and 58 full time contractors), including at the quarry and throughout its concrete batching plants. The quarry, therefore, is essential to the ongoing operation of the Nucrush Business Group but also to other contractors and businesses more broadly throughout the Gold Coast. The Nucrush Group business generates nearly $50 million of economic activity in the local economy.

There will also be "knock-on" effects for people employed by businesses that support the quarry. The loss of employment if the quarry were required to cease operations will be significantly greater than 138 full time equivalent persons, with the impacts multiplying through other businesses that directly or indirectly rely on the quarry for business.

A failure to grant the extension will jeopardise the continuing employment of many local people and will curtail the economic activity in the local economy generated by Nucrush.

Thirdly, the continuing operation of the quarry is consistent with public expectations given the Gold Coast City Plan which identifies the land as both zoned for that purpose and a committed resource and its identification at the State level as a key resource area ("*KRA*").

Fourthly, if the extension was not granted and the quarry were required to cease operations, the business would have to be wound down and staff let go in circumstances where restarting the quarry following a shutdown will be costly and cause substantial disruption to the business, its employees and the community who rely upon it. Self evidently, if the quarry were to cease operations, the existing customer base that Nucrush has built up over several decades is likely to be lost.

Finally, when the earlier extension was given, it was always envisaged that Nucrush would be afforded sufficient time for the development application to be made and decided and for parties' appeal rights to run their course. That Council granted the earlier extension to allow time for Nucrush to make and have decided a development application is entirely consistent with clause 11 of the rezoning deed which requires that:

"The Council undertakes not to unreasonably withhold any further approval."

In the event that the Council were to deny our client a further extension to the operating period to allow our client to pursue its statutory appeal rights arising from the refusal of the development application, that would constitute a breach of the Council's undertaking not to unreasonably withhold any further approval, in circumstances where:

(a) It has taken the Council two and half years to assess and decide the development application and when it did so, it did not accept the detailed recommendation of officers to approve the development application;

(b) The ongoing operations of our client's business, which serves the Gold Coast community, including the Council, is at stake;

(c) The employment of many people employed by our client[2] is in jeopardy, in the midst of a pandemic when job security for members of its community should be a matter of utmost importance and concern to the local government and its elected officials; and

(d) The continued operations of the quarry is consistent with the designation of the land for an extractive industry (committed resource) under the Council's planning scheme and as a KRA.

Given the above, our client's position is that it is fair and reasonable in the circumstances for the operating period to be extended by 2 years, to 15 February 2024 to provide sufficient time for the appeal process to conclude[3].

Our client invites the Council to advise its position in respect of our client's request to extend the operating period under clause 11 of the rezoning deed, by close of business on 8 December 2021.

Yours faithfully
CONNOR O'MEARA

"Liability limited by a scheme approved under professional standards legislation"

---

[2] As well as people employed by businesses that support the quarry
[3] In the event that the appeal is not be finalised within this period, our client will apply again to seek a further extension, should that be required

00382283.DOCX

CITY OF GOLDCOAST.

Date: 15 February 2017
Contact: Hoagy Moscrop-Allison
Location: City Development
Telephone: (07) 5582 8866
Your reference: TTL:1600654
Our reference: PN172202/16

Nucrush Pty Ltd
PO Box 179
OXENDORD QLD 4210

EXTENSION TO THE RELEVANT PERIOD FOR OXENFORD QUARRY

Attention: Mr Michael Connor

Dear Sir,

OXENFORD QUARRY
PROPERTY DESCRIPTION: PART LOT 467 RP845775
PROPERTY SITUATED AT: MAUDSLAND ROAD OXENFORD

Reference is made to your correspondence dated 29 July 2016, the meeting of 16 September 2016 and subsequent phone call on 22 November 2016.

The purpose of your correspondence was to seek Council's approval for a possible five (5) year extension via a non-statutory process in-line with Condition 11 of the rezoning approval granted by way of Consent Orders dated 17 March 1992.

Condition 11 of the Consent Orders read as follows:

> *"The activities and operations permitted pursuant to this order may be carried out for a maximum of 25 years after the date of gazettal of the proposed rezoning and, subject to any further application made to or approved by the Council, shall cease after that time. The Council undertakes not to unreasonably withhold any further approval".*

Council officers consider that the wording of the condition provides an ability to alter or extend the period in which the quarry can operate by way of a non-statutory process. Council cannot unreasonably withhold such an approval and do not see any reason why your proposed extension cannot be afforded. Therefore, Council approves an extension of five (5) years from this letter date to the land use in accordance with the Consent Order dated 17 March 1992. Should the applicant wish to continue operations beyond this five (5) year period, then a statutory approval must be obtained prior to the lapsing of this approval.

City of Gold Coast
PO Box 5042 GCMC Qld 9729 Australia
ABN 84858548460

E mail@goldcoast.qld.gov.au
W cityofgoldcoast.com.au
P 1300 GOLDCOAST (1300 465 326)

Surfers Administration Centre
135 Bundall Road Surfers Paradise
F +61 7 5596 3653

Nerang Administration Centre
833 Southport Nerang Road Nerang
F +61 7 5596 3653

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Hoagy Moscrop-Allison or Richard Webber on telephone (07) 5582 8866.

Yours faithfully

Roger Sharpe

Roger Sharpe
A/Manager City Development
For the Chief Executive Officer
Council of the City of Gold Coast

Queensland Government

Department of
Environment and Science

Ref CTS 101/0008015

17 November 2021

Gold Coast City Council
135 Bundall Road
SURFERS PARADISE QLD 4217

Attention: Liam Jukes
Email: LJUKES@goldcoast.qld.gov.au

Dear Mr Jukes

Oxenford Quarry – Future land use and impacts to current environmental authority (EPPR00245613)

I am writing to you regarding the Oxenford quarry located at 99 Maudsland Road, Oxenford currently operated by Nucrush Pty Ltd. The Department of Environment and Science (the department) has permitted Nucrush to undertake extractive and screening activities identified as environmentally relevant activities under conditions of an environmental authority issued in accordance with the *Environmental Protection Act 1994*.

The department is aware that this activity is currently operating by way of the environmental authority along with a Rezoning Agreement (RA) issued by the Planning and Environment Court on 17 March 1992. The RA, which is subject to a sunset clause, is set to expire on 15 February 2022.

On 1 November 2021, the department was informed that Gold Coast City Council (Council) resolved to refuse the proposed development application for the expansion and realignment of the Oxenford quarry. The department is currently considering the implications of this decision on the enforceability of the environmental authority should the RA expire on the abovementioned date.

The current environmental authority specifies requirements relating to rehabilitation of the site prior to and upon conclusion of extraction. The department considers rehabilitation to form part of the approved extractive activity and includes profiling a landform, and the re-establishment of land to a stable and safe condition and may or may not require the removal of voids. Furthermore, it must be completed prior to the commencement of an approved post-extraction land use.

At this time, the department is seeking advice as to whether rehabilitation at the site can be achieved lawfully in the absence of any land use approval for the activity.

PO Box 4244, Robina QLD 4230
Telephone + 61 7 5626 6865
Website www.des.qld.gov.au
ABN 46 640 294 485

As such, the department requests Council consider the matter outlined above in any future decision on a proposed extension to the operating period for the Oxenford quarry. If you have any questions or concerns, please do not hesitate to contact Stephanie Maguire of the department on 07 5626 6865.

Kind regards

Eugene Immisch
Compliance Delivery Manager
Waste, Development and Southeast Compliance
Department of Environment and Science

6.6★ OXENFORD INVESTIGATION AREA

Objective ID: **A71631110**

File Number: **PD113/1275/14/06**

Author: **Holly Lucas, Senior Regional Planner, City Planning**

Authoriser: **Alisha Swain, Director Economy Planning And Environment, Economy Plan & Environment**

Attachments:

1. **DRAFT Preferred Concept Plan (Riversdale A)** ⇩
2. **DRAFT Community Engagement Plan** ⇩
3. **DRAFT Material for Community Engagement (Letter)** ⇩
4. **Supporting Resolutions** ⇩

1 BASIS FOR CONFIDENTIALITY

Not applicable.

2 EXECUTIVE SUMMARY

Not applicable.

3 PURPOSE OF REPORT

This report provides a progress update on the Oxenford Investigation Area local planning project and seeks Council endorsement to undertake community engagement on the draft Sequencing Strategy and draft Preferred Concept Plan (Riversdale A Precinct).

The following consultants have been engaged during the project:

- RPS Group (2020 and 2021)
- BDA Architecture (2020)
- Cardno (2020)
- Moretons Urban Solutions (2020)

4 PREVIOUS RESOLUTIONS

On 9 September 2021, Council resolved (G21.0914.038/PE21.0909.009) as follows:

1. That the progress of Oxenford Investigation Area project be noted including the identified budget and resource planning requirements.
2. That officers report to Council in December 2021 outlining a draft Sequencing strategy for the Oxenford investigation area; a draft Preferred concept plan for the first proposed precinct (Riversdale A Precinct); and the scope of community engagement (to commence in February 2022) to test the support for further investigation of development opportunities, which includes separate engagements with:
    a. Investigation Area community
    b. Riversdale A Precinct community
    c. Frame area community

5 DISCUSSION

5.1 Background

The Oxenford Investigation Area is a localised planning exercise undertaken to analyse and plan for new housing and employment opportunities to ensure:

- development opportunities are realised where possible;
- there is efficient planning of infrastructure to support future urban development within and surrounding the identified Investigation Area; and
- on-site constraints are identified and managed.

Further to Council's resolution on 14 September 2021 (G21.0914.038/PE21.0909.009)**,** several technical investigations for the Oxenford Investigation Area been undertaken which have informed the Draft Preferred Concept Plan (Riversdale A). This report provides an update on the:

- Draft Sequencing Strategy for the Oxenford Investigation Area;
- Draft Preferred Concept Plan for the first proposed precinct (Riversdale A Precinct); and
- scope of future community engagement for early 2022.

5.2 Draft Sequencing Strategy for the Oxenford Investigation Area

The draft Sequencing Strategy identifies when precincts should be planned and developed as outlined by Figure 1 (draft Sequencing Strategy plan). There are five main drivers for the draft Sequencing Strategy, which were derived from the constraints and opportunities presented by the supporting technical assessments of the Oxenford Investigation Area local planning project. These five drivers are:

1 **Planning:** When assessing the sequence for the planning and development of precincts, consideration was given to the potential urban form and yield.

2 **Servicing:** Urban development should be able to use the existing infrastructure with maximum efficiency and effectiveness, but not to the detriment of existing properties within the locality. There is a need to ensure there is sufficient infrastructure/service capacity to serve both new and existing developments. Infrastructure should be available or planned for logical extension.

3 **Accessibility:** Any planning and development of precincts should ensure good access to local shops, transport, parks, schools, recreational facilities, and services.

4 **Social inclusion:** Priority for planning and development can be given to precincts with access to community services and the provision of social infrastructure.

5 **Significance of topography:** Areas with fewer topographical and slope constraints, potentially requiring less earthworks, are preferred.

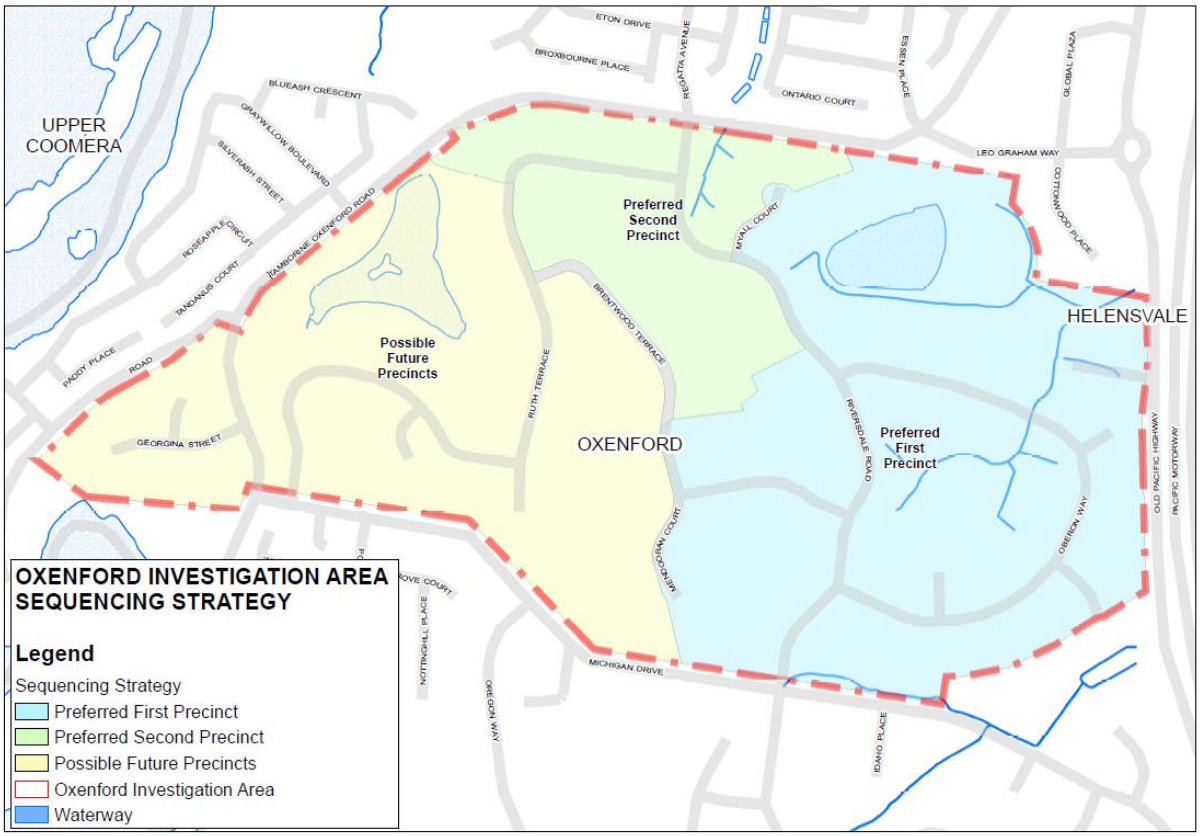


Figure 1: Draft Sequencing Strategy Plan – Oxenford Investigation Area

The draft Sequencing Strategy Plan, details the proposed sequencing for the planning and development of the Oxenford Investigation Area in the short (less than five years), medium (greater than 10 years), and long term (20+ years).

- **Riversdale A Precinct**

  Planning (estimate): Short-term (less than five years).
  Development (estimate): Short to medium term (less than 10 years)

- **Riversdale B Precinct**

  Planning (estimate): Medium-term (greater than 10 years).
  Development (estimate): Medium-term (greater than 10 years)

- **Balance of the Oxenford Investigation Area**

  Planning (estimate): Medium-term (greater than 10 years).
  Development (estimate): Long-term (20+ years)

Principles of the draft Sequencing Strategy are:

i The draft Sequencing Strategy allocates a sequence for planning and development of the Oxenford Investigation Area, where:

- Future urban development utilises essential infrastructure and is planned and located to ensure the capital and environmental costs of providing essential infrastructure is minimised.
- Future urban development is accommodated to ensure affordable living options are created and that existing infrastructure is used to maximum efficiency.

- Future infrastructure planning issues are determined by future concept planning activities for the Oxenford Investigation Area. Future urban development areas would ultimately be incorporated into future City Plan amendments when appropriate.

ii The planning and development of the Oxenford Investigation Area is consistent with the sequence identified in Figure 1: draft Sequencing Strategy Plan – Oxenford Investigation Area.

Within the draft Sequencing Strategy, it is proposed that a nominated preferred first precinct will be substantially committed to planning and development before detailed planning and development of the next precinct commences. The extent of overlap in sequencing of timing of planning and development of precincts depends on the level of demand generally, and the cycle of development and building.

5.3 Draft Preferred Concept Plan for the first proposed precinct (Riversdale A Precinct)

Figure 2 shows the draft Preferred Concept Plan (Riversdale A Precinct). Attachment 1 provides more detailed regarding the precinct's opportunities and constraints, design principles and concept plan strategies.

Guiding principles, referred to in the draft Preferred Concept Plan, were created to form the overarching building blocks of the Concept Plan identified in Figure 2 below. The principles build on natural assets, highlight key features, constraints and opportunities, and are intended to aid stakeholder and community engagement.

The preparation of the draft Preferred Concept Plan also relied on a range of inputs including the synthesis of technical data; specifically the Ecological Assessment, Site Context and Urban Design analysis, Local Movement Network analysis and Land Use and Built From report, and the results and findings of previous community and stakeholder consultation. These inputs were drawn together through the application of guiding principles and a City officer design workshop.

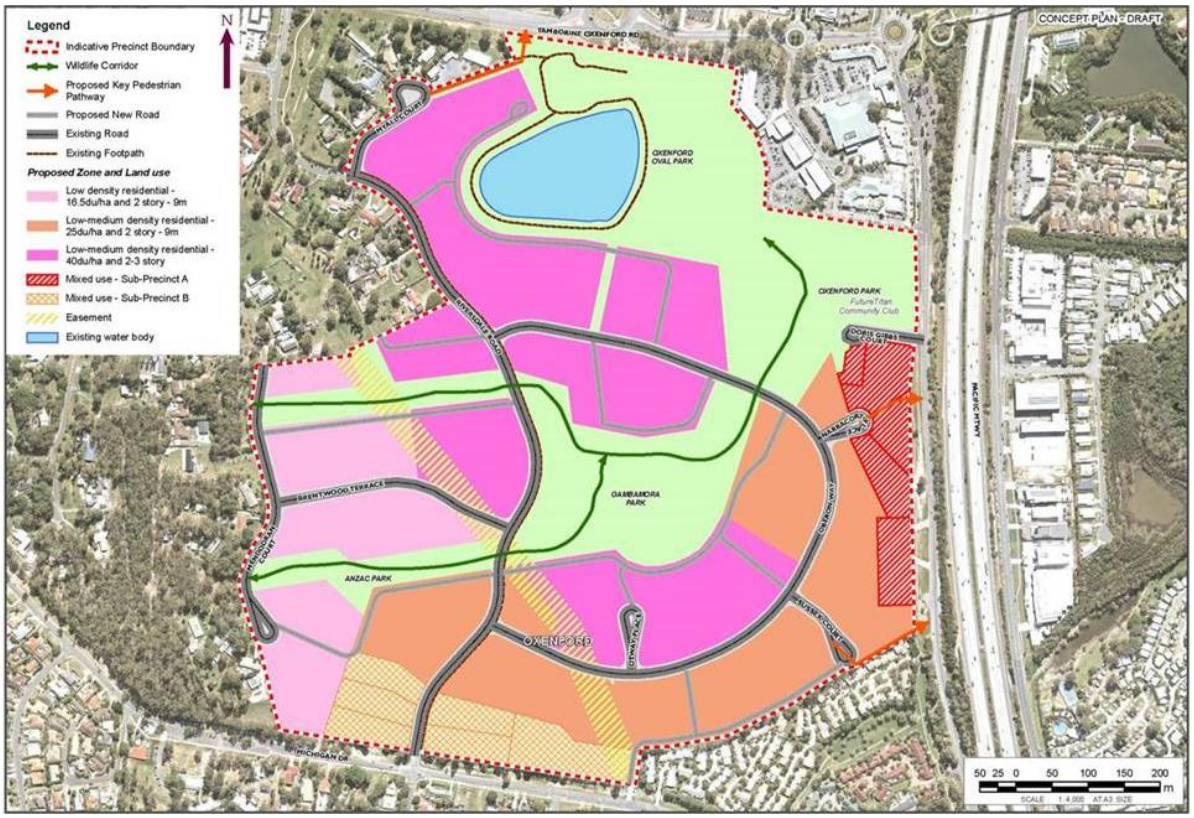


Figure 2: Draft Preferred Concept Plan (Riverdale A Precinct)

5.4 Scope of proposed community engagement for February 2022

Community engagement for the Oxenford Investigation Area was deferred in FY2020-21 due to the COVID-19 pandemic and restrictions on face to face engagement. Community engagement is now proposed for February 2022 to inform residents on the proposed sequence of future concept planning and development activities and seek feedback on the draft Preferred Concept Plan for the first proposed precinct (Riversdale A Precinct).
The scope of community engagement activities will include three separate engagements with the:

a Riversdale A precinct community;
b Investigation Area community; and
c Frame area community (Oxenford suburb).

The proposed community engagement material is included in Attachments 2 and 3 of this report.

6 ALIGNMENT TO THE CORPORATE PLAN, CORPORATE STRATEGIES AND OPERATIONAL PLAN

6.1 Corporate Plan 2022

The Investigation Areas Program project is aligned to the following Corporate Plan 2022 objectives:

Corporate Plan objective	**Oxenford Investigation Area local planning project alignment**
1.1 Our city provides a choice of liveable places We can choose diverse lifestyle and housing options from rural to city living. **1.2 We live in balance with nature** We manage quality rural and urban living while looking after the future of the city's rainforest, bushland, waterways and open space.	The local planning project is an initiative to review City Plan by providing a diversity of housing choice to support liveability and affordability for the City's growing population, in an identified future growth area. As part of the local planning project, high value ecological areas will be protected. The project seeks to protect scenic amenity and existing open space. New opportunities will be identified to enhance open space areas for recreation to support the growing population.
1.6 Our modern centres create vibrant communities We can work, live and play in our local neighbourhoods.	The local planning project seeks to ensure new residents can live within 400m of a recreational park and within 800m of public transport.

6.2 Water Strategy 2019-2024

Strategic Objective 3 – Water Inspired Design: The Gold Coast is a well-designed and prosperous city inspired by water. We create beautiful, connected spaces while respecting the dynamic nature of water to ensure a safe, resilient and sustainable city.

We have an opportunity to shape, plan and design a growing community by allowing for the natural movement of water throughout the area and ensuring our healthy and vibrant water environments are central in planning and delivery.

If realised, the Oxenford Investigation Area could specifically deliver on the short to medium-term objectives (Action 3.2) of the Water Strategy, *"Deliver in partnership with stakeholders, a minimum of two demonstration sites showcasing 'green and blue' features, improved waterway access and integrated services."*

7 FUNDING AND RESOURCING REQUIREMENTS

Not applicable.

8 RISK MANAGEMENT

The activity supports the mitigation of the following Directorate Risk:

- CO00510 – City Plan delivers inadequate and / or ineffective strategic/development policy (e.g. poor planning, built form, growth, social and environmental outcomes).

9 STATUTORY MATTERS

The *Planning Act 2016* (the Act) identifies the statutory requirements for making an amendment to a planning scheme. A local government can either amend the planning scheme following the process in the Minister Guideline Rules or propose a process to amend the planning scheme under Section 18 of the Act.

Early engagement with the State Government and community in the plan making process may support a Tailored process for preparing a City Plan amendment for the Oxenford Investigation Area.

10 COUNCIL POLICIES

Not applicable.

11 DELEGATIONS

Not applicable.

12 COORDINATION & CONSULTATION

Not applicable.

13 STAKEHOLDER IMPACTS

Key internal and external stakeholders will continue to be engaged on this project.

The following key external stakeholder community activities are proposed to occur for this Investigation Area from December 2021 to February 2022:

- Proposed community engagement is planned for February 2022 with the scope outlined in Attachments 2 and 3.
- Material will also be made available on the GC have your say webpage for the Oxenford Investigation Area.

14 TIMING

The Oxenford Investigation Area local planning project is a long term strategic planning initiative to deliver new housing supply together with any necessary infrastructure upgrades.

The timeframes for Oxenford Investigation Area are outlined in the City Plan Program. This provides details for the current calendar year with indications of tasks extending into 2022 and 2023.

Community Engagement

- Community engagement is proposed for February 2022 as outlined in Attachments 2 and 3.
- The outcomes of the community engagement will assist in finalising the draft Sequencing Strategy for the Oxenford Investigation Area and draft Preferred Concept Plan for the first proposed precinct (Riversdale A Precinct); to be reported back to Council in mid 2022.

Concept Plan

- The findings of the community engagement will assist officers to finalise the Concept Plan (Riversdale A Precinct) to inform a future City Plan amendment.

Infrastructure

- Work will also be progressed to address the outstanding Infrastructure considerations.

15 CONCLUSION

The Oxenford Investigation Area local planning project seeks to identify opportunities for a diversity of new housing supply together with planning for future infrastructure upgrades supporting services and environmental outcomes. A number of draft technical assessments for the local planning project have progressed, which have assisted in the preparation of the draft Sequencing Strategy, draft Preferred Concept Plan (Riversdale A) and material to support proposed community engagement for February 2022.

The outcomes of this community engagement will be reported back to Council and assist in preparing a final Preferred Concept Plan (Riversdale A) for endorsement as a basis for a future City Plan amendment.

There are several technical items that will also require additional work prior to finalising the drafting of a supporting City Plan amendment which will be reported back to Council in 2022.

16 RECOMMENDATION

It is recommended that Council resolves as follows:

1 That Council endorse the Oxenford Investigation Area Draft Preferred Concept Plan (Riversdale A) as the basis for community engagement.

2 That community engagement (as outlined in Attachments 2 and 3) commence in February 2022.

3 That the results of the community engagement are reported back to a future Planning and Environment Committee to assist in the preparation of a final Sequencing Strategy and Concept Plan (Riversdale A Precinct).

OXENFORD INVESTIGATION AREA

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Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
2	Draft	IL	IL	IL	11/11/2021
3	Final Draft	IL	IL	IL	24/11/2021

Disclaimer: Information provided by RPS may only be relied upon in the context of RPS' scope of works. The Client will necessarily inform itself and make independent decisions, based on its own business needs and on key aspects in relation to the project.

All images used in this document have been obtained from the RPS image library unless otherwise referenced.

1.0 INTRODUCTION

The preparation of the *Riversdale A Precinct Draft Concept Plan* relied on a range of inputs including the synthesis of technical data and the findings of community and stakeholder consultation to date.

Figure 1 illustrates the overall Oxenford Investigation Area draft Precinct Plan. The Sequencing Strategy in Figure 2 demonstrates the draft preferred sequencing of development. Riversdale Precinct A is the preferred first precinct of development.

Guiding principles
Guiding principles, referred to in Section 4, were created to form the overarching building blocks to the *Riversdale A Precinct Draft Concept Plan*. The principles build on natural assets, highlight key features, constraints, and opportunities, and are intended to aid stakeholder and community engagement.

FIGURE 1 - OXENFORD INVESTIGATION AREA DRAFT PRECINCT PLAN

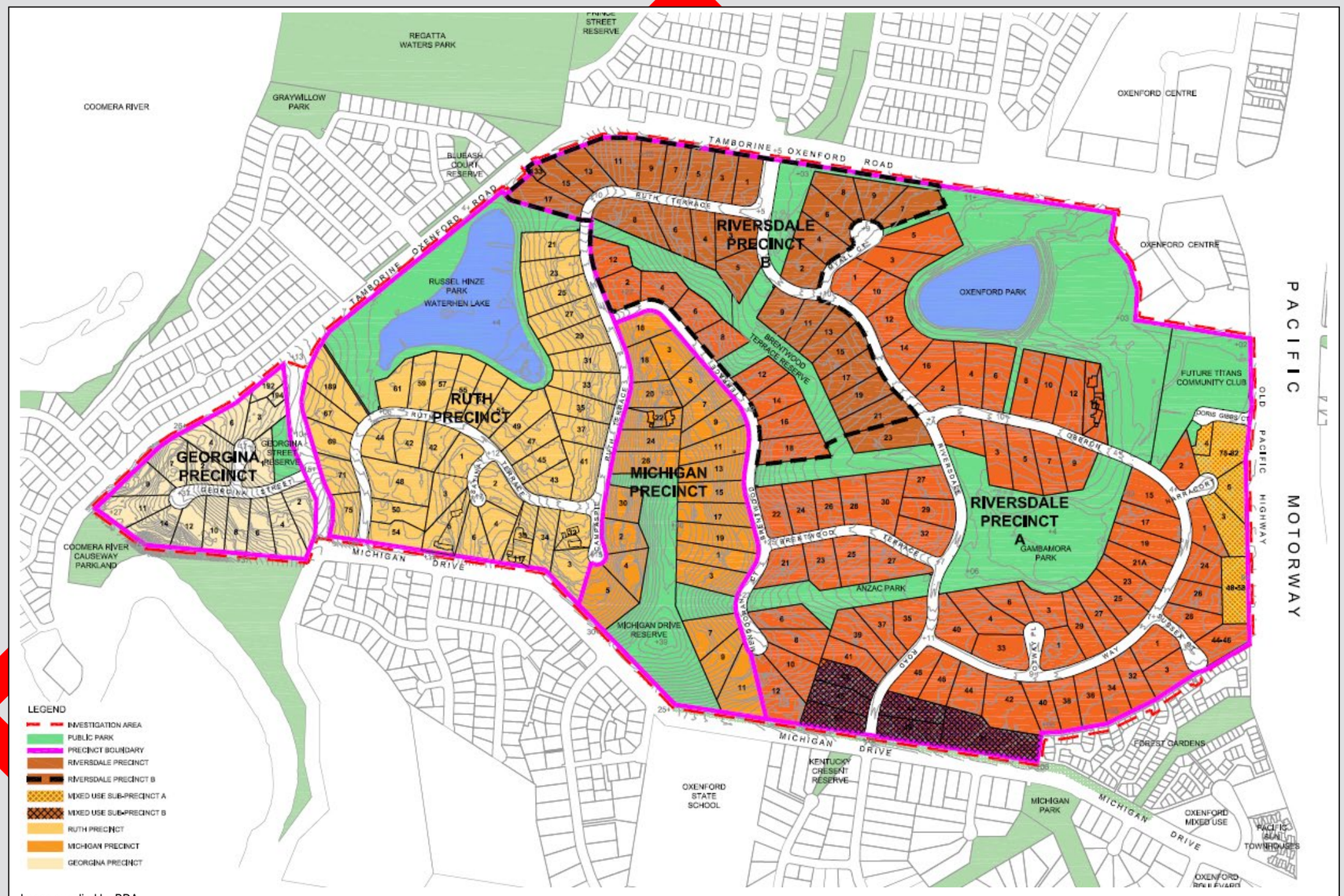

Image supplied by BDA

2.0 SEQUENCING STRATEGY

It is important that the planning and development of the Oxenford Investigation Area is well managed, and that the quantum of development is delivered through the orderly sequencing of future urban communities.

The capital and environmental costs of providing infrastructure such as sewerage, transportation, energy, water, and community infrastructure make it imperative that the Oxenford Investigation Area's planning and development is sustainable and proceeds in a well-structured and orderly manner. The Draft Sequencing Strategy will enable the City and the State Government to plan and budget for orderly development in the Oxenford Investigation Area.

The *Riversdale A Precinct* has been identified as the preferred first precinct from a logical sequencing perspective as illustrated in Figure 2.

The *Riversdale A Precinct* is sequenced for the short-term delivery of a concept plan and planning scheme amendment, with urban development likely to occur in the short-medium term (5-10 years)

From a sustainable planning perspective, the gradual planning and development of the *Riversdale A Precinct* focuses on the creation of urban communities close to existing services (e.g., Oxenford Village Centre) and supporting infrastructure.

The preferred Second and Future Precincts will be subject to separate concept plans.

FIGURE 2 - OXENFORD INVESTIGATION AREA SEQUENCING STRATEGY

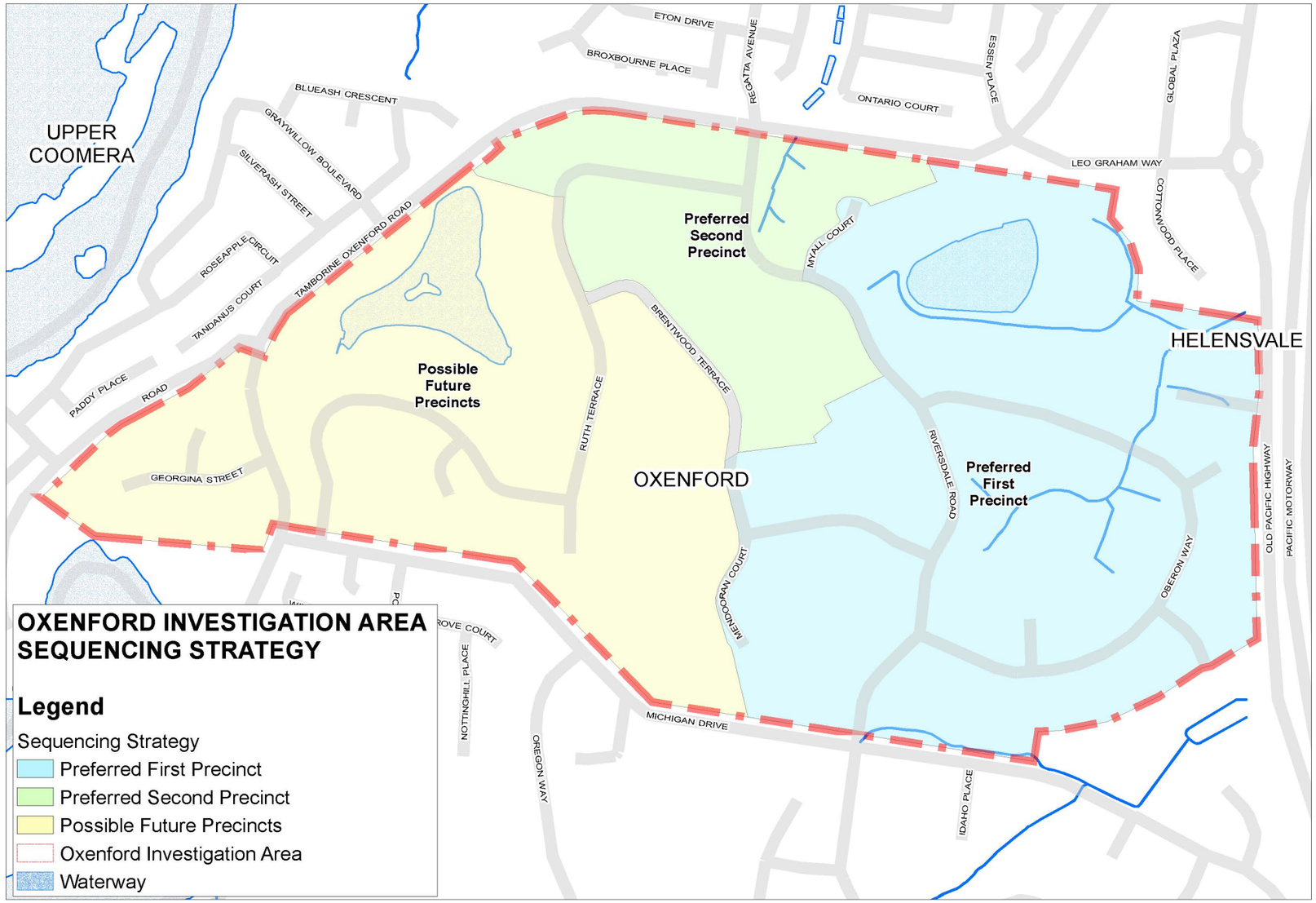

Image provided by Council of the City of Gold Coast

3.0 CONSTRAINTS AND OPPORTUNITIES

3.1 CONSTRAINTS

A constraints analysis was derived from a site-based ecological assessment, a Site context and urban design analysis and the City Plan Version7 overlay mapping.

The main features of the constraints analysis are:

- Steep sloping land west of Brentwood Terrace
- Environmental enhancement buffers to fauna corridors
- Hollow bearing trees and mapped significant vegetation
- Localised flooding and public overland flow
- Minor waterway line / unmapped surface drains and associated buffers
- Vegetated areas identified to be retained and enhanced

Development opportunities in flood affected areas require further technical analysis through a future hydraulic and stormwater impact study to be undertaken by an external consultant engaged by the City.

Other constraints for consideration are:

- Significant buildings (e.g. commercial buildings, recently constructed houses and secondary dwellings, large established houses)
- Potential access restrictions from Riversdale Road due its higher order function (as a sub-arterial road)

3.2 OPPORTUNITIES

An opportunities analysis has been derived from the existing built form design and land uses contained in the development approval analysis, the site-based ecological assessment and the Site context and urban design analysis.

The main features of the opportunities analysis are:

- Pedestrian access to Oxenford Village (district centre) – most of Riversdale Precinct A falls within the 800m walking radius
- Short views:
    - Into a backdrop of vegetation around the open spaces (parks and reserves)
    - Into the future waterway and ecological buffers as potential environmental covenant area or dedication of open space with rehabilitated vegetation
- Medium views:
    - From Michigan Drive Reserve (east) to Oxenford Park

Other opportunities are:

- Potential connection to Michigan Drive may assist to manage stormwater and improve road permeability
- Potential access to the external road network at logical points based on connectivity advantages and acceptable gradient
- Gambamora Park, Anzac Park Reserve and Brentwood Terrace Reserve providing potential locations for regional stormwater detention and treatment devices in the form of naturalised wetlands, instead of the open concrete surface drain
- Some existing roads (at 20m reserve) with favourable gradient providing opportunity for potential WSUD improvements through future road upgrades i.e. Oberon Way, Myall Court, Narracort Place, Sussex Court, Otway Place and Brentwood Terrace (north-south section parallel with ridgeline)

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4.0 GUIDING PRINCIPLES

Following a review of the relevant studies and investigation documents (including Site context and urban design analysis, Site-based ecological assessment, Local movement network analysis, Land use built form assessment) and Community engagement and marketing report, the below principles have been derived which have assisted in guiding the *Riversdale A Precinct Draft Concept Plan.*

These are overarching building blocks which will shape future growth within the Riversdale "A" Precinct. Central to the achievement of the principles is a desire to ensure the achievement of the Planning Act (2016), South East Queensland Regional Plan (SEQRP) (2017) and City Plan Version 7.

COMMUNITY AND LOCAL LIFESTYLE

Ensure the wellbeing of new communities and the creation of local identity by providing social infrastructure and support services, community activities and lifestyle attractions, including:

- Retain and promote community facilities within the precinct
- Increased access to open space and movement networks
- Housing choice and diversity to create strong communities
- New development and movement networks to enhance the local amenity

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MOVEMENT NETWORK

Provide an integrated movement network of public transport routes, cycleways, and interconnected streets to:

- Ensure residents are within 400m walking distance of a bus stop
- Encourage new pedestrian linkages to connect with other precincts
- Utilise open space corridors for shared pedestrian and bike movements
- Provide new local roads that provide access to future development
- Ensure linkages to the external road networks are maintained
- Encourage a permeable and legible pedestrian network
- Explore the possibility of upgrading roads to accommodate for future increased traffic movements
- Facilitate the safe and efficient movement of private vehicles, buses, cyclists, pedestrians, and fauna through the area

PUBLIC OPEN SPACE

Deliver a green space network which responds to areas with significant environmental values and:

- Ensures future development aims for 80% of residents to be located within 400m of park or open space
- Enhances existing open space and wildlife corridors
- Retains existing significant vegetation
- Identifies areas for revegetation and enhancement of open space areas
- Explores the possibility of utilising the Regional Infrastructure corridor for recreational uses
- Encourages the ability for park frontages to be activated through the creation of a new road network
- Continues to enhance and protect existing waterway corridors

7

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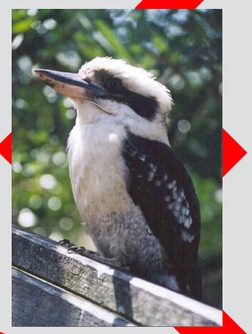
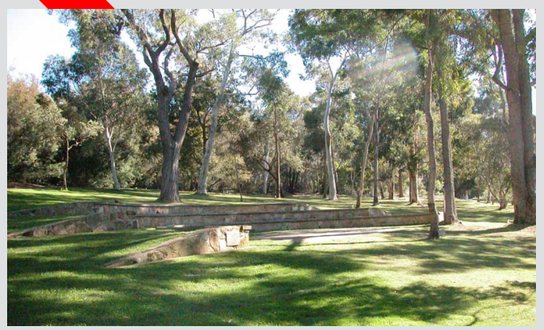
- Provides for the linking of open space areas to create a wildlife and movement network
- Responds to areas with significant environmental values including habitat corridors, significant flora and fauna, significant regional ecosystems, koala habitat, natural waterways, and flood prone land
- Maximises opportunities for safe passage of fauna throughout the area, particularly within the open space network
- Provides a parkland network that caters for the community's diverse sport recreation and leisure needs (including cycleways, walking paths, picnic facilities and playgrounds) and integrates best practice water sensitive urban design strategies.

RESIDENTIAL

Provide for a range of housing options, to accommodate a diverse resident population close to services, jobs and amenities, including:

- Residential intensification located in areas that are unconstrained
- Encouraging a mix of lot sizes to create a wider range of housing types and diversity
- Providing higher density residential located in close proximity to transport and open space
- Transitioning away from existing rural residential density, single dwelling density towards a mix of increased densities:
    - Low density residential – Continues to be an important urban form within the area
    - Low medium density residential – Provides an opportunity to provide built form such as duplex and townhouse style developments
    - Medium density residential – Envisages multiple dwelling style developments with a mix of housing choices
- Appreciation of existing neighbourhood characteristics and amenity
- A new road network that will create a sense of personal safety, quality of life and access to the open space network
- Identifying "Precincts" to inform appropriate zonings as part of subsequent planning processes
- Ensuring that neighbourhoods are walkable and inclusive by providing ease of access to transport, services, and facilities for all users

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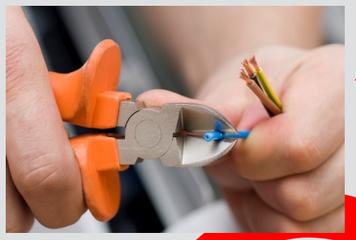
EFFICIENT INFRASTRUCTURE

Ensure cost effective, timely and resource efficient delivery of public utilities and infrastructure to promote a functional, energy efficient and well serviced development, and:

- Facilitate the provision of all essential trunk water, wastewater, stormwater, energy, telecommunications, and any community infrastructure requirements to service the new residential community
- Ensure a 'whole of precinct' approach is encouraged to ensure efficient, cost-effective, and timely delivery of infrastructure and services



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MANAGEMENT OF STORMWATER

Ensure management of stormwater:

- Protects waterways, creeks and does not worsen flood impacts providing a sustainable and integrated approach to stormwater management
- Incorporates principles and strategies from the Gold Coast Water Strategy 2019-2034
- Strongly supports water efficiency measures and water recycling measures
- Encourages more programs for community partnerships and engagement with implementation of stormwater management systems
- Ensures road design and street layout contributes to the overall stormwater management strategy
- Incorporate initial stormwater infrastructure items that align with natural drainage lines
- Includes water sensitive urban design (WSUD) design principles (wherever possible)

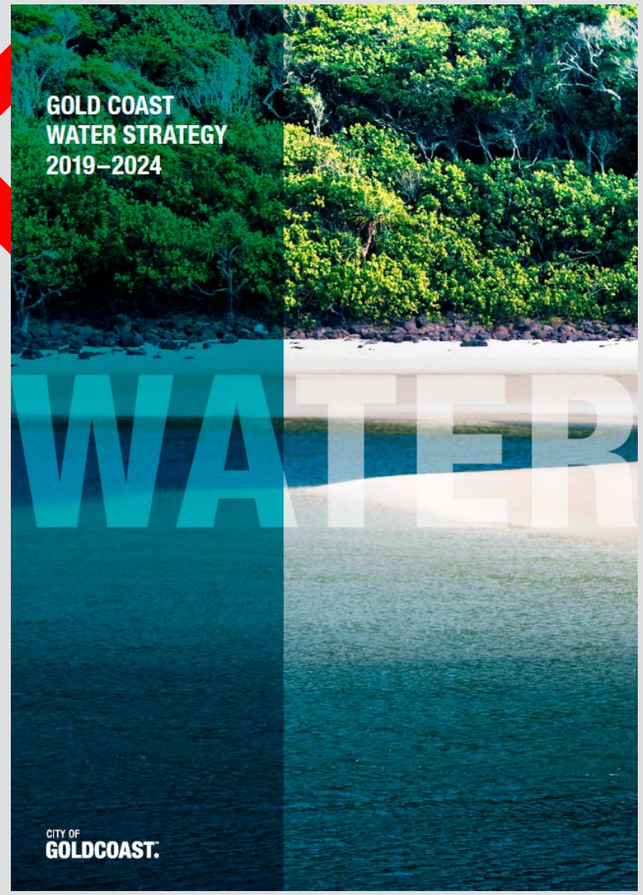

Image provided by Council of the City of Gold Coast

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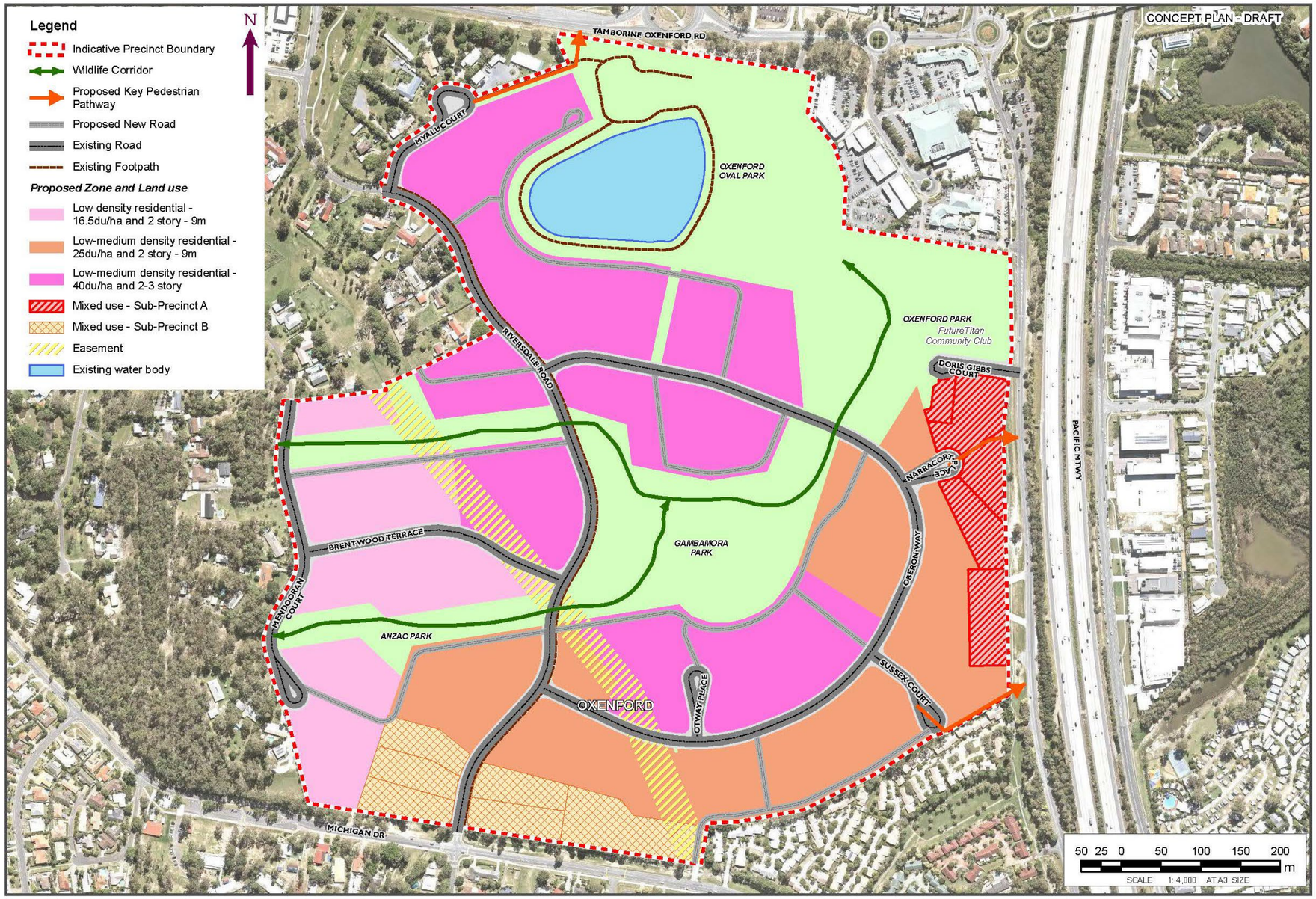
5.0 CONCEPT PLAN – DRAFT



6.0 CONCEPT PLAN ELEMENTS

6.1 RESIDENTIAL DEVELOPMENT ELEMENT

Figure 4 shows residential development areas.

Further detailed investigation will be required to confirm the respective areas of land that can be developed. It is expected that the Riversdale A Precinct will support a range of height and densities, estimated as follows:

- Lots east of Riversdale Road and south of Brentwood Terrace at a height of 12m (3 storeys) and low-medium density – 40u/net dev ha (RD3)
- Lots south of Anzac Park Reserve and lots south of Oberon Way at a height of 9m (2-3 storeys) and low-medium density – 25du/net dev ha (RD1)
- Lots south of Brentwood Terrace Reserve easement and east side of Mendooran Court at a height 9m (2-3 storeys) and low density – 16.5u/net dev ha (LDR2)

Residential intensification in selected areas will accommodate the predicted demand for a wider range of housing types in locations close to transport, employment, services, and green space.

The provision of diverse housing options recognises the wider Oxenford Investigation Area community's values and provides for the future population's needs. It ensures that there is an adequate housing supply to meet a diversity of demands and ensures that housing is accessible and appropriately located.

New residential development at increased densities signals a change in focus away from the rural residential single dwelling house to a focus on low and medium density residential development, delivering a diversity of dwelling types in a number of locations across the Riversdale A Precinct.

The Residential development strategy is based on the need for improvements to transport, which will be negotiated with key stakeholders once the Concept Plan is endorsed and finalised.

Residential development will be required to provide an innovative urban form that allows the Riversdale A Precinct to support a community. This will be achieved by ensuring that neighbourhoods have:

- Access to the open space network;
- A range of housing choices;
- Support for social networks;
- A sense of personal safety;
- Quality of life; and
- A sense of belonging.

The Riversdale A Precinct Draft Concept Plan is planned to provide an appropriate transition between areas identified for low-medium density residential uses and the lower density residential uses in surrounding communities. The low-medium density development is proposed to be located along the edges of the proposed mixed-use sub-precincts.

Various residential types and densities proposed for the Riversdale A Precinct Draft Concept Plan are outlined in Figure 4

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FIGURE 4 – RESIDENTIAL DEVELOPMENT AREAS

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6.2 LOCALISED SERVICES AND EMPLOYMENT ELEMENT

Figure 5 shows localised services and employment areas.

The two (2) mixed-use sub precincts (A & B):

- will serve the Riversdale A Precinct and wider Oxenford Investigation Area community, with services and land uses that complement residential communities such as convenient retail or local services. These two precincts are illustrated in Figure 5 below.
- will serve the Riversdale A Precinct and wider Oxenford Investigation Area community, with services and land uses that complement residential communities such as convenient retail or local services. These two precincts are illustrated in Figure 5 below.
- will play a part in encouraging self-containment within the wider Oxenford Investigation Area community by providing access to local services. Low-medium density accommodation (40dw/ha) are located close to these mixed-use sub precincts to take advantage of local services. Overtime transit and active transport linkages will be improved to ensure that residents can travel to these sub precincts without relying solely on private vehicles.
- will be vibrant and attractive places to live and work and there will be emphasis on encouraging services and land uses that complement residential communities such as shops, childcare, and small businesses (e.g., doctors, hairdressers, etc).
- are located to adjoin the junction of a trunk collector and collector road ensuring a high level of accessibility to residents of the Riversdale A Precinct. Mixed-use Precinct A is located on the Old Pacific Highway south of Doris Gibbs Court while Mixed-use Precinct B is located on the southern edge of the Riversdale A Precinct on Michigan Drive and encompasses the existing land uses of Shop and Childcare Centre.

These sub-precincts are intended to be supported by increased low to medium density residential development at approximately 25dwu/ha.

It is envisaged that home based employment will be an employment generator of the Riversdale A Precinct, forming an increasingly high contribution to its economic and employment growth, while minimising journey to work for residents.

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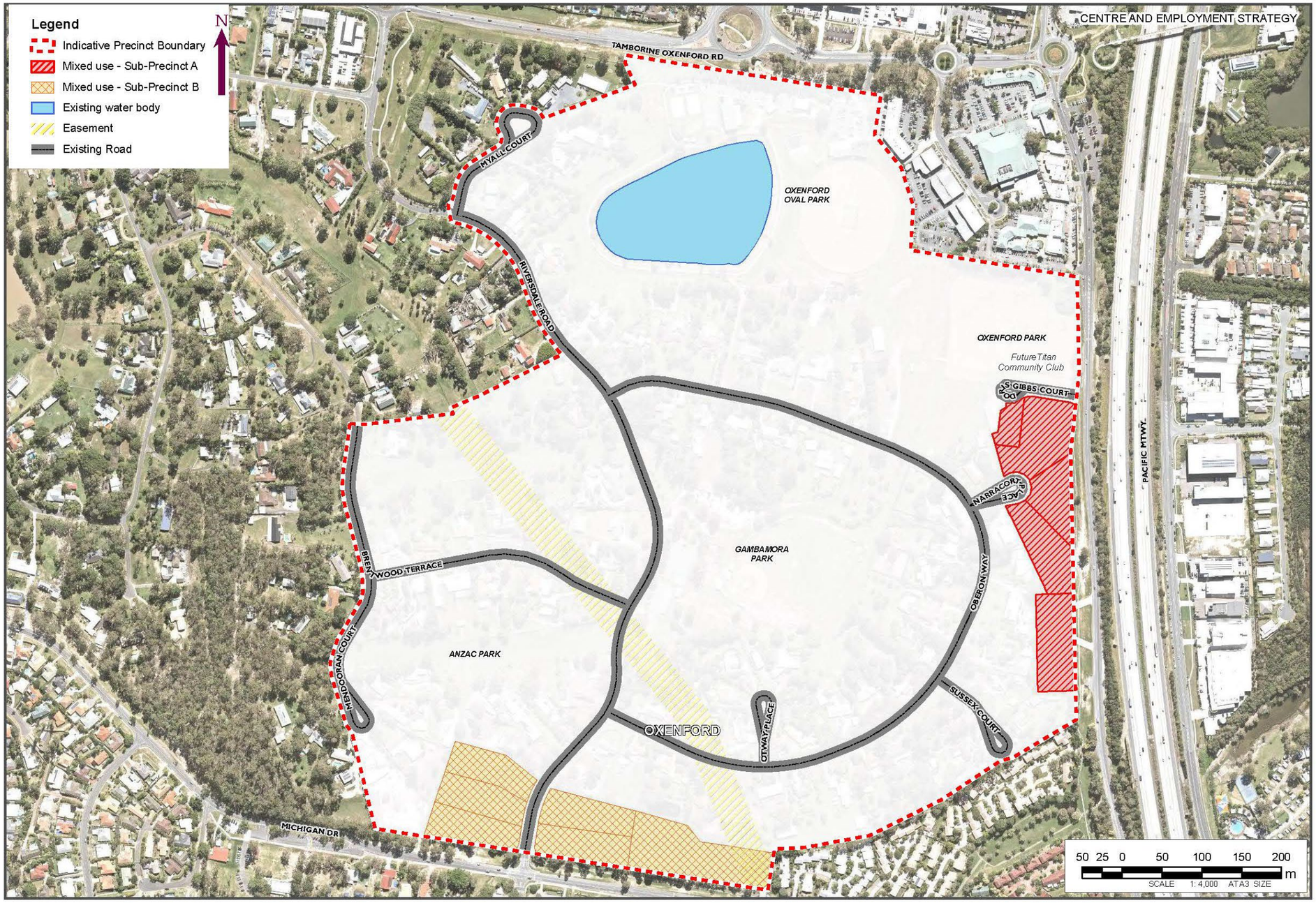
FIGURE 5 – LOCALISED SERVICES AND EMPLOYMENT AREAS



6.3 GREEN SPACE NETWORK ELEMENT

Figure 6 shows the green space network.

The green space network seeks to create a cohesive and permeable green space network whilst ensuring key nature conservation areas and wildlife corridors are protected within the network, which extends through the wider Oxenford Investigation Area.

The green space network incorporates a protected and connected network of natural areas and accessible green spaces comprised of parklands, stormwater management, bushland habitats and landscape values that help to define the footprint of urban development in the *Riversdale A Precinct* and the wider Oxenford Investigation Area.

The proposed inclusion of these values within the green space network will ensure the long-term conservation and enhancement of areas of significant biodiversity, vegetation, and waterways. The green space network:

- Presents an opportunity for the location of parks
- Responds to areas with significant environmental values including significant flora and fauna, koala habitat, natural waterways, and flood prone land
- Strategically includes properties; linking residential communities within the Riversdale A Precinct to sport and recreation parks, mixed-use sub precincts and community facilities through the creation of cycle and pedestrian pathways. Developing such a network will greatly enhance opportunity for outdoor recreation and active transportation through the Riversdale A Precinct
- Provides buffers between various land uses which will help to characterise new neighbourhoods and increase visual amenity whilst also creating a greater sense of place
- Protects key land required to ensure a sustainable and integrated approach to urban water management

The *Riversdale A Precinct Draft Concept Plan* aims to maximise opportunities for safe passage of wildlife particularly within the green space network and incorporate solutions which allow fauna to safely negotiate barriers or hazards where ecological corridors intersect with roads and urban development.

To support the development of the green space network policy, more detailed planning and investigation as part of individual implementation plans (e.g., City Plan) is required.

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FIGURE 6 – GREEN SPACE NETWORK

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6.4 MOVEMENT ELEMENT

Figure 7 shows the movement network.

The Movement Strategy illustrates the off-road pedestrian connections, proposed new road, existing road and footpath, wildlife corridor and key pedestrian pathways.

The movement strategy provides a framework for:

- A legible, connected, and permeable road network for all street users, that ensures appropriate levels of safety and security for all users.
- Potential opportunity for local bus services to utilise the proposed road network to provide frequent services to the Riversdale A Precinct
- Allowance for the potential opportunity for a bus route on Riversdale Road
- An integrated and safe cycle and pedestrian network that maximises connectivity and permeability within the green space network, and alongside access routes

6.4.1Road Network Element

Figure 7 presents the framework for the road network developed for the *Riversdale A Precinct Draft Concept Plan.*

The road network has been designed to support the potential residential development strategy.

- The basis of the road network framework is a hierarchical grid pattern of interconnected, collector roads, and local streets. The framework may require the upgrading of the existing road network within *Riversdale A Precinct,* and additional road linkages to improve circulation
- The new local roads which may be delivered by development, are designed for efficient block and lot layout for future housing, and to assist with addressing existing and future public overland flow paths
- Any improvements to existing local roads will consider the need to accommodate safety (improved road geometry), ability for on-street visitor parking (increase pavement width), and ability for increased traffic volumes (pavement depth)

6.4.2 Public Transport Element

- Future concept planning and community and stakeholder engagement would explore a localised network of buses throughout the newly developed areas
- The Residential development strategy is predicated on the need for improvements to transit services. Improvement of transport services will be negotiated with key stakeholders throughout the concept planning phase.

Bus routes will seek to capture a high percentage of all future residential development within a 400m walking catchment

6.4.3 Active Transport Element

Figure 7 presents active transport proposed by the *Riversdale A Precinct Draft Concept Plan.*

Designated on-road and off-road paths will provide access for cyclists and pedestrians, encouraging new linkages to connect with possible future precincts and local shops and services.

It is envisaged that the pedestrian and cycle pathways will connect the two identified mixed-use precincts and community facilities. Recreational pathways may be provided within the green space network.

The enhancement of these local networks will contribute to a substantial increase in active transport across the *Riversdale A Precinct*. Over time, the pedestrian and cycle networks within *Riversdale A Precinct Draft Concept Plan* will join external networks to enable connectivity.

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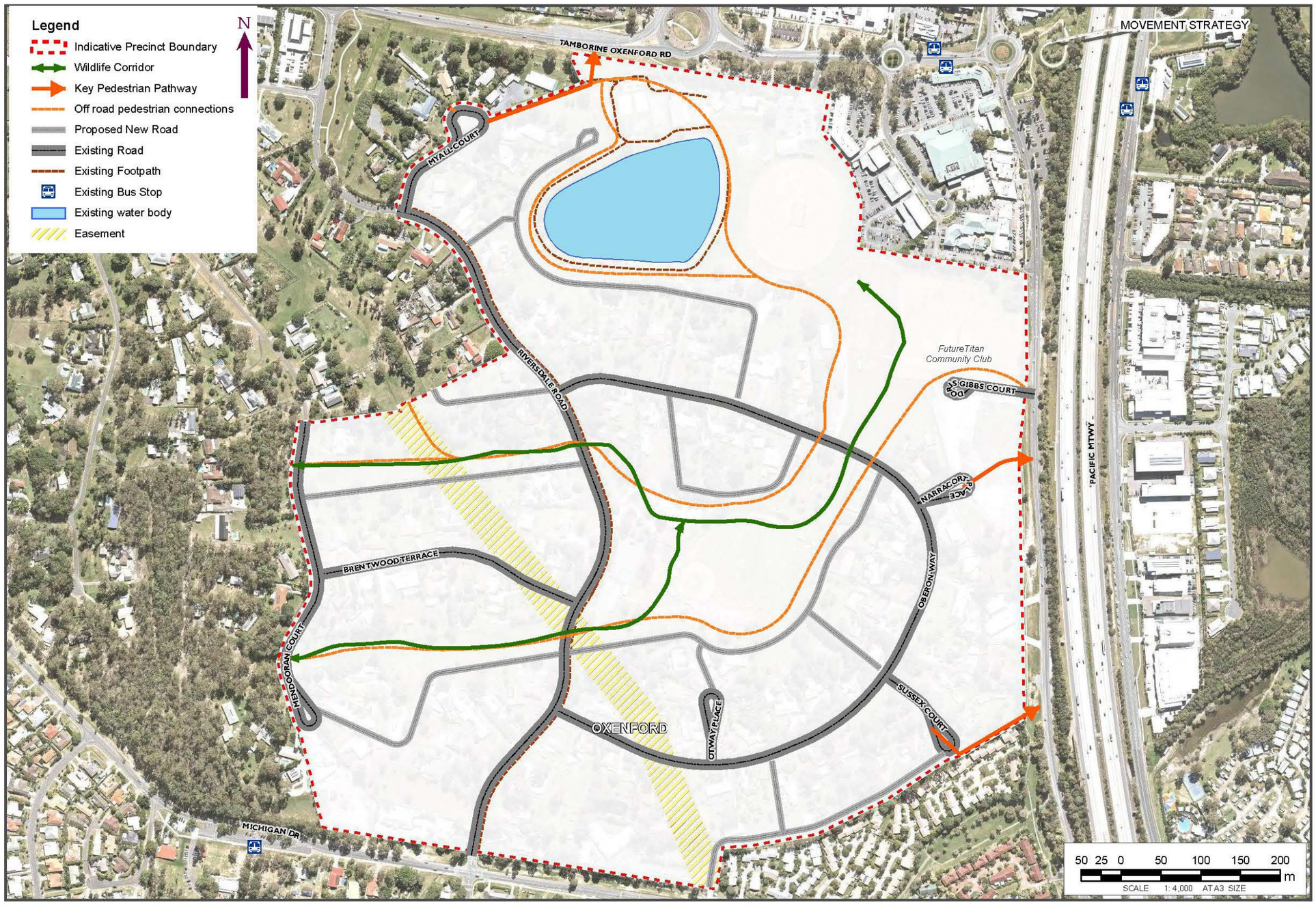
FIGURE 7 - MOVEMENT NETWORK



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LOCAL COMMUNITY ENGAGEMENT PLAN

OXENFORD INVESTIGATION AREA (DRAFT PREFERRED CONCEPT PLAN)

NOVEMBER 2021

CITY OF GOLDCOAST.

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1. Background

1.1 Project objectives

In November 2013, Investigation areas were first identified as part of the draft State interest review version of City Plan.

In February 2016, City Plan commenced with 17 Investigation areas identified on Strategic framework map 1 – Designated urban area. These areas assist to support the realisation of the dwelling supply and employment benchmarks set by *ShapingSEQ 2017* as outlined in Figure 1. Investigation areas can assist to provide for a greater number and broader range of dwellings closer to jobs and services to support affordable living options (*ShapingSEQ 2017*, Goal 4: Sustain). The Oxenford Investigation Area is one of these areas.

Figure 1: 2016-2041 dwelling supply benchmark for the Gold Coast as identified by *ShapingSEQ 2017*

To effectively transform existing Rural / Rural Residential zoned land into urban outcomes, localised planning exercises are undertaken to analyse and plan for new housing and employment opportunities to ensure:

- development opportunities are realised where possible
- there is efficient planning of infrastructure to support future urban development within and surrounding the identified Investigation areas
- on-site constraints are identified and managed.

In August 2016, a report was provided to Council with a preliminary feasibility assessment for 13 Investigation areas located within the urban footprint as identified under the draft *ShapingSEQ* 2017 (G16.0823.018/CP16.0817.006). The findings from this assessment set the priorities for further strategic planning activities to be undertaken within the identified Investigation Areas. This included prioritising Courtney Drive, Upper Coomera followed by Mudgeeraba North, Parkwood and Oxenford Investigation Areas.

The Oxenford Investigation Area study boundary (Figure 2) includes approximately 200 properties in the Rural residential zone.

Figure 2: Map of Oxenford Investigation Area

In November 2017, the key findings and preliminary recommendations from an Oxenford Investigation Area study were reported to Council (G17.1128.013/CP17.1122.010). The preliminary recommendations identified a potential long-term opportunity for the Investigation Area to accommodate approximately 1450 dwellings, comprising a mix of low density (eg. detached dwelling) and low-medium density housing.

This study considered the cost of potential infrastructure upgrades required to support urban development and noted that pursuing future urban development would require a large investment to upgrade infrastructure for roads, sewerage, stormwater and open space. Precincts were also identified is this study that would be more difficult to service with sewerage infrastructure as a result of the topography and the need for a new sewerage pump station and rising mains to service this area. The report concluded that the feasibility of servicing this area with trunk infrastructure is dependent on identified growth opportunities being realised. It also noted the need to undertake further infrastructure planning.

A draft Sequencing strategy is proposed to guide future concept planning activities for the Oxenford Investigation Area based on existing infrastructure capacity and the cost-effective delivery of new trunk infrastructure. This strategy will be reported to Council in December 2021 along with a draft Preferred concept plan for the first proposed precinct (Riversdale A Precinct).

1.2 Purpose of engagement

Local community engagement for the Oxenford Investigation Area was deferred in FY2020-21 due to the COVID-19 pandemic and restrictions on face to face engagement. Community engagement is now identified for early 2022 to inform residents on the sequence of future concept planning activities and seek feedback on a draft Preferred concept plan for the first proposed precinct (Riversdale A Precinct). It will also outline next steps in the process.

Local community engagement will test the support for further investigation of development opportunities. The scope of community engagement activities will include separate engagements with the:

a. Riversdale A precinct community
b. Investigation Area community (Within the red line boundary of the overall Investigation Area)
c. Frame area community (Suburb of Oxenford)

The report to Council in December 2021 will outline the scope of local community engagement activities proposed for early 2022.

1.3 Scope of engagement

City officers will facilitate the engagement and the scope of engagement will include:

Week 1 of Consultation – February 2022

a. Riversdale A precinct community

- Invited, via letter to identified property owners (approximately 90 properties), to participate in 1–2 face-to-face workshops to discuss recommended planning approach.
- Invited to provide feedback via an online survey *(GC Have Your Say).*
- Local Division Councillor will be informed.
- Priorities
    - open with a recap, history to date
    - what can and what cannot be influenced by engagement
    - possible outcomes
    - timeframes.

Week 2 of Consultation – February 2022

b. Investigation Area community

- Invited, via letter to identified property owners (approximately 220 properties), to participate in 2–3 face-to-face sessions across different days and times (AM, NOON, PM).
- Invited to provide feedback via an online survey *(GC Have Your Say).*
- Local Division Councillor will be informed and involved.
- Key messages:
    - open with a recap, history to date
    - what can and what cannot be influenced by engagement
    - possible outcomes
    - timeframes.

Week 3 of Consultation – February 2022

c. Frame area community (Suburb of Oxenford)

- Invited residents within Oxenford to provide their feedback via an online survey *(GC Have Your Say)*.
- Additional survey questions to seek feedback on:
    - Consideration of potentially rezoning properties to the north of Tamborine Oxenford Road (Regatta Waters) from medium density residential zone (current City Plan) to low density residential zone.
    - Consideration of potentially removing the large lot precinct for low density residential zoned properties to the south of Michigan Drive.
- Local Division Councillor will be informed and involved.
- Invitation to participate to be sent by post (approximately 2000 properties).

All face-to-face sessions will be held within the Investigation Area at a convenient and accessible location and covered by a COVID Safe Plan.

1.4 Legislative/Statutory requirements

Not applicable.

1.5 Previous engagement

In August 2018, a Community engagement strategy was endorsed for the Oxenford, Mudgeeraba, and Parkwood Investigation Areas (G18.0828.020/EPE18.0822.009). A key outcome of this strategy was to involve the local

community early in the plan making process to assist Council with making a decision on whether to carry out further work in preparing a City Plan update for the identified growth opportunities facilitated by a concept plan.

In late 2018 and early 2019, a Community engagement program was carried out for three (3) Investigation areas (Oxenford, Mudgeeraba and Parkwood) for the identified potential residential growth opportunities. The support from local landowners was considered important to inform Council's consideration of programming further land use and infrastructure planning and delivery.

The first stage of Community engagement for Oxenford involved informing the landowners and community groups of the potential development opportunities and gaining initial feedback to inform future consultation. This included letters to landowners and community groups, a dedicated GC Have Your Say webpage, facilitated community meetings and informal community 'drop in sessions'.

For the second Community engagement event the City wrote to landowners asking them to complete a survey to assist in prioritising further localised planning activities for the Oxenford Investigation area. Responses to the survey were received from owners representing 142 of the 205 residential properties (70 per cent).

The survey responses received from the landowners indicated strong support for further investigation of growth opportunities within 5-15 years (56 per cent) and within 15-25 years (8 per cent). 32 per cent of the responses did not support any changes in the area (or only after 25 years) and four per cent were undecided.

The survey was also open to the wider community through GC Have Your Say with 56 responses were received from outside of the Investigation Area and four responses from residents renting in the Investigation Area. These responses identified that there was strong opposition to growth opportunities from non-owners and those outside of the Investigation Area.

This Community engagement concluded with letters to landowners inviting them to attend community meetings held on 16 August 2019. These meetings were attended by 107 representatives from properties in the Investigation Area and allowed the City to brief landowners on the outcomes of community consultation, including the Council endorsed actions to progress a local planning exercise for the area.

In February 2020, in consultation with the Councillor for Division 2, a project update newsletter was mailed to landowners in the Investigation Area (Attachment B). The newsletter informed landowners of the technical assessments being carried out as part of the local planning exercise.

On 21 July 2020, in consultation with the local Councillor for Division 2, a letter was mailed to landowners in the Investigation Area. This letter informed that technical assessments were being carried out and that further community engagement was being delayed due to the COVID-19 pandemic.

2. Community engagement strategy

2.1 Level of engagement

This engagement is a consult level engagement based on the IAP2 spectrum.

	INCREASING IMPACT ON THE DECISION →				
	INFORM	**CONSULT**	**INVOLVE**	**COLLABORATE**	**EMPOWER**
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decisions.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

IAP2 (International Association of Public Participation) spectrum

2.2 Engagement objectives and tools

Broadly, Local Council's aspirational approach to engagement is:

- inclusive, clear and concise in engagement design, approach and processes
- transparent in stating the engagement objectives and intentions, and the challenges and opportunities that need to be addressed
- proactive, providing early and ongoing engagement opportunities
- diligent in providing feedback and communicating outcomes following engagement activities
- targeted and local (place-based approach) to ensure engagement is occurring on matters that are important to the community using suitable channels at an appropriate time
- focused on gathering local intelligence to enable better and more sustainable decisions.

Engagement objective	**Tool**
1. Inform stakeholders of the sequence of future concept planning activities.	Online survey - GC have your say Project resources: • Oxenford Investigation Area draft preferred Concept plan Letters to: a. residents within the Riversdale A precinct b. residents within the Oxenford Investigation Area c. residents within Oxenford
2. Seek feedback on a draft preferred concept plan for the Riversdale A precinct.	
3. Build confidence and trust in the project.	Local community engagement report E-newsletter to residents that participated in the survey linking to the engagement report

2.3 Local stakeholder matrix

The table below identifies the relevant stakeholders for this project and the level of engagements required.

Target stakeholder		**Inform**	**Consult**	**Involve**	**Collaborate**	**Empower**
Internal	Councillors	Y	Y	Y	Y	Y
	City of Gold Coast (other directorates)	Y	Y	Y	Y	
External	Residents – within Riversdale A precinct	Y	Y			
	Residents within Oxenford Investigation Area	Y	Y			
	Residents within Oxenford	Y	Y			

2.4 Key messages

City of Gold Coast is one of the fastest growing cities in Australia.

To ensure that we can meet the needs of future residents while safeguarding the city's enviable lifestyle, we are undertaking long-term planning for the future of our city.

The Investigation Area program is one way that we're planning for sustainable growth in our city.

Investigation Area studies identify opportunities to better utilise land close to existing services and employment that have the potential to support additional residents.

By undertaking Investigation Area studies, the City, in consultation with Queensland Government, is equipped to:

- improve how we manage growth
- involve residents and property owners in planning for their community
- effectively plan for upgrades of services, including stormwater, sewerage and roads, in the most effective manner
- plan for new and/or improved community amenities (e.g. landscaping, parks, sporting facilities, pathways, etc) where we are planning for additional residents in the future
- accurately forecast and plan expenditure
- create diverse housing options for our community
- share potential future plans with residents to improved visibility and enable the community to be part of the planning process.

The Oxenford Investigation Area has identified a range of opportunities and constraints, including:

- access to transportation, including the M1
- proximity to district centre and employment opportunities
- access to existing sporting facilities and open space
- access to existing services including stormwater, drinking water and roads
- flooding, environmental, infrastructure and topographical (slope) constraints affect some properties.

Feedback from the local community engagement will inform decisions on the future concept planning in the Oxenford Investigation area.

3. Milestones and timelines

3.1 Milestones

A high-level view of the anticipated project timeline:

Activity	Due date
Office of the Mayor project briefing by project team	1 December 2021
Engagement and marketing plan approved	21 January 2021
Engagement period starts	1 February 2022
Engagement period closes	28 February 2022

CITY OF GOLDCOAST.

Date: XX December 2021
Contact: Holly Lucas
Location: City Planning
Telephone: 07 5582 8896
Your reference: 76616601
Our reference: PD113/1275/14/07

Name of addressee
Address
CITY STATE Postcode

To whom it may concern,

RE: Update on Oxenford Investigation Area

I write to provide you with an update on the progress of the City of Gold Coast local planning for the Oxenford Investigation Area.

As identified in 2019, the Oxenford Investigation Area provides a long-term opportunity to responsibly manage our city's growth and accommodate additional housing supported by essential services and infrastructure. These opportunities are likely to take many years to be fully realised and are dependent on many factors including property owners making their land available for development.

The Oxenford Investigation Area local planning project has progressed with the following technical assessments:

- Ecological assessments to assess ecologically significant areas and important landscape features;
- Detailed site analysis to assess how land form, locational characteristics, physical infrastructure, flooding etc. influences development opportunities;
- Local movement network analysis to assess opportunities for footpaths, bus shelters, road design improvements, possible future road options; and
- Development of options for planning outcomes to guide future development including water sensitive urban design opportunities.

These technical assessments have assisted in refining the previously identified residential precincts. The ultimate development yield remains unchanged at approximately 1500 dwellings, based on topographic and character attributes. The Draft Precincts Plan – Oxenford Investigation Area will be used as the basis for preparing a draft Sequencing strategy plan that supports the City of Gold Coast (The City) to undertake sequenced concept planning activities for this Investigation Area. Riversdale A and B Precincts are the preferred early stages of future

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urban development with the timing for Riversdale B precinct dependent on a Sewerage infrastructure strategy.

The local planning investigation work to date indicates that transitioning this Investigation Area to urban development could occur under the guidance of precinct specific outcomes for land uses, infrastructure and built form.

Community engagement for the Oxenford Investigation Area was deferred in FY2020-21 due to the COVID-19 pandemic and restrictions on face to face engagement. Community engagement is therefore proposed for early 2022 to inform residents on the sequence of future concept planning activities and seek feedback on a draft Preferred concept plan for the proposed first precinct (Riversdale A Precinct).

Community engagement will test the support for further investigation of development opportunities. The scope of community engagement activities will include separate engagements with the:

a. Riversdale A precinct community (Face to face engagement and online survey)
b. Investigation Area community (Face to face engagement and online survey)
c. Frame area community (Online survey).

As an identified affected owner you are being formally invited to attend *(session details to be inserted),* which is scheduled to be held *(date to be inserted).*

Alternatively, if you have any further questions or feedback, please either:

- Contact the City Planning team on (07) 5582 8290 or cityplanfeedback@goldcoast.qld.gov.au
- Visit the Oxenford Investigation Area website https://www.goldcoast.qld.gov.au/Planning-building/Planning-our-city/City-Plan-investigation-areas for more information about this Investigation area.

Yours faithfully,

Holly Lucas
Acting Principal Regional Planner

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Attachment 1 - Supporting resolutions

On 23 August 2016, Council resolved (G16.0823.018 / CP16.0817.006):
'That further investigation into urban development opportunities and infrastructure costing for Mudgeeraba North, Parkwood and Oxenford investigation areas is carried out in the 2016-17 financial year'

On 3 March 2017, Council noted (G17.0303.014 / CP17.0301.007) a project update report on the Mudgeeraba North, Parkwood and Oxenford Investigation Areas.

On 28 November 2017, Council resolved (G17.1128.013 / CP17.1122.010) to prepare a property owner engagement strategy for the Investigation Areas:

1 *That the report/attachment be deemed non-confidential except for those parts deemed by the Chief Executive Officer to remain confidential in accordance with sections 171 (3) and 200 (5) of the Local Government Act 2009.*
2 *That the contents of this report and attachments be noted.*
3 *That a property owner engagement strategy, to assist decision making on whether to pursue development of City Plan updates for urban development opportunities in each area, is prepared in consultation with relevant local councillors and reported to Council.*
4 *That the order of priority for future strategic planning and property owner engagement is as identified in the report.*
5 *That the preliminary recommendations for each area are used to inform future strategic planning and property owner engagement.*

On 28 August 2018, Council endorsed a community engagement strategy (G18.0828.020 / EPE18.0822.009) for the investigation areas:

1 *That the report/attachment be deemed non-confidential except for those parts deemed by the Chief Executive Officer to remain confidential in accordance with sections 171 (3) and 200 (5) of the Local Government Act 2009.*
2 *That the community engagement strategy phases and evaluation measures, provided in Attachment C, are endorsed.*
3 *That the 'Investigation Areas Program – Project Update 2' report and attachments to the Economy, Planning and Environment Committee on 22 November 2017 be deemed non-confidential.*

On 13 June 2019, Council endorsed planning priorities for an Oxenford Investigation Area Major Update scope (G19.0613.045 / EPE19.0605.004):

1 *That the report/attachment be deemed non-confidential except for those parts deemed by the Chief Executive Officer to remain confidential in accordance with sections 171 (3) and 200 (5) of the Local Government Act 2009.*
2 *That the attached 'Community engagement and marketing report for the Oxenford Investigation Area' (Attachment B) be noted by Council.*
3 *That the attached 'Oxenford Investigation Area – Community Meetings Report' (Attachment C) be noted by Council.*
4 *That the 'Proposed Planning Priorities for Oxenford Investigation Area Major Update Scope' (Attachment D) is endorsed to inform preparation of a local planning exercise that will involve further community consultation.*
5 *That the outcomes from the local planning exercise will be reported back to Council.*
6 *That the respondents to the Oxenford Investigation Area Survey and property owners*

6.7★ PARKWOOD INVESTIGATION AREA

Objective ID: **A71557692**

File Number: **PD113/1275/14/07**

Author: **Holly Lucas, Senior Regional Planner, City Planning**

Authoriser: **Alisha Swain, Director Economy Planning And Environment, Economy Plan & Environment**

Attachments:

1. **Supporting Resolutions** ⇩
2. **Draft Concept Plan** ⇩
3. **Draft Detailed Precinct Plan Report** ⇩
4. **Ecological Assessment** ⇩
5. **Site Context and Urban Design Report** ⇩
6. **Land Use and Built Form Report** ⇩
7. **Material for tailored community engagement (Letter)** ⇩

1 BASIS FOR CONFIDENTIALITY

Not applicable.

2 EXECUTIVE SUMMARY

Not applicable.

3 PURPOSE OF REPORT

This report provides a progress update on the Parkwood Investigation Area project, including scenario feasibility assessment and technical assessments, and seeks Council endorsement to undertake tailored community engagement on the Draft Preferred Concept Plan with the Napper Road fronting landowners.

The following consultants have been engaged during the project:

- RPS Group (2020)
- BDA Architecture (2020)
- Cardno (2020)
- Place Design Group (2017)
- Broad Property Group (2017)

4 PREVIOUS RESOLUTIONS

Refer to Attachment 1 for resolutions prior to 2021.

On the Council in September 2021 resolved (G21.0914.037/ PE21.0909.008) as follows:

1. That the progress of Parkwood Investigation Area project be noted including the identified budget and resource planning requirements.
2. That upon completion of the scenario feasibility assessment and resolution of outstanding items (including technical reports), officers report to Council (Q2 of FY2021-22) the draft Preferred concept plan and supporting material for tailored community engagement.
3. That a City Plan amendment be prepared to remove the 2,500m2 and 3,500m2 minimum lot size overlay from the remaining properties within the Parkwood Investigation Area to revert to the underlying rural residential zone requirements.

4 That a plan be prepared for the Koala fauna crossing infrastructure of Napper Road to inform a budget for subsequent engineering design and construction.

5 DISCUSSION

5.1 Background

The Parkwood Investigation Area is a localised planning exercise undertaken to analyse and plan for new housing and employment opportunities to ensure:

- development opportunities are realised where possible;
- there is efficient planning of infrastructure to support future urban development within and surrounding the identified Investigation Areas; and
- on-site constraints are identified and managed.

Since September 2021, several technical investigations on the Parkwood Investigation Area have been progressed. This report provides an update on the:

- scenario feasibility assessment;
- draft Preferred Concept Plan;
- supporting material for tailored community engagement; and
- technical reports.

5.1.1 Scenario feasibility assessment

In 2017, a feasibility assessment for the Parkwood Investigation Area was prepared by Broad Property Research and Advisory for Place Design Group, who were engaged by the City of Gold Coast. A sequencing plan was developed by the consultant for the entire Parkwood Investigation Area (refer Figure 1), which showed seven stages of possible future development, and this formed the basis for the feasibility assessment.

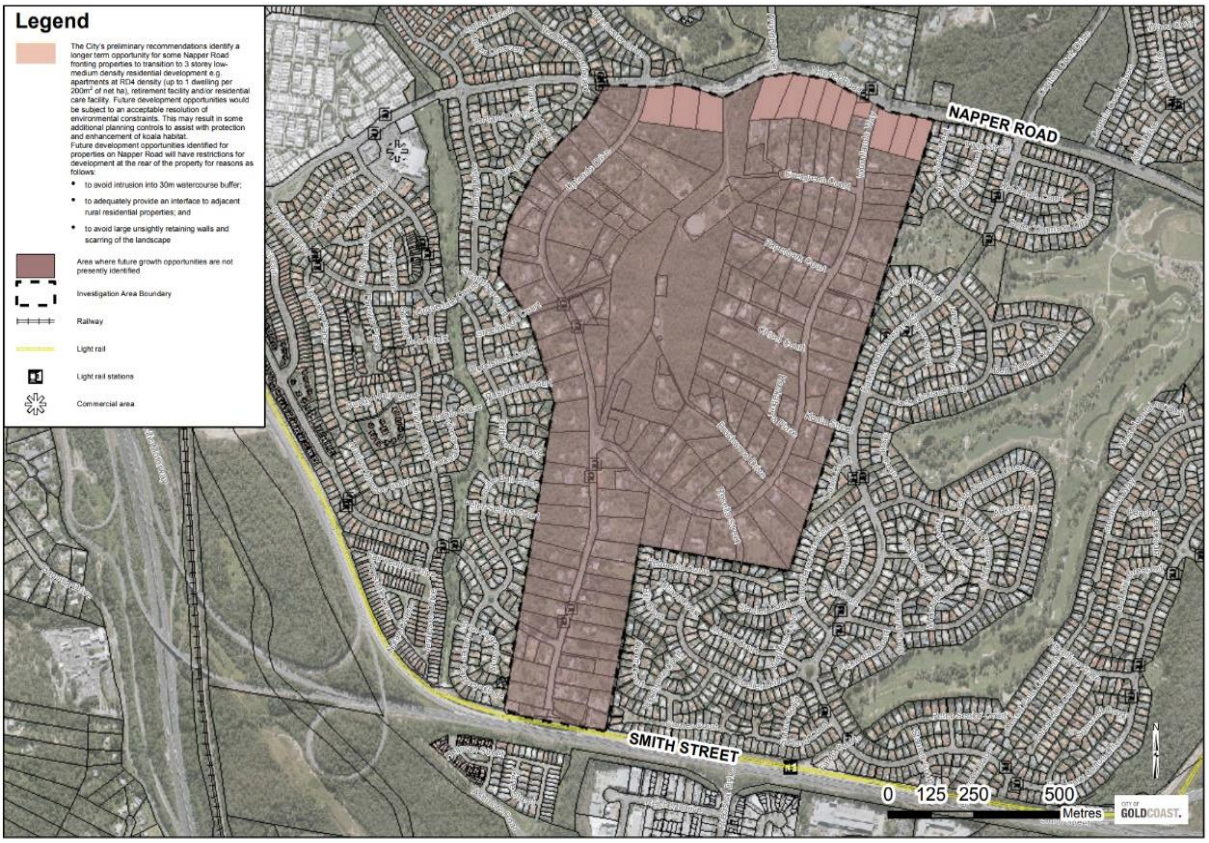

Figure 1 – Parkwood Investigation Area

The 2017 analysis concluded that only Stages 1–3 produced sufficient return to be considered financially viable, being the properties fronting Napper Road.

The 2017 feasibility assessment (for the Napper Road fronting properties) has recently been retested by City officers, with a focus on the yield currently proposed in the Parkwood Investigation Area Draft Preferred Concept Plan. The current scenario feasibility assessment is based on two scenarios in the Parkwood Investigation Area Draft Preferred Concept Plan (over the properties identified in pink in Figure 1 above) which utilise the same net developable area with differences in building height and residential dwelling type outcomes as follows:

- Scenario 1 - Townhouse style developments (RD3, Low-medium density - 40du/ha) achieving 166 dwellings, and
- Scenario 2 - Apartment style developments (RD4A, Low-medium density - 66 du/ha) achieving 274 dwellings.

The current scenario feasibility assessment was subject to assumptions and inputs covering property acquisition costs, recent comparable sales in the vicinity of the investigation area, product type and dwelling yield, sales revenue, construction requirements, vehicle access, koala movement and slope analysis.

The current feasibility assessment concludes that the hypothetical scenarios used would produce a marginal return on investment (less than 20 per cent being the feasible benchmark).

5.2 Draft Preferred Concept Plan

City Planning is seeking Council endorsement to undertake tailored community engagement with the Napper Road fronting landowners of the Parkwood Investigation Area on the Draft Preferred Concept Plan at Attachment 2.

The purpose of the Draft Detailed Precinct Plan Report is to include specific planning and design requirements for land parcels within the Parkwood Investigation Area, based on environmental, ecological and geographical attributes.

It presents:

- Napper Road planning precincts determining extent of opportunity;
- Possible building envelope areas and environmental protection/restoration areas;
- Preferred driveway locations;
- Built form typology outcomes incentivising site amalgamation; and
- Water sensitive urban design (WSUD) outcomes.

It also identifies the future proposed dwelling yields within the range of 166 dwellings (at 40du/ha or RD3) to 274 dwellings (at 66du/ha or RD4A). The draft concept plan (SK.02 Issue H dated 19 August 2020) as shown in Figure 4 in the Draft Detailed Precinct Plan Report (Refer to Attachment 3).

To achieve a planned low-medium density residential outcome, significant earthworks are expected within the net developable portion of each site to accommodate redevelopment. It is recognised future proposals must comply with the City Plan zone, overlay and development code provisions to deliver an acceptable design outcome.

The proposed residential density is to support development in this precinct which provides housing choice (townhouses, multiple dwellings, apartment buildings and retirement/residential care) and diversity by accommodating a range of residential activities close to excellent employment, educational and recreational opportunities. The proposed density acknowledges the preference for development height and scale to respect the visual dominance of the ridgeline and the ecological function of the waterways and significant trees.

It is anticipated that any visual impact on the adjacent rural residential area (to the south) arising from future building design and earthworks close to Napper Road frontage would be minimised by the height and clustering of significant trees and dense vegetation within the minor waterway corridor.

5.2.1 Supporting material for tailored community engagement

Council endorsement is sought to undertake tailored community engagement with the Napper Road fronting landowners. The Parkwood Investigation Area Draft Preferred Concept Plan at Attachment 2 and the Parkwood Investigation Area technical reports are intended to support tailored community engagement activities with the Napper Road fronting landowners.

Tailored community engagement is planned to include letters to the 12 Napper Road fronting landowners with an invitation to provide feedback on the Parkwood Investigation Area Draft Preferred Concept Plan at Attachment 2, Draft Preferred Concept Plan Report at Attachment 3, and to meet with the project manager by appointment (Refer to Attachment 7). The Parkwood Investigation Area technical reports will also be made available on the *GC have your say* webpage for the Parkwood Investigation Area.

In summary:

- Tailored community engagement with the Napper Road fronting landowners is proposed to be undertaken in January and February 2022.
- Community engagement is planned to be limited in scope to letters to the Napper Road fronting landowners with an invitation to provide feedback and to meet with the project manager by appointment (Refer to Attachment 7).
- The technical studies attached to this report (Attachment 4-6) will also be made available on the *GC have your say* webpage for the Parkwood Investigation Area.
- The outcomes of this community engagement will be reported back to Council and assist in preparing a final Parkwood Investigation Area Concept Plan for endorsement in early 2023, and as a basis for a future City Plan amendment.

5.3 Technical reports

Several technical reports have been prepared for the Parkwood Investigation Area and these are intended to support tailored community engagement on the Parkwood Investigation Area Preferred Draft Concept Plan.

5.3.1 Ecological assessment

The Ecological assessment report is provided at Attachment 4 in support of the Parkwood Investigation Area Preferred Draft Concept Plan.

The preparation of the final Parkwood Investigation Area Concept Plan and future City Plan amendment will need to ensure that important ecological values are protected and future urban development aligns with Council's resolution for the area to be included as a Priority Koala Area in the City's Koala Conservation Plan (G19.0226.001/ LC19.0214.004) (Refer to Attachment 1). This will require protection and enhancement of identified koala habitat on properties and additional areas for restoration.

5.3.2 Site context and urban design assessment

The Site Context and Urban Design (SCUD) assessment is provided at Attachment 5 in support of the Parkwood Investigation Area Preferred Draft Concept Plan.

The Parkwood Investigation Area project includes the preparation of a Site Context and Urban Design assessment, utilising the draft City Plan Policy SC6.12 Site context and urban design (Major update 2 and 3 amendment package). The assessment has guided the preparation of two scenarios through the Parkwood Investigation Area Land Use and Built

Form Report, which have been used in the Parkwood Investigation Area Preferred Draft Concept Plan.

5.3.3 Land use and built form assessment

The land use and built form assessment is provided at Attachment 6 in support of the Parkwood Investigation Area Preferred Draft Concept Plan.

A Land use and built form assessment was undertaken to guide the development of two scenarios for future urban development along Napper Road. These scenarios utilised the same net developable area with differences in building height and residential dwelling type outcomes:

- Scenario 1 - Townhouse scenario with townhouses (RD3 - 40du/ha) achieving 166 dwellings, or
- Scenario 2 - Apartment scenario with apartments (RD4A - 66 du/ha) achieving 274 dwellings.

These scenarios have been used as the basis for the feasibility testing as outlined in section 5.1.1 of this report.

There is also some further technical work required to consider these properties in the context of overlays.

6 ALIGNMENT TO THE CORPORATE PLAN, CORPORATE STRATEGIES AND OPERATIONAL PLAN

6.1 Corporate Plan 2022

The Investigation Areas Program project is aligned to the following Corporate Plan 2022 objectives:

Corporate Plan objective	**Parkwood Investigation Area local planning project alignment**
1.1 Our city provides a choice of liveable places We can choose diverse lifestyle and housing options from rural to city living. **1.2 We live in balance with nature** We manage quality rural and urban living while looking after the future of the city's rainforest, bushland, waterways and open space.	The local planning project is an initiative to review City Plan by providing a diversity of housing choice to support liveability and affordability for the City's growing population, in an identified future growth area. As part of the local planning project, high value ecological areas will be protected. The project seeks to protect scenic amenity and existing open space. New opportunities will be identified to enhance open space areas for recreation to support the growing population.
1.6 Our modern centres create vibrant communities We can work, live and play in our local neighbourhoods.	The local planning project seeks to ensure new residents can live within 400m of a recreational park and within 800m of public transport.

7 FUNDING AND RESOURCING REQUIREMENTS

Not applicable.

8 RISK MANAGEMENT

8.1 Directorate Risk

The activity supports the mitigation of the following Directorate Risk:

- CO00510 – City Plan delivers inadequate and / or ineffective strategic/development policy (e.g. poor planning, built form, growth, social and environmental outcomes).

9 STATUTORY MATTERS

9.1 Planning Act 2016

The *Planning Act 2016* (the Act) identifies the statutory requirements for making an amendment to a planning scheme. A local government can either amend the planning scheme following the process in the Minister Guideline Rules or propose a process to amend the planning scheme (eg. 'Tailored Process') under Section 18 of the Act.

Early engagement with the State Government and community in the plan making process may support a Tailored process for preparing a City Plan amendment for the Parkwood Investigation Area.

10 COUNCIL POLICIES

Not applicable.

11 DELEGATIONS

Not applicable.

12 COORDINATION & CONSULTATION

Not applicable.

13 STAKEHOLDER IMPACTS

Key stakeholders from the City will continue to be engaged throughout the project.

The following key activities will occur for this Investigation Area over December 2021 to February 2022:

- Community engagement is planned for early 2022 with the scope to include letters to the Napper Road fronting landowners with an invitation for feedback and to meet with the project manager by appointment (Attachment 7).
- Material will also be made available on the *GC have your say* webpage for the Parkwood Investigation Area.

14 TIMING

The Parkwood Investigation Area local planning project is a long-term strategic planning initiative to deliver new housing supply together with any necessary infrastructure upgrades.

The findings of the tailored community engagement will assist Council officers in the final preparation of the Parkwood Investigation Area Concept Plan, which will be reported back to Council in the first half of 2022.

Once endorsed, the final Parkwood Investigation Area Concept Plan will inform drafting of a City Plan amendment and infrastructure network planning for a future amendment to the Local Government Infrastructure Plan (LGIP).

There are also several technical items that require additional information prior to finalising the drafting of a City Plan amendment.

15 CONCLUSION

The Parkwood Investigation Area local planning project seeks to deliver a diversity of new housing supply together with planning for future infrastructure upgrades, pursuant to Council's resolution in May 2019 (G19.0514.015/EPE19.0508.007).

The Parkwood Investigation Area local planning project has progressed with the following technical assessments undertaken:

- draft detailed Precinct Plan Report;
- site-based Ecological Assessment;
- site Context and Urban Design (SCUD) Report; and
- land Use and Built Form Report.

These technical assessments have informed the preparation of two scenarios for future residential development. A feasibility assessment has also been undertaken and whilst marginal, it is recommended to proceed to the next step for engagement with Napper Road fronting landowners.

The Parkwood Investigation Area Draft Preferred Concept Plan and key supporting studies are proposed to form the basis of this engagement.

16 RECOMMENDATION

It is recommended that Council resolves as follows:

1 That Council endorse the Parkwood Investigation Area Draft Preferred Concept Plan at Attachment 2 as the basis for tailored community engagement with the Napper Road fronting property owners within the Parkwood Investigation Area.

2 That technical reports (Attachment 4-6) be made available for the purpose of undertaking tailored community engagement.

3 That upon completion of the community engagement and resolution of outstanding items, a report be presented to a future Planning and Environment Committee to assist in the preparation of a final Parkwood Investigation Area Concept Plan in the first half of 2022.

Attachment 1 - Supporting resolutions

On 24 November 2020, Council endorsed (PE20.1119.005):

1. *That Council endorses Option 3, to prepare and implement a citywide wildlife-vehicle collision mitigation plan.*
2. *That funding will be sought through the December budget review process to support the development of a city wide wildlife-vehicle collision mitigation plan.*

On 26 February 2019, Council endorsed a report integrating recommendations of the East Coomera Koala Population Study 2017 and the Parkwood-Coombabah Koala Population Study 2017 into an updated city wide Koala Conservation Plan – Consolidated Implementation (LC19.0214.004 / G19.0226.001):

1. *That the report/attachment be deemed non-confidential except for those parts deemed by the Chief Executive Officer to remain confidential in accordance with sections 171 (3) and 200 (5) of the Local Government Act 2009.*
2. *That Council supports the integration of recommendations of the East Coomera Koala Population Study 2017 and the Parkwood-Coombabah Koala Population Study 2017 into an updated city wide Koala Conservation Plan – Consolidated Implementation Plan.*
3. *That Council notes that an updated Koala Conservation Plan – Consolidated Implementation Plan will be reported back to Council to incorporate the Department of Environment and Science finalisation of koala legislative reforms, habitat mapping, priority area mapping and translocation policies.*

On 16 October 2018, Council endorsed a report recommending the Parkwood-Coombabah population study area be included in the Koala Conservation Plan (LC18.1009.004 / G18.1016.011):

1. *That Council endorse the Parkwood-Coombabah population study area as a priority koala area for inclusion in the Koala Conservation Plan.*
2. *That the Koala Conservation Plan be presented back to Council with updates of the Parkwood-Coombabah priority koala area in conjunction with changes resulting from the Department of Environment and Science's Koala Conservation Strategy.*

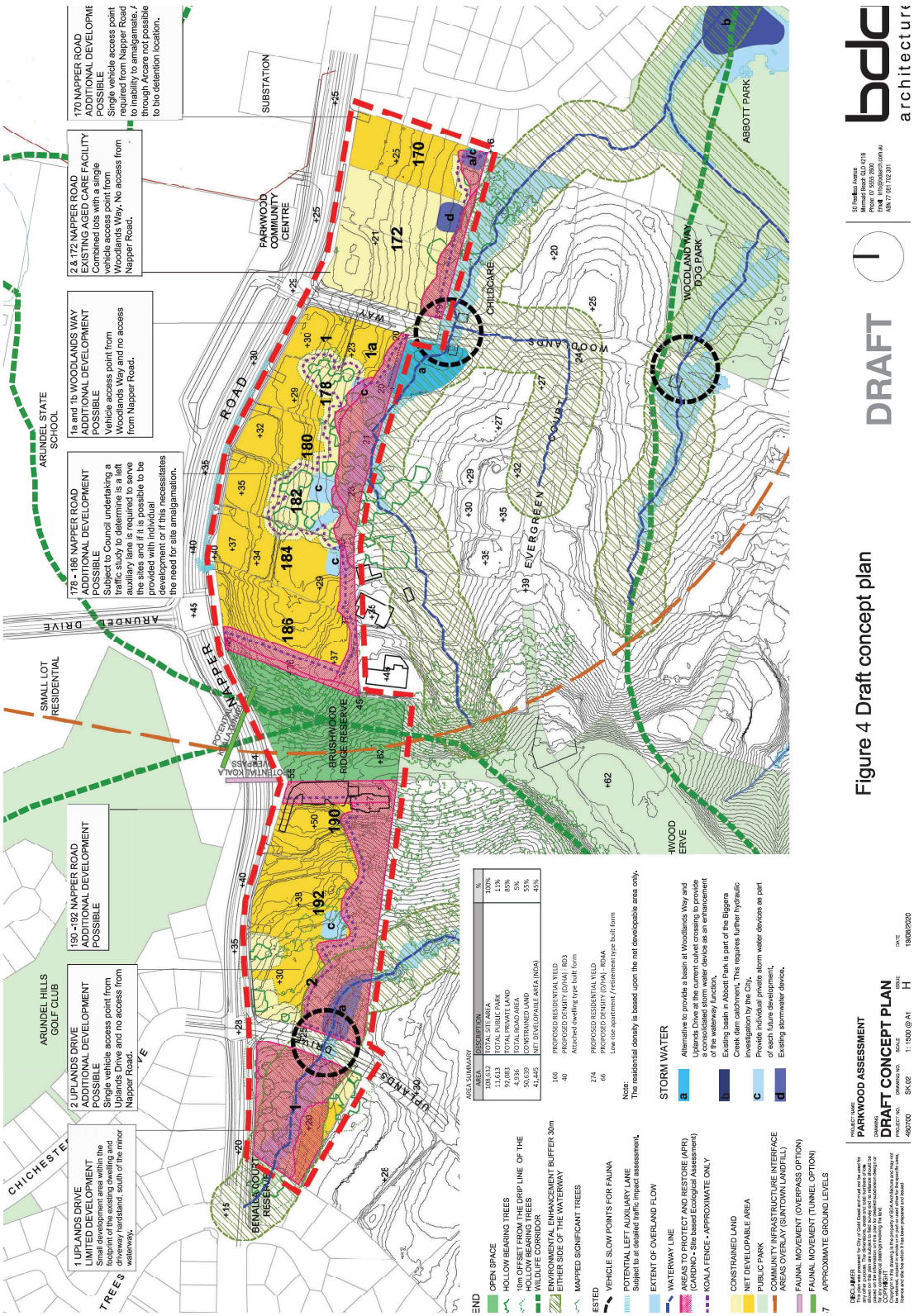

Figure 4 Draft concept plan

PARKWOOD INVESTIGATION AREA

Draft Detailed Precinct Plan Report

PR135384-8
4
28 October 2020

rpsgroup.com

REPORT

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
1	Draft for client feedback	Kate Rogers RPS and Chris Cumming BDA	Scott Nind	Scott Nind	9 July 2020
2	Final Draft responding to internal stakeholder feedback	Kate Rogers RPS	Chris Cumming		
3	Final Draft report	Kate Rogers RPS	Scott Nind	Scott Nind	20 August 2020
4	Final report	Kate Rogers RPS	Justin Collofello and Catherine Rollo, CoGC		

Approval for issue

This report was prepared by RPS within the terms of RPS' engagement with its client and in direct response to a scope of services. This report is supplied for the sole and specific purpose for use by RPS' client. The report does not account for any changes relating the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report. RPS does not accept any responsibility or liability for loss whatsoever to any third party caused by, related to or arising out of any use or reliance on the report.

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1 INTRODUCTION

1.1 Background

Council of the City of Gold Coast (CoGC) requires assistance to provide the next level of planning and design principles for the Investigation Area program for Parkwood.

The prior milestone reporting leading into this detailed precinct plan report is

- Site context and urban design report (17 April 2020); and
- Land use and built form report (2 June 2020).

1.2 Purpose

The purpose of this detailed precinct plan report is to include specific planning and design requirements for land parcels within the local planning investigation area based on environmental, ecological and geographical attributes.

The report utilises planning policy content from draft City Plan Major Update Amendment Package 2 & 3 including the Low-medium density residential zone (new zone); Reconfiguration of Lot code and Residential design codes (for Terrace housing, Small lot, Dual occupancy and Multiple accommodation codes).

1.3 Tasks

The central tasks addressed in this draft report as outlined in the scope was to graphically present:

- Napper Road planning precincts determining extent of opportunity;
- Accepted building envelope areas and environmental protection/ restoration area;
- Preferred driveway locations to protect significant trees;
- Built form typology outcomes incentivising site amalgamation; and
- Water sensitive urban design (WSUD) outcomes.

2 PROPOSED DRAFT CONCEPT PLAN

The proposed Draft concept plan as shown in Figure 1, considers and graphically represents the following key components.

2.1 Koala movement provision

Faunal movement and crossing solutions

The site-based ecological assessment (SBEA) (Cardno April 2020) conceptually indicated two options to facilitate faunal movement along the habitat corridor from Brushwood Ridge Reserve across Napper Road.

1. Potential koala overpass – from road reserve adjacent to 190 Napper Road across to 2 Arundel Drive (Lot 54 on RP900707); or
2. Potential koala tunnel – from the eastern edge of Brushwood Ridge Reserve across to 2 Arundel Drive (Lot 54 on RP900707) with an underpass or tunnel.

A land bridge offers a proven solution to wildlife movement, for not only koalas but a suite of other fauna species. While gantry could offer a more cost-effective approach, it would have to be examined in further detail to determine effectiveness. (Cardno 2020:20)

A summary of the issues to be further investigated are:

- Ability to install an overpass or a tunnel in this location in terms of suitable space for construction on each side,
- Surrounding property ownership to permit a solution and the ability to have a future conservation zoning for Brushwood Ridge Reserve (optimal outcome);
- Connectivity and guaranteed access to faunal entry and exit points; and
- Ability to install the appropriate fencing on each side of the crossing structure to properly direct the animals to it.

The draft concept plan does not include the mapped faunal movement network from the SBEA (Cardno 2020 Figure 3-3 Local habitat networks) in its entirety. The section of the faunal movement network from Abbott Park through 170 Napper Road has been deliberately removed. After further internal subject matter expert review. it was determined that this was not a preferable part of the network due to increased likelihood of koala strikes on Napper Road. The preference is to funnel koalas, utilising the exclusion fencing against properties (discussed below), to Brushwood Ridge Reserve. Council will need to investigate provision of the best crossing location and infrastructure solution.

Koala fencing

It is vitally important that the area identified for residential intensification does not become permeable to koalas and allow access onto Napper Road. The SBEA noted that installing koala fencing as part of future development is an opportunity to mitigate the impact on faunal movement of vehicles travelling on Napper Road. Fencing provides a dual purpose, primarily preventing access to the carriageway and secondly to guide koalas to crossing infrastructure. Without providing the safe crossing solution (as discussed above), koala populations become isolated and potentially unviable.

Koala fencing is shown on the draft concept plan at the interface of the existing Brushwood Ridge Reserve and 20m buffer areas, continuing along the interface of constrained areas (which are important to protect for future rehabilitation) to funnel koalas and other animals up to Brushwood Ridge Reserve. Ideally the fencing would include the trees protected at the rear of properties in some form of covenant.

A design example of the koala exclusion fencing often used roadside is shown in Plate 1. Department of Transport and Main Roads use this design, and an alternative would be timber fencing with a 600mm Perspex strip across the top.

Plate 1 Example of koala exclusion fencing used by DTMR

2.2 Environmental enhancement

Environmental enhancement buffers

Areas to protect and restore (APR) of varying widths along the rear boundary of all properties fronting Napper Road, as identified in the SBEA, are shown on the draft concept plan.

Current Medium priority vegetation mapped areas have been reclassified as Regulated and General priority vegetation in City Plan Major Update 2&3 package. Regulated vegetation requires a 30 metre buffer in accordance with the City Plan v7 Environmental significance code.

The SBEA recommended a 20 metre buffer to the east and west sides of Brushwood Ridge Reserve in line with the minimum buffer requirement in the Planning Regulation 2017. This is the buffer width shown on the draft concept plan. This buffer area requires further investigation by Council to determine the extent of environmental restoration and revegetation opportunity with consideration of bushfire management requirements (refer section 2.3).

The western side of Brushwood Ridge Reserve contains regulated vegetation near the access road connecting to the water reservoir.

The priorities for the Brushwood Ridge Reserve buffer are:

1. Bushfire management;
2. Environmental restoration (where possible outside of bushfire management areas); and
3. Communal recreation if compatible with primary purpose for bushfire management and outside of areas suitable for restoration (while not compromising bushfire management role of buffer)

There are existing buildings/structures and existing approvals on some properties within the proposed APR, including:

- 192 Napper Road: existing operating child care centre and carpark is located within the 20m buffer to Brushwood Ridge Reserve.
- 186 Napper Road: existing house is located within the APR and current approval for child care facility, (not yet constructed) includes retention of existing house and a new driveway within the 20m buffer (MCU201400754).
- 2 Uplands Drive: current approval for aged care accommodation (not yet constructed) located within the APR (MCU201701080).
- 178 Napper Road: current approval for two lot subdivision (ROL201600458) would impact the retention of significant trees outside of the APR.
- 180 Napper Road: current approval for two lot subdivision (ROL201700013) would impact the retention of significant trees outside of the APR.

Hollow-bearing trees and mapped significant trees

The mapped hollow bearing trees and koala food trees are considered environmentally and ecologically significant to the precinct and the broader area. The mapped trees (Cardno 2020) are outlined in Table 1 and Figure 1 for the east precinct and Table 2 and Figure 2 for the west precinct. Many of these trees also lie within the future APR buffer, as shown on the draft concept plan.

Tree ID	Species	Common name	DBH (cm)	Height (m)	Age	Condition	Habitat features
44^	Eucalyptus fibrosa	Broad-leaved red ironbark	100	30	Ancient	Good	Likely hollows
53^	Eucalyptus propinqua	Grey gum	80	20	Mature	Good	Likely hollows
56^	Eucalyptus tindaliae	Tindales stringybark	80	18	Mature	Good	> 5 hollows visible
68^	Eucalyptus propinqua	Grey gum	80	20	Veteran	Moderate	Likely hollows
85	Corymbia henryi	Broad-leaved spotted gum	80	18	Mature	Good	Likely hollows

Table 1 East precinct – Mapped significant trees

Table 2 West precinct – Mapped significant trees

Tree ID	Species	Common name	DBH (cm)	Height (m)	Age	Condition	Habitat features
5	Eucalyptus tereticornis	Forest red gum	40	20	Mature	Good	
6^	Eucalyptus propinqua	Grey gum	50	20	Mature	Good	Likely hollows
8	Corymbia henryi	Broad-leaved spotted gum	20	15	Juvenile/Semi-Mature	Good	
9^	Eucalyptus fibrosa	Broad-leaved red ironbark	50	20	Mature	Good	Likely hollows
14	Eucalyptus propinqua	Grey gum	20	12	Juvenile/Semi-Mature	Good	
17	Eucalyptus fibrosa	Broad-leaved red ironbark	40	14	Mature	Good	
19^	Eucalyptus siderophloia	Grey ironbark	60	20	Mature	Good	
25^	Corymbia citriodora	Spotted gum	30	12	Mature	Good	
27^	Eucalyptus siderophloia	Grey ironbark	20	8	Juvenile/Semi-Mature	Good	
29^	Eucalyptus fibrosa	Broad-leaved red ironbark	30	15	Mature	Good	
36	Lophostemon confertus	Brush box	50	12	Mature	Moderate	Dead spout, Likely hollows
46	Eucalyptus propinqua	Grey gum	40	18	Mature	Good	
48^	Eucalyptus propinqua	Grey gum	50	18	Mature	Good	
55^	Corymbia citriodora	Spotted gum	20	10	Juvenile/Semi-Mature	Good	
59	Corymbia citriodora	Spotted gum	30	20	Mature	Good	
82^	Eucalyptus microcorys	Tallowwood	30	12	Mature	Good	
89	Eucalyptus tereticornis	Forest red gum	1300	25	Ancient	Good	> 5 hollows visible
1000	Brachychiton rupestris	Bottle tree	0	0	Juvenile/Semi-Mature	Good	
1001	Brachychiton rupestris	Bottle tree	0	0	Juvenile/Semi-Mature	Good	
1002	Brachychiton rupestris	Bottle tree	0	0	Juvenile/Semi-Mature	Good	
1003	Brachychiton rupestris	Bottle tree	0	0	Juvenile/Semi-Mature	Good	
1004	Brachychiton rupestris	Bottle tree	0	0	Juvenile/Semi-Mature	Good	
1005	Brachychiton rupestris	Bottle tree	0	0	Juvenile/Semi-Mature	Good	

Tree ID	Species	Common name	DBH (cm)	Height (m)	Age	Condition	Habitat features
1006	Brachychiton rupestris	Bottle tree	0	0	Juvenile/Semi-Mature	Good	

To determine the amount of land available for future potential redevelopment (net developable area) as part of forming the draft concept plan and detailed precinct plans, a 10 metre buffer or tree protection zone (TPZ) has been applied to all mapped hollow-bearing trees (from the dripline). The Australian Standard Protection of Trees on Development Sites (AS 4970-2009) contains a definition and calculation of the TPZ, which is the combination of the root area and crown area requiring protection. It suggests the TPZ should not be less than 2m nor greater than 15m, except where crown protection dictates.

The future koala fencing has been indicated on the northern side of the APR. Some of the mapped significant trees within the environmental enhancement area are koala food trees, which support the local koala population.

The draft concept plan indicates constrained land and koala fencing extending into six properties (1 and 1a Woodlands Way, 178-184 Napper Road) in the east precinct. This constrained area contains significant mapped trees outside the APR (Cardno SBEA, 2020). These mature large trees are eucalyptus koala food and habitat tree species with either hollows visible or identified as likely to be supporting hollows, as outlined in Tables 1 and 2. The koala habitat trees at 178-182 Napper Road are located outside the identified Regional Ecosystems (RE) mapping (d_12.11.23, Cardno Figure 3-4, Rev 02) however, they are considered important to retain as part of the future environmental covenant area. Tree 44 is an ancient koala habitat tree in good condition and together with retention of tree 53 and 56 (mature koala habitat trees in good condition) connects to the endangered RE12.11.23. Protection of these trees aligns with State interests in relation to biodiversity and Council's adopted Koala Conservation Plan.

To create an efficient residual amount of net developable area from which to calculate yield, any of the mapped significant trees other than those within the mapped areas to protect, have been discounted. Retaining all mapped significant trees was not possible for the purpose of creating a viable amount of land for future potential redevelopment, as noted in the draft concept plan and the detailed precinct plans.

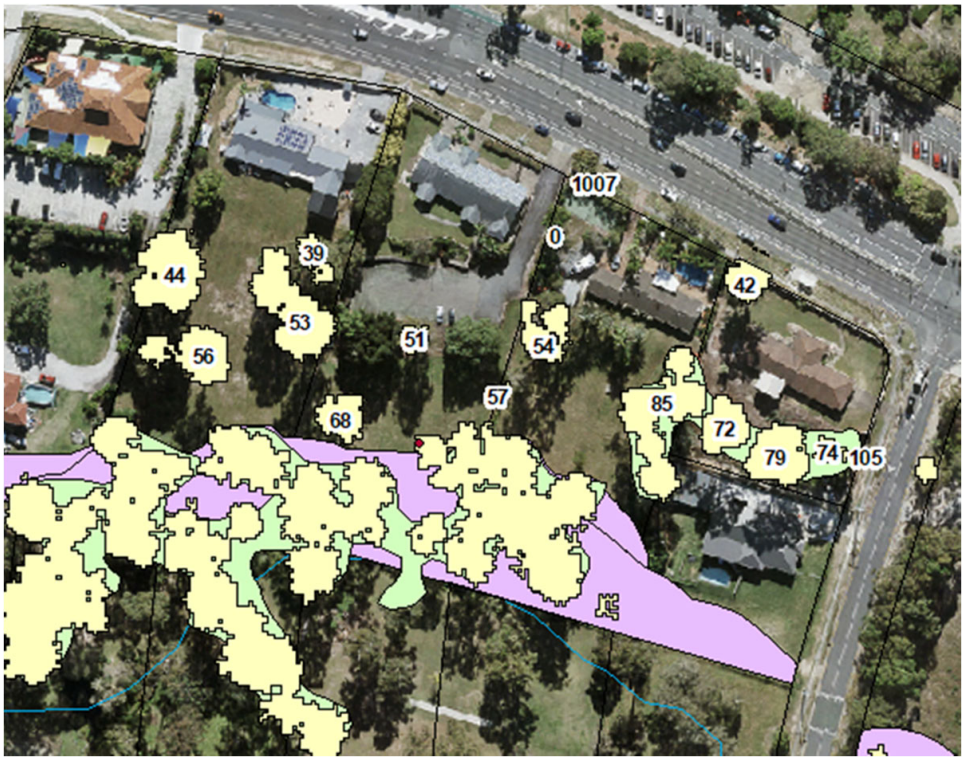


Figure 1 East precinct – Significant mapped trees

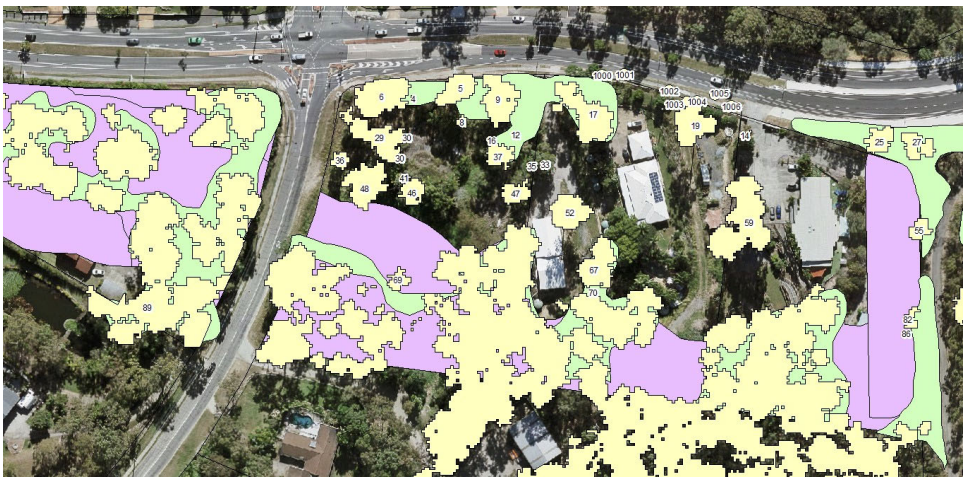


Figure 2 West precinct – Significant mapped trees

REPORT

Vegetation communities

The SBEA field assessment confirmed the following vegetation communities, as shown in Figure 3:

- RE 12.11.24 Least Concern *'Eucalyptus carnea, Eucalyptus tindaliae, Corymbia intermedia +/- Eucalyptus siderophloia or Eucalyptus crebra'* to the northern extent of Brushwood Reserve and entirely confined to this area (r_12.11.24);
- RE 12.11.25 Of Concern residual elements of the *'Corymbia henryi and/or Eucalyptus fibrosa subsp. fibrosa +/- Eucalyptus crebra, Eucalyptus carnea, Eucalyptus tindaliae woodland on metamorphics +/- interbedded volcanics'* were observed on 1-2 Uplands Drive and 192 Napper Road (d_12.11.25).
- RE 12.11.23 Endangered '*Eucalyptus pilularis open forest on coastal metamorphics and interbedded volcanics*' along the rear of properties east of Brushwood Ridge Reserve (d_12.11.23).

These identified mapped vegetation communities are recommended to be included in the next available update to the Environmental significance overlay mapping.

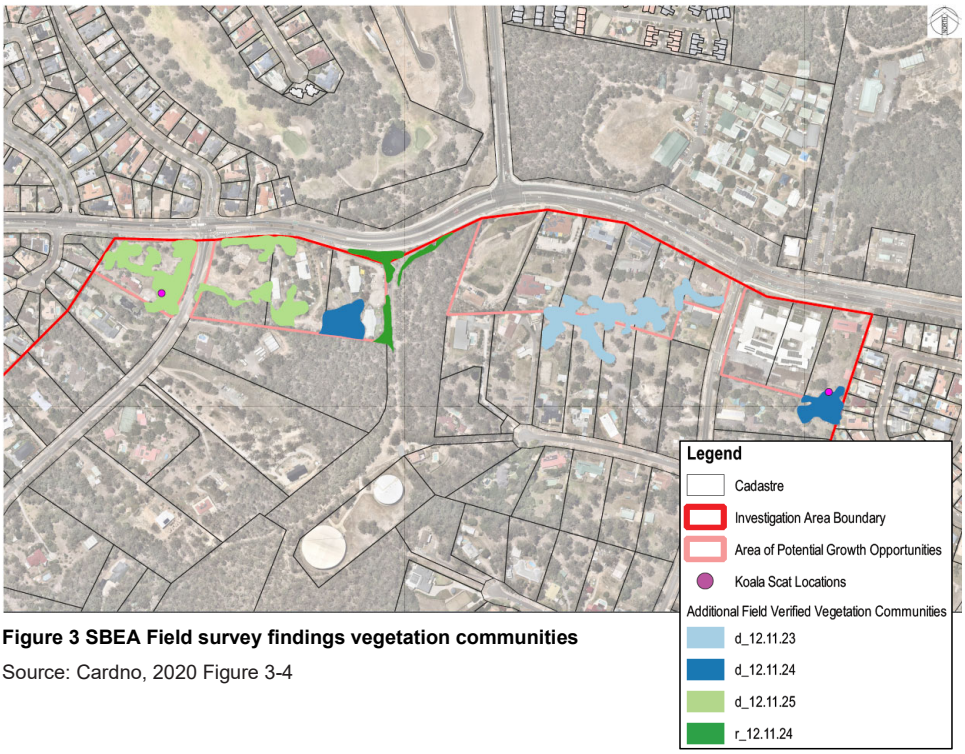


Figure 3 SBEA Field survey findings vegetation communities

Source: Cardno, 2020 Figure 3-4

2.3 Bushfire hazard

A bushfire hazard risk assessment should be completed against the *State Planning Policy– Natural hazards, risk and resilience* for those properties within the City Plan bushfire hazard overlay mapping with the category – Potential impact buffer. These eight properties are:

East precinct: 180-186 Napper Road; and

West precinct 190-192 Napper Road and 1-2 Uplands Drive.

The assessment is required to determine:

1. if appropriate Bushfire Attack Level (BAL) design options can enable the proposed building areas separation to existing vegetation mapped in the potential impact bushfire hazard buffer (and the areas proposed for restoration); or
2. if there is required to be greater setbacks for development to the vegetation mapped in the potential impact bushfire hazard buffer (and the areas proposed for restoration).

The outcome of a bushfire hazard risk assessment will inform a better understanding of the appropriate yield / density the site can realistically achieve, once appropriate requirements are taken into account e.g. buffers, radiation zones, building design standards. Design development requirements may result in increased cost to mitigate bushfire risk. Allowing future increased levels of development on these sites is only possible if it can be demonstrated that the proposed development does not expose people and property to unacceptable natural hazard risk. Therefore, the built form options (shown in section 3.3) need to be tested to ensure natural hazard risk levels are mitigated to an acceptable or tolerable level, as per the SPP.

Once bushfire management considerations are further explored, there could be potential for some communal recreation areas within cleared areas of the buffer area, provided any embellishments do not compromise the ability of these areas to achieve their primary purpose for bushfire management, however:

- any items or vegetation in this area should not exacerbate the existing bushfire hazard; and
- any infrastructure or recreation items in this area could be subject to wildfire.

A risk assessment may provide advice in relation to potential use of fire retardant vegetation in the bushfire buffer area.

2.4 Landslide hazard

Landslide hazard overlay mapping (moderate) is indicated for parts of the draft concept plan shown as steep land. A landslide hazard risk assessment should be completed by an RPEQ against the *State Planning Policy– Natural hazards, risk and resilience* for those properties subject of the City Plan landslide hazard overlay mapping. This assessment should consider the opportunity for future earthworks in these locations to support the outcomes identified in the draft concept plan.

The properties affected by the Landslide hazard overlay mapping are:

- East precinct: 182-186 Napper Road; and
- West precinct 190-192 Napper Road.

2.5 Access

Future development proposals seeking access onto Napper Road would require assessment against the Transport Code and require a Traffic Impact Assessment (TIA). The associated performance outcome for the TIA requires development to be *"designed to reduce impacts on the amenity, safety and operation of the road network through appropriate measures to ensure that the function and capacity of the road network is not compromised".* Safe access for waste servicing is also an important issue for the TIA to address.

Two scenarios have been investigated as part of the draft concept plan and precinct plans:

1. **Site amalgamation – combined access**

This scenario is dependent upon site amalgamation, where 2-3 or more lots could reduce the number of current operational access points from each individual lot. Combined access is likely to provide a safer road

environment on Napper Road (4-lane sub-arterial). An auxiliary lane (left in, left out for de-acceleration and acceleration to merge) may not be required, but this would need to be determined through a traffic study and is also dependant on the number of vehicle trips per day being generated by any future development.

There may be a reduction in the number of current legal points of access (to individual lots), if development design combines ingress/egress with the benefit of site amalgamation. This scenario is preferred.

2. **Individual access**

This scenario would eventuate if no site amalgamation occurred. All existing legal points of vehicular access would remain in this scenario. A potential left auxiliary lane could be an option to facilitate this scenario, subject to a future traffic study. The feasibility for sites to develop individually with provision for a left auxiliary lane is an important consideration in the traffic study.

2.6 Community Infrastructure interface

The draft concept plan indicates the buffer line for the City Plan v7 Industry, community infrastructure and agricultural land interface area overlay, which is applicable to the eastern precinct (10 properties) only. The overlay identifies areas where there may be impacts arising from closure of the Suntown landfill to the north of the Investigation area.

2.7 Stormwater management

A number of solutions may be possible for the future development to manage their stormwater, depending upon the scale and intensity of the proposal. Stormwater devices should be located outside of the mapped vegetation, the waterway buffer and outside of identified significant trees and the TPZ.

Subject to further analysis at development application stage, devices could be located up against those features, especially if it is a naturalised system (which is preferred) and adds amenity and possibly even habitat if well-designed and implemented. Permeable paving may also be incorporated to the internal access roads, with roadside swales.

The Napper Road properties east of Brushwood Ridge Reserve are located in the Biggera Creek drainage catchment. The City has recently completed a Stormwater Drainage Study (SDS) for this catchment which has identified and classified areas that are likely to be at risk of overland (pluvial, localised, flash) flooding.

The Biggera Creek SDS has identified a downstream stormwater drainage issue resulting from an overland flow path at the rear of Napper Road fronting properties. A project is planned to investigate how to resolve this issue with consideration of the proposed future urban development opportunities within the investigation area.

2.8 Ground levels and slope

Most allotments have a view to the central Brushwood Ridge Reserve ridgeline at its highest point being RL62, falling to the east with a low point at RL16 at the south-eastern corner of 170 Napper Road and falling to the west with a low point at RL15 at the north-western corner of 1 Uplands Drive.

On the west side, the majority of the 42m overall level change occurs close to Brushwood Ridge Reserve with the grades dropping from RL57 at the peak to RL25 at Uplands Drive, with Lots 190 and 192 having the steepest slope. On the east side, the 25m overall level change occurs over a longer distance, with the eastern side of the ridgeline at RL45 dropping to RL20 at Woodlands Way. Each individual site has variations of slope extent as shown on the Constraints plan in Figure 5.

2.9 Area summary

The total Investigation area of the fourteen lots comprises nearly 11 hectares. The draft concept plan establishes just over 4.1 hectares of land available for development, comprising 45% of the total area, as shown in Table 3. Each lot is affected to a greater or lesser degree by the APR buffer, which comprises just over 5 hectares and 55% of the total site area.

The recently constructed residential care facility *'Arcare'* on two amalgamated lots at 172 Napper Road/2 Woodlands Way has been removed from the calculations of land available for future development (net developable area). It is included as constrained land for the purpose of the density analysis for future dwelling yield. This site will also not have the APR buffer as it is shown mapped across the southern portion of the site, as the car park and stormwater detention facilities are constructed within this area.

Table 3 Draft concept plan – Total area summary

Area (m^2)	Description	Area %
108,632	Total Investigation area	100%
11,613	Total public open space	11%
92,083	Total private land	85%
4,936	Total existing road area	5%
50,639	Constrained land (mapped)	55%
41,445	Land available to future development (Net developable area)	45%

2.10 Future proposed dwelling yield

The anticipated residential yield is within the range of 166 dwellings (at 40du/ha or RD3) to 274 dwellings (at 66du/ha or RD4A). The draft concept plan (SK.02 Issue H dated 19 August 2020) is shown in Figure 4.

This has been established by applying planned densities over the land available for development (net developable area) as follows:

- Scenario 1: Low-medium density residential at 40 dwellings per hectare (RD3); and
- Scenario 2: Low-medium density residential at 66 dwellings per hectare (RD4A).

The residential dwelling yield total is calculated by multiplying the residential densities and the net developable area established through the Draft concept plan, and as shown in Table 3.

To achieve a planned low-medium density residential outcome, significant earthworks are expected within the net developable area portion of each site to accommodate redevelopment. It is recognised future proposals must comply with the City Plan zone, overlay and development code provisions to deliver an acceptable design outcome.

It is anticipated that any visual impact on the adjacent rural residential area (to the south) arising from future building design and earthworks close to Napper Road frontage would be minimised by the height and clustering of significant trees and dense vegetation within the minor waterway corridor.

The proposed residential density is to support development in this precinct which provides housing choice and diversity by accommodating a range of residential activities close to excellent employment, educational and recreational opportunities. The proposed density acknowledges the preference for development height and scale to respect the visual dominance of the ridgeline and the ecological function of the waterways and significant trees.

These housing types are envisaged in the future:

- Townhouses;
- Multiple dwellings and apartment buildings; and
- Retirement and residential care facilities.

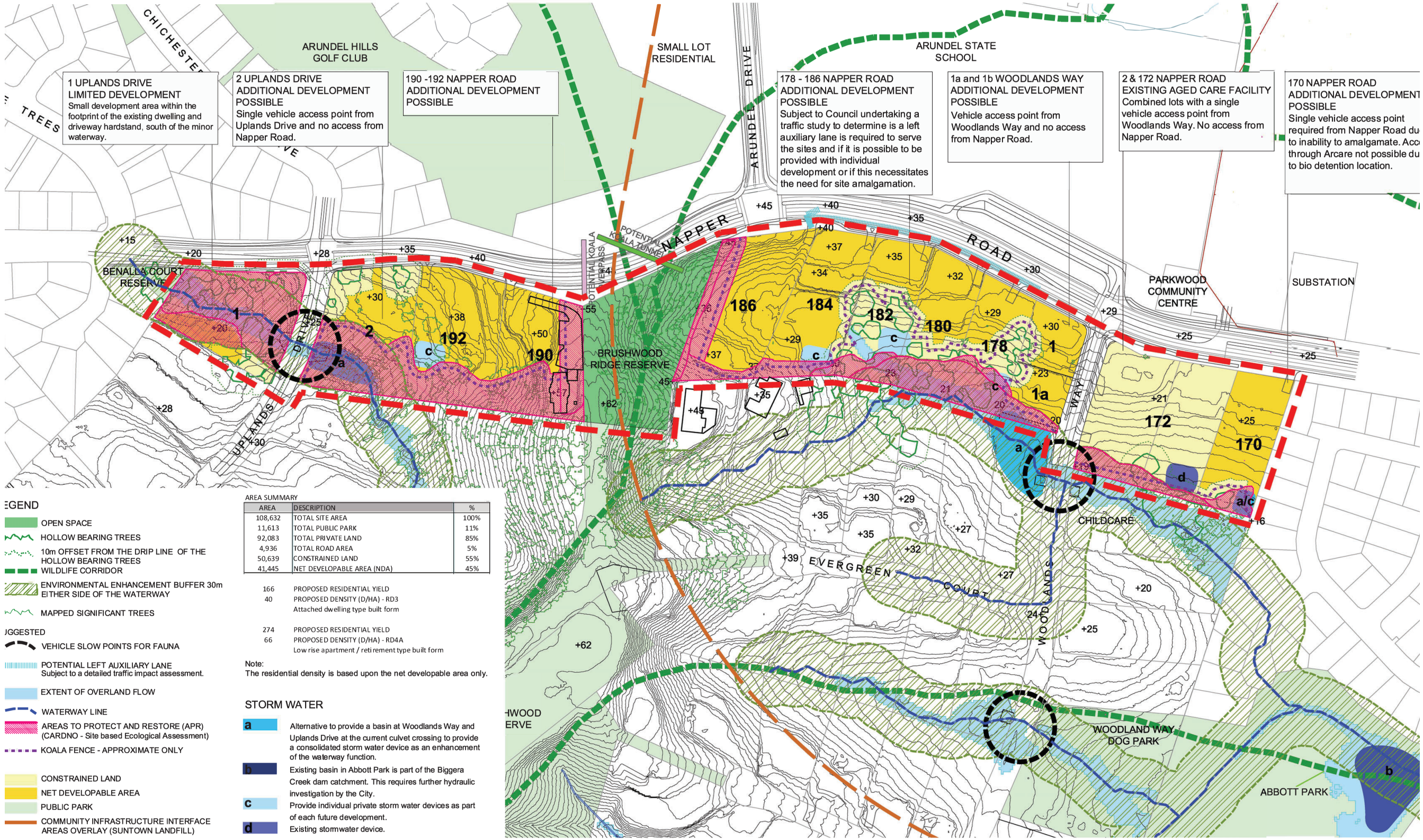
Table 4 Draft concept plan – alternative densities and dwelling yields

Site address	Total area m^2	Constrained area m^2	%	Net developable area m^2	NDA %	Dwelling yield at 40du/ha (RD3)^	Dwelling yield at 66 da/ha (RD4A)#
West precinct							
1 Uplands Dr	8,253	6,752	81.81	1,501	18.19	6.0	10.0
2 Uplands Dr	8,906	6,681	75.02	2,225	24.98	8.9	14.7
192 Napper Rd	8,637	2,311	26.76	6,326	73.24	25.3	41.8
190 Napper Rd	7,793	4,243	54.45	3,550	45.55	14.2	23.4
Brushwood Ridge Reserve							
East precinct							
186 Napper Rd	9,941	3,078	30.96	6,863	69.04	27.5	45.3
184 Napper Rd	7,631	1,819	23.84	5,812	76.16	23.2	38.4
182 Napper Rd	6,169	4,150	67.27	2,019	32.73	8.1	13.3
180 Napper Rd	5,910	2,721	46.04	3,189	53.96	12.8	21.0
178 Napper Rd	5,435	3,431	63.13	2,004	36.87	8.0	13.2
1 Woodlands Way	2,521	782	31.02	1,739	68.98	7.0	11.5
1a Woodlands Way	2,521	722	28.64	1,799	71.36	7.2	11.9
2 Woodlands Way/ 172 Napper Rd*	12,840	Sites recently developed with Retirement facility. No further development opportunity identified.					
170 Napper Rd	6,119	1,125	18.39	4,994	81.61	20.0	33.0
Total	**92,676**	**52,145**		**40,531**		**166.1**	**274.5**

* Arcare considered constrained as full new construction on two amalgamated lots – 6,984$m^2$and 5,851m^2

^ RD3 at 40du/ha housing typology – Attached dwelling type built form

RD4A at 66du/ha housing typology – Low rise apartment / retirement type built form



EGEND

- OPEN SPACE
- HOLLOW BEARING TREES
- 10m OFFSET FROM THE DRIP LINE OF THE HOLLOW BEARING TREES
- WILDLIFE CORRIDOR
- ENVIRONMENTAL ENHANCEMENT BUFFER 30m EITHER SIDE OF THE WATERWAY
- MAPPED SIGNIFICANT TREES

JGGESTED

- VEHICLE SLOW POINTS FOR FAUNA
- POTENTIAL LEFT AUXILIARY LANE Subject to a detailed traffic impact assessment.
- EXTENT OF OVERLAND FLOW
- WATERWAY LINE
- AREAS TO PROTECT AND RESTORE (APR) (CARDNO - Site based Ecological Assessment)
- KOALA FENCE - APPROXIMATE ONLY
- CONSTRAINED LAND
- NET DEVELOPABLE AREA
- PUBLIC PARK
- COMMUNITY INFRASTRUCTURE INTERFACE AREAS OVERLAY (SUNTOWN LANDFILL)
- FAUNAL MOVEMENT (OVERPASS OPTION)
- FAUNAL MOVEMENT (TUNNEL OPTION)
- +37 APPROXIMATE GROUND LEVELS

AREA SUMMARY

AREA	DESCRIPTION	%
108,632	TOTAL SITE AREA	100%
11,613	TOTAL PUBLIC PARK	11%
92,083	TOTAL PRIVATE LAND	85%
4,936	TOTAL ROAD AREA	5%
50,639	CONSTRAINED LAND	55%
41,445	NET DEVELOPABLE AREA (NDA)	45%

166 PROPOSED RESIDENTIAL YIELD
40 PROPOSED DENSITY (D/HA) - RD3
Attached dwelling type built form

274 PROPOSED RESIDENTIAL YIELD
66 PROPOSED DENSITY (D/HA) - RD4A
Low rise apartment / retirement type built form

Note:
The residential density is based upon the net developable area only.

STORM WATER

- **a** Alternative to provide a basin at Woodlands Way and Uplands Drive at the current culvet crossing to provide a consolidated storm water device as an enhancement of the waterway function.
- **b** Existing basin in Abbott Park is part of the Biggera Creek dam catchment. This requires further hydraulic investigation by the City.
- **c** Provide individual private storm water devices as part of each future development.
- **d** Existing stormwater device.

DISCLAIMER
This plan was prepared for City of Gold Coast and must not be used for any other purpose. The dimensions, areas and total numbers of lots shown on this plan are subject to field survey and no reliance should be placed on the information on this plan for detailed subdivision design or for any commercial dealings involving the land.
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PROJECT NAME
PARKWOOD ASSESSMENT

DRAWING
DRAFT CONCEPT PLAN

PROJECT NO. | DRAWING NO. | SCALE | ISSUE | DATE

Figure 4 Draft concept plan

DRAFT

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Phone: 07 5555 2600
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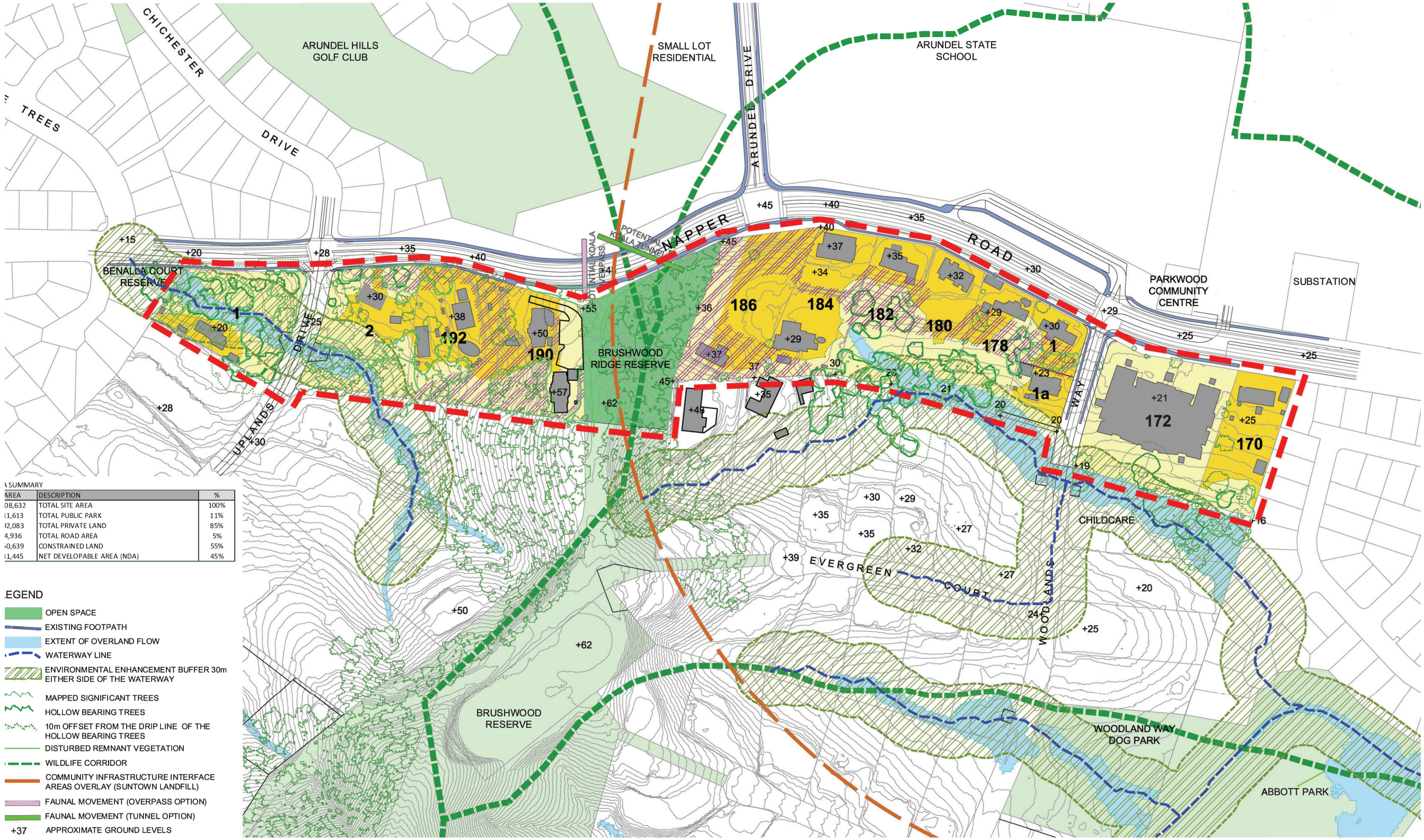
bda architecture



A SUMMARY

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4,936	TOTAL ROAD AREA	5%
50,639	CONSTRAINED LAND	55%
41,445	NET DEVELOPABLE AREA (NDA)	45%

LEGEND

- OPEN SPACE
- EXISTING FOOTPATH
- EXTENT OF OVERLAND FLOW
- WATERWAY LINE
- ENVIRONMENTAL ENHANCEMENT BUFFER 30m EITHER SIDE OF THE WATERWAY
- MAPPED SIGNIFICANT TREES
- HOLLOW BEARING TREES
- 10m OFFSET FROM THE DRIP LINE OF THE HOLLOW BEARING TREES
- DISTURBED REMNANT VEGETATION
- WILDLIFE CORRIDOR
- COMMUNITY INFRASTRUCTURE INTERFACE AREAS OVERLAY (SUNTOWN LANDFILL)
- FAUNAL MOVEMENT (OVERPASS OPTION)
- FAUNAL MOVEMENT (TUNNEL OPTION)
- +37 APPROXIMATE GROUND LEVELS
- CONSTRAINED LAND
- NET DEVELOPABLE AREA
- STEEP LAND / LANDSLIDE HAZARD (MODERATE RISK)

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PROJECT NAME
PARKWOOD ASSESSMENT

DRAWING
CONSTRAINTS ANALYSIS

PROJECT NO. DRAWING NO. SCALE ISSUE DATE

Figure 5 Constraints plan

DRAFT

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bda architecture

3 PROPOSED PRECINCTS

3.1 Precinct boundaries

The demarcation line for the precinct boundaries is the central ridgeline of Brushwood Ridge Reserve, part of the northern most tip of Major Ridgeline 17 – Parkwood. The East precinct is shown on Figure 6 and the West precinct is shown on Figure 7. Each of these precincts has its own stormwater catchment, with minor waterways traversing each.

West Precinct (4 properties) Lots west of Brushwood Ridge Reserve

- 1 Uplands Drive
- 2 Uplands Drive
- 192 Napper Road
- 190 Napper Road

East Precinct (10 properties) Lots east of Brushwood Ridge Reserve

- 186 Napper Road
- 184 Napper Road
- 182 Napper Road
- 180 Napper Road
- 178 Napper Road
- 1 Woodlands Way
- 1a Woodlands Way
- 172 Napper Road and 2 Woodlands Way
- 170 Napper Road

	Napper Rd	at Napper Rd	at Napper Rd	(approx.)	NDA (approx.)	(RL3)	(RL4A)
186 Napper Rd	RL43	RL52	9.0	RL37	RL46 9.0	27.5	45.3
184 Napper Rd	RL37	RL46	9.0	RL29	RL38 9.0	23.2	38.4
182 Napper Rd	RL36	RL45	9.0	RL31	RL43 12.0	8.1	13.3
180 Napper Rd	RL33	RL42	9.0	RL25	RL37 12.0	12.8	21.0
178 Napper Rd	RL30	RL39	9.0	RL26	RL34 12.0	8.0	13.2
1 Woodlands Way	RL30	RL39	9.0	RL26	RL35 9.0	7.0	11.5
1a Woodlands Way	RL24	RL33	9.0	RL21	RL30 9.0	7.2	11.9
2 Woodlands Way/172 Napper Rd	RL25	Sites recently developed with Retirement facility. No further development opportunity identified.					
170 Napper Rd	RL25	RL34	9.0	RL19	RL28 9.0	20.0	33.0

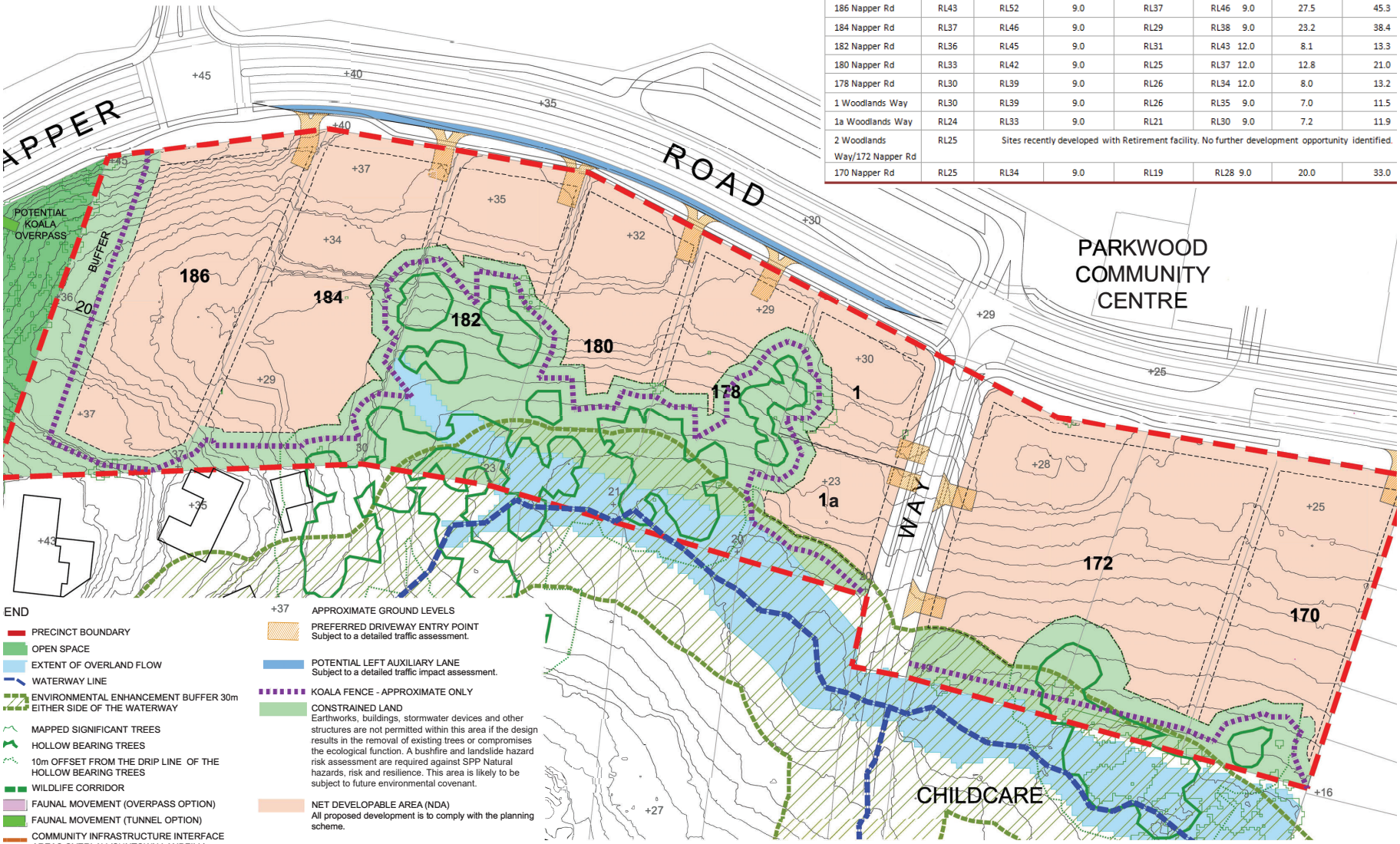

Figure 6 Proposed detailed precinct plan – east

Site address	RL at Napper Rd	RL proposed max at Napper Rd	Height in metres at Napper Rd	RL at rear of NDA (approx.)	Height at rear of NDA (approx.)	Yield 40du/ha (RD3)	Yield 66 da/ha (RD4A)
1 Uplands Dr	RL25	RL34	9.0	RL20	RL29 9.0	6.0	10.0
2 Uplands Dr	RL33	RL42	9.0	RL28	RL40 12.0	8.9	14.7
192 Napper Rd	RL38	RL47	9.0	RL32	RL44 12.0	25.3	41.8
190 Napper Rd	RL50	RL59	9.0	RL44	RL56 12.0	14.2	23.4

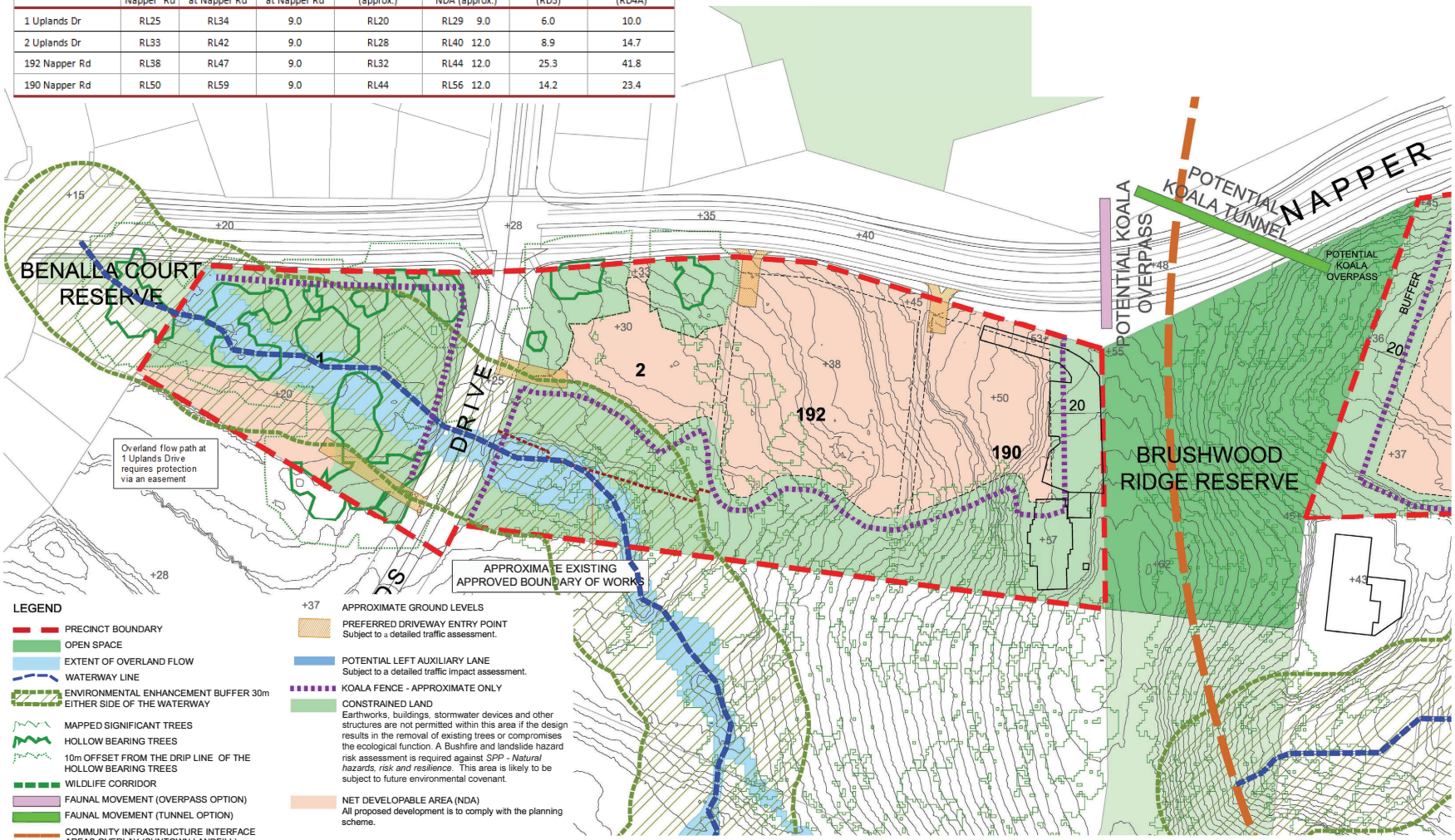

Figure 7 Proposed detailed precinct plan – west

3.2 Precinct intent

3.2.1 Overall outcomes and specific outcomes

The overall outcomes sought for the precinct align with the purpose and overall outcomes of the new Low-medium density residential code (6.2.2), being to provide for:

a. a range of low-medium density residential activities, in a variety of architectural forms, supported by community uses and small-scale services that serve local residents' daily needs;

b. urban consolidation, through innovative housing typologies, to support the efficient use of land, encourage housing diversity and to maximise the use of physical and social infrastructure; and

c. well-designed, walkable neighbourhoods with buildings that reinforce a distinctive subtropical character and positively responds to its urban context.

The planning and development intent for the precinct generally should aim for the following specific outcomes:

- Achieve a low-medium density built form within limited land available for future development that:
  - protects and responds to the environmental and ecological values of the waterway and native vegetation;
  - creates appropriate building pads;
  - increases the setbacks between buildings; and
  - reduces the overall site cover to 40% on the land available for development (net developable area) outside the future environmental covenant areas *(aligning with City Plan 8.2.15 Ridges and significant hills overlay code RO1, PO1)*.
- Promote development that:
  - respects and protects a visual connection to the ridgeline, as the dominant landscape feature, and treat it as an imperative part of the building design contributing to landscape values;
  - tiers down the slope to meet the natural RL of the environmental buffer area, to limit or eliminate any level difference between developable area and the future covenant areas;
  - locates communal open space adjacent to the environmental covenant areas where possible, subject to adequately resolving any slope constraints;
  - is not visually dominant from adjacent rural residential housing and protects adjacent residential amenity through building design, setbacks and use of vegetation to provide screening*

    NOTE: Lot 186 and 184 are more sensitive to this with the existing location of adjoining residential houses at 11a and 11 Evergreen Court being close to their rear boundaries. The width of the future environmental covenant area is also narrower on Lot 186 and 184, as they do not contain the same extent of existing waterway vegetation as properties further to the east.
- Development incorporates water sensitive urban design by:
  - incorporating water harvesting through rainwater tanks to capture and reuse water, minimising stormwater treatment areas and reducing impacts on protected trees;
  - integrating permeable paving to the access roads;
  - utilising fence materials and construction techniques along the boundary of properties to not impede stormwater flow and overland flow paths; and
  - designing naturalised stormwater detention and improvement systems where gradients permit, located outside and adjacent to the mapped vegetation, the waterway buffer and identified significant trees (TPZ).
- Design buildings that:
  - minimise visual impact and prevent a dominating built form in the natural landscape;
  - are compatible with the natural characteristics of the area;

  - respond to slope conditions by matching the design to suit the degree of slope; and
  - avoid skyline intrusion.
- Protect and enhance faunal movement by:
  - utilising koala fencing around the hollow-bearing trees and other significant koala feed trees to exclude them from the development area and the threat of crossing Napper Road;
  - removing grade differences at the rear and side boundary of properties in the covenant area to assist faunal movement; and
  - enhancing fauna habitat in areas of watercourse buffer .
- Encourage site amalgamation to:
  - achieve additional density (from 40du/ha RD3 up to 66du/ha RD4A) with combined vehicular access to limit access points to Napper Road;
  - allow a built form design which maximises the orientation of north-facing townhouses and apartments;
  - allow sufficient space in and around the multiple dwellings building design to accommodate communal open space requirements, enabling maximum outdoor living opportunities and appreciation of the future environmental enhancement areas; and
  - provide for stormwater quality improvement devices that service multiple lots and reduce the overall number of these devices that require maintenance.

3.2.2 Precinct provisions

Multiple dwellings / Multiple accommodation

Given the priority to protect and enhance the environmental areas, and the topographical conditions unique to the precinct, the following provisions in the Multiple accommodation code (9.4.13) may require alternative acceptable outcomes to achieve the planned density.

Site requirements

The City Plan Minimum lot size overlay (at 2,500m^2) currently applies to the lots fronting Napper Road. This outcome undermines potential future urban development opportunities and contradicts with the City's classification of the area as an investigation area. It is recommended that this overlay provision be removed for the area.

Site size should not be a determining factor. The draft concept plan indicates the variation on each lot for the amount of land available for future development (net developable area) outside the future environmental covenant areas to accommodate ecological enhancement. The net developable areas on each lot are shown in Table 4.

The new provision contained with the draft Major Amendment 2&3 of the Multiple Accommodation code (AO10.2) being *Multiple dwellings with a height (including roof form) greater than 12 metres in height have a minimum lot size of 800m²* may be appropriate.

Site cover

The lots are within 400m either side of Major Ridgeline 17 - Parkwood as shown on Strategic Framework map 4 – Greenspace network. The major ridgeline (along Brushwood Ridge Reserve) is not yet mapped on the Ridges and Significant Hills overlay, but the applicable code (*8.2.15, RO1 and PO1)* seeks to control site cover, with the provision to not exceed 40%, or that identified on the relevant zone, whichever is the lesser, to:

a. reduce dominance of buildings and structures;

b. protect scenic and amenity values; and

c. maintain existing vegetation cover.

The draft LMR zone code (Table 6.2.2-3) setback and site cover requirements nominates a maximum site cover of 50%.

Given the extent of environmental enhancement desired, and the extent of mapped bushfire potential impact buffer and to a lesser degree, the landslide hazard overlay mapping affecting the steeper parts of the sites, a maximum site cover over the land available for future development should be 40%. This is predicated on the ability for the built form to achieve a higher overall height, as determined by the RL's shown for each lot in Table 4. The site-specific RL heights are formulated in response to each site's slope variation, the gully towards the waterway (particularly in the East precinct), the fall away from Napper Road, and the height of the existing significant trees forming a natural buffer to the adjacent rural residential properties.

REPORT

Table 5 Multiple Accommodation code – precinct responses

Performance Outcome	Acceptable Outcome	Precinct design outcomes	Rationale
Private open space			
PO8 Above ground private open spaces are directly accessible and functional area for users.	AO8 Above ground private open space for each dwelling shall: d. mitigate negative wind effects on intended users; e. be accessible from the living room; and f. be supplied at the following rates (min. areas and min. dimensions); ($8m^2$ for each 1 b/r, $12m^2$ for each 2b/r, $16m^2$ for each 3-3+b/r)	*AO14* If the dwelling is located above ground, private open space for each dwelling shall be supplied at the following rates:* *$9m^2$ (min. 3m width) for each 1 b/r, $15m^2$ for each 2b/r (min. 3.5m width), $18m^2$ for each 3-3+b/r (min. 4m width)*	Consider that above ground private open space (PO8/AO8) for each multiple dwelling may need to be more generous to compensate for the ground floor private open space (PO9/AO9), that may be harder to provide whilst minimizing earthworks on the sloping sites.
PO9 Ground floor private open space areas are sufficiently sized to create useable areas and assist in activating the street and/or ground floor.	AO9 The ground private open space for each dwelling meets certain design requirements (a)-(f), including a gradient not exceeding one in ten (item e). Min. $16m^2$ and min. width 3m, max. gradient 1:10	Retain this provision	Consider retaining the existing ground floor open space requirements at $16m^2$ and min. width 3m, given the close proximity to Abbott Park and the Coombabah wetlands, and not increasing to $25m^2$ with min. width of 5m (as per AO14 the Major Amendment 2&3 draft provisions).
Communal open space			
PO10 Where the development includes five or more dwellings, communal open space is provided on site that meets outcomes (a)-(h)	PO10.1 Principal open space areas are oriented to the north and receive at least three hours of sun between 9am and 5pm on 21 June over a portion of their surface.	Retain this provision	
	AO10.2 Communal open space including any landscaped area is provided at the following rates: (min. area and min. dimensions): ($22m^2$ for each 1 b/r, $35m^2$ for each 2b/r, $45m^2$ for each 3-3+b/r)	*NEW AO15.2* Where the development includes ten or more dwellings communal open space including any landscaped area is provided at a rate of $5m^2$ per dwelling (NOTE: $6.5m^2$ is the rate nominated in Major amendment 2&3 – Multiple Accommodation code)*	Consider that AO10.2 should have reduced space requirements given the amount of land within each site required to be dedicated to the City for the environmental enhancement areas. There is also significant amount of well embellished public open space in close proximity at Abbott Park (dog off leash exercise and BMX track) and the Coombabah wetlands (with nature trails).
	AO10.3 The communal open space required in AO10.2 meets certain design requirements (a)-(h), including a gradient not exceeding one in ten (item b).	*AO15.3* The communal open space required in **AO15.2**:* *(a) includes a communal open space area of at least 50% of the total open space requirement in one parcel and, this parcel is outdoors and has a maximum length to breadth ratio of 2.5:1*	Given the slope on some lots is up to 25% (gradient of 1:4), the requirement for gradient to not exceed one in ten is much more difficult to be achieved, and will result in significant additional earthworks, extra retaining structures and may further impinge on significant tree retention. Alternative acceptable outcomes may be beneficial,

REPORT

Performance Outcome	Acceptable Outcome	Precinct design outcomes	Rationale
		(this can include roof top terrace); *(b) has a gradient not exceeding one in ten;* *(c) is clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking and garbage receptacles;* *(d) is readily safe, accessible and convenient to residents;* *(e) is designed and located so that it is subject to casual surveillance;* *(f) utilises hard and soft landscape treatment;* *(g) is clearly separated from any private areas of the site; and* *(h) can include indoor recreation facilities such as gymnasiums.*	such as roof top communal space to take advantage of the views to the ridgeline, the waterway vegetation and to the coastline.
Design and appearance requirements for townhouses			
PO11 Multiple dwellings comprising townhouses to visually integrate with the desired built form of the area as expressed by the zone and provide differentiation between buildings by means of articulation	AO11.1 No more than two adjacent dwellings have external walls in the same horizontal plane, unless they are offset by at least 1m	*NEW AO11.1* *No more than three adjacent dwellings have external walls in the same horizontal plane, unless they are offset by at least 1m*	Consider that AO11.1 should not be the focus for this precinct. Walls in the same horizontal plane will not be viewed from Napper Road, or the rural residential properties to the south. Minimising earthworks on the moderately sloping sites is beneficial to hollow-bearing tree and significant mapped tree retention, and this should outweigh this façade offset design requirement.
	AO11.2 The number of dwellings in the one continuous building does not exceed four	*New AO11.2* *The number of dwellings in the one continuous building does not exceed five*	Consider that AO11.2 should be varied to allow for up to six dwellings in a continuous building, so that the building footprint within the land available for future development (net developable area) reduces the overall building pad extent required to achieve the planned density.

REPORT

3.3 Density and height scenarios

3.3.1 Residential interface with adjoining properties

The substantial waterway vegetation provides an existing visual screen and interface buffer between properties at 1-1a Woodlands Way/176-182 Napper Road those rural-residential properties at 3-9 Evergreen Court, as shown in Table 6 and Figure 8. This will be further complimented by the width of the environmental area to protect and restore as a future buffer.

There is a more sensitive interface between properties at 184-186 Napper Road, where they adjoin 11-11a Evergreen Court. The conditions affecting the residential interface with these sites are:

- more limited natural vegetation acting as visual screen;
- existing dwellings sited at the rear of all lots in closer proximity with each other; and
- a narrow width of the APR as a future environmental buffer.

The level difference between the existing house locations is that the houses at 11 and 11a Evergreen Court sit approximately 6m above the existing pad levels for the existing houses at 184 and 186 Napper Road, as explained in Table 6. This is taken into consideration with the nominated overall proposed height in Table 7.

Table 6 Residential interface Napper Road and Evergreen Court

Site address	Existing dwelling and RL	Adjoining site	Approx. distance between house and rear boundary	Sensitive interface	Comments
186 Napper Rd	Yes at RL37 - closest to Evergreen Court	11a Evergreen Court (house at RL43)	7m	Yes	House at RL45 on northern boundary due to waterway
184 Napper Rd	Yes at RL29 - closest to Evergreen Court	11 Evergreen Court (house at RL35)	2.5m	Yes	House at RL35 on northern boundary due to waterway
182 Napper Rd	No	9 Evergreen Court	116m	No	House at southern boundary due to waterway
180 Napper Rd	No	7 Evergreen Court	115m	No	House at southern boundary due to waterway
178 Napper Rd	No	5 Evergreen Court	100m	No	House at southern boundary due to waterway
1a Woodlands Way	Yes –house on block's north side	3 Evergreen Court	120m	No	House at southern boundary due to waterway

Figure 8 Residential interface Napper Road and Evergreen Court

3.3.2 Proposed height

The overall approach to height is to respond to the unique sloping topographic conditions and landscape character of each site by nominating preferred maximum RL's, from the street front to the rear, closer to the waterway gully and the future APR buffer, as shown in Table 7.

The calculation of each site's maximum building height (as an RL) allows for a stepped built form in the:

- East precinct – from the central ridgeline west to east towards Woodlands Way; and
- West precinct – from the central ridgeline east to west towards Uplands Drive.

The East and West precinct plans indicate the RL at 9.0m above the existing natural ground RL at the Napper Road frontage of each site. The anticipated maximum height within each site will be from the lowest natural ground point nearest the edge of the constrained land (or future environmental covenant area).

The lots heavily constrained by the future APR around mapped hollow-bearing trees have a proposed maximum building height of 12.0m at the southern side of the land available for development (closest to the mapped APR buffer), whilst still retaining a 9.0m height limit at the Napper Road frontage. These lots are:

- East precinct: 178 Napper Road (63% constrained site area), 180 Napper Road (46% constrained site area) and 182 Napper Road (67% constrained site area); and
- West precinct: 2 Uplands Drive (75%), 192 Napper Road (27%) and 190 Napper Road (54%).

The height intent is to provide for a 2-storey appearance to Napper Road frontage. Where a site slopes away abruptly from natural ground at street edge, 3-4 storeys (12m) may be appropriate for a small section of 2 Uplands Drive street frontage provided appropriate front boundary setbacks and sufficient solar access to the ground floor can be achieved (refer to approved built-form example at 2 Uplands Drive s3.3.3). This outcome for 2 Uplands Drive is also subject to a smaller development footprint (than the existing development approval) to secure additional State mapped koala habitat also included in a watercourse buffer.

REPORT

3.3.3 Comparative example

A current development approval at 2 Uplands Drive (MCU201701080 dated 12 April 2018) for an aged persons accommodation (130 bedrooms and 40 car spaces) involves 2-3-storey built form (partial 3rd storey), approximately 39% site cover (3,480m^2 total roof area over the whole site 8,906m^2), with GFA 7,100m^2 equating to a plot ratio of 0.8. The land slopes away from the street at the Napper Road frontage, and the 3-storeys closest to Napper Road appears as 2-storeys, as shown in Figure 9. The architectural render in Figure 10 illustrates how the substantial natural vegetation height screens the built form, providing that vegetation is retained as part of the approval.

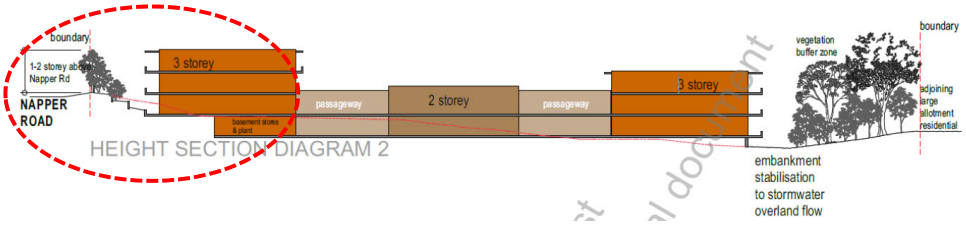

Figure 9 Approved built form at 2 Uplands Drive cross-section from north to south

Source: PD Online accessed 15 May 2020

Figure 10 Approved built form at 2 Uplands Drive looking south from Napper Road

Source: PD Online accessed 15 May 2020

The detailed precinct plan – west shows that the environmental and ecological mapping results in 25% or 2,225m^2 of the lot available for future development. The built form scenarios tested at RD3 and RD4A for this site would yield approximately between 9 townhouses (at 40du/ha) or 14 apartments (at 66du/ha) in a 3 storey configuration.

The RD4A scenario results in a loss of 4,875m^2 of floor area compared to the current approval for 7,100m^2 (equating to a plot ratio of 0.8). The RD3 scenario results in 3,750m^2 of floor space for 9 townhouses at 250m^2 each, equating to an overall plot ratio of 0.42 across the whole site and a site cover of approximately 20%, which is considerably less than the current approval.

The proposed height of 12.0m for this site, as shown in Table 7, is considered appropriate to achieve the ecological benefits from a much smaller development footprint, whilst allowing a taller, and more slender built form outcome than the existing approval. A majority of the mapped significant trees in this west precinct are generally between 15-25m tall, so are likely to remain the dominant landscape element if retained through the APR.

3.3.4 Proposed density

Each precinct has been tested with two density scenarios to visualise the likely built form outcomes, with the dwelling yields per site shown in Table 7.

For the **west precinct**:

- Scenario 1: Low-medium density residential at 40 dwelling per hectare (RD3) in Figure 11 with the cross-section in Figure 12, and
- Scenario 2: Low-medium density residential at 66 dwelling per hectare (RD4A) in Figure 13 with the cross-sections in Figure 14-15.

For the **east precinct**:

- Scenario 1: Low-medium density residential at 40 dwelling per hectare (RD3) in Figure 16 with the cross-section in Figure 18; and
- Scenario 2: Low-medium density residential at 66 dwelling per hectare (RD4A) in Figure 17 with the cross-section in Figure 18.

Scenario 1 – RD3 density

The scenario 1 examples at 40 dwellings per hectare are assuming townhouses at 250m^2 which is considered a larger size than average. The built form scenarios are considered possible in the East Precinct through site amalgamation (as noted in the precinct intent section 3.2), where combined access is utilised, internal driveways are minimised and the development is sited to respect the future APR buffer. Site amalgamation is the preferred way of achieving development density, whilst preserving the environmental enhancement areas.

In the west precinct, the steeply sloping gradient between the sites precludes utilising shared access point from Napper Road, as the internal gradient for driveways is likely be greater than 1:4, and therefore will not meet the VXO Code. Achieving density over individual sites has been tested.

Scenario 2 – RD4A density

The scenario 2 examples at 66 dwellings per hectare are assuming apartments at 150m^2 which is considered a larger size than average. The built form scenarios are considered possible in the East Precinct through site amalgamation (as noted in the precinct intent section 3.2). This built form, with similar site cover to the RD3 example, but additional height on some lots, achieves a higher density within close proximity to major employment and educational facilities.

In the west precinct, the steeply sloping gradient between the sites creates a difficultly with utilising a shared access point from Napper Road, as the internal gradient for driveways is likely be greater than 1:4. Achieving density over individual sites has been tested.

3.3.5 Site amalgamation benefits

A site amalgamated outcome in both scenarios provides these benefits:

- improves the solar orientation of buildings;
- improves stormwater management;
- allows more natural light and ventilation between buildings; and
- reduces driveways and hardstand impervious areas and allows shared vehicular access.

Table 7 Draft Precinct approximate height and dwelling yield

Site address	RL at Napper Road	RL proposed max at Napper Road	Height in metres at Napper Road	RL at rear of Net Developable Area (approx.)	Height at rear of Net Developable Area (approx.)	SCENARIO 1 Yield 40du/ha (RD3)	SCENARIO 2 Yield 66 da/ha (RD4A)
West precinct							
1 Uplands Dr*	RL25	RL34	9.0	RL20	RL29 9.0	6.0	10.0
2 Uplands Dr*	RL33	RL42	9.0	RL28	RL40 12.0	8.9	14.7
192 Napper Rd	RL38	RL47	9.0	RL32	RL44 12.0	25.3	41.8
190 Napper Rd*	RL50	RL59	9.0	RL44	RL56 12.0	14.2	23.4
Brushwood Ridge Reserve							
East precinct							
186 Napper Rd^	RL43	RL52	9.0	RL37	RL46 9.0	27.5	45.3
184 Napper Rd^	RL37	RL46	9.0	RL29	RL38 9.0	23.2	38.4
182 Napper Rd*	RL36	RL45	9.0	RL31	RL43 12.0	8.1	13.3
180 Napper Rd*	RL33	RL42	9.0	RL25	RL37 12.0	12.8	21.0
178 Napper Rd*	RL30	RL39	9.0	RL26	RL34 12.0	8.0	13.2
1 Woodlands Way	RL30	RL39	9.0	RL26	RL35 9.0	7.0	11.5
1a Woodlands Way	RL24	RL33	9.0	RL21	RL30 9.0	7.2	11.9
2 Woodlands Way/172 Napper Rd	RL25	Sites recently developed with Retirement facility. No further development opportunity identified.					
170 Napper Rd^	RL25	RL34	9.0	RL19	RL28 9.0	20.0	33.0
Total						**166.1**	**274.5**

* Lots with APR (constrained area) greater than 45% of the total site area

^ Lots with more sensitive interface with existing residential dwellings on Evergreen Court (rural residential) and Von Nida Street (low density residential).

3.3.6 Density calculations

A breakdown of the density calculations is provided for Scenario 1 RD3 in Table 8 and Scenario 2 RD4A in Table 9. The dwelling yield for each scenario is shown together with the gross floor area (GFA) per square metre of net developable area (NDA) and GFA per square metre of gross site area.

The built form examples provide the following ranges:

For the west precinct at RD3 – Table 8:

- GFA per sqm gross site area = 0.18-0.42
- GFA per sqm Net developable area = 0.65-1.68

For the east precinct at RD3 – Table 8:

- GFA per sqm Gross site area = 0.32-0.75
- GFA per sqm Net developable area = 0.91-1.01

For the west precinct at RD4A – Table 9:

- GFA per sqm Gross site area= 0.18-0.61
- GFA per sqm Net developable area = 0.82-1.0

For the east precinct at RD4A – Table 9:

- GFA per sqm Gross site area = 0.26-0.8
- GFA per sqm Net developable area = 0.8-1.16

Table 8 Scenario 1 density calculations RD3

Site address	Site area (m^2)	NDA (m^2)	NDA %	Dwelling yield	Gross floor area (m^2)	GFA per sqm of Gross site	GFA per sqm of NDA
West precinct							
1 Uplands Dr*	8,253	1,501	18.19	6.0	1,500	0.18	1.0
2 Uplands Dr*	8,906	2,225	24.98	8.9	3,750	0.42	1.68
192 Napper Rd	8,637	6,326	73.24	25.3	4,125	0.47	0.65
190 Napper Rd*	7,793	3,550	45.55	14.2	2,500	0.32	0.70
Brushwood Ridge Reserve							
East precinct							
186 Napper Rd^	9,941	6,863	69.04	27.5	6,250	0.62	0.91
184 Napper Rd^	7,631	5,812	76.16	23.2	5,750	0.75	0.98
182 Napper Rd*	6,169	2,019	32.73	8.1	2,000	0.32	0.99
180 Napper Rd*	5,910	3,189	53.96	12.8	3,250	0.54	1.01
178 Napper Rd*	5,435	2,004	36.87	8.0	2,000	0.36	0.99
1 Woodlands Way	2,521	1,739	68.98	7.0	1,750	0.69	1.0
1a Woodlands Way	2,521	1,799	71.36	7.2	1,750	0.69	0.97
2 Woodlands Way/ 172 Napper Rd	12,840	Sites recently developed with Retirement facility. No further development opportunity identified.					
170 Napper Rd^	6,119	4,994	81.61	20.0	5,000	0.82	1.0
Total				**162.1**			

Table 9 Scenario 2 density calculations RD4A

Site address	Site area (m^2)	NDA	NDA %	Dwelling yield	Gross floor area (m^2)	GFA per sqm of Gross site	GFA per sqm of NDA
West precinct							
1 Uplands Dr*	8,253	1,501	18.19	10.0	1,500	0.18	1.0
2 Uplands Dr*	8,906	2,225	24.98	14.7	1,875	0.21	0.84
192 Napper Rd	8,637	6,326	73.24	41.8	5,250	0.61	0.82
190 Napper Rd*	7,793	3,550	45.55	23.4	3,000	0.38	0.84
Brushwood Ridge Reserve							
East precinct							
186 Napper Rd^	9,941	6,863	69.04	45.3	8,000	0.80	1.16
184 Napper Rd^	7,631	5,812	76.16	38.4	6,500	0.85	1.11
182 Napper Rd*	6,169	2,019	32.73	13.3	1,625	0.26	0.80
180 Napper Rd*	5,910	3,189	53.96	21.0	3,625	0.61	1.13
178 Napper Rd*	5,435	2,004	36.87	13.2	1,625	0.30	0.81
1 Woodlands Way	2,521	1,739	68.98	11.5	1,500	0.60	0.86
1a Woodlands Way	2,521	1,799	71.36	11.9	1,500	0.60	0.83
2 Woodlands Way/ 172 Napper Rd	12,840	Sites recently developed with Retirement facility. No further development opportunity identified.					
170 Napper Rd^	6,119	4,994	81.61	33.0	4,125	0.67	0.82
Total				**267.5**			

* Lots with APR (constrained area) greater than 45% of the total site area

^ Lots with more sensitive interface with existing residential dwellings on Evergreen Court (rural residential) and Von Nida Street (low density residential).

REPORT

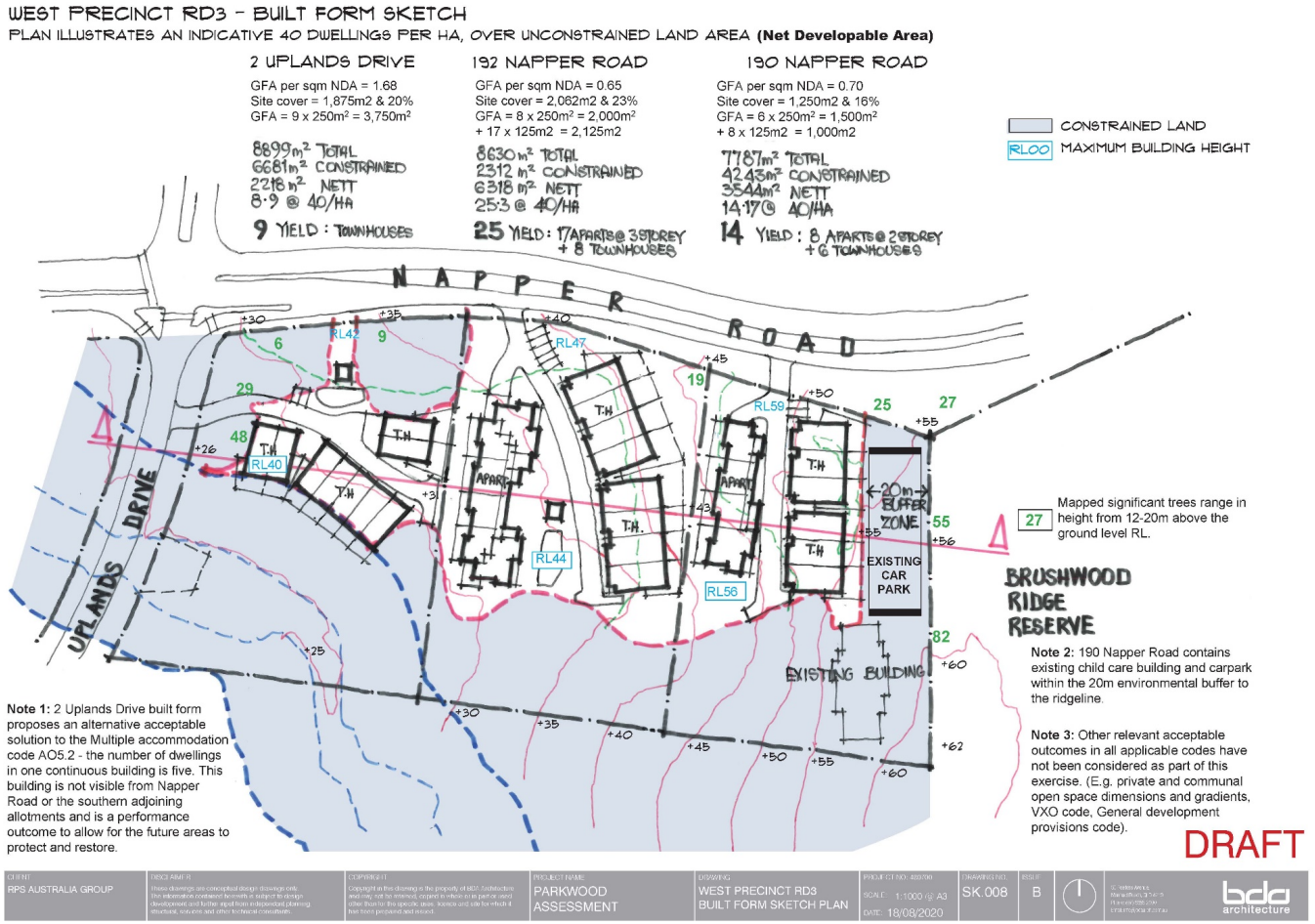

Figure 11 West precinct Scenario 1 – Built form overall outcome for individual sites at RD3

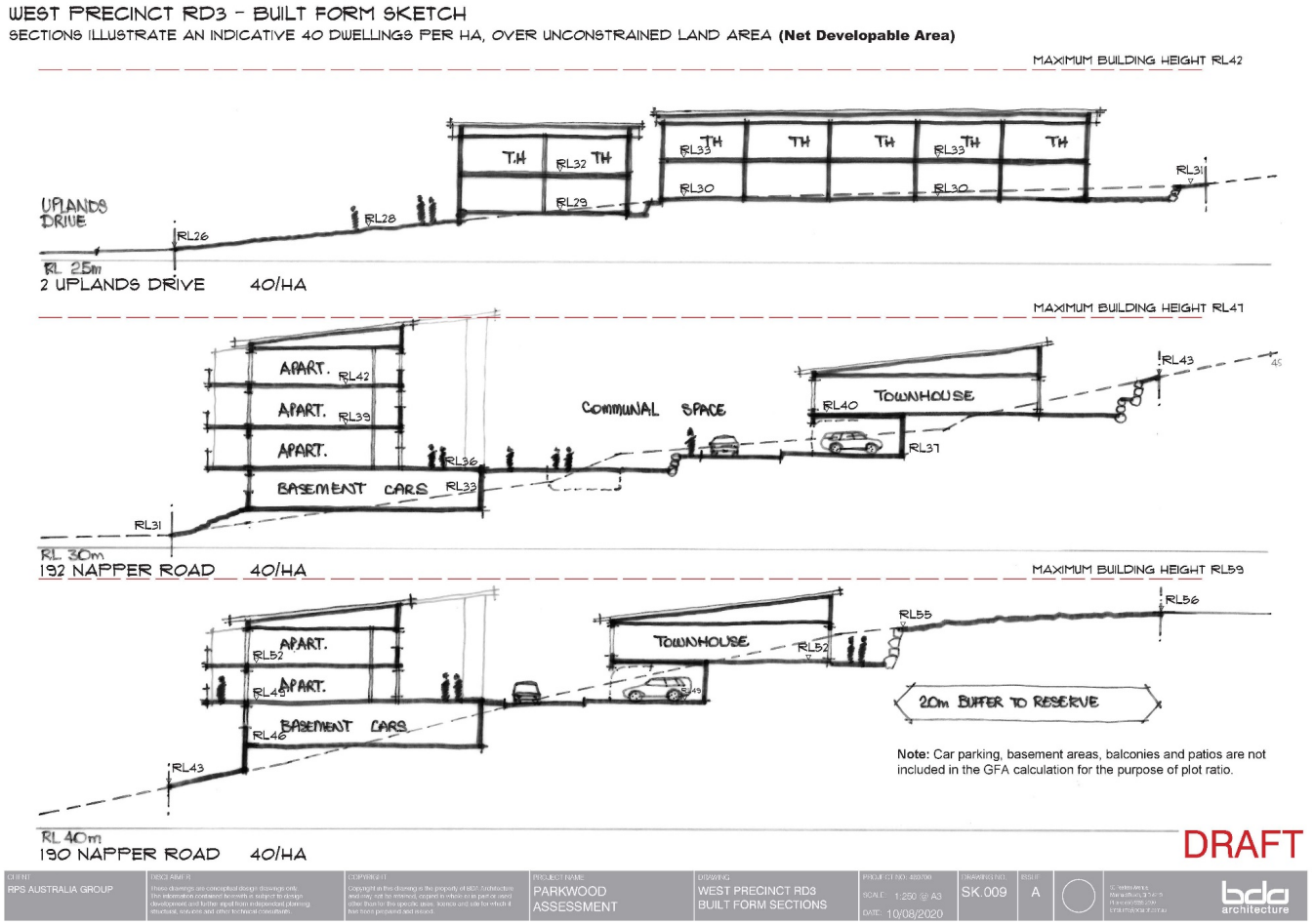

Figure 12 West precinct Scenario 1 – Built form cross-section for individual sites at RD3

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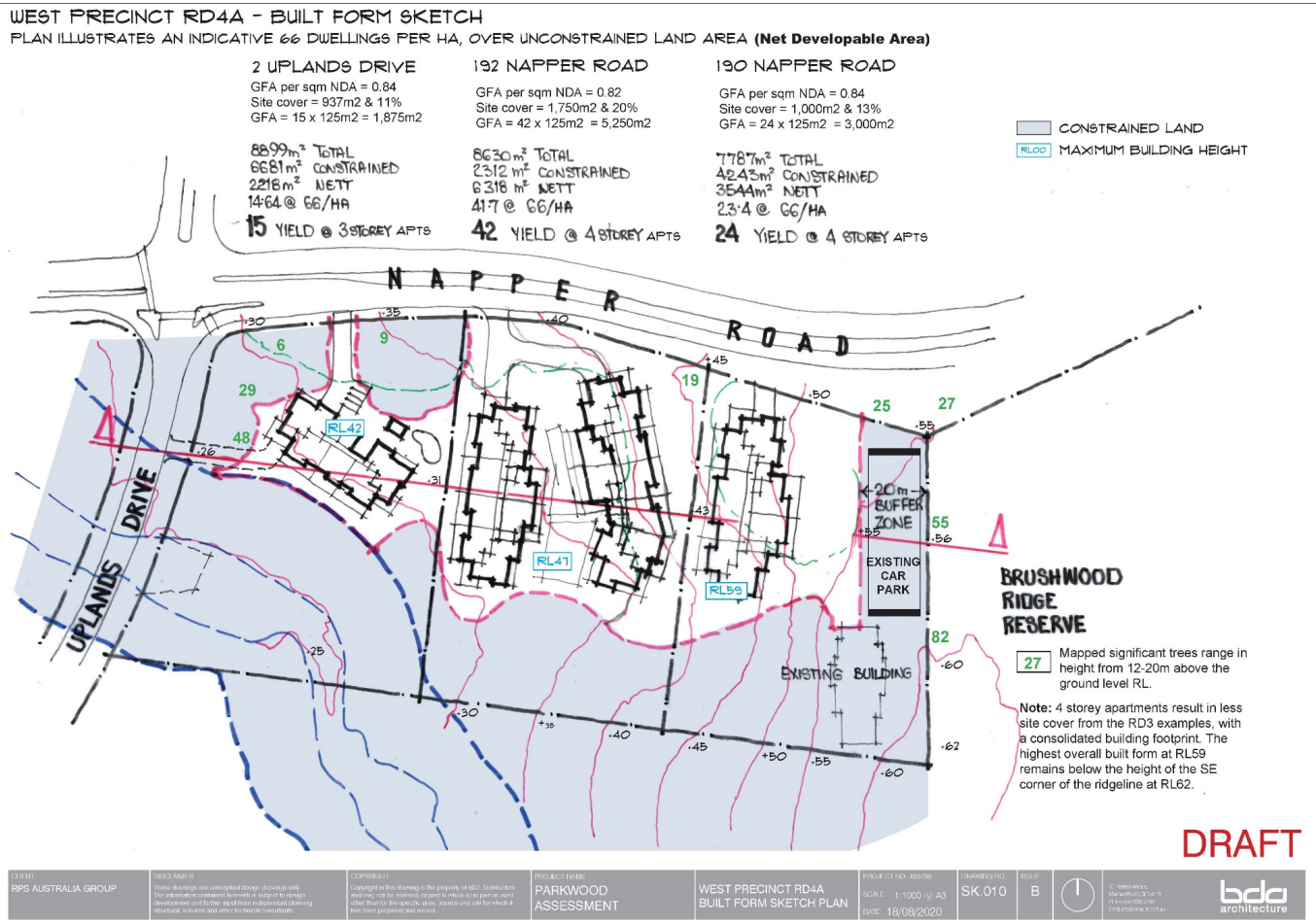

Figure 13 West precinct Scenario 2 – Built form overall outcome for individual sites at RD4A

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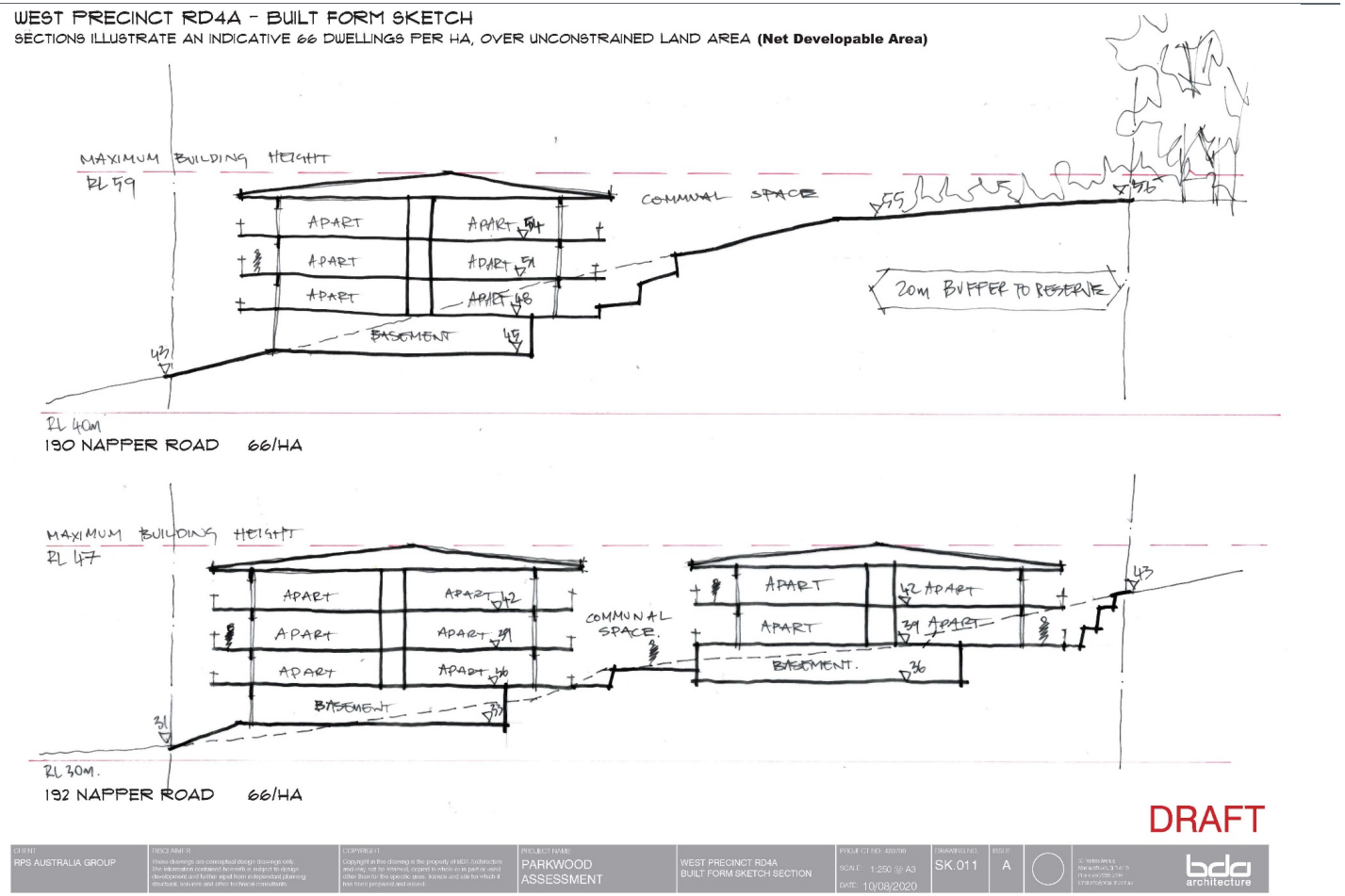

Figure 14 West precinct Scenario 2 – Built form cross-section for individual sites at RD4A

WEST PRECINCT RD4A - BUILT FORM SKETCH

SECTION ILLUSTRATES AN INDICATIVE 66 DWELLINGS PER HA, OVER UNCONSTRAINED LAND AREA **(Net Developable Area)**

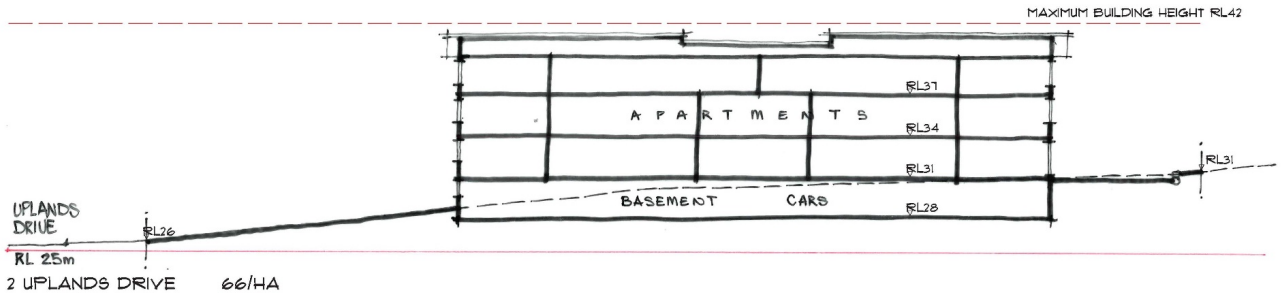

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Figure 15 West precinct Scenario 2 – Built form cross-section for individual sites at RD4A

REPORT

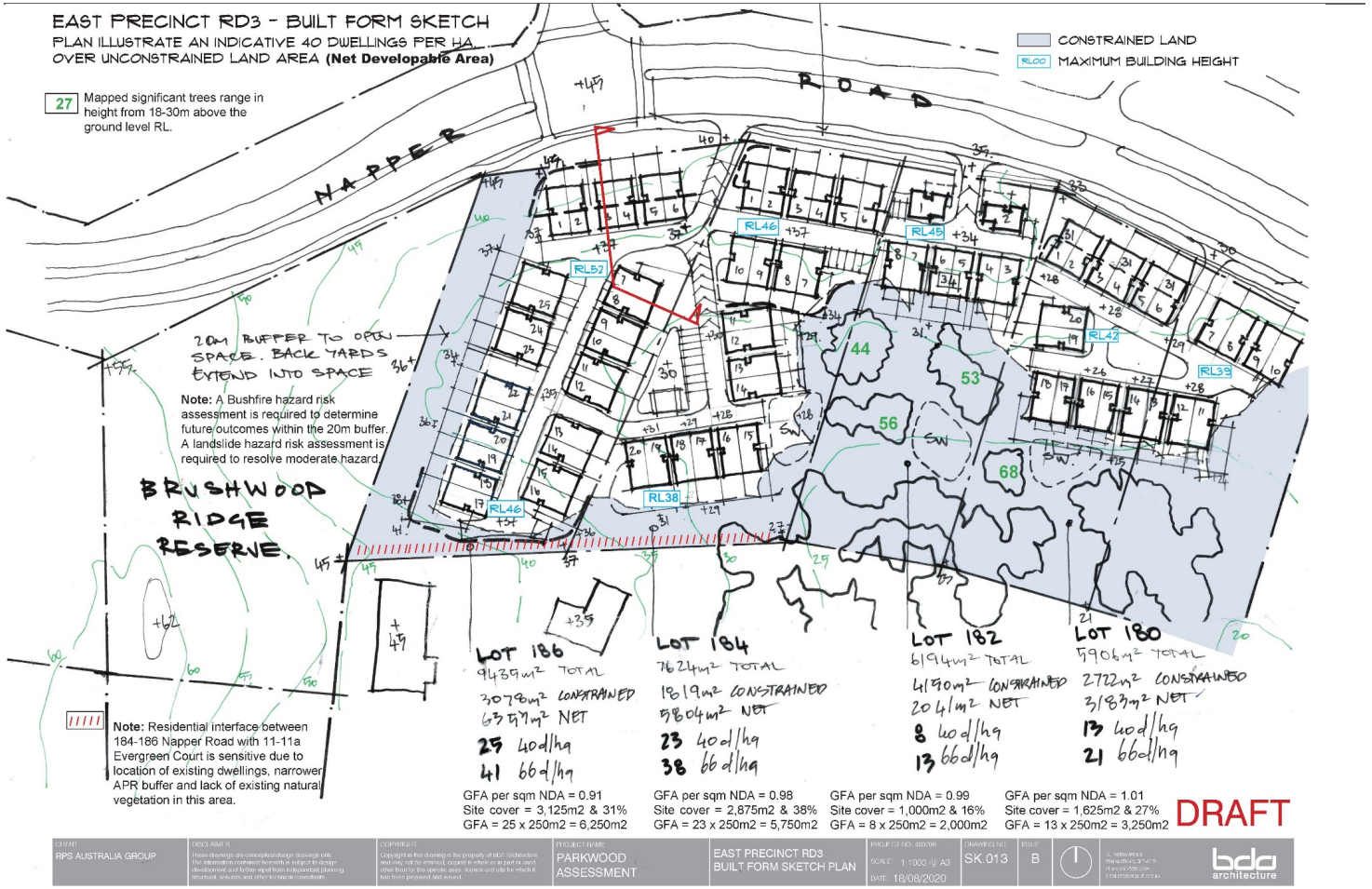

Figure 16 East precinct Scenario 1 – Built form site amalgamation outcome at RD3

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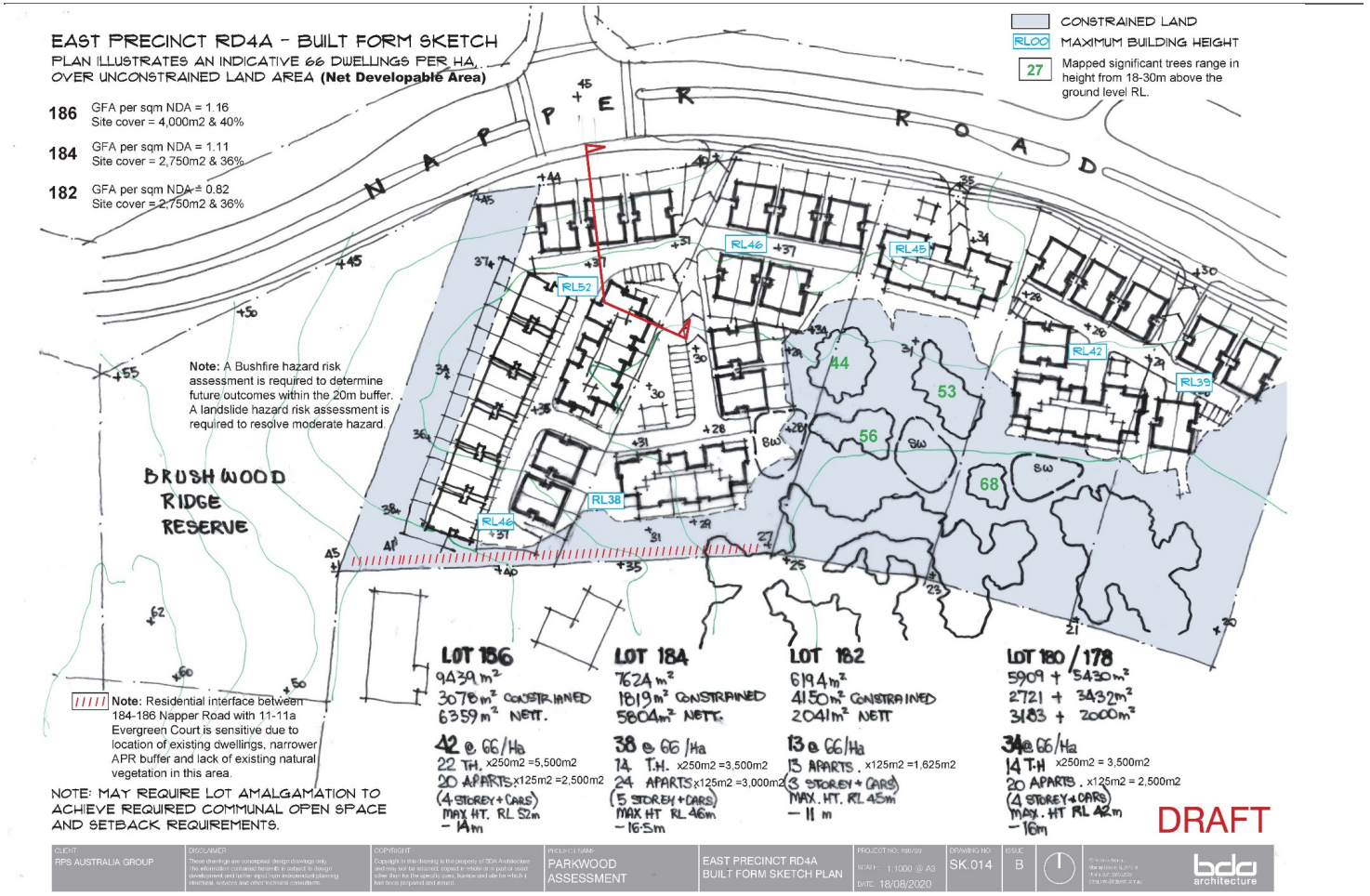

Figure 17 East precinct Scenario 2 – Built form site amalgamation outcome at RD4A

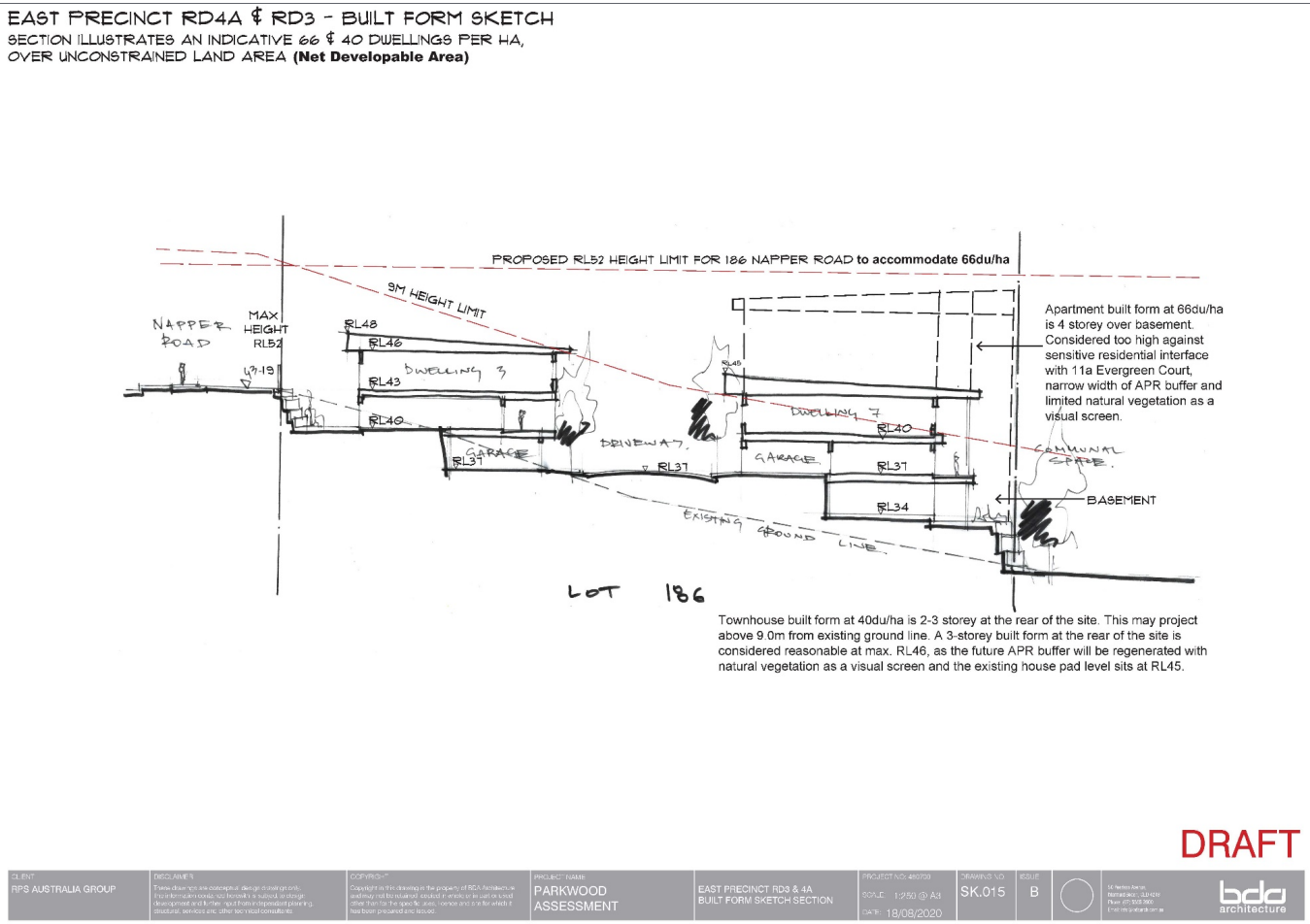

Figure 18 East precinct Scenario 1 and 2 – Built form cross-section for RD3 and RD4A examples

4 FURTHER STUDIES

4.1 Feasibility

The site-based ecological assessment (Cardno, April 2020) proposes significant environmental outcomes and ecological enhancements that have been integrated to the draft concept plan. The 2016 feasibility assessment (Broad Property Research) was carried out based on higher yield than that now proposed.

It is recommended that Council undertake further development feasibility to demonstrate the proposed outcomes are economically viable. This is necessary to ensure the outcomes proposed are realistic for delivery by the market and to avoid creating a policy outcome that will lead to conflict in assessment of development applications.

The feasibility of the precinct will alter if the existing development approvals for child care, aged care accommodation and rear lot subdivisions proceed.

4.2 Water and sewer network

Future urban development of Napper Road fronting properties located east of Brushwood Ridge Reserve will be serviced by a sewer main (150mm gravity sewer part of the D40 sewerage catchment) that presently runs along the back of the properties. There is likely to be spare capacity in this main and network downstream, however at this stage the spare capacity has not been quantified.

A previous high level network capacity assessment undertaken in 2017, as part of the early investigation, showed that the D40 sewerage catchment did not require upgrade for 2026 assumed demands of 575 EP (equivalent persons) as identified in the 2017 Investigation Area study yield estimate. The study also indicated that to service 2031 assumed demands (968EP), a 200m length augmentation (for a downstream section) is required at a cost of approximately $200,000.

Future urban development of Napper Road fronting properties located west of Brushwood Ridge Reserve will be serviced by an existing gravity main (D60 catchment) located on Napper Road. The modelling analysis carried out in 2017 indicated no gravity sewer mains upgrade within D60 catchment is required assuming the 2017 Investigation Area study yield estimate.

In relation to water supply, a high level network modelling assessment in 2017 concluded that the water network can accommodate the extra demand proposed by the precinct plan without augmentation.

Since the 2017 study, there have been changes and refinements to the zone and constraint requirements. Water & Waste Directorate have recommended an update to the water and sewer network modelling be undertaken with the updated density/ growth assumptions to determine the extent of (if any) upgrades to trunk infrastructure are required. This study can also determine the extent of capacity of the sewer main which runs along the back of the Napper Road fronting properties located east of Brushwood Ridge Reserve.

The water and sewer network modelling update would be a small study outside of the LGIP process. This network modelling will be completed with internal Council resources in parallel or prior to preparation of a City Plan update.

4.3 Traffic study

It is recommended that Council undertake a traffic study to determine if an auxiliary lane (left in, left out) is required to service 178-186 Napper Road properties and if it is possible to be provided with individual site development or if this necessitates the need for site amalgamation.

5 REFERENCES

Previous studies

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SMEC (7 June 2017) Preliminary Stormwater Assessment – Parkwood

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'Our City Our Plan' Major Update 2&3 amendment documents. March 2020.

Site-based Ecological Assessment

Parkwood Investigation Area

AWE200163

Prepared for
City of Gold Coast

5 April 2020

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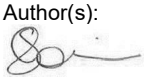
Document Information

Prepared for	City of Gold Coast
Project Name	Parkwood Investigation Area
File Reference	AWE200163_Parkwood Investigation Area.docx
Job Reference	AWE200163
Date	5 April 2020
Version Number	V1

Author(s):



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Effective Date 5/04/2020

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Date Approved 5/04/2020

Document History

Version	Effective Date	Description of Revision	Prepared by	Reviewed by
1	09/03/2020	Draft for client review	LK	DF
2	05/04/2020	Final	SSJ	DF

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Our report is based on information made available by the client. The validity and comprehensiveness of supplied information has not been independently verified and, for the purposes of this report, it is assumed that the information provided to Cardno is both complete and accurate. Whilst, to the best of our knowledge, the information contained in this report is accurate at the date of issue, changes may occur to the site conditions, the site context or the applicable planning framework. This report should not be used after any such changes without consulting the provider of the report or a suitably qualified person.

Executive Summary

The City of Gold Coast has commissioned this ecological assessment of the Parkwood location nominated under the Gold Coast City Plan (City Plan), as part of the implementation of the City Plan Strategic Framework and Shaping SEQ Regional Plan. The intent of the initiative is to enable urban transformation of land nominated under City Plan.

Broadly, the purpose of this study is to provide an assessment of ecological values and the potential approaches for protecting, managing and enhancing these values to aid land use planning in the Parkwood Investigation Area.

The investigation found that the area supports a range of ecological values, most notably being a koala population that is reliant on movement throughout the location and connectivity with the Coombabah Lakelands Conservation Area.

Site based studies confirmed the presence of matters of environmental significance within the Area of potential growth opportunities (APGO) most notably including:

- koala activity;
- remnant vegetation along with previously unmapped areas of d_rem and r_rem, some of which accord with the Endangered RE 12.11.23;
- hollow bearing trees; and
- waterway.

Furthermore, the area supports vegetation and individual trees that provide aesthetic value and contribute to the local character of the location.

To ensure these values are protected as part of a predictable progression of development in the APGO, there are a number of approaches that the City could adopt including:

1. Update Environmental significance – vegetation management mapping to incorporate areas identified as d_rem and r_rem as part of this study. Areas mapped on the ground as d_rem and r_rem met the definition of these vegetation classes as per Cardno (2018) and were observed to either support old, hollow-bearing relictual trees or regrowth vegetation respectively;
2. Review the Environmental significance – biodiversity areas Hinterland to Coast critical corridor to consider incorporating the Rural residential properties inside the investigation area, plus Arundel Hills Country Club, Suntown Landfill, Parkwood Golf Course and all major/connecting areas of open space into the corridor;
3. Apply split zoning to lots that place areas of ecological significance into a Conservation zone;
4. Develop a Neighbourhood Plan for the APGO that identifies area of ecological significance;
5. Develop an additional overlay for the City Plan that specifically addresses Significant Trees; and/or
6. Expand the 'reach' of *Local Law No.6 (Vegetation Management)* in a manner that identifies koala habitat trees and hollow bearing trees within the APGO.

Through mechanisms listed in 2 - 6 above, matters of environmental significance should be identified for protection in perpetuity (e.g. by way of dedication as Public Open Space or protection under a Statutory Covenant.

Additional measures that would enhance the ecological values of the APGO include restoration of waterway corridors and integration of koala fencing at the juncture of development and retained ecological values.

More broadly throughout the balance of the investigation area there is need to limit intensification of development with the aim of maintaining existing cover of koala food trees.

Koala populations within the broader environment rely on maintenance of existing linkages throughout the landscape. These could be further protected by the measures identified under items 2, 4, 5 and 6 above. Movement opportunities for all wildlife, including koala, could be improved by implementing fauna crossing infrastructure and ecological restoration in critical locations along linkages.

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1 Introduction

The City of Gold Coast has engaged Cardno to undertake an ecological assessment of the Parkwood location nominated under the Gold Coast City Plan (City Plan), as part of the implementation of the City Plan Strategic Framework and Shaping SEQ Regional Plan. The intent of the initiative is to enable urban transformation of land nominated under City Plan.

Broadly, the purpose of this study is to provide an assessment of ecological values and the potential approaches for protecting, managing and enhancing these values to aid land use planning in the Parkwood Investigation Area. The specific purpose outlined in the project brief is:

- *identify how environmentally/ecologically significant areas will affect urban development footprints*
- *define environmental values and identify what values and environmentally significant areas should be retained*
- *identify significant landscape trees (individual and clusters of trees) that should be protected and accommodated in future development*
- *explore how future redevelopment can positively contribute to the restoration of identified environmentally significant areas*
- *provide recommendations how the identified environmental values and environmentally significant areas can be retained through redevelopment of the area (e.g. protection buffers, updates to overlay mapping and City Plan policy setting).*
- *identify how future development can contribute to targeted koala road strike mitigation measures at key koala crossing locations along Napper Road; and*
- *identify how future development can contribute to movement of koalas to Brushwood Ridge Reserve. Given the confirmed presence of koalas within the Parkwood Investigation Area, the ecological assessment for this investigation area will need to also investigate how to assist koala conservation goals for the Parkwood-Coombabah area. This investigation will provide advice for a larger area including the balance of the investigation area, Arundel Hills Country Club, Suntown Landfill and the Parkwood Golf Course (refer Attachment A) which may also lead to updates to overlay mapping and City Plan policy setting for these areas.*

For the purpose of this study, the locality has been assessed at three levels of focus as described in **Table 1-1** and illustrated in **Figures 1-1** and **1-2**. Collectively the three levels are referred to herein as 'the site'.

Table 1-1 Parkwood Investigation Area levels of focus

	Level of focus	Description	Overall Investigation outcomes
The site	Broader Parkwood locality	The Broader Parkwood locality specifically focuses on the broader landscape containing existing space and will incorporate Collingwood Court Parklands, Ballybunion Park, O'Brien and Proud Family Parks, Coombabababah Lakelands Conservation Area and Brushwood Ridge Reserve	Investigation to consider maintenance of koala habitat / connectivity through the broader landscape concentrating on existing open space.
	Investigation area	The Investigation area focuses on the areas zoned as rural residential surrounding the Brushwood Ridge Reserve.	Investigation to review the appropriateness of existing Rural residential zone
	Area of potential growth opportunities	The Area of potential growth opportunities (APGO) focusses on the lots fronting Napper Road.	Investigation to aid in detailed planning for the location including: > Vegetation retention > Waterway buffers > Vegetated buffers > Koala management

2 Method

2.1 Desktop assessment

Prior to undertaking the field based ecological assessment, a review of background information was completed by a suitably qualified ecologist. This desktop assessment involved collation and review of relevant information concerning threatened flora and fauna species, ecological communities, waterways, wetlands and other matters of national, state or local ecological significance likely to occur in the locality. The purpose of the desktop assessment was to:

- refine a list of threatened species to be targeted by the fauna survey and flora survey to those species which had the highest likelihood of occurring within the site; and
- source available information concerning the specific habitat requirements of the threatened species as well as to aid in identifying the target species.

Furthermore, the desktop assessment included a review of the City Plan, relevant City-wide strategies / documents and local reports pertaining to APGO and adjacent areas.

A range of database resources and mapping products were utilised as part of the desktop review. Presented below is a list of the key Commonwealth, State and Local government desktop databases and mapping resources used. Where applicable the outputs from these searches have been presented in **Appendix A**.

- Aerial imagery sourced from NearMap and/or Google-earth.
- The Queensland Wildlife Online database for state listed threatened species under the *Nature Conservation Act 1992* (NC Act).
- A search of the Atlas of Living Australia database to identify known records of threatened, least concern and pest species recorded within the vicinity of the site
- *Vegetation Management Act 1999* (VM Act) Regulated Vegetation Map (RV Map) produced by the Queensland Department of Natural Resources, Mines and Energy (DNRME) to identify remnant Regional Ecosystems (REs), and essential habitat that may be present.
- The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) Protected Matters Search Tool to identify MNES that may potentially occur within the site.
- The Department of Environment and Science (DES) Protected Flora Survey Trigger Map, to identify survey and permit requirements relating to threatened plants.
- The Directory of Important Wetlands spatial query tool.
- The DA Online Mapping system to identify matters of interest to the state in assessing development applications; and
- City of Gold Coast – *City Plan* interactive mapping including zoning – Version 7 environmental overlays.

All mapping searches were centred on a coordinate that represented the centre of the site (-27.952037, 153.360363), or a centrally located Lot Plan within the site (Lot 259 SP279652) as relevant. A 5 km buffer was applied for each desktop search where relevant.

The process of refining the list of species to be targeted during the field assessments for each site involved reviewing the known and specific habitat requirements for each species against the known or expected availability of such resources in the site and immediate surrounds. For each of the identified species an assessment of the likelihood of occurrence at each site was undertaken with each species being assigned to one of the following categories.

- The species has been positively recorded in the site area by a qualified ecologist during past 30 years.
- **Likely**: Suitable habitat for the species occurs in the site area and proximate records[1] exist.

[1] Proximate records are highly reliable records (i.e. identified through GPS precision or an accurate location description) that fall within the search area that are <50years in age.

- **Possible**: Suitable habitat for the species occurs in the site area but no recent records from the site or proximate areas exist OR suitable habitat for the species may not occur in the site area but recent records from proximate areas exist.
- **Unlikely**: Suitable habitat for the species does not occur in the site area, and no recent records from the within the site or proximate areas exist.

The assessment of the likelihood of occurrence is presented in **Appendix A**.

To further inform the study, the resources in **Table 2-1** were also reviewed.

Table 2-1 Reviewed resources

Document scale	Document	Author
City wide	City of Gold Coast Corporate Plan 2020	City of Gold Coast (2016)
	Gold Coast Water Strategy 2019-2024	City of Gold Coast (2019)
	Koala Conservation Plan	City of Gold Coast
	Our Natural City Strategy	City of Gold Coast (2017)
Specific to the site	Parkwood-Coombabah Koala Population Study	Biolink (2017)
	Gold Coast investigation areas: Draft Parkwood development concept plan	Place Design Group Pty Ltd (2017)
	Investigation areas program (stage 2) – infrastructure assessment, Parkwood	RPS Group (2017)
Property based	Ecological site assessment Lot 100 on RP901645 1 Uplands Drive, Parkwood	Gassman Development Perspectives (2007)
	Ecological site assessment 2 Uplands Drive, Parkwood	Biome Water and Environment Consulting (2017)
	Arborist report Preliminary tree assessment 180 Napper Road, Parkwood	Element Ecology (2016)
	Tree assessment and management plan Napper Road Aged Care	Cardno (2015)
	Tree assessment and management plan Napper Road Aged Care	Cardno (2018)
	Planning and Environment Court Judgement. Sincere International Group Pty Ltd v Council of the City of Gold Coast [2018] QPEC 53	-

Local linkages were inferred through review of aerial photography (i.e. identifying areas of 'linked' vegetation) and other GIS resources including waterway corridor mapping, vegetation mapping and incidental records of koalas including roadkill and successful road crossings. Local studies, including Biolink (2017), also provided guidance.

2.2 Field assessment

The field assessment was conducted over a single day by two suitably qualified ecologists on the 19th of February, 2020. The field assessments targeted species and ecological features identified in the desktop assessment as potentially occurring in the APGO. Survey efforts were completed by foot and sought to collect information on ecological features. The broader Parkwood Locality was inspected via vehicle.

The survey encompassed;

- Searches for wildlife including scats (in particular koala) and orts (i.e. those of the Glossy Black Cockatoo);
- Incidental records of all fauna, including vertebrate pest species within the Study Area;

- Tree survey identifying significant vegetation (threatened species etc.) and koala feed and shelter trees (preferred, secondary, shelter etc.), hollow bearing and habitat trees were mapped by way of Arc Collector using the city's data set for 'Mature Canopy[2]. Particulars collected for individual trees are listed in **Appendix B**;
- Consideration of vegetation unmapped in City-wide vegetation studies (e.g. the 2017 vegetation coverage). Specifically it is noted that previous studies (Ecosure, 2017; Ecosure, 2016; Ecosure, 2014; Cardno, 2013; and Cardno, 2018) have not included ground truthing and Cardno (2018) recommended that ground truthing may identify additional areas of d_rem. For the purpose of this investigation, mapping of vegetation followed the same limitation of scale as these previous studies in that polygons no smaller than 0.1ha were not considered.
- Assessment of waterways and areas of natural drainage;
- Identification of potential restoration areas;
- Identification of matters of environmental significance and the accuracy of local and state mapping;
- Identification of additional landscape trees within 6m of Napper Road frontages only were mapped by handheld GPS;
- Assessment of threats to existing environmental values (e.g. proximity to boundary fences and setbacks to houses which may trigger accepted development clearing under City Plan's Vegetation management code, deficiency in City Plan overlay maps etc.);
- Review of the accuracy of City Plan overlays and to assist koala conservation for the Broader Parkwood Locality. The assessment included a review of the vegetation and fauna connection points and threats/opportunities from potential changes to land use when compared with the APGO. This assessment will assist to verify accuracy of City Plan overlays and provide evidence for advice and recommendations.

To aid in developing arboricultural recommendations, a separate rapid site familiarisation visit was undertaken on the 20th of February by Independent Arboricultural Services.

2.3 Defining environmental / ecologically significant areas

Significant areas include those listed in **Table 2-2**. Where multiple values occur within a single area then the area can be regarded of higher significance. Some areas of significance may require enhancement, such as buffer areas to waterways.

Table 2-2 Significant areas

Value	How identified	Significance
Hollow bearing trees	Through use of Arc Collector in the field. Hollow and likely hollow bearing trees were identified in the field and were attributed to individual trees or to an entire clump where canopies overlapped in the Arc Collector.	Hollow-bearing trees represent a rare resource in the natural environment often taking 100's of years to form. They provide nesting and denning resources to multiple species including threatened species and species of City-wide significance.
Koala food trees	Through use of Arc Collector in the field. Koala food trees (species in the genera of *Eucalyptus*, *Corymbia*, *Lophostemon*, *Angophora* and *Melaleuca*) were identified in the field and were attributed to individual trees or to an entire clump where canopies overlapped in the Arc Collector.	Koala food trees are particularly important in the Parkwood area where local koala populations relay on them for food and shelter.

[2] Specifically, those polygons identified as Mature Canopy in the UTCS_ARP_PARKWOOD_2018CanopyCover_MGA56 and UTCS_ARP_ARUNDEL_2018CanopyCover_MGA56 lidar datasets were extracted. This layer 'captured' individual trees, but also clumps of trees where canopies intersect. Data was collected for the dominant canopy tree within a clump and where practicable additional particulars for additional trees within a clump were also collected. Data for every polygon was not attainable owing to accessibility and visibility issues. Where additional noteworthy trees, e.g. aesthetic specimens, were observed the same data was collected for a GPS point collected in the field.

Value	How identified	Significance
Koala Habitat	As mapped by the State of Queensland as koala habitat.	Refer to Section 3.1.5 herein.
Native vegetation	The assessment primarily relied on the 2017 vegetation coverage. While areas of remnant were unaltered, areas of unmapped d_rem and r_rem, where ground truthed, were delineated through interpretation of aerial photography coupled with mature tree mapping and field notes. Those areas mapped in the ground as d_rem contained old trees supporting hollows and were therefore relictual. Areas mapped as r_rem contained vegetation observed to support regrowth communities.	Native vegetation provides a range of habitat opportunities for wildlife species in addition to other benefits including contributing to local aesthetic/identify, soil protection, protection of water quality and reducing the urban heat sink effect.
Waterways	The assessment primarily relied on overlay mapping of the planning scheme. Searches were also undertaken for unmapped waterways. In accordance with the Environmental Significance Overlay Code, a minimum buffer of 30m from the edge of all waterways was applied.	Well vegetated waterways, even those that are higher order streams, contribute to health of watercourses and instream wildlife.

2.4 Defining ecological enhancement areas

These areas, if improved, will aid in the maintenance and enhancement of local ecological outcomes including wildlife movement and maintenance of overall vegetation cover and connectivity for the location. They include:

- Revegetation areas;
- Wildlife barrier mitigation and fauna crossing opportunities; and
- Locations where additional management could improve long term retention of existing features (e.g. buffer areas around hollow bearing trees where there are no-mow areas and/or mulch beds/restoration).

While some of the enhancements would be implemented outside of development governed by the City Plan (e.g. wildlife crossing infrastructure of existing roads, revegetation of parks), it is important that future planning in the City Plan does not compromise the ability to implement these enhancements in the future. For example, land either side of a purpose built wildlife crossing (e.g. a land bridge) would ideally be zoned for conservation.

2.5 Limitations

Field assessments were undertaken on a single day on the 19th of February, 2020 in summer. With respect to flora species, this is outside of the optimal timing for the detectability of some cryptic species, particularly autumn and winter flowering species.

The survey represents a rapid assessment only and cannot be considered sufficiently detailed to capture all values and/or inform individual property based on ecological assessments.

Access to a number of properties within the APGO was unattainable. However, upon entering properties that had given access consent, observations into neighbouring properties were generally made where appropriate.

The tree survey was limited to trees that were accessible/visible during the assessment. Rather than relying on GPS to record individual trees, previous vegetation cover Lidar mapping of ‘mature vegetation’ was annotated. There were several instances where trees are clustered in the ‘mature vegetation’ layer and only major trees within each cluster could be ascribed.

3 Findings

3.1 Desktop review

3.1.1 Vegetation Communities

The DNRME Vegetation Management Report and Regulated Vegetation Map identifies that the APGO on the whole supports Category X (non-remnant) vegetation, although a small portion of Category B (remnant) vegetation is present as illustrated in **Appendix A**. This same area is consistent with Medium Priority vegetation of the Environmental Significance – vegetation management overlay of City Plan. While primarily associated with the northern section of the Brushwood Ridge Reserve, it is also located in the southern portion of some lots to the west of the Reserve.

The Category B vegetation consists of a heterogeneous polygon containing a combination of two Regional Ecosystems (RE) as described in **Table 3-1**.

Table 3-1 Regional Ecosystems within the heterogeneous polygon

RE Code	Status	Description
12.11.24	Least Concern	*Eucalyptus carnea, E. tindaliae, Corymbia intermedia* +/- *E. siderophloia* or *E. crebra* woodland on metamorphics +/- interbedded volcanics.
12.11.25	Of Concern	*Corymbia henryi* and/or *Eucalyptus fibrosa subsp. fibrosa* +/- *E. crebra, E. carnea, E. tindaliae* woodland on metamorphics +/- interbedded volcanics.

3.1.2 Threatened Ecological Communities

The EPBC Act Protected Matters Report listed two Endangered TECs that have potential to occur within or proximate to the Investigation Area. The TECs are identified as Coast Swamp Oak (*Casuarina glauca*) Forest of New South Wales and South East Queensland and Subtropical and Temperate Coastal Saltmarsh.

3.1.3 Threatened Flora

The NC Act Protected Plants Flora Survey Trigger Maps identifies that the APGO is not mapped within a 'high risk area' for protected plants **Appendix A**.

Appendix A provides a full summary of the detailed desktop assessment that was completed for threatened flora species. **Table 3-2** provides the summarised results of the desktop assessment for those flora species considered as having a 'Possible' occurrence within the APGO.

Table 3-2 Desktop likelihood of occurrence assessment for threatened flora species.

Scientific name	Common name	Status*		Likelihood of Occurrence
		NC Act	EPBC Act	
Macadamia integrifolia	Macadamia Nut	V	V	Possible
Rhodomyrtus psidioides	Native Guava	E	-	Possible

* E = Endangered, V = Vulnerable under both NC Act and EPBC Act. CE = Critically Endangered under the EPBC Act. NT = Near Threatened; LC = Least Concern under the NC Act.

3.1.4 Threatened Fauna

Appendix A provides a full summary of the detailed desktop assessment that was completed for threatened fauna species**. Table 3-3** provides the summarised results of the desktop assessment for those fauna species considered as have a 'Possible' occurrence within the APGO.

Table 3-3 Desktop likelihood of occurrence assessment for threatened fauna species.

Scientific name	Common name	Status*		Likelihood of Occurrence
		NC Act	EPBC Act	
Calyptorhynchus lathami	Glossy Black Cockatoo	V	-	Possible
Erythrotriorchis radiatus	Red Goshawk	E	V	Possible
Hirundapus caudacautus	White-throated Needletail	V	V	Possible
Ninox strenua	Powerful Owl	V	-	Possible
Turnix melanogaster	Black-breasted button-quail	V	V	Possible
Petauroides volans	Greater Glider	V	V	Possible
Phascolarctos cinereus	Koala	V	V	Possible
Pteropus poliocephalus	Grey-headed Flying Fox	-	V	Possible

* E = Endangered, V = Vulnerable under both NC Act and EPBC Act. CE = Critically Endangered under the EPBC Act. NT = Near Threatened; LC = Least Concern under the NC Act.

3.1.5 Other Mapped Values

The Queensland Matters of State Environmental Significance (MSES) mapping for plan making (*available from: https://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking*) identifies MSES within the APGO (**Extract 1**). The areas mapped as MSES align directly with remnant vegetation and in addition to Regulated vegetation (category B), incorporates 'Wildlife habitat (endangered or vulnerable)' and 'koala habitat areas – core'.

Extract 1: MSES mapped in the site (all coloured and hatched areas flag MSES)

On the 7 February 2020 the Queensland Government amended several pieces of legislation with the aim of better protecting koala populations in the region. The new planning framework implements strict new clearing restrictions, prohibiting clearing of koala habitat areas within Koala Priority Areas. The Investigation Area is not within a Koala Priority Area. The State Government will, however, assume responsibility for assessing development proposing clearing of koala habitat areas outside Koala Priority Areas, against a new State code for Development in South East Queensland Koala Habitat Areas. **Figure 3-1** illustrates the extent of mapped koala habitat within the Investigation area.

In accordance with the new State code, the clearing of koala habitat in these areas is not prohibited, it must be minimised and development must allow for the safe movement of koalas. Clear evidence must be provided with development applications that identifies and quantifies the actions that will be undertaken to

mitigate the impact of clearing on koala habitat areas and values. Where clearing is unavoidable it must be offset[3].

3.1.6 Planning scheme and strategy documents

3.1.6.1 Current zoning and overlays

Figure 1-1 illustrates current zoning and **Figure 1-2** illustrates current environmental overlays for the site. The following sections provide a brief summary of how the City Plan regulates development within the different levels of the site.

Figure 1-2 also shows areas of Environmental Significance – vegetation management flagged in Major update 2 and 3 as a dotted area. These all align with existing mapping within the APGO.

3.1.6.1.1 APGO

This area is located adjacent to Napper Road, and predominantly comprises a number of large lots that accommodate detached dwelling houses and outbuildings. However, a large retirement facility has recently been established on the eastern part of the area. There is also an existing child care centre, medical centre and two sites with existing approvals for a child care centre and retirement facility.

The area is identified as being within the Rural residential area on 'Strategic Framework Map 2 – Settlement Pattern', and is included entirely within the Rural Residential Zone.

The strategic framework considers that rural residential areas are 'non-urban' areas, and are intended to support the lifestyle and amenity aspirations of residents in a semi-rural or bushland environment on very low intensity lots. Rural residential areas are also intended to protect and enhance bushland, waterways and wetlands habitat trees and wildlife corridors.

The area is also included entirely within the Rural residential zone. The purposes of the Rural residential zone is:

> "*…to provide for residential development on large lots where local government infrastructure and services may not be provided on the basis that the intensity of residential development is generally dispersed.*"

This is intended to be achieved through the following overall outcomes:

- Providing predominantly for very low intensity residential development;
- Are characterized by private acreage or bushland living typologies typically on ridgelines or valleys to provide high amenity; and
- Respects the natural landscape values of semi-rural and bushland environments.

The area is also subject to the following overlays:

- Environmental Significance vegetation management, Environmental Significance priority species and Environmental Significance waterways and wetland (in part);
- Bushfire Hazard Area (partial); and
- Landslide Hazard (limited to the central ridgeline).

Taken together, the land use intent for the area is for a low intensity form of residential development. Based on review of available aerial photography the area is currently generally consistent with this land use intent. However, the zone outcomes for rural residential character and very low intensity residential are under threat from approved urban developments including a child care centre and retirement facility.

Vegetation is intended to be retained to maintain ecological values as well as the bushland character envisaged for the zone. The extent of the overlays is relatively limited, and in general they would not preclude future development subject to appropriate lot and dwelling design and layout. Under the current

[3] While not expressly stated in the State code, all areas of mapped koala habitat are defined as a Matter of State Environmental Significance (MSES) in the *Environmental Offsets Regulation 2014*, and Performance Outcome 5 of the code requires the provision of an offset where a significant residual impact on a MSES occurs. According to relevant guidelines, the clearing of one non-juvenile koala habitat tree constitutes a significant impact.

framework further intensification of the area is not envisaged or intended, and as such would need to be amended to facilitate more intensive forms of development.

3.1.6.1.2 Investigation area

The balance area is also located within the Rural residential zone and is identified as a Rural residential area under the strategic framework. Similar to the potential growth area, the general intent is for the balance area to be developed for low density residential forms of development, with vegetation to be retained for ecological and character purposes.

Based on review of available aerial photography, the area has been developed generally in accordance with this land use intent, with the large Brushwood Ridge Reserve extending across the ridgeline and dwelling houses on large lots being accommodated in the flatter gullies and valleys. The extent of retained vegetation is extensive, and provides connection to the north and south of the area.

3.1.6.1.3 Broader Parkwood locality

The focus of the Broader Parkwood locality includes lands that are in the:

- The Special purpose zone; and
- The Sport and Recreation Zone.

The purpose of the Special purpose zone is to provide for public uses that are owned and operated by a government or statutory authority for a public utility purpose. The land in the Special purpose zone is identified as being the Suntown Landfill site which generally accords with the purpose of the zone. Much of the site is cleared and is used for the landfill operation, however a large part of the area (particularly in the southern part) remains heavily vegetated. This vegetation is associated with a low lying area that is subject to the flood hazard overlay. The vegetation on the site is identified as being of local environmental significance under the planning scheme overlays, and it forms part of a network of vegetated areas that together form a vegetated corridor (Hinterland to coast critical corridor) that extends throughout this locality.

The purpose of the Sport and recreation zone is to:

> "*…provide for a range of organised activities that includes sport, cultural and educational activities where the uses require a level of built infrastructure.*
> *It includes structures, such as clubhouses, gymnasiums, public swimming pools, tennis courts, and other infrastructure to support recreational and sporting activities.*"

The zone is intended to provide for and protect active outdoor recreational uses that are land consumptive, and contribute to the green space network of the City. Both areas included in the Sport and recreation zone accommodate golf courses which is generally consistent with the land use intent for the zone. Both areas are located in lower lying valleys, and are subject to varying degrees of flood hazard. While vegetated, the historical use of the sites for golf courses has thinned vegetation and it is predominantly ornamental and does not exhibit a high degree of ecological value. Notwithstanding, whilst the vegetation in the golf courses is disturbed and highly modified, there remains areas of native vegetation, including koala food trees, which provide connection, shelter and food resources within the landscape.

Any further development in the local linkage is likely to be very limited due to the current zoning and land use intent, as well the constraints caused by flooding and retained vegetation. In this regard, these areas do represent opportunity to be better utilized and more explicitly re-purposed to operate as part of a broader koala movement corridor in the locality.

3.1.6.2 Vegetation Management Code

The clearing of vegetation with the City is in part regulated by way of the Vegetation Management Code of City Plan. For the purposes of the Code 'Assessable vegetation' is defined as:

- Vegetation throughout the city that is:
  - greater than 4 metres in height; or
  - equal to, or in excess of 40 centimetres in girth (circumference) measured at 1.4 metres above ground level; or
  - remnant vegetation and its native under-storey as identified on the Vegetation Management Overlay Map; or

- disturbed/re-growth/wetland vegetation and its native under-storey as identified on the Vegetation Management Overlay Map.

For all zones, that are not Major Tourism, vegetation clearing can be undertaken without the need for an operational works approval provided it is undertaken in accordance with the acceptable development requirements outlined in Part A of the code. Part A of the Vegetation Management Code allows for the clearing of Assessable Vegetation for a multitude of reasons including inter alia:

> Within 6m of a property boundary on lots >0.8ha, within 3m of a boundary for lots 0.4-0.8ha and 1.5m of a boundary for lots <0.4ha.

> Within 10m of an approved building for lots >0.8ha and within 3m for all other lots

> Where it is deemed dangerous by an arborist.

The latter would likely extend to trees deemed by an arborists as unsafe where they contain defects could compromise the safety of the specimen. This, in some cases, may extend to habitat trees where structural integrity is deemed by an arborist as an issue.

Given the above, in the absence of stronger regulation, there are numerous 'exemptions' for the clearing of native vegetation within the site.

3.1.7 Relevant local studies

Table 3-4 summarises the findings of the literature review.

Table 3-4 Review of relevant literature

Document scale	Document	Author	Overview	Relevance to current study
City wide	City of Gold Coast Corporate Plan 2020	City of Gold Coast (2016)	The Corporate Plan provides the overarching direction for the city. It identifies where we are, where we want to be and how to get there.	Relevant to the Koala Management Precincts, the Corporate Plan recognises the importance that *we live in balance with nature* (Action 1.2) which can be achieved through key programs focusing on: • Supporting the preservation of the city's natural environment through a strategic leadership approach • Restoration and conservation initiatives in partnership with the community • Implementing the Pest Management Plan Performance will be measured against a baseline percentage of native vegetation cover of 51% in 2020. The key strategy intended to support and guide Action 1.2 is the City Plan 2015.
	Gold Coast Water Strategy 2019-2024	City of Gold Coast (2019)	Guides the sustainable management of water resources in the region to facilitate the Gold Coast's transition into a water sensitive city.	The strategy outlines over 30 actions across four strategic outcomes: • Our healthy waters • Innovative water solutions • Water inspired design • Partnerships for water Relevant actions primarily fall under the first strategic action "our healthy waters", supporting the revegetation of riparian areas and

Document scale	Document	Author	Overview	Relevance to current study
				implementing monitoring programs.

	Koala Conservation Plan	City of Gold Coast	Focuses the city's koala conservation efforts in order to:
			• Help mitigate threats
			• Monitor local koala populations
			• Engage with the community
			
			Major threats are grouped into the following categories:
			• Habitat
			  ○ Recognised as the top threatening process with focus directed towards bushfire management, habitat degradation and fragmentation, and vegetation clearing
			• Traffic
			  ○ Mitigation strategies focus on the reduction of vehicle strikes and barriers to movement
			• Health and welfare
			  ○ Targets chlamydia, other injuries, disease and retrovirus, and the provision of rescue services and veterinary care
			• Pest and domestic animal
			  ○ Targeting domestic dogs both at home and in public spaces, and pests
			
			The plan supports the ongoing population monitoring program and the improvement of community engagement initiatives such as the Koala Friends Program.
			
			The Parkwood Investigation Area falls within the city's endorsed Parkwood-Coombabah Priority Koala Area in the citywide Koala Conservation Plan however, has not been amended in the Koala Conservation Plan document to date.
				The Parkwood Investigation Area falls within the City of Gold Coast endorsed Parkwood-Coombabah Priority Koala Area in the citywide Koala Conservation Plan. However, the actual Koala Conservation Plan has not been amended document to date.
				
				Relevant to the current study is the protection of koala habitat and the mitigation of the impacts of traffic on koala.

	Our Natural City Strategy	City of Gold Coast (2017)	The Strategy recognises the long-term benefits of the Gold Coast's natural assets for well-being, cultural identity, tourism and the economy. There are three strategic outcomes: • People in nature • Places for nature • Partners with nature The Strategy heavily relies on the implementation of existing policies, including those under the City Plan, to protect environment values.	Relevant key priority actions include: • Community engagement initiatives to promote stewardship • Prioritisation framework for conservation efforts • Implement and refine environmental policies • Build conservation partnerships and research programs The Strategy maps out the existing natural asset network and targets 51% native vegetation coverage by 2020.
Specific to the site	Parkwood-Coombabah Koala Population Study	Biolink (2017)	The report identifies key areas for focusing ongoing management relevant to the study area including: • The protection of koala habitat patches, key habitat corridors and vegetation on private property • Habitat restoration programs centered around connectivity and improvement of Reserve Land • Targeting road strike mitigation measures at key koala crossing locations including Napper Road.	Key measures are highlighted in the overview.

Document scale	Document	Author	Overview	Relevance to current study
			Habitat restoration: • Recommended highest priority be assigned to properties adjoining or in close proximity (~100 m) of existing protected habitat areas, particularly those which support preferred koala food tree species and contribute to partially-connected habitat areas in excess of 50 ha, such as Brushwood Ridge Reserve. Vehicle strike mitigation: • Recommended consideration of emerging technologies to alert drivers to potential fauna crossing points and the identification of locations suitable for koala exclusion fencing. • Recommended implementation of measures to minimise risks to koalas where busy roads interface with bushland and potential sub-adult koala dispersal routes. Future development: • Recommended exploring options for retaining existing residential densities in the Parkwood urban areas and limiting future subdivision in Rural Residential areas to 8,000 m². • Recommended enhancing native bushland reserves in the Parkwood urban area. The report discussed the importance of connectivity for koala movement between Parkwood, north through Arundel to Coombabah. Improvements to fauna connectivity and safe movement across Napper Road could be achieved by making Napper Rd less permeable and encouraging koala movement from the Brushwood Ridge Reserve into Arundel Hills Golf Club. Recommendations include: ▪ Installing fauna fencing on properties fronting Napper Road, around Suntown Tip and other properties north of Napper Road. ▪ Funneling fauna towards the Brushwood Ridge Reserve. ▪ Widening Napper Rd frontage of Brushwood Ridge Reserve to allow for the installation of fauna infrastructure. ▪ Enhancing koala habitat along the creek line at the back of the Napper Rd properties and in remaining rural residential lots in Parkwood. ▪ Installing fauna road crossing infrastructure such as bridges, culverts or wildlife crossing zones across Napper Rd between Brushwood Ridge Reserve and Arundel Hills Golf Club.	
	Gold Coast investigation areas: Draft Parkwood development concept plan	Place Design Group Pty Ltd (2017)	The Report outlines the vision for Parkwood and key urban design guidelines to facilitate the transition of rural residential lots into an integrated community. Significant development constraints are identified for the site including existing vegetation, topography and koala populations. Relevant recommendations include: • Incorporate traffic calming devices and signage for safer use of streets by fauna • Preserve 60m wildlife movement corridors • Provide for koala and fauna bridges (three identified in plan) to facilitate wider movement corridors	Provides background as to past planning considerations for the location

Document scale	Document	Author	Overview	Relevance to current study
			• Fauna fencing alongside key corridors to prevent koalas crossing Napper Road and Smith Street and into residential areas • Incorporate reduced speed, signage, fauna crossings and landscaping to promote and assist local fauna movement • Create a centralised access point to habitat areas to manage public access • Restore lower vegetation areas to contribute to movement corridors	
	Investigation areas program (stage 2) – infrastructure assessment, Parkwood	RPS Group (2017)	The report recognises the limited ability for the study area to contribute to future land availability due to the value of the fauna movement corridor, recommending that future redevelopment opportunities are restricted to allotments fronting Napper Road. The report references the study conducted by Biolink (2017), noting considerable koala habitat along the ridge line and constraints to koala movement due to Napper Road, Smith Street and urban areas to the east and west. The report notes the benefit of sensitive development along Napper Road to discourage fauna movement in dangerous locations.	As above.
Property based	Ecological site assessment Lot 100 on RP901645 1 Uplands Drive, Parkwood	Gassman Development Perspectives (2007)	No flora species of conservation significance were observed during the survey, likely due to degraded state of the site. No fauna species of conservation significance were observed during the survey.	Site specific ecological assessment for this specific property on Uplands Drive, Parkwood.
	Ecological site assessment 2 Uplands Drive, Parkwood	Biome Water and Environment Consulting (2017)	Relevant to the study area: • Koalas were determined to be using the site at High Use levels with more than 80% of trees assessed found to have pellets under them • Habitat tree present, no fauna observed utilising hollows • No flora species of conservation significance were observed	Site specific ecological assessment for this specific property on Uplands Drive, Parkwood. Relevant to the APGO is further confirmation of the use of the location by koalas.
	Arborist report Preliminary tree assessment 180 Napper Road, Parkwood	Element Ecology (2016)	Relevant to the study area: • No flora species of conservation significance were observed • Evidence of arboreal fauna present from scratches on smooth bark, however species not observed	Site specific arborist report for this specific property on Napper Road.
	Tree assessment and management plan Napper Road Aged Care	Cardno (2015)	No flora species of conservation significance were observed	Site specific tree assessment for this specific property on Napper Road.
	Tree assessment and management plan Napper Road Aged Care	Cardno (2018)	No flora species of conservation significance were observed	Site specific tree assessment for this specific property on Napper Road.

	Planning and Environment Court Judgement. Sincere International Group Pty Ltd v Council of the City of Gold Coast [2018] QPEC 53	-	Relevant to the study area:
			• Conditions imposed upon a development application regarding koala movement were deemed to be an unreasonable imposition on the development of the land
			• The subject area (future Lot 900) was not treated in the appeal as being environmentally significant from a koala habitat or connectivity perspective due to:
			  ○ The site not being mapped as having environmental significance
			  ▪ The area is not mapped in the City Plan as having environmental significance
			  ▪ State ecological mapping does not apply to the area
				Underscores the importance of accurately considering ecological features in the Planning Scheme, particularly with regard to Koalas in the Parkwood area.

Document scale	Document	Author	Overview	Relevance to current study

			• The extent to which development on privately owned land can occur is influenced by formal planning instruments
			  ○ Without mapping, the area is seen to not have environmental significance for the purposes of the appeal
			• The court does not have plenary power to do anything of environmental conservation purposes for the community
			  ○ This responsibility lies with planning authorities to formally identify areas where conservation is appropriate	

3.1.8 Local corridor networks and historical koala records

Several local linkages are evident when interpreting aerial photography and from ground survey. These linkages, together with historic koala activity for the area, are present in **Figure 3-1**.

Linkages are primarily located where there is continuous vegetation cover, there is scattered mature vegetation cover, along waterways and/or where there is continuous green space.

3.2 Field assessment

3.2.1 Tree mapping

The tree assessment extended to collecting all tree particulars listed as **Appendix B**. The full data set will be provided on a separate GIS layer to the City. Hollow bearing trees and koala habitat trees are illustrated herein as **Figure 3-2**.

Most vegetation evident in aerial imagery and assessed within the APGO, represents relictual or regrowth native species including Blackbutt (*Eucalyptus pilularis*), Small-fruited Grey Gum (*Eucalyptus propinqua*), Moreton Bay Ash (*Corymbia tessellaris*), Soap Tree (*Alphitonia excelsa*) and Hickory Wattle (*Acacia disparrima).* A number of planted trees also occur in the APGO including aesthetic specimens of Narrow-leaved Bottle Tree (*Brachychiton rupestris*) and Hoop Pine (*Araucaria cunninghamii*). There are limited trees of aesthetic value within 6m of the frontage of Napper Road with most of this frontage typified by built form and/or gardens supporting smaller garden specimens.

Given the age of many of the trees, several of those present away from built form support hollows (**Plate 1**). Occasional other habitat features, specifically including nests (**Plate 2**), were also observed.

Plate 1: An example of a hollow-bearing tree

Plate 2: Corvid nest

3.2.2 Vegetation communities

No TECs are present. The field assessment confirmed that the vegetation to the northern extent of Brushwood Reserve is generally consistent with RE 12.11.24 Least Concern '*Eucalyptus carnea, Eucalyptus tindaliae, Corymbia intermedia +/- Eucalyptus siderophloia or Eucalyptus crebra*' and is entirely confined to this area (**Plate 3**). Residual elements of the Of Concern RE 12.11.25 '*Corymbia henryi and/or Eucalyptus fibrosa subsp. fibrosa +/- Eucalyptus crebra, Eucalyptus carnea, Eucalyptus tindaliae woodland on metamorphics +/- interbedded volcanics'* were observed on rural and residential lands within the APGO. Similarly, Blackbutt (*Eucalyptus pilularis*) is present in a number of relictual clusters of trees which indicates that remnant RE 12.11.23 '*Eucalyptus pilularis open forest on coastal metamorphics and interbedded volcanics*' once occupied part of the APGO. This Endangered RE, has been thinned to the point of not meeting the definition of remnant under the *Vegetation Management Act 1999*, but is likely to retain sufficient structure to meet the definition of d_rem being:

> *'vegetation includes areas of native vegetation that have been cleared or thinned to the point of being non-remnant, but still retain enough of their original structural and floristic attributes to accurately classify the vegetation type'* (Cardno, 2018)

An example of its occurrence within the APGO is presented in **Plate 4**. These areas, together with previously unmapped areas of r_rem, are illustrated in **Figure 3-4**.

Plate 3: Vegetation consistent with RE 12.11.24, located in Brushwood Ridge Reserve from Napper Road entrance

Plate 4: Relictual elements of RE 12.11.23

3.2.3 Flora species

A total of 117 flora species were recorded during the flora survey. A complete list of the native and exotic species encountered during the flora survey is provided in **Appendix C**.

Out of the species detected, 68 were native flora species. All flora species encountered are listed as Least Concern as defined under the provisions of the *Nature Conservation (Wildlife) Regulation 2006* with no 'in the wild' threatened species present. No EPBC Act listed flora species were detected within the APGO.

While the desktop assessment identified that *Macadamia integrifolia* and *Rhodomyrtus psidioides* could possibly occur within the APGO, no naturally occurring specimens were record. Planted specimens of *Macadamia integrifolia* are present.

A total of 42 exotic species were recorded. This included four Category 3 weed species under the *Biosecurity Act 2014*. Significant weeds are documented in **Table 3-5**.

Table 3-5 Declared weeds recorded in the APGO

Scientific Name	Common Name	WoNs	*Biosecurity Act 2014* Status
Lantana camara	Lantana	y	Category 3
Cascabela thevetia	Captain Cook Tree	-	Category 3
Sphagneticola trilobata	Singapore Daisy	-	Category 3
Asparagus aethiopicus	Basket Asparagus Fern	-	Category 3

WONs = Weed of National Significance

Other exotic species that were recorded included Umbrella tree (*Schefflera arboricola*), Guinea Grass (*Megathyrsus maximus*), Stinking Passion (*Passiflora foetida*), and Leucaena (*Leucaena leucocephala*).

3.2.4 Fauna

3.2.4.1 General

A total of 16 fauna species were identified in the APGO. The fauna species encountered during the field assessment, included 12 bird species and four mammal species. Two exotic fauna species were detected, these include European Rabbit (*Oryctolagus cuniculus*), and Spotted Dove (*Spilopelia chinensis*). A complete list of the native and exotic species encountered during the fauna survey is provided in **Appendix C**.

A number of hollow dependant species such as Brushtail Possum (*Trichosurus vulpecula*) (**Plate 6**) (scats), King Parrot (*Alisterus scapularis*) (**Plate 7**), Pale-headed Rosella (*Platycercus adscitus*), Sulphur-Crested Cockatoo (*Cacatua galerita*), Rainbow Lorikeet (*Trichoglossus moluccanus*), were recorded. Other species observed include Masked Lapwing (*Vanellus miles*), Currawong (*Strepera graculina*) and the scats of a Swamp Wallaby (*Wallabia bicolor*) were also found during the assessment.

Plate 6: Brushtail Possum scat

Plate 7: King Parrot

Of the threatened species predicted as possibly occurring within the APGO only the koala was recorded. Based on prevailing habitats it is possible that on occasion the Glossy Black Cockatoo and Grey-headed Flying Fox would pass through the APGO and utilise some vegetation for foraging purposes.

3.2.4.2 Koala

Koala (*Phascolarctos cinereus*) scats were detected during the field assessment under a Tallowwood (*Eucalyptus microcorys*) tree in one of the residential properties (**Plate 8**) and **Figure 3-4**.

As illustrated in **Figures 3-2** and **3-4** many of the properties support individual koala food trees and/or vegetation communities that support koala food trees.

Plate 8: Aged Koala Scat detected under a specimen of Tallowwood (*Eucalyptus microcorys*)

3.2.5 Waterways

Waterways as mapped in the Environmental significance – wetlands and waterways overlay (see **Figure 1-2**) were confirmed as present within the APGO. The waterway on the property immediately to the west of Upland Drive has however been significantly modified by way of 'piping' most flows through a bricked channel, which is currently failing in a number of locations.

4 Discussion

4.1 APGO

4.1.1 Threats to ecological values

Table 4-1 lists threats to ecological values in the APGO. While the manifestation of some threats were evident in the APGO, as outlined in the table, others have the potential to occur.

Table 4-1 Threats to ecological values in the APGO

Broad categorization of threat	Specific threat
1. Existing site occupation	a. Unlawful clearing of vegetation. b. Lawful clearing of vegetation that is either: i. Not assessable vegetation. ii. Assessable vegetation cleared according to the acceptable development requirements. c. Introduction of exotic species including cats and dogs. Several properties currently support dogs that have free-range of properties, potentially impacting on koala populations. d. Lawful construction of fencing. e. Impact of roads on wildlife, in particular koalas. This is evident by way of known koala road kills in the location.
2. 'Natural' threats	a. Edge effects. Smaller patches and irregular edged vegetation are subject to greater edge effects than larger patches. b. Weeds and pests. Several weed and pest species are present in the APGO.
3. Uncoordinated development applications	a. As evident in **Table 3-4** there have been a number of ecological assessments prepared for properties within the APGO to accompany development applications. While City Plan provides a pathway for which individual developments are assessed, there is the potential that environmental values that extend beyond a property boundary are compromised. For example, depending on the design of individual developments or, the way an application is assessed, there will be different outcomes relating to tree retention which has flow on effects to koala use and movement. An example of this is evident at the rear of the existing retirement village on Woodlands Way where bricked-retaining walls and fencing compromises connectivity and movement opportunities for wildlife moving from the east (**Plate 9**).

Plate 9: Retaining wall at the boundary of Lot 23 on SP307338 with Lot 1 on RP182724

4.1.2 Constraints to development

The desktop assessment and field work identified several constraints to development in the APGO. Constraints that would largely be addressed by way of current environmental overlays of City Plan are areas

of 'Medium Priority' vegetation and waterway corridors. However, in accordance with AO10 of the Environmental significance overlay code, Medium Priority vegetation can be cleared and offset and in accordance with PO5 alternative buffers less than the 30m identified in AO5.5 can be applied. As such, these do not represent 'fixed' or 'hard' constraints and where the APGO is developed through a series of disparate approvals, retention of these values is not predictable or guaranteed.

Similarly, the Vegetation management overlay would be triggered by development applications. In accordance with PO1 of Part B, damage to assessable vegetation should not occur where it:

a. *provides habitats for threatened flora and fauna;*
b. *is of historical, cultural or visual significance;*
c. *provides erosion prevention and slope stabilisation;*
d. *is necessary to maintain the character of the local area; or*
e. *assists in the conservation of the city's biodiversity.*

It is arguable that hollow-bearing trees and koala food trees in the APGO should be retained in accordance with items (a) and (e) respectively. Similarly, all trees contribute to the local character (item d) and play a role in slope stability (item c). Again, while code identifies these as values, they do not necessarily represent 'fixed' or 'hard' constraints and where the APGO is developed through a series of disparate approvals retention of these values is not predictable or guaranteed.

It is the preferred outcome that individual trees require protection in accordance with the Protection of Trees on Development Sites (AS 4970-2009). While at this early stage of planning Tree Protection Zones have not been delineated in accordance with the standard, the use of mapped tree canopies and extent of mapped vegetation communities can act as broad surrogates. However, the standard does not extend to considering the retention of significant habitat trees that may have habitat features, proximate to human settlement. In these instances, where tree mapping indicates the presence of known or potential hollow bearing trees then the setback of human activity (e.g. habitable structures, kick around areas, footpaths) would ideally be a minimum of 1.5 times the tree height. Broadly the tallest trees observed on site is 20m, therefore as a general rule a 30m setback would ideally be provided to known or predicted hollow-bearing trees. However, alternative measures can be applied where a reduced setback is provided, particularly during the construction phase, as detailed in the arborist report presented in **Appendix D**.

Areas of koala habitat as mapped by the State also represent a constraint. These align with areas currently mapped as 'Medium Priority' vegetation and 'State significant species' habitat for the purposes of Environmental significance overlay. The new planning framework pertaining to koalas makes it difficult to clear such areas.

The site investigation provided an opportunity to identify areas of d_rem and r_rem presently not identified in City wide vegetation mapping (Cardno, 2018). Some patches constitute disturbed areas of the Endangered RE 12.11.23.

Future development of the site should also be cognisant of the State's MSES mapping, noting that areas mapped as MSES align with regulated vegetation which is already identified as a constraint.

As part of a considered and consistent approach to biodiversity protection, the above constraints (i.e. waterway corridors; significant trees; mappable vegetation being remnant and MSES, d_rem or r_rem; and State koala mapping) represent environmental constraints. **Figure 4-1** illustrates and annotates these environmentally significant areas. The figure also identifies an area in the west of the APGO, where a balanced development approach could be achieved by way of capitalising on an existing footprint within a waterway corridor and offering an alternative buffer on the opposite bank. Significant trees illustrated in **Figure 4-1** are aesthetic, hollow-bearing trees and/or koala food trees and their retention will require consideration as part development intensifies within the APGO.

4.1.3 Opportunities for enhancement

Figure 4-1 identifies where vegetation and buffers to waterways could be retained. These areas also offer opportunities for enhancement whereby they are revegetated as part of a considered and consistent approach to biodiversity protection in the APGO. Rehabilitation activities should occur generally in accordance with the SEQ Ecological Restoration Framework (Cardno Chenoweth EPLA, 2012)

Figure 4-2 identifies ecological enhancement areas for the entire site. Focusing on those within the APGO, there is an opportunity to mitigate the impact of vehicles travelling on Napper Road by way of installing koala

fencing. Fencing provides a dual purpose, primarily preventing access to the carriageway and secondly to guide koalas to crossing infrastructure. Without fulfilling the second purpose, koala populations become isolated and potentially unviable. **Figure 4-2** therefore identifies an area where crossing infrastructure of Napper Road would ideally be considered. Topography in this location is complicated, with previous filling of the landform offering the opportunity to establish an underpass. **Plates 10** and **11** illustrate where a tunnel crossing could be established by way of tunnel boring. The approach however would result in a long passage, which are not ideal for fauna movement, and would necessitate clearing of vegetation to facilitate construction. An alternative in this area would be to establish an overpass. A land bridge offers a proven solution to wildlife movement, for not only koalas but a suite of other fauna species. While gantry could offer a more cost-effective approach, clear evidence that the only existing gantry in Brisbane (**Plate 13**) is truly functioning would be required before committing to this solution. Koala fencing would be installed at the interface of the existing Brushwood Ridge Reserve and 20m buffer areas identified in **Figure 4-1**, continuing along the interface of development with remaining 'Areas to protect' in the same figure.

Plate 10: Potential southern access point to tunnel within the northern extent of Brushwood Ridge Reserve

Plate 11: Potential northern access to tunnel under Napper Road

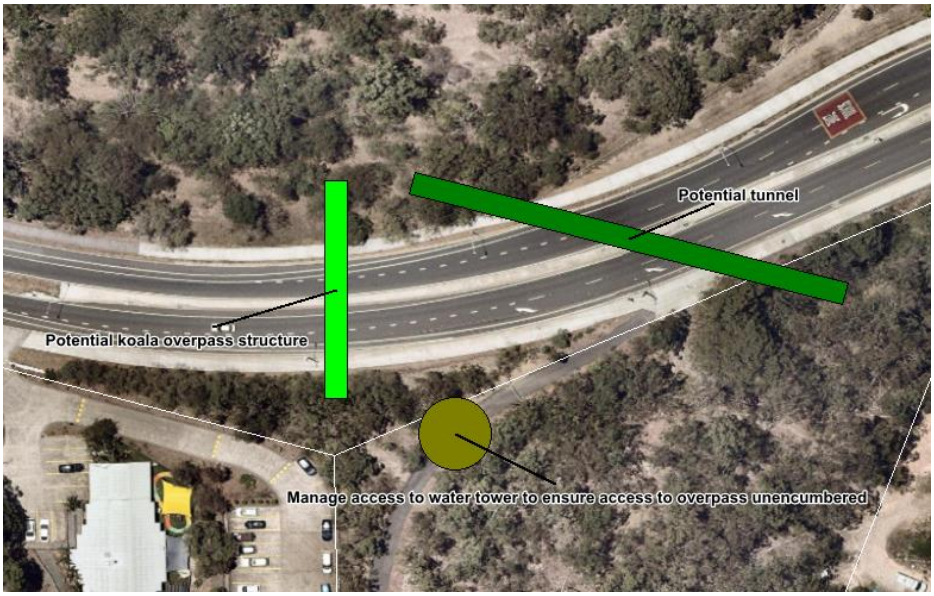


Plate 12: Alternative crossing solution of Napper Road

Plate 13: Koala gantry on Mt Cotton Road, Brisbane

Further, it is acknowledged that three approvals for 'battle axing' of land (i.e. Lot 126 on RP192393 and Lots 122 and 123 on RP182724) are not yet enacted with the APGO. While some of these include areas that would otherwise be considered for restoration (i.e. the waterway corridor on Lots 122 and 123), if further intensification within the resulting rear lots was to occur, additional enhancement areas identified in **Figures 4-1** and **4-2** would not be subject to restoration under existing requirements of the scheme. Recommendations as outlined in **Figures 4-1** and **4-2** for these parcels are relevant irrespective of if, or when, the subdivisions are enacted.

4.2 Balance of Investigation Area

The balance of the investigation area is typified by wooded rural residential blocks similar to those of the APGO. It is evident from aerial photographic review and the rapid site inspection that numerous regrowth and relictual trees are present and it is likely that areas of unmapped d_rem and r_rem could be identified is subjected to further on ground assessments. It is this mosaic of vegetation, that is dominated by koala food trees, that aids in supporting local koala populations as confirmed by mapped records (see **Figure 3-1**), Biolink (2017), previous site based ecological studies (see **Table 3-4**) and the current investigation (see **Figure 3-4**).

Maintenance of the existing zoning throughout the location will, for the most part, increase the likelihood that tree cover is maintained at current levels. Intensification of development will not only result in greater clearing as a direct consequence of construction, but will also introduce greater opportunities to clear in accordance with acceptable development requirements by increasing built infrastructure and potentially the length of lot boundaries. Parts of the balance of investigation area is are within areas that allow fora minimum lot size of 3,500m^2 , thereby increases the risk of vegetation being lost. It is therefore recommended this allowance is removed.

Maintenance of vegetation cover is of greater significance for lots abutting Brushwood Ridge Reserve and those providing a connection between the Reserve and Abbott Park to the East (see **Figure 1-1**).

4.3 Koala conservation in the Parkwood – Coombabah area

Within the broader landscape, connectivity from the Investigation Area to the Coombabah Lakelands Conservation Area is maintained not by way of a single link, but by a several local linkages as illustrated in **Figure 3-3**. For these linkages to continue to function, vegetation cover must be retained within Arundel Hills Country Club, Suntown Landfill, Parkwood Golf Course and all major/connecting areas of open space. Many of the linkages are presently tenuous, compromised by road crossings, barriers such as fences and narrow corridors. **Figure 4-2** identifies where measures could be implemented to enhance the overall functionality of linkages.

5 Recommendations

5.1 APGO

5.1.1 Protection of ecological values

Of the threats identified in **Table 4-1**, there are several that can be improved by way of a structured and considered approach to planning in the APGO. Similarly, given redevelopment of the APGO may take several years, there are some measures that could be introduced to mitigate threats in the interim. Other measures will require implementation outside of a regulatory framework. **Table 5-1** identifies how each of these threats could potentially be mitigated by way of statutory and non-statutory means.

Table 5-1 Threats to ecological values in the APGO and potential mitigation approaches

Broad categorization of threat	Specific threat	Potential mitigation approach		
		Planning scheme	Local law	Non-statutory approach
1. Existing site occupation	a. Unlawful clearing of vegetation. b. Lawful clearing of vegetation that is either: iii. Not assessable vegetation. iv. Assessable vegetation cleared according to the acceptable development requirements. c. Introduction of exotic species including cats and dogs. Several properties currently support dogs that have free-range of properties, potentially impacting on koala populations. d. Lawful construction of fencing. e. Impact of roads on wildlife, in particular koalas. This is evident by way of known koala road kills in the location.		(a) (b.i) (b.ii)	(c) (d) (e)
2. 'Natural' threats	a. Edge effects. Smaller patches and irregular edged vegetation are subject to greater edge effects than larger patches. b. Weeds and pests. Several weed and pest species are present in the APGO.	(a)		(a) (b)
3. Uncoordinated development applications	a. As evident in **Table 3-4** there have been a number of ecological assessments prepared for properties within the APGO to accompany development applications. While City Plan provides a pathway for which individual developments are assessed, there is the potential that environmental values that extent beyond a property boundary are compromised. For example, depending on the design of individual developments or, the way an application is assessed, there will be different outcomes relating to tree retention which has flow on effects to koala use and movement. An example of this is evident at the rear of the existing retirement village on Woodlands Way where bricked-retaining walls and fencing compromises movement opportunities for wildlife moving from the east.	(a)		

The following sections address how each of these approaches could be implemented.

5.1.1.2 Planning scheme

5.1.1.2.1 Existing tools in scheme

City Plan includes existing mechanisms that could be readily updated to better protect values presented in **Figure 4-1**, including the following.

- Updating the Environmental significance – vegetation management overlay with areas of d_rem and r_rem identified as part of the current study would afford greater protection to these patches.
- Adding areas of r_rem and d_rem identified on **Figure 3-4** to the Matters of local environmental significance - vegetation management overlay, where this vegetation meets the inclusion criteria for General, Medium of High priority vegetation. These patches have been included in **Figure 4-1**.
- A higher order of protection would be afforded where the Environmental significance – biodiversity areas Hinterland to Coast critical corridor is extended to cover the APGO. To achieve this outcome, the corridor would necessarily also capture Rural residential properties inside the Investigation area plus Arundel Hills Country Club, Suntown Landfill, Parkwood Golf Course and all major/connecting areas of open space.
- Utilising split zoning on lots within the APGO whereby areas identified on **Figure 4-1** are included in the Conservation Zone. This would aid in protecting the ecological values of these areas with a higher degree of predictability.
- Applying a 20m buffer[4] to the western side of the Brushwood Ridge Reserve. Accepted work within the buffer may include restoration, open space, roads and stormwater infrastructure.

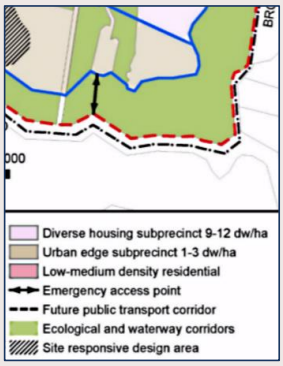
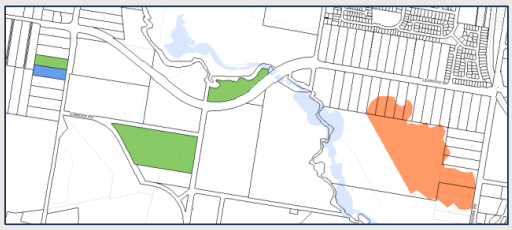
5.1.1.2.2 Alternative approaches to existing measures of City Plan

While City Plan offers some mechanisms that could be relatively easy to adapt for the purposes of protecting biodiversity values in the APGO, others are more challenging such as revising the accepted development provisions of the Vegetation management code. There are a range of alternative measures that could be adopted within City Plan or as part of an updated local law as outlined in **Table 5-2**.

Table 5-2 Alternative approaches to existing measures of City Plan

Mechanism	Description
Neighborhood plans	Neighbourhood plans provide local governments with a mechanism by which planning matters can be considered at a local or district level. They can provide additional localised planning direction as they pertain to development constraints, local character and environmental values. Below are extracts from the Ferny Grove – Upper Kedron neighbourhood plan code of Brisbane's eplan demonstrating how local ecological values can be considered in a neighbourhood plan. Areas identified in **Figure 4-1** along with some of the enhancement opportunities in **Figure 4-2** could be integrated into a neighbourhood plan covering the APGO. For the Parkwood area, this may include identification of 'Areas to Protect' delineated in **Figure 4-1** to be protected in perpetuity e.g. as Public Open Space or under a Statutory Covenant, in addition to significant trees also delineated in this figure. Specific to the site, hollow-bearing trees and koala food trees should be considered for protection. Additional measures that could be identified within at a higher level within a neighborhood plan is the need to integrate development in the location with the broader environment and the need to facilitate koala connectivity through the location. This would include reference to the need to enhance koala movement across Napper Road at the Brushwood Ridge Reserve.

[4] 20m is based off the minimum buffer acceptable from regulated vegetation under the definition of 'essential management' in the *Planning Regulation 2017*.

Mechanism	Description	
		**PO5** Development ensures the regionally significant ecological and waterway corridors in the precinct are protected and enhanced as part of Brisbane's publicly owned natural areas.
Significant tree overlay	The existing Vegetation management code and vegetation layers of the Environmental Significance Overlay can aid in protecting vegetation. However, existing 'exemptions' under accepted development of the Vegetation management code or where vegetation is not adequately mapped on the Environmental Significance Overlay mean that some vegetation remains vulnerable to clearing. Brisbane City Council includes a Significant Landscape Tree Overlay in their eplan (see extract below) that affords a higher level of protection as part of the Accepted development Performance Outcomes (extract below) and a similar level of protection for Assessable development when compared with City Plan's Vegetation Management Code. As evident from the mapping extract an advantage of the overlay is that it can be applied to single lots or parts of lots that could potentially afford a higher level of regulation/protection than does City Plan's current framework. It is recommended that all hollow-bearing trees and koala food trees within the site be identified for protection. These trees are to be considered for protection because they provide additional ecological value in the locality, and not always directly associated with corridors, buffer areas and otherwise significant stands of vegetation, they aid in the maintenance local biodiversity. Significant trees shown in **Figure 4-1** should be considered for protection through use of a new significant tree overlay.	
		
	Accepted development	Assessable development Protection Order-Individual Tree. **PO2** Development incorporates the landscape character values provided by a significant landscape tree into the subdivision design and development layout of buildings and infrastructure.

Mechanism	Description	
	PO1 Development: (a) retains and does not adversely impact on a significant landscape tree; (b) if in the exceptional circumstance where a significant landscape tree cannot be retained, replaces a significant landscape tree with replacement trees which are: (i) planted into natural ground, so that within three years there will be no net loss in tree canopy area; (ii) advanced stock with a minimum 400L pot size, 4m high; (iii) provided with 24 months after-care; (iv) planted as close as possible to the removed trees or at least within the site; (v) located in one or more replacement tree area with a minimum dimension of 5m x 5m; (vi) of the following species in descending order of preference: (A) the same tree species as the significant landscape tree to be lost; (B) one of the tree species listed in Table 8.2.19.3.B; or (C) one of the tree species in the 'tall trees' list of the Planting species planning scheme policy. Note—The exceptional circumstances in which it is acceptable to replace a significant landscape tree are where all available actions to protect a significant landscape tree have been implemented, and intrusion into the tree protection zone of a significant landscape tree or clearing of a significant landscape tree is unavoidable.	

5.1.1.2.3 Imposition of development conditions

As part of future development approvals, it is recommended that Council imposes development conditions that ensure the protection and enhancement of ecological values in the location. This may include, but is not limited to:

- restoration of the following areas:
  - waterway corridor buffers;
  - buffers to the Brushwood Ridge Reserve;
  - areas of d_rem and r_rem vegetation;
- preventing barrier to fauna movement and connectivity through excluding earthworks and/or retaining walls from areas shown as 'Areas to Protect' in **Figure 4-1**;
- retention of habitat trees and koala food trees;
- consistent with the requirements of the SEQ Koala Conservation Strategy, safe passage for koalas must be provided through development sites (e.g. koala friendly fencing, traffic management considerations);
- all ecological restoration to be undertaken in accordance with the SEQ Ecological Restoration Framework (Cardno Chenoweth, 2012);
- all areas identified in **Figure 4-1** as 'Areas to Protect' are retained and protected in perpetuity (e.g. by way of dedication as open space to Council, protection under a Statutory Covenant, or protection in private open space under a body corporate management plan); and
- Street trees to include local native species only.

Figures 4-1 and **4-2** illustrate the areas where such conditions could be imposed.

5.1.1.3 Local vegetation protection law

The influence of *Local Law No.6 (Vegetation Management)* could be further expanded to regulate the clearing of vegetation outside of a planning framework[5]. An expanded vegetation local law in terms of mapped protected vegetation and categories of protected vegetation could be utilized to provide an additional level of protection to relictual and otherwise significant trees within the local government area.

[5] Noting, at present Table 5.8.4 of the City Plan indicates that the clearing of a VPO is Impact Assessable for the purpose of the scheme.

If Vegetation Protection Orders are used, it is recommended that all hollow-bearing trees and koala food trees within the site be identified for protection. These trees are to be considered for protection because they provide additional ecological value in the locality, and not always directly associated with corridors, buffer areas and otherwise significant stands of vegetation, they aid in the maintenance local biodiversity. The significant trees shown in **Figure 4-1** should be considered for protection through a vegetation protection order.

5.1.1.4 Non–statutory approaches

Direct engagement with local landholders, as part of a broader program relating to koala management, may aid in improving tree retention, responsible dog ownership and appropriate fencing. The City of Gold Coast's website already provides the useful information to the broader public.

5.1.2 Enhancement of ecological values

The mechanisms outlined in Section 5.1.1 for protecting ecological values could equally be used as a mechanism for enhancing values. This may include restoration of waterway corridors and execution of koala fencing delineated on **Figure 4-2**.

Specific protection and enhancement opportunities are identified in **Figure 4-1** and **Figure 4-2** respectively, and include:

> protection and enhancement of r_rem and d_rem within the APGO;

> protection of hollow-bearing-trees and koala food trees within the APGO;

> retention and enhancement of waterway corridors within the APGO;

> increase native vegetation cover through restoration and revegetation within open space at Abbott Park;

> improve connectivity and allow for fauna movement at key locations within the investigation area including crossing of Smith St Motorway, and Woodlands Way and Uplands Road, where movement is currently impinged;

> protect, and enhance through revegetation and restoration, open space areas in the broader locality, including key locations proximate to Arundel Hills Country Club and Arundel State School; and

> improve connectivity and safety for wildlife crossing through installation of various measures (e.g. guide fencing, wildlife overpasses) at key locations within the broader locality.

Where proposed, rehabilitation should involve the planting of local native species and should occur generally in accordance with the SEQ Ecological Restoration Framework (Cardno Chenoweth, 2012). Measures employed will be site-specific but may generally include treatment of weeds, re-establishment of banks in waterways as required, and replanting with local native species.

5.2 Balance of investigation area & Koala conservation in the Parkwood – Coombabah area

The balance of land within the investigation area that is outside of the APGO should not be further subdivided. This is particularly relevant where properties align with key parts of local linkages such as to the immediate west of Abbott Park through to the Brushwood Ridge Reserve.

As previously discussed, Rural residential properties inside the investigation area, plus Arundel Hills Country Club, Suntown Landfill, Parkwood Golf Course and all major/connecting areas of open space could be incorporated within the Environmental significance – biodiversity areas Hinterland to Coast critical corridor. This would need to be subject to further studies, but given the importance of the location to koalas, its inclusion is likely warranted. Integration of the area would afford a higher level of protection to matters of environmental significance in these areas.

The Balance of the Investigation Area includes area that allows subdivision to 3500m^2. It is therefore recommended this allowance is removed.

Figure 4-2 identifies a number of areas where wildlife crossing infrastructure and ecological restoration could be implemented to improve movement of wildlife. Many of these would likely need to be implemented outside of development covered by the City Plan as part of the City's other activities (e.g. capital works programs, NAMU restoration).

6 Conclusion

The Parkwood Investigation Area is known to support a range of ecological values, most notably being a koala population that is reliant on movement throughout the location and connectivity with the Coombabah Lakelands Conservation Area.

Site based studies confirmed the presence of matters of environmental significance within the APGO most notably including:

- koala activity;
- remnant vegetation along with previously unmapped areas of d_rem and r_rem, some of which accord with the Endangered RE 12.11.23;
- hollow bearing trees; and
- waterways.

Furthermore, the area supports vegetation and individual trees that provide aesthetic value and contribute to the local character of the location.

To ensure these values are protected as part of a predictable progression of development in the APGO, there are a number of approaches that the City could adopt including:

1. Update Environmental significance – vegetation management mapping to incorporate areas identified as d_rem and r_rem as part of this study;
2. Review the Environmental significance – biodiversity areas Hinterland to Coast critical corridor to consider incorporating the Rural residential properties inside the investigation area, plus Arundel Hills Country Club, Suntown Landfill, Parkwood Golf Course and all major/connecting areas of open space into the corridor;
3. Apply split zoning to lots that place areas of ecological significance into a Conservation zone;
4. Develop a Neighbourhood Plan for the APGO that identifies area of ecological significance;
5. Develop an additional overlay for the City Plan that specifically addresses Significant Trees; and/or
6. Expand the 'reach' of *Local Law No.6 (Vegetation Management)* in a manner that identifies koala habitat trees and hollow bearing trees within the APGO.

Through mechanisms listed in 2 - 6 above, areas mapped as 'Areas to protect' in **Figure 4-1** should be identified for protection in perpetuity (e.g. by way of dedication as Public Open Space or protection under a Statutory Covenant.

Additional non-planning measures that would enhance the ecological values of the APGO include:

1. direct engagement with local landholders relating to koala management, including topics such as tree retention, responsible dog ownership and appropriate fencing;
2. restoration of waterway corridors;
3. integration of koala fencing at the juncture of development and retained ecological values; and
4. installation of wildlife crossing infrastructure.

More broadly throughout the balance of the investigation area there is need to limit intensification of development with the aim of maintaining existing cover of koala food trees.

Koala populations within the broader environment rely on maintenance of existing linkages throughout the landscape. These could be further protected by the measures identified under items 2, 4, 5 and 6 above. Movement opportunities for all wildlife, including koala, could be improved by implementing the enhancement opportunities identified in **Figure 4-2** including fauna crossing infrastructure and ecological restoration.

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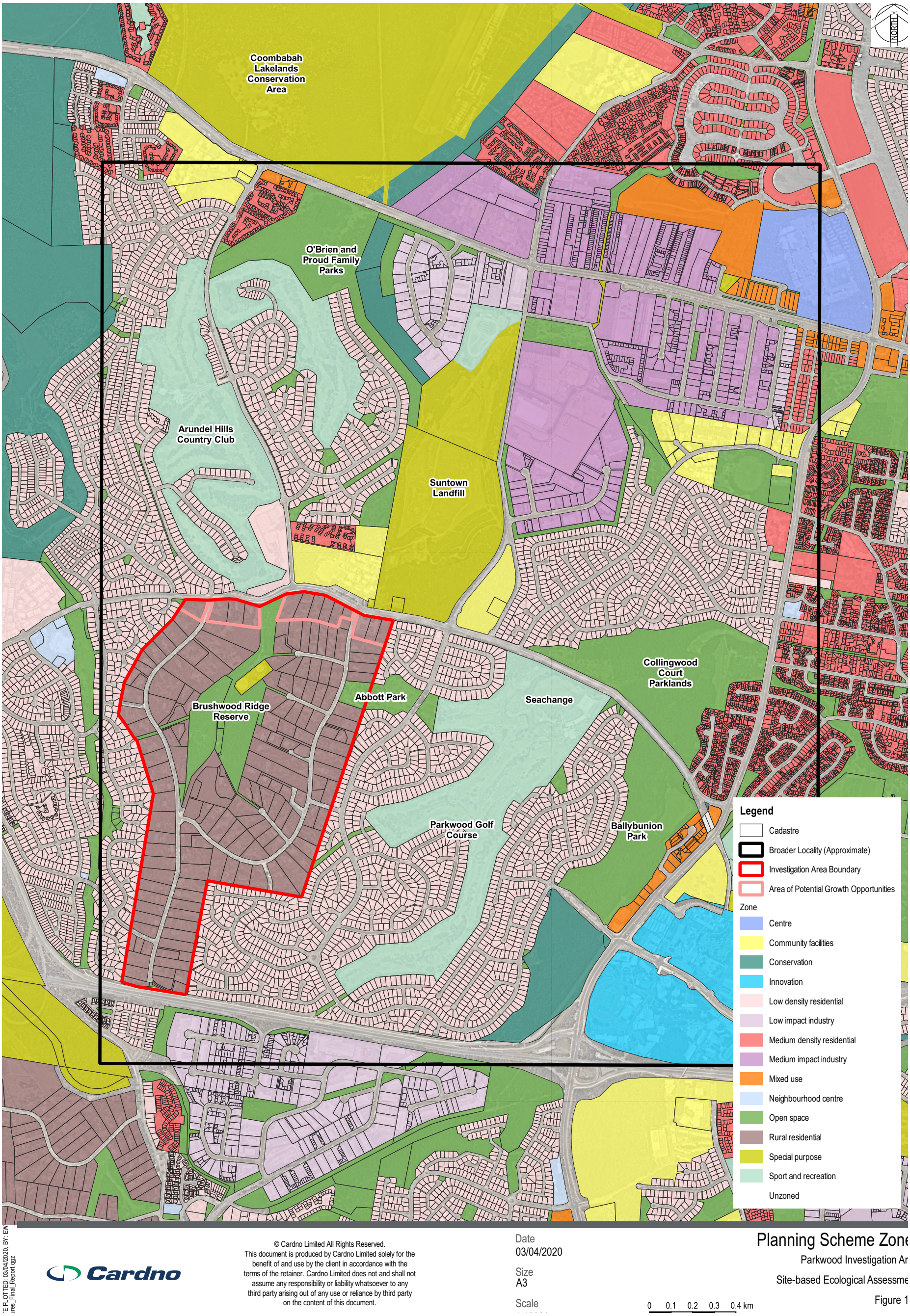
FIGURES



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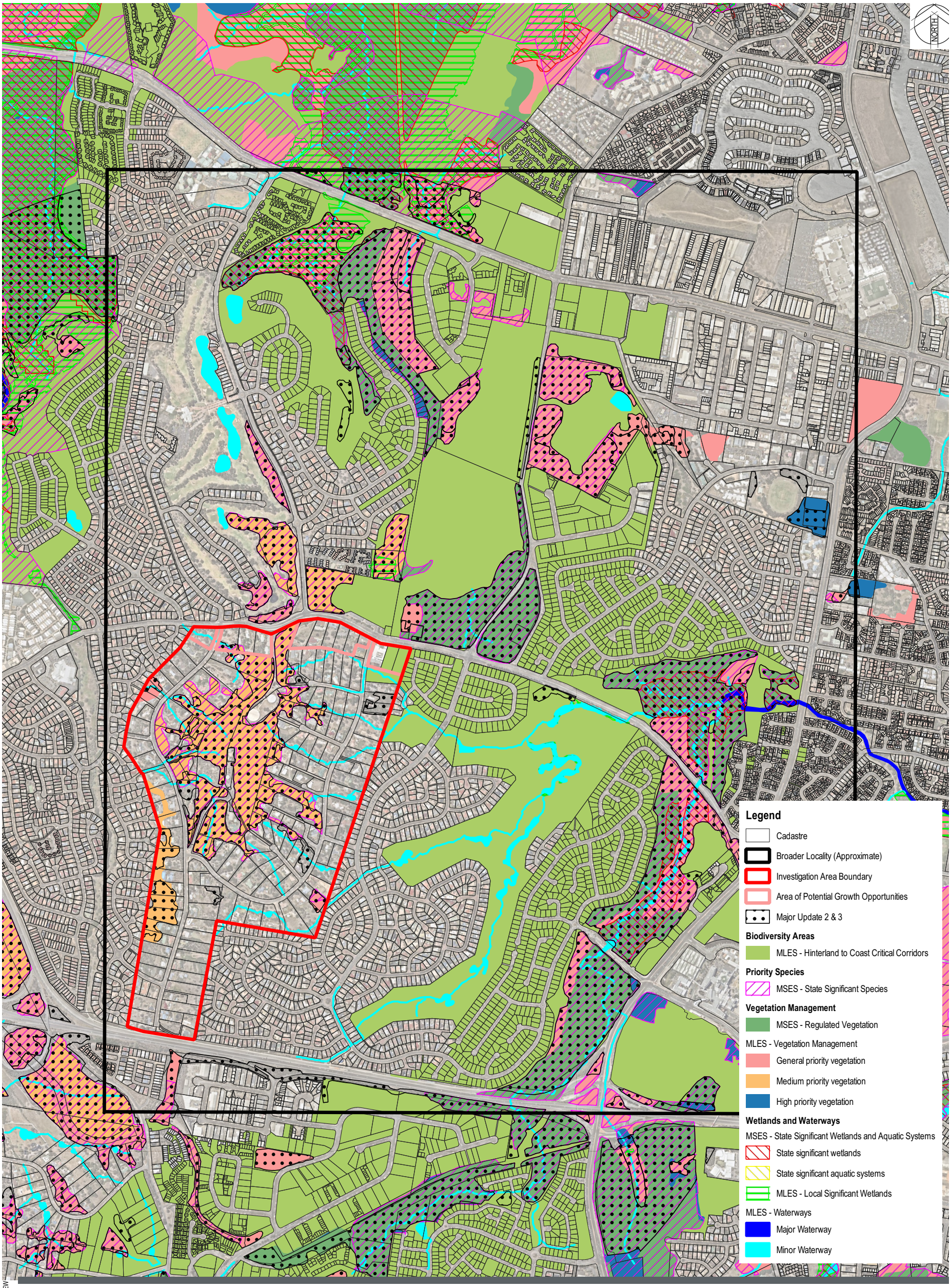
Planning Scheme Zone
Parkwood Investigation Ar
Site-based Ecological Assessme
Figure 1



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Planning Scheme Overla
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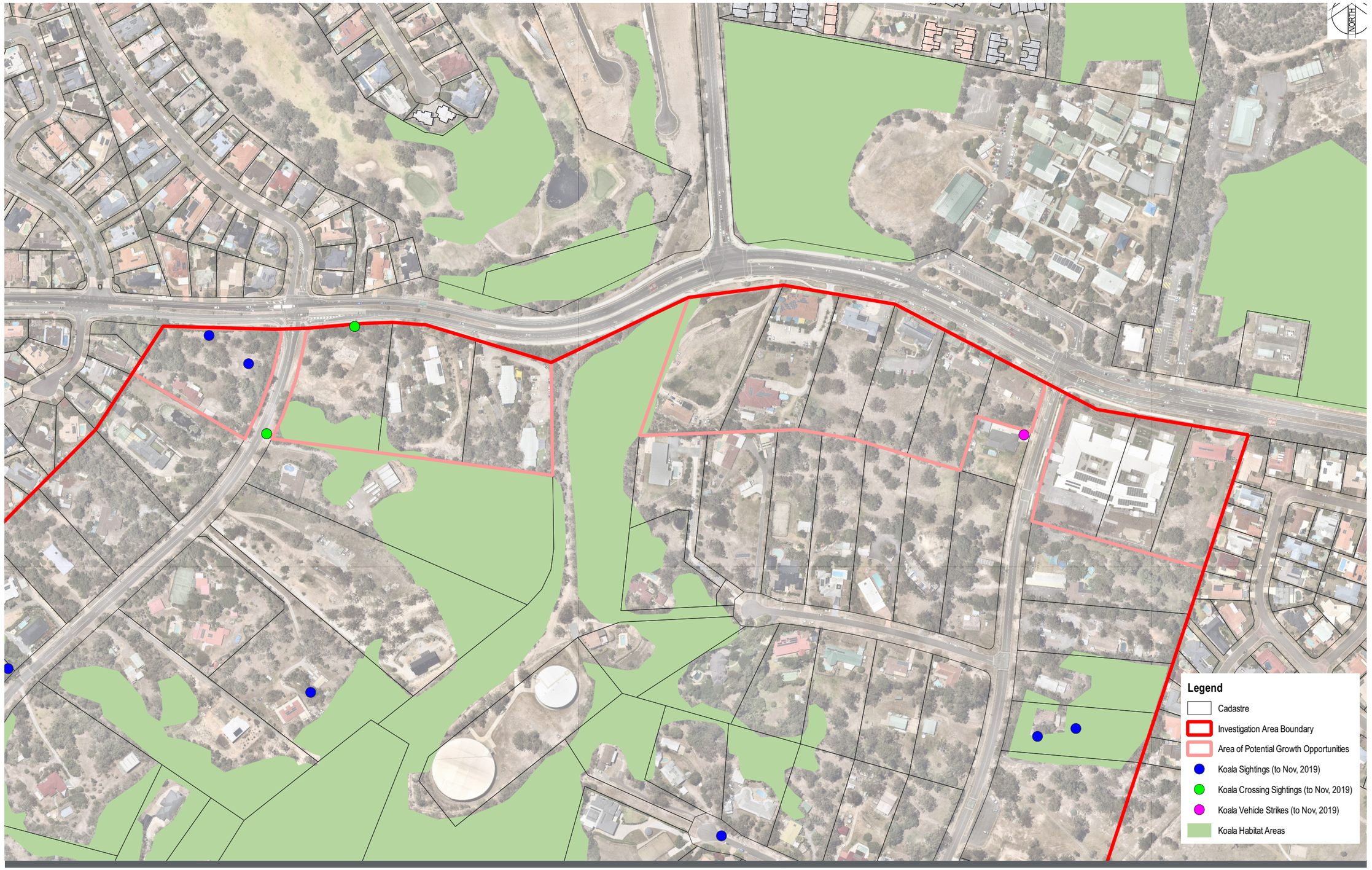
Figure 1



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Historic Koala Record
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Site-based Ecological Assessme
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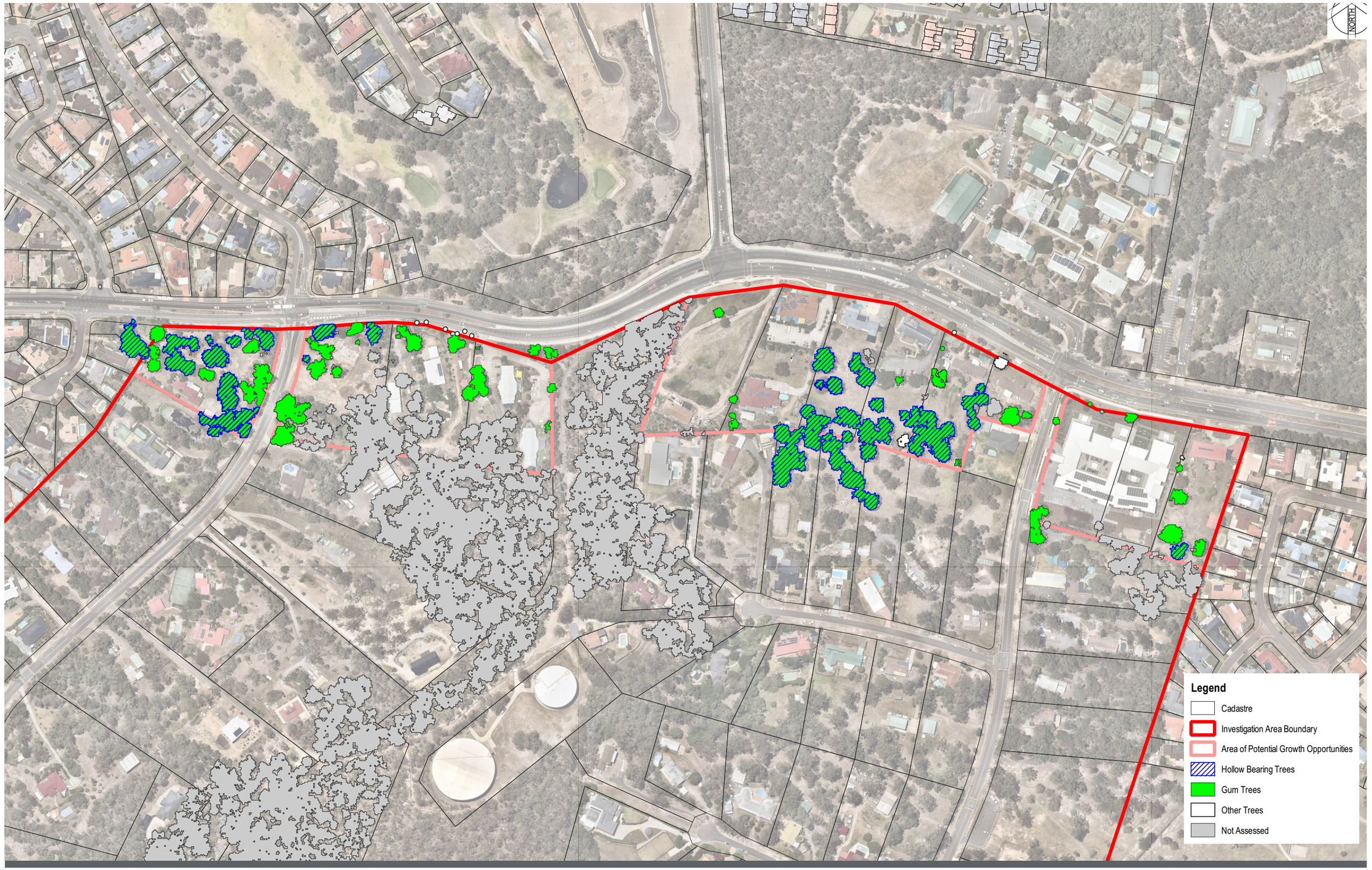

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Tree Mappin
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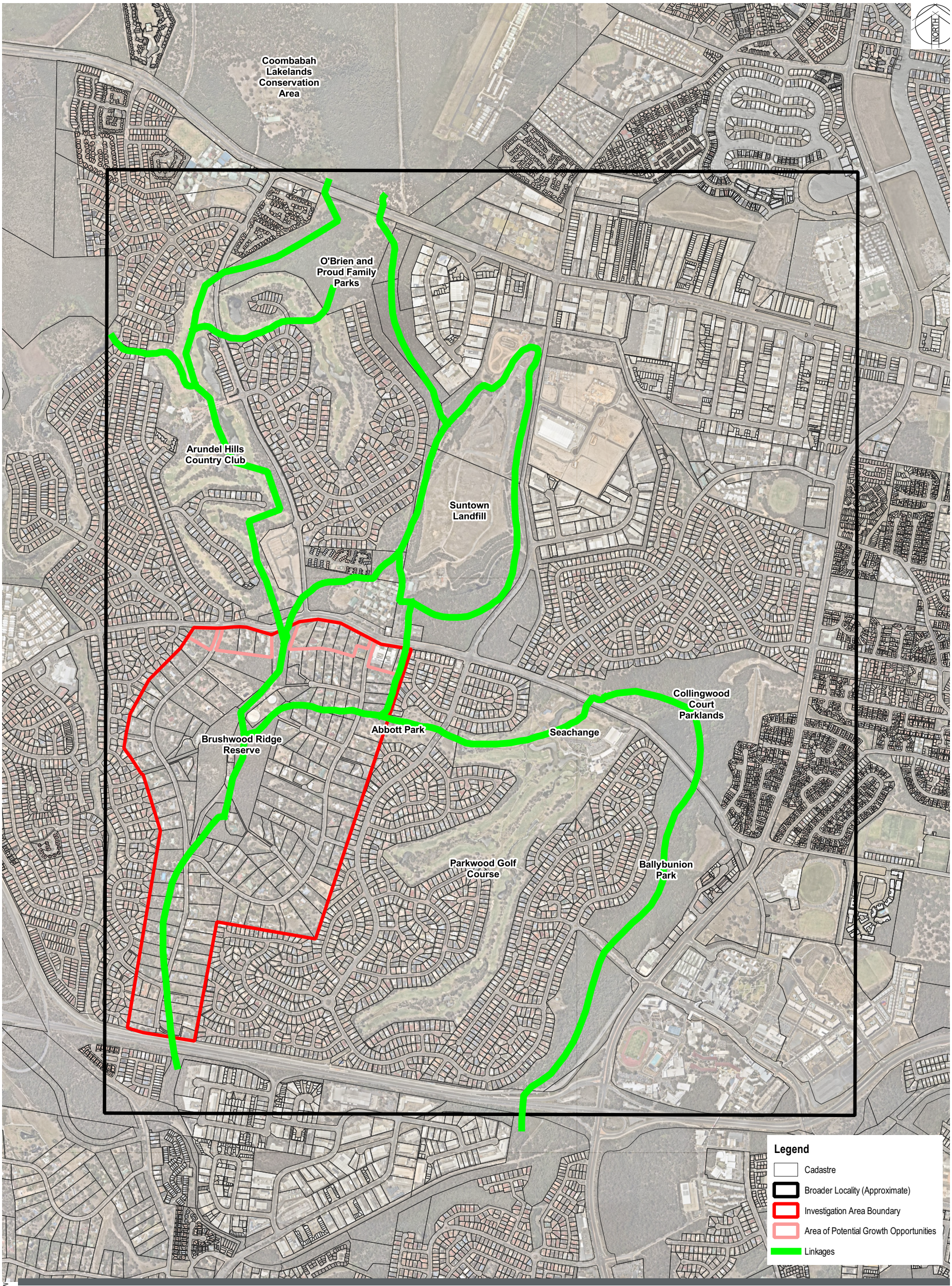

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Local Habitat Networl
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Figure 3

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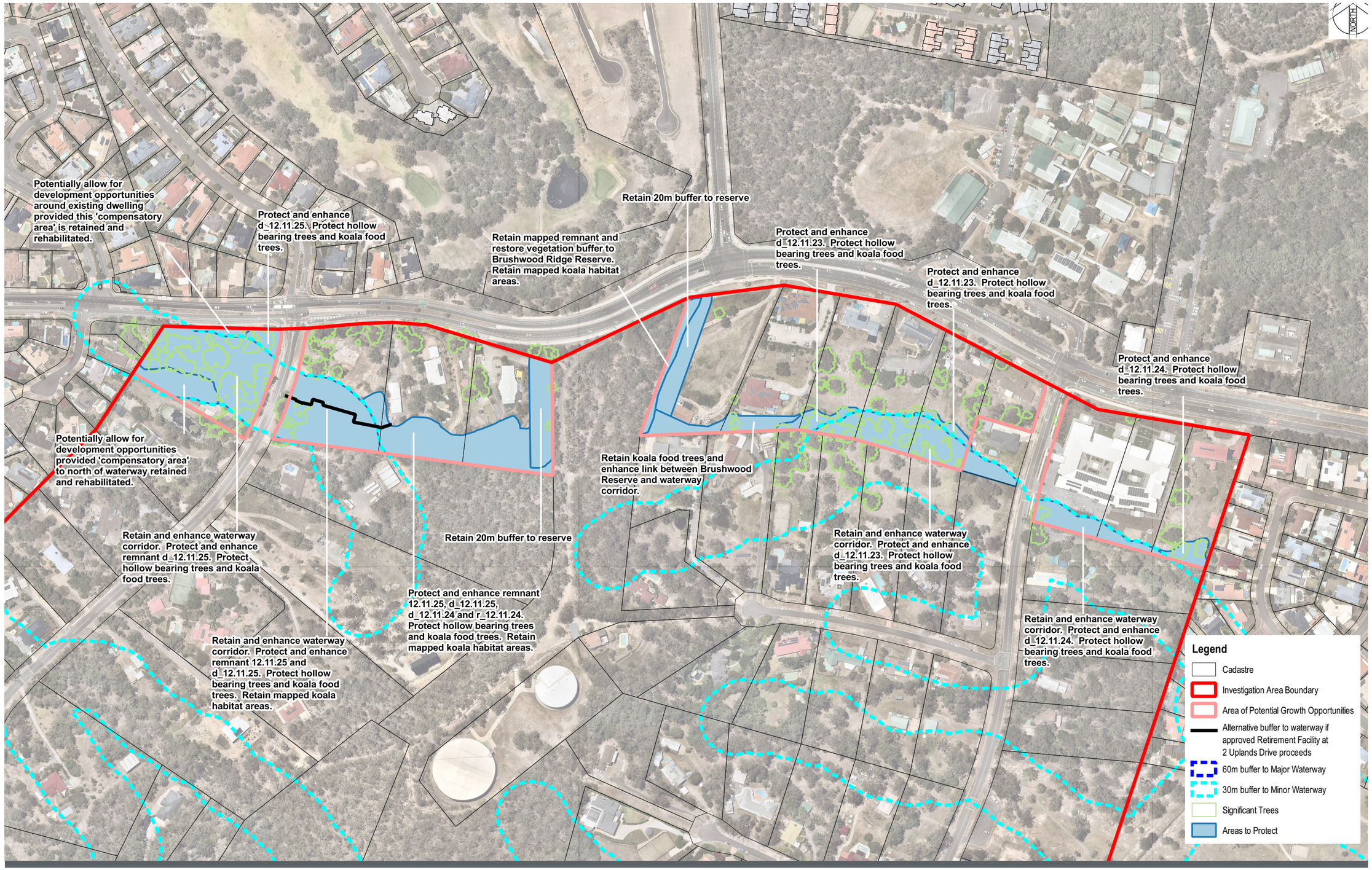
Field Survey Finding

Parkwood Investigation Ar

Site-based Ecological Assessme

Figure 3



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Environmentally Significant Areas to be Retaine

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Site-based Ecological Assessme

Figure 4

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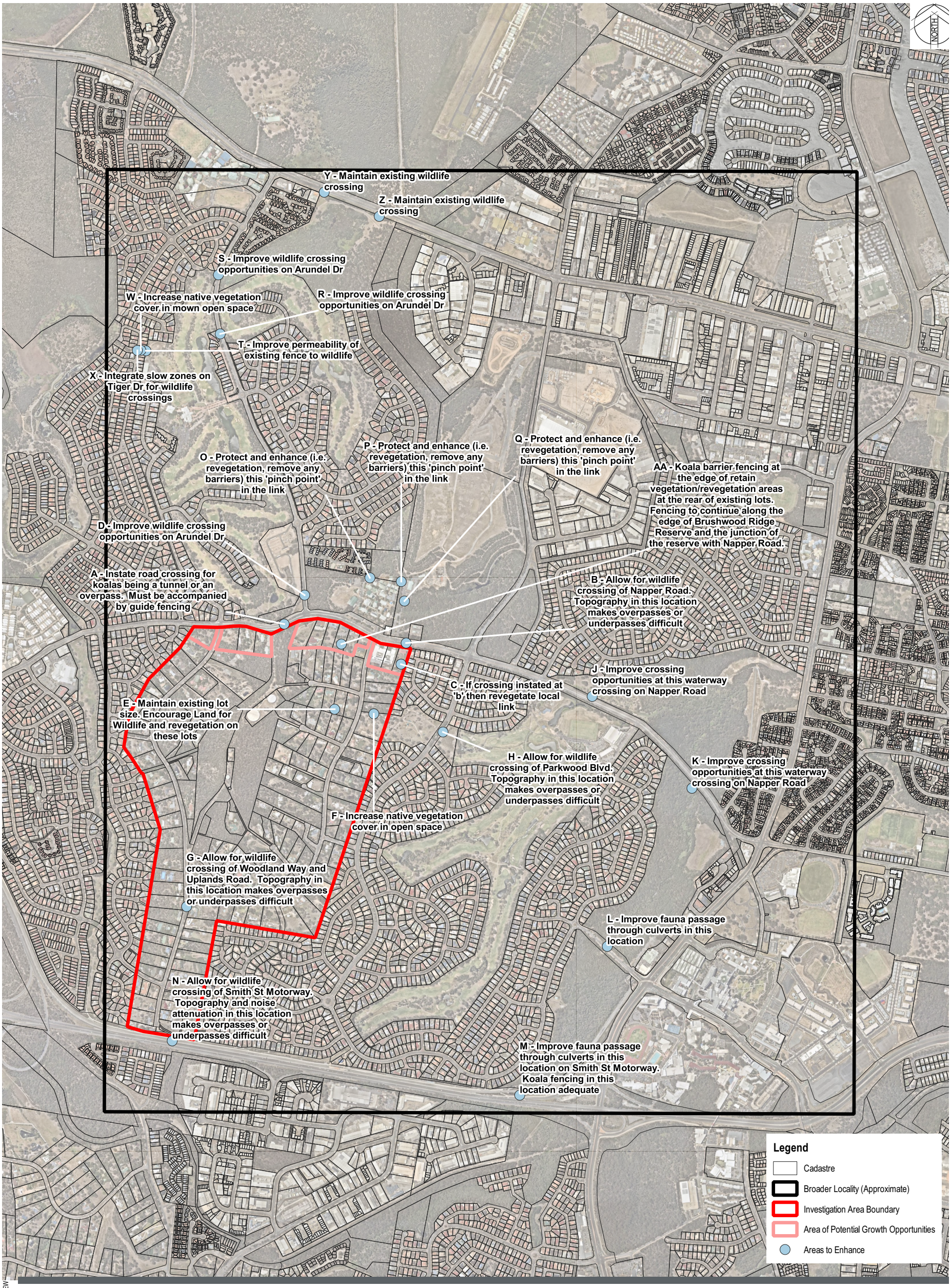

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Potential Enhancement Opportunitie

Parkwood Investigation Ar

Site-based Ecological Assessme

Figure 4

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APPENDIX A

DESKTOP REVIEW OF DATABASES

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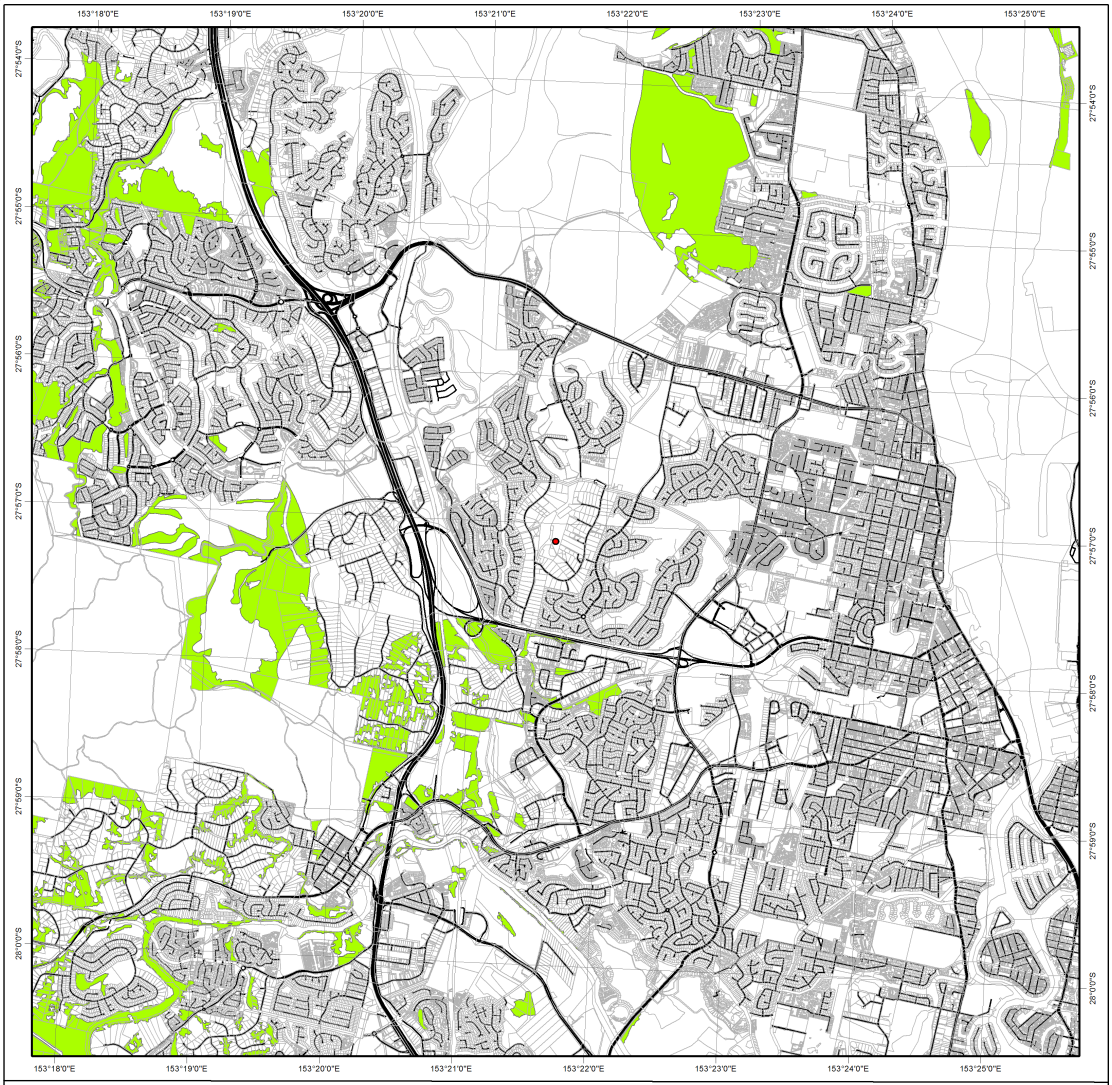
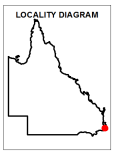


Protected Plants Flora Survey Trigger Map

Legend

- Coordinates
- High risk area
- Cadastral line
  Property boundaries shown are provided as a locational aid only
- Freeways / motorways / highways
- Secondary roads / streets

LOCALITY DIAGRAM



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0 480 960 1,440 1,920 2,400 m

This product is projected into:
GDA 1994 Queensland Albers

This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of Environment and Science at palm@ehp.qld.gov.au

Disclaimer:
While every care is taken to ensure the accuracy of the data used to generate this product, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which might be incurred as a consequence of reliance on the data, or as a result of the data being inaccurate or incomplete in any way and for any reason.

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Protected plants flora survey trigger map

The protected plants flora survey trigger map identifies 'high risk areas' where endangered, vulnerable or near threatened plants are known to exist or are likely to exist. Under the *Nature Conservation Act 1992* (the Act) it is an offence to clear protected plants that are 'in the wild' unless you are authorised or the clearing is exempt, for more information see section 89 of the Act.

Please see the Department of Environment and Science webpage on the clearing of protected plants for information on what exemptions may apply in your circumstances, whether you may need to undertake a flora survey, and whether you may need a protected plants clearing permit.

Updates to the data informing the flora survey trigger map

The flora survey trigger map will be reviewed, and updated if necessary, at least every 12 months to ensure the map reflects the most up-to-date and accurate data available.

Species information

Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the Queensland Spatial Catalogue, the Department of Environment and Science does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of Environment and Science webpage on the clearing of protected plants for more information.

Australian Government
Department of the Environment and Energy

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

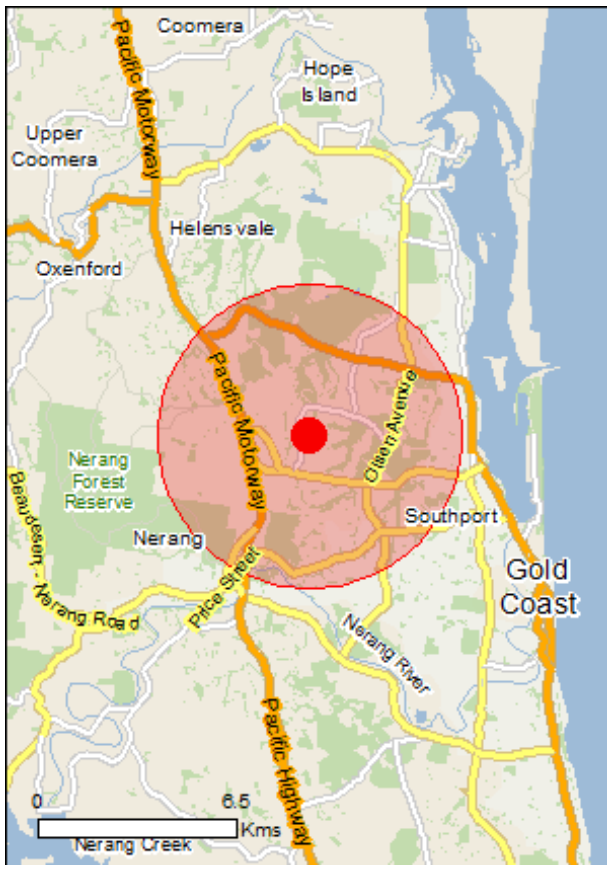
Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about Environment Assessments and the EPBC Act including significance guidelines, forms and application process details.

Report created: 03/02/20 15:32:10

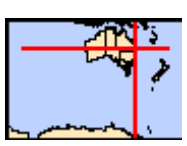
Summary
Details
- Matters of NES
- Other Matters Protected by the EPBC Act
- Extra Information

Caveat
Acknowledgements



This map may contain data which are ©Commonwealth of Australia (Geoscience Australia), ©PSMA 2010

Coordinates
Buffer: 5.0Km



Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance.

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	3
Listed Threatened Species:	70
Listed Migratory Species:	68

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at http://www.environment.gov.au/heritage

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Land:	1
Commonwealth Heritage Places:	None
Listed Marine Species:	74
Whales and Other Cetaceans:	2
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

State and Territory Reserves:	2
Regional Forest Agreements:	None
Invasive Species:	37
Nationally Important Wetlands:	1
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar) [Resource Information]

Name	Proximity
Moreton bay	Within Ramsar site

Listed Threatened Ecological Communities [Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Name	Status	Type of Presence
Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community	Endangered	Community likely to occur within area
Lowland Rainforest of Subtropical Australia	Critically Endangered	Community may occur within area
Subtropical and Temperate Coastal Saltmarsh	Vulnerable	Community likely to occur within area

Listed Threatened Species [Resource Information]

Name	Status	Type of Presence
Birds		
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Foraging, feeding or related behaviour likely to occur within area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat known to occur within area
Calidris canutus Red Knot, Knot [855]	Endangered	Species or species habitat known to occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area
Calidris tenuirostris Great Knot [862]	Critically Endangered	Roosting known to occur within area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Roosting known to occur within area
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Roosting known to occur within area
Dasyornis brachypterus Eastern Bristlebird [533]	Endangered	Species or species habitat may occur within area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Species or species habitat may occur within area
Diomedea antipodensis gibsoni Gibson's Albatross [82270]	Vulnerable	Species or species

Name	Status	Type of Presence
		habitat may occur within area
[Diomedea exulans](#) Wandering Albatross [89223]	Vulnerable	Species or species habitat may occur within area
[Erythrotriorchis radiatus](#) Red Goshawk [942]	Vulnerable	Species or species habitat likely to occur within area
[Geophaps scripta scripta](#) Squatter Pigeon (southern) [64440]	Vulnerable	Species or species habitat may occur within area
[Hirundapus caudacutus](#) White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
[Lathamus discolor](#) Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area
[Limosa lapponica baueri](#) Bar-tailed Godwit (baueri), Western Alaskan Bar-tailed Godwit [86380]	Vulnerable	Species or species habitat known to occur within area
[Limosa lapponica menzbieri](#) Northern Siberian Bar-tailed Godwit, Bar-tailed Godwit (menzbieri) [86432]	Critically Endangered	Species or species habitat may occur within area
[Macronectes giganteus](#) Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area
[Macronectes halli](#) Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area
[Numenius madagascariensis](#) Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area
[Pachyptila turtur subantarctica](#) Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat known to occur within area
[Rostratula australis](#) Australian Painted Snipe [77037]	Endangered	Species or species habitat known to occur within area
[Sternula nereis nereis](#) Australian Fairy Tern [82950]	Vulnerable	Species or species habitat may occur within area
[Thalassarche cauta cauta](#) Shy Albatross [82345]	Vulnerable	Species or species habitat may occur within area
[Thalassarche cauta steadi](#) White-capped Albatross [82344]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
[Thalassarche eremita](#) Chatham Albatross [64457]	Endangered	Species or species habitat may occur within area
[Thalassarche impavida](#) Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area
[Thalassarche melanophris](#) Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within

Name	Status	Type of Presence
		area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Species or species habitat may occur within area
Thinornis rubricollis rubricollis Hooded Plover (eastern) [66726]	Vulnerable	Species or species habitat may occur within area
Turnix melanogaster Black-breasted Button-quail [923]	Vulnerable	Species or species habitat likely to occur within area
Fish		
Epinephelus daemelii Black Rockcod, Black Cod, Saddled Rockcod [68449]	Vulnerable	Species or species habitat may occur within area
Frogs		
Mixophyes fleayi Fleay's Frog [25960]	Endangered	Species or species habitat likely to occur within area
Mixophyes iteratus Giant Barred Frog, Southern Barred Frog [1944]	Endangered	Species or species habitat may occur within area
Insects		
Argynnis hyperbius inconstans Australian Fritillary [88056]	Critically Endangered	Species or species habitat may occur within area
Mammals		
Chalinolobus dwyeri Large-eared Pied Bat, Large Pied Bat [183]	Vulnerable	Species or species habitat may occur within area
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat likely to occur within area
Petauroides volans Greater Glider [254]	Vulnerable	Species or species habitat known to occur within area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Vulnerable	Species or species habitat known to occur within area
Potorous tridactylus tridactylus Long-nosed Potoroo (SE Mainland) [66645]	Vulnerable	Species or species habitat likely to occur within area
Pseudomys novaehollandiae New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat likely to occur within area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Roosting known to occur within area
Xeromys myoides Water Mouse, False Water Rat, Yirrkoo [66]	Vulnerable	Species or species habitat likely to occur within area
Plants		
Acacia attenuata [10690]	Vulnerable	Species or species habitat likely to occur within area
Arthraxon hispidus Hairy-joint Grass [9338]	Vulnerable	Species or species habitat likely to occur

Name	Status	Type of Presence within area
[Baloghia marmorata](#) Marbled Balogia, Jointed Baloghia [8463]	Vulnerable	Species or species habitat may occur within area
[Bosistoa transversa](#) Three-leaved Bosistoa, Yellow Satinheart [16091]	Vulnerable	Species or species habitat likely to occur within area
[Cryptocarya foetida](#) Stinking Cryptocarya, Stinking Laurel [11976]	Vulnerable	Species or species habitat may occur within area
[Cryptostylis hunteriana](#) Leafless Tongue-orchid [19533]	Vulnerable	Species or species habitat likely to occur within area
[Cupaniopsis shirleyana](#) Wedge-leaf Tuckeroo [3205]	Vulnerable	Species or species habitat may occur within area
[Diploglottis campbellii](#) Small-leaved Tamarind [21484]	Endangered	Species or species habitat may occur within area
[Endiandra floydii](#) Floyd's Walnut [52955]	Endangered	Species or species habitat likely to occur within area
[Macadamia integrifolia](#) Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak [7326]	Vulnerable	Species or species habitat likely to occur within area
[Macadamia tetraphylla](#) Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut [6581]	Vulnerable	Species or species habitat may occur within area
[Persicaria elatior](#) Knotweed, Tall Knotweed [5831]	Vulnerable	Species or species habitat may occur within area
[Phaius australis](#) Lesser Swamp-orchid [5872]	Endangered	Species or species habitat likely to occur within area
[Randia moorei](#) Spiny Gardenia [10577]	Endangered	Species or species habitat likely to occur within area
[Samadera bidwillii](#) Quassia [29708]	Vulnerable	Species or species habitat likely to occur within area
[Syzygium hodgkinsoniae](#) Smooth-bark Rose Apple, Red Lilly Pilly [3539]	Vulnerable	Species or species habitat likely to occur within area
[Thesium australe](#) Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat may occur within area
[Zieria collina](#) [2178]	Vulnerable	Species or species habitat likely to occur within area
Reptiles		
[Caretta caretta](#) Loggerhead Turtle [1763]	Endangered	Foraging, feeding or related behaviour known to occur within area
[Chelonia mydas](#) Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known

Name	Status	Type of Presence
		to occur within area
[Delma torquata](#) Adorned Delma, Collared Delma [1656]	Vulnerable	Species or species habitat may occur within area
[Dermochelys coriacea](#) Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Foraging, feeding or related behaviour known to occur within area
[Eretmochelys imbricata](#) Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area
[Lepidochelys olivacea](#) Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Foraging, feeding or related behaviour likely to occur within area
[Natator depressus](#) Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
[Saiphos reticulatus](#) Three-toed Snake-tooth Skink [88328]	Vulnerable	Species or species habitat may occur within area
Sharks		
[Pristis zijsron](#) Green Sawfish, Dindagubba, Narrowsnout Sawfish [68442]	Vulnerable	Breeding may occur within area

Listed Migratory Species [Resource Information]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Migratory Marine Birds		
[Anous stolidus](#) Common Noddy [825]		Species or species habitat likely to occur within area
[Apus pacificus](#) Fork-tailed Swift [678]		Species or species habitat likely to occur within area
[Ardenna grisea](#) Sooty Shearwater [82651]		Species or species habitat may occur within area
[Calonectris leucomelas](#) Streaked Shearwater [1077]		Species or species habitat known to occur within area
[Diomedea antipodensis](#) Antipodean Albatross [64458]	Vulnerable	Species or species habitat may occur within area
[Diomedea exulans](#) Wandering Albatross [89223]	Vulnerable	Species or species habitat may occur within area
[Fregata ariel](#) Lesser Frigatebird, Least Frigatebird [1012]		Species or species habitat likely to occur within area
[Fregata minor](#) Great Frigatebird, Greater Frigatebird [1013]		Species or species habitat likely to occur within area
[Macronectes giganteus](#) Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area
[Macronectes halli](#) Northern Giant Petrel [1061]	Vulnerable	Species or species

Name	Threatened	Type of Presence
		habitat may occur within area
Sternula albifrons Little Tern [82849]		Species or species habitat may occur within area
Thalassarche cauta Shy Albatross [89224]	Vulnerable*	Species or species habitat may occur within area
Thalassarche eremita Chatham Albatross [64457]	Endangered	Species or species habitat may occur within area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Species or species habitat may occur within area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
Migratory Marine Species		
Caretta caretta Loggerhead Turtle [1763]	Endangered	Foraging, feeding or related behaviour known to occur within area
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Foraging, feeding or related behaviour known to occur within area
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area
Lamna nasus Porbeagle, Mackerel Shark [83288]		Species or species habitat may occur within area
Lepidochelys olivacea Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Manta alfredi Reef Manta Ray, Coastal Manta Ray, Inshore Manta Ray, Prince Alfred's Ray, Resident Manta Ray [84994]		Species or species habitat may occur within area
Manta birostris Giant Manta Ray, Chevron Manta Ray, Pacific Manta Ray, Pelagic Manta Ray, Oceanic Manta Ray [84995]		Species or species habitat may occur within area
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
Orcaella heinsohni Australian Snubfin Dolphin [81322]		Species or species habitat likely to occur within area
Pristis zijsron Green Sawfish, Dindagubba, Narrowsnout Sawfish	Vulnerable	Breeding may occur

Name	Threatened	Type of Presence
[68442]		within area
[Sousa chinensis](#)		
Indo-Pacific Humpback Dolphin [50]		Breeding known to occur within area
Migratory Terrestrial Species		
[Cuculus optatus](#)		
Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat known to occur within area
[Hirundapus caudacutus](#)		
White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
[Monarcha melanopsis](#)		
Black-faced Monarch [609]		Species or species habitat known to occur within area
[Monarcha trivirgatus](#)		
Spectacled Monarch [610]		Species or species habitat likely to occur within area
[Myiagra cyanoleuca](#)		
Satin Flycatcher [612]		Species or species habitat known to occur within area
[Rhipidura rufifrons](#)		
Rufous Fantail [592]		Species or species habitat known to occur within area
Migratory Wetlands Species		
[Actitis hypoleucos](#)		
Common Sandpiper [59309]		Species or species habitat known to occur within area
[Arenaria interpres](#)		
Ruddy Turnstone [872]		Roosting known to occur within area
[Calidris acuminata](#)		
Sharp-tailed Sandpiper [874]		Roosting known to occur within area
[Calidris alba](#)		
Sanderling [875]		Roosting known to occur within area
[Calidris canutus](#)		
Red Knot, Knot [855]	Endangered	Species or species habitat known to occur within area
[Calidris ferruginea](#)		
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area
[Calidris melanotos](#)		
Pectoral Sandpiper [858]		Species or species habitat known to occur within area
[Calidris ruficollis](#)		
Red-necked Stint [860]		Roosting known to occur within area
[Calidris tenuirostris](#)		
Great Knot [862]	Critically Endangered	Roosting known to occur within area
[Charadrius bicinctus](#)		
Double-banded Plover [895]		Roosting known to occur within area
[Charadrius leschenaultii](#)		
Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Roosting known to occur within area
[Charadrius mongolus](#)		
Lesser Sand Plover, Mongolian Plover [879]	Endangered	Roosting known to occur within area
[Charadrius veredus](#)		
Oriental Plover, Oriental Dotterel [882]		Roosting known to occur

Name	Threatened	Type of Presence
		within area
[Gallinago hardwickii](#) Latham's Snipe, Japanese Snipe [863]		Roosting known to occur within area
[Gallinago megala](#) Swinhoe's Snipe [864]		Roosting likely to occur within area
[Gallinago stenura](#) Pin-tailed Snipe [841]		Roosting likely to occur within area
[Limicola falcinellus](#) Broad-billed Sandpiper [842]		Roosting known to occur within area
[Limnodromus semipalmatus](#) Asian Dowitcher [843]		Roosting known to occur within area
[Limosa lapponica](#) Bar-tailed Godwit [844]		Species or species habitat known to occur within area
[Limosa limosa](#) Black-tailed Godwit [845]		Roosting known to occur within area
[Numenius madagascariensis](#) Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area
[Numenius minutus](#) Little Curlew, Little Whimbrel [848]		Roosting known to occur within area
[Numenius phaeopus](#) Whimbrel [849]		Roosting known to occur within area
[Pandion haliaetus](#) Osprey [952]		Breeding known to occur within area
[Philomachus pugnax](#) Ruff (Reeve) [850]		Roosting known to occur within area
[Pluvialis fulva](#) Pacific Golden Plover [25545]		Roosting known to occur within area
[Pluvialis squatarola](#) Grey Plover [865]		Roosting known to occur within area
[Tringa brevipes](#) Grey-tailed Tattler [851]		Roosting known to occur within area
[Tringa glareola](#) Wood Sandpiper [829]		Roosting known to occur within area
[Tringa incana](#) Wandering Tattler [831]		Roosting known to occur within area
[Tringa nebularia](#) Common Greenshank, Greenshank [832]		Species or species habitat known to occur within area
[Tringa stagnatilis](#) Marsh Sandpiper, Little Greenshank [833]		Roosting known to occur within area
[Xenus cinereus](#) Terek Sandpiper [59300]		Roosting known to occur within area

Other Matters Protected by the EPBC Act

Commonwealth Land [Resource Information]

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Name
Defence - SOUTHPORT TRAINING DEPOT

Listed Marine Species [Resource Information]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Birds		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat known to occur within area
Anous stolidus Common Noddy [825]		Species or species habitat likely to occur within area
Anseranas semipalmata Magpie Goose [978]		Species or species habitat may occur within area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea alba Great Egret, White Egret [59541]		Species or species habitat known to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Arenaria interpres Ruddy Turnstone [872]		Roosting known to occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Roosting known to occur within area
Calidris alba Sanderling [875]		Roosting known to occur within area
Calidris canutus Red Knot, Knot [855]	Endangered	Species or species habitat known to occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat known to occur within area
Calidris ruficollis Red-necked Stint [860]		Roosting known to occur within area
Calidris tenuirostris Great Knot [862]	Critically Endangered	Roosting known to occur within area
Calonectris leucomelas Streaked Shearwater [1077]		Species or species habitat known to occur within area

Name	Threatened	Type of Presence
Charadrius bicinctus Double-banded Plover [895]		Roosting known to occur within area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Roosting known to occur within area
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Roosting known to occur within area
Charadrius ruficapillus Red-capped Plover [881]		Roosting known to occur within area
Charadrius veredus Oriental Plover, Oriental Dotterel [882]		Roosting known to occur within area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Species or species habitat may occur within area
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Species or species habitat may occur within area
Diomedea gibsoni Gibson's Albatross [64466]	Vulnerable*	Species or species habitat may occur within area
Fregata ariel Lesser Frigatebird, Least Frigatebird [1012]		Species or species habitat likely to occur within area
Fregata minor Great Frigatebird, Greater Frigatebird [1013]		Species or species habitat likely to occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Roosting known to occur within area
Gallinago megala Swinhoe's Snipe [864]		Roosting likely to occur within area
Gallinago stenura Pin-tailed Snipe [841]		Roosting likely to occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area
Heteroscelus brevipes Grey-tailed Tattler [59311]		Roosting known to occur within area
Heteroscelus incanus Wandering Tattler [59547]		Roosting known to occur within area
Himantopus himantopus Pied Stilt, Black-winged Stilt [870]		Roosting known to occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area
Limicola falcinellus Broad-billed Sandpiper [842]		Roosting known to occur within area
Limnodromus semipalmatus Asian Dowitcher [843]		Roosting known to occur within area

Name	Threatened	Type of Presence
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area
Limosa limosa Black-tailed Godwit [845]		Roosting known to occur within area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area
Monarcha trivirgatus Spectacled Monarch [610]		Species or species habitat likely to occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area
Numenius minutus Little Curlew, Little Whimbrel [848]		Roosting known to occur within area
Numenius phaeopus Whimbrel [849]		Roosting known to occur within area
Pachyptila turtur Fairy Prion [1066]		Species or species habitat known to occur within area
Pandion haliaetus Osprey [952]		Breeding known to occur within area
Philomachus pugnax Ruff (Reeve) [850]		Roosting known to occur within area
Pluvialis fulva Pacific Golden Plover [25545]		Roosting known to occur within area
Pluvialis squatarola Grey Plover [865]		Roosting known to occur within area
Puffinus griseus Sooty Shearwater [1024]		Species or species habitat may occur within area
Recurvirostra novaehollandiae Red-necked Avocet [871]		Roosting known to occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area
Rostratula benghalensis (sensu lato) Painted Snipe [889]	Endangered*	Species or species habitat known to occur within area

Name	Threatened	Type of Presence
Sterna albifrons Little Tern [813]		Species or species habitat may occur within area
Thalassarche cauta Shy Albatross [89224]	Vulnerable*	Species or species habitat may occur within area
Thalassarche eremita Chatham Albatross [64457]	Endangered	Species or species habitat may occur within area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Species or species habitat may occur within area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
Thinornis rubricollis rubricollis Hooded Plover (eastern) [66726]	Vulnerable	Species or species habitat may occur within area
Tringa glareola Wood Sandpiper [829]		Roosting known to occur within area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat known to occur within area
Tringa stagnatilis Marsh Sandpiper, Little Greenshank [833]		Roosting known to occur within area
Xenus cinereus Terek Sandpiper [59300]		Roosting known to occur within area
Reptiles		
Caretta caretta Loggerhead Turtle [1763]	Endangered	Foraging, feeding or related behaviour known to occur within area
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Foraging, feeding or related behaviour known to occur within area
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area
Lepidochelys olivacea Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
Whales and other Cetaceans		[Resource Information]
Name	Status	Type of Presence

Name	Status	Type of Presence
Mammals		
Orcaella brevirostris Irrawaddy Dolphin [45]		Species or species habitat likely to occur within area
Sousa chinensis Indo-Pacific Humpback Dolphin [50]		Breeding known to occur within area

Extra Information

State and Territory Reserves	[Resource Information]
Name	State
Coombabah Lake	QLD
Nerang	QLD

Invasive Species	[Resource Information]

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resouces Audit, 2001.

Name	Status	Type of Presence
Birds		
Acridotheres tristis Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
Anas platyrhynchos Mallard [974]		Species or species habitat likely to occur within area
Carduelis carduelis European Goldfinch [403]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Lonchura punctulata Nutmeg Mannikin [399]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur within area
Frogs		
Rhinella marina Cane Toad [83218]		Species or species habitat known to occur within area
Mammals		

Name	Status	Type of Presence
Bos taurus Domestic Cattle [16]		Species or species habitat likely to occur within area
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Feral deer Feral deer species in Australia [85733]		Species or species habitat likely to occur within area
Lepus capensis Brown Hare [127]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus norvegicus Brown Rat, Norway Rat [83]		Species or species habitat likely to occur within area
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Sus scrofa Pig [6]		Species or species habitat likely to occur within area
Vulpes vulpes Red Fox, Fox [18]		Species or species habitat likely to occur within area
Plants		
Alternanthera philoxeroides Alligator Weed [11620]		Species or species habitat likely to occur within area
Asparagus africanus Climbing Asparagus, Climbing Asparagus Fern [66907]		Species or species habitat likely to occur within area
Cabomba caroliniana Cabomba, Fanwort, Carolina Watershield, Fish Grass, Washington Grass, Watershield, Carolina Fanwort, Common Cabomba [5171]		Species or species habitat likely to occur within area
Chrysanthemoides monilifera Bitou Bush, Boneseed [18983]		Species or species habitat may occur within area
Chrysanthemoides monilifera subsp. rotundata Bitou Bush [16332]		Species or species habitat likely to occur within area
Cryptostegia grandiflora Rubber Vine, Rubbervine, India Rubber Vine, India Rubbervine, Palay Rubbervine, Purple Allamanda [18913]		Species or species habitat likely to occur within area
Dolichandra unguis-cati Cat's Claw Vine, Yellow Trumpet Vine, Cat's Claw Creeper, Funnel Creeper [85119]		Species or species habitat likely to occur within area

Name	Status	Type of Presence
Hymenachne amplexicaulis Hymenachne, Olive Hymenachne, Water Stargrass, West Indian Grass, West Indian Marsh Grass [31754]		Species or species habitat likely to occur within area
Lantana camara Lantana, Common Lantana, Kamara Lantana, Large-leaf Lantana, Pink Flowered Lantana, Red Flowered Lantana, Red-Flowered Sage, White Sage, Wild Sage [10892]		Species or species habitat likely to occur within area
Opuntia spp. Prickly Pears [82753]		Species or species habitat likely to occur within area
Parthenium hysterophorus Parthenium Weed, Bitter Weed, Carrot Grass, False Ragweed [19566]		Species or species habitat likely to occur within area
Sagittaria platyphylla Delta Arrowhead, Arrowhead, Slender Arrowhead [68483]		Species or species habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
Salvinia molesta Salvinia, Giant Salvinia, Aquarium Watermoss, Kariba Weed [13665]		Species or species habitat likely to occur within area
Senecio madagascariensis Fireweed, Madagascar Ragwort, Madagascar Groundsel [2624]		Species or species habitat likely to occur within area
Reptiles		
Hemidactylus frenatus Asian House Gecko [1708]		Species or species habitat likely to occur within area
Ramphotyphlops braminus Flowerpot Blind Snake, Brahminy Blind Snake, Cacing Besi [1258]		Species or species habitat likely to occur within area

Nationally Important Wetlands	[Resource Information]
Name	State
Lake Coombabah	QLD

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Coordinates

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Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

-Office of Environment and Heritage, New South Wales
-Department of Environment and Primary Industries, Victoria
-Department of Primary Industries, Parks, Water and Environment, Tasmania
-Department of Environment, Water and Natural Resources, South Australia
-Department of Land and Resource Management, Northern Territory
-Department of Environmental and Heritage Protection, Queensland
-Department of Parks and Wildlife, Western Australia
-Environment and Planning Directorate, ACT
-Birdlife Australia
-Australian Bird and Bat Banding Scheme
-Australian National Wildlife Collection
-Natural history museums of Australia
-Museum Victoria
-Australian Museum
-South Australian Museum
-Queensland Museum
-Online Zoological Collections of Australian Museums
-Queensland Herbarium
-National Herbarium of NSW
-Royal Botanic Gardens and National Herbarium of Victoria
-Tasmanian Herbarium
-State Herbarium of South Australia
-Northern Territory Herbarium
-Western Australian Herbarium
-Australian National Herbarium, Canberra
-University of New England
-Ocean Biogeographic Information System
-Australian Government, Department of Defence
Forestry Corporation, NSW
-Geoscience Australia
-CSIRO
-Australian Tropical Herbarium, Cairns
-eBird Australia
-Australian Government – Australian Antarctic Data Centre
-Museum and Art Gallery of the Northern Territory
-Australian Government National Environmental Science Program
-Australian Institute of Marine Science
-Reef Life Survey Australia
-American Museum of Natural History
-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania
-Tasmanian Museum and Art Gallery, Hobart, Tasmania
-Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the Contact Us page.

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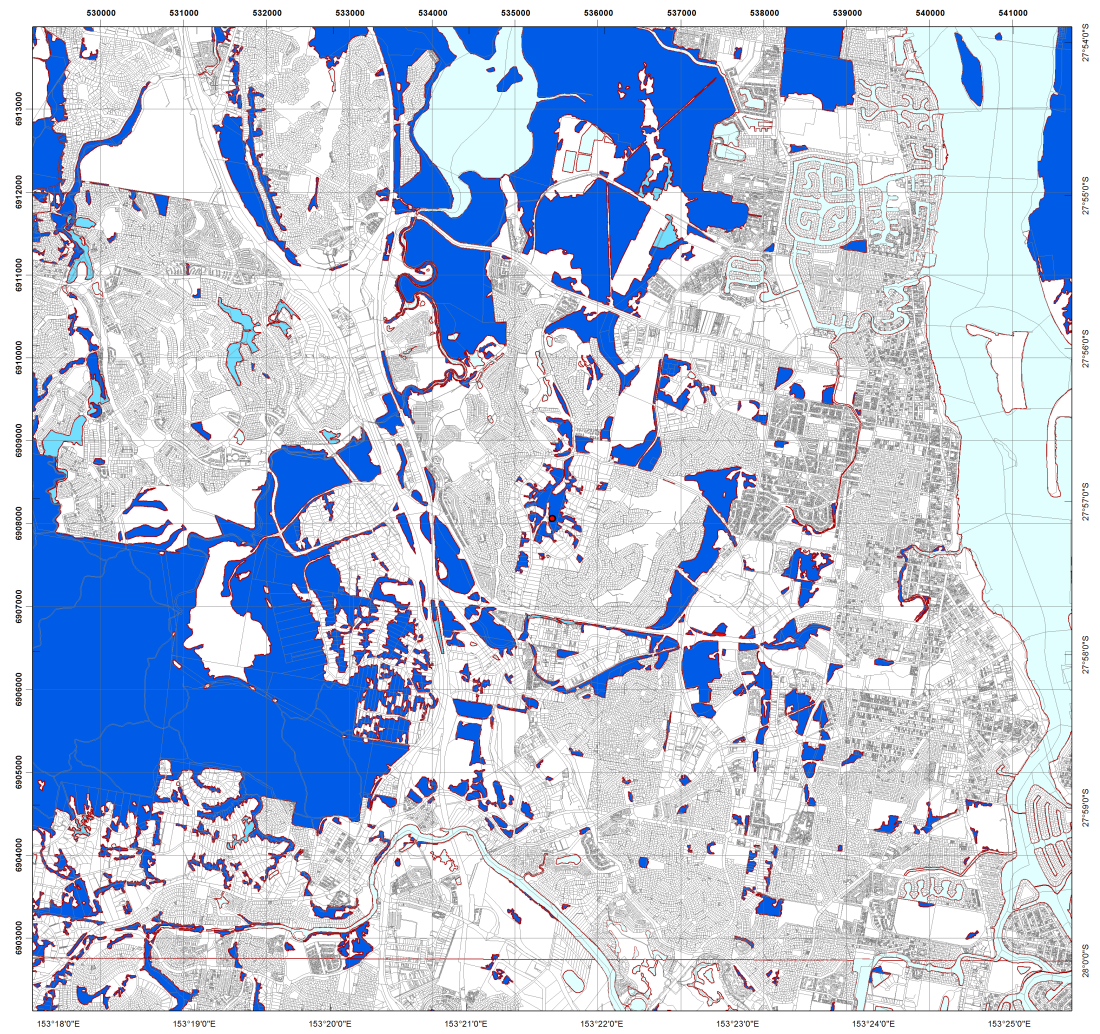
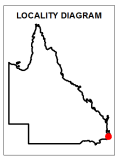


Regulated Vegetation Management Map

Legend

- Coordinates
- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
- Water
- Area not categorised
- Cadastral line
  Property boundaries shown are provided as a locational aid only

LOCALITY DIAGRAM



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Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: www.dnrme.qld.gov.au or contact the Department of Natural Resources, Mines and Energy.

Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at http://www.information.qld.gov.au/

This map is updated on a monthly basis to ensure new PMAVs are included as they are approved.

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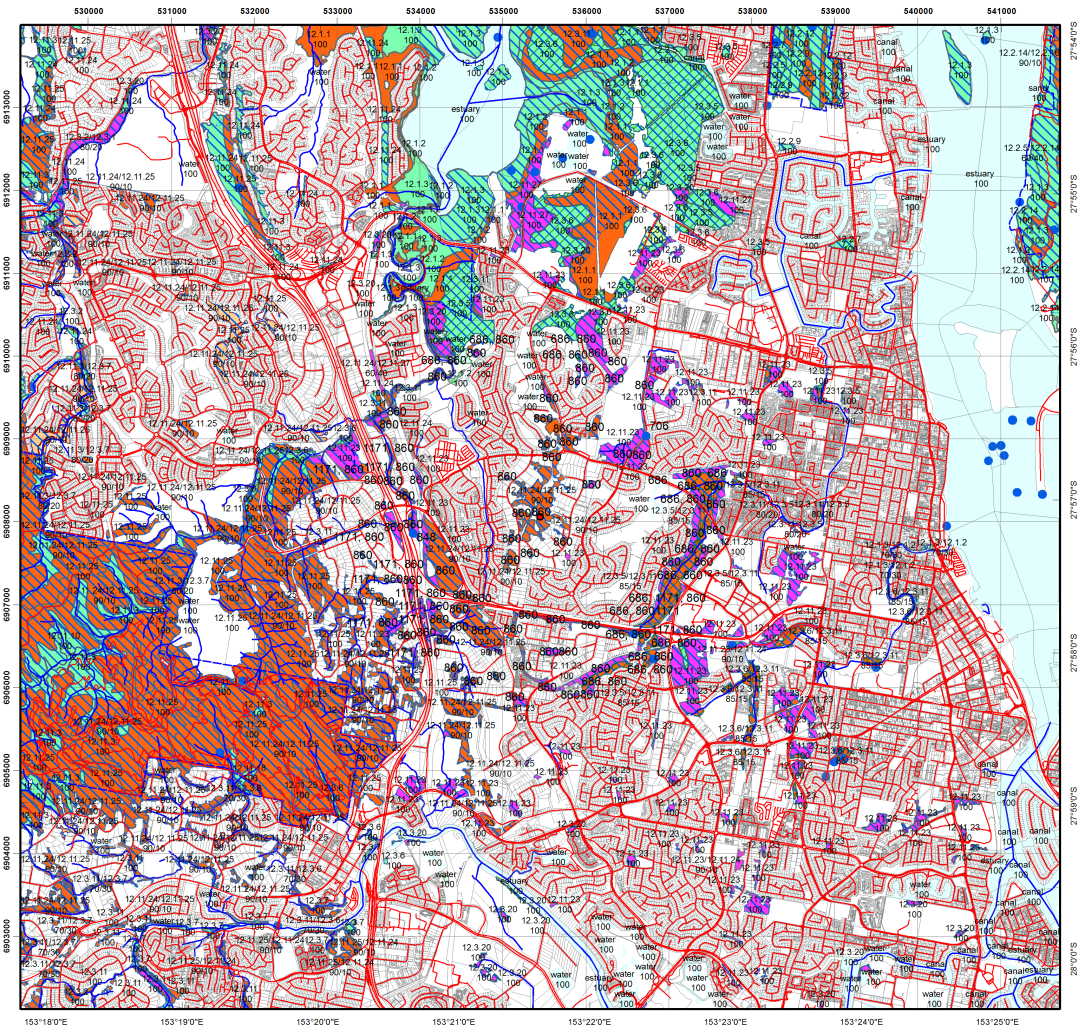

Vegetation Management Supporting Map

Legend

- Coordinates
- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category A or B area under Section 20AH
  These areas are edged in yellow and filled with the remnant RE Status
- Category C or R area containing endangered regional ecosystems
- Category C or R area containing of concern regional ecosystems
- Category C or R area that is a least concern regional ecosystem
- Category C area under Section 20AI
  These areas are edged in purple and filled with the remnant RE Status
- Category X area
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map
  (Stream order shown as black number against stream where available)
- Roads
- National Parks, State Forest and other reserves
- Cadastral line
  Property boundaries shown are provided as a locational aid only

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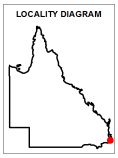
LOCALITY DIAGRAM



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This product is projected into:
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Labels for Essential Habitat are centred on the area of enquiry.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

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Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.dnrme.qld.gov.au or contact the Department of Natural Resources, Mines and Energy.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at http://www.information.qld.gov.au/

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√egetation Management Act 1999 - Extract from the essential habitat database

:ssential habitat is required for assessment under the:

- State Development Assessment Provisions - State Code 16: Native vegetation clearing which sets out the matters of interest to the state for development assessment under the *Planning Act 2016*; and
- Accepted development vegetation clearing codes made under the *Vegetation Management Act 1999*

:ssential habitat for one or more of the following species is found on and within 1.1 km of the identified subject lot/s on the accompanying essential habitat map.
'his report identifies essential habitat in Category A, B and Category C areas.
'he numeric labels on the essential habitat map can be cross referenced with the database below to determine which essential habitat factors might exist for a particular species.
:ssential habitat is compiled from a combination of species habitat models and buffered species records.
'he Department of Natural Resources, Mines and Energy website (http://www.dnrme.qld.gov.au) has more information on how the layer is applied under the State Development Assessment Provisions - State Code 16: Native vegetation clearing and the *Vegetation Management Act 1999*.
Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated.
:ssential habitat, for protected wildlife, means a category A area, a category B area or category C area shown on the regulated vegetation management map-

1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database; or
2) in which the protected wildlife, at any stage of its life cycle, is located.

Protected wildlife includes endangered, vulnerable or near-threatened native wildlife prescribed under the *Nature Conservation Act 1992*.

:ssential habitat in Category A and/or Category B and/or Category C

Label	Scientific Name	Common Name	NCA Status	Vegetation Community	Altitude	Soils	Position in Landscape
686	Crinia tinnula	wallum froglet	V	Vegetation community is a mandatory essential habitat factor for this species. Permanent to ephemeral acidic (pH 4.3 - 5.2), soft freshwater in Melaleuca (e.g. M. quinquenervia) swamps, sedgeland, wet and dry heathland (e.g. Banksia robur, Xanthorrhoea) and wallum (Banksia aemula shrubland/woodland) areas coastal lowlands on sand or sandstone, occasionally in adjacent open forest/woodland (e.g. Eucalyptus racemosa, Corymbia citriodora) with heathy understorey; known to persist in small remnants (<10ha); may be found well away from water.	Sea level to 150m.	Sandy and sandy-alluvial substrates.	None
860	Phascolarctos cinereus	koala	V	SEQ: Open eucalypt forest and woodland that has: a) multiple strata layers containing Eucalyptus, Corymbia, Angophora, Lophostemon or Melaleuca trees that-at 1.3 metres above the ground-have a diameter both greater and less than 30 centimetres; and b) at least 1 of the following species: Eucalyptus tereticornis, E. fibrosa, E. propinqua; E. umbra, E. grandis, E. microcorys, E. tindaliae, E. resinifera, E. populnea, E. robusta, E. nigra, E. racemosa, E. crebra, E. exserta, E. seeana, Lophostemon confertus, L. suaveolens, Melaleuca quinquenervia. Outside SEQ: Open eucalypt forest and woodland that contains Eucalyptus &/or Corymbia spp. Tree species used for food varies across State and can include Eucalyptus tereticornis, E. camaldulensis, E. coolabah; E. drepanophylla, E. platyphylla, E. orgadophilla, E. thozetiana, E. melanophloia, E. populnea, E. melliodora, E. dealbata, E. microtheca, E. crebra, E. exserta, E. blakelyi, E. papuana, Corymbia tessellaris, C. citriodora, Melaleuca quinquenervia, M. leucadendra.	Sea level to 1000m.	None	Riparian areas, plains and hill/escarpment slopes.
1171	Calyptorhynchus lathami	glossy black-cockatoo	V	Lowland and highland eucalypt forest and woodland, including riparian, callitris and brigalow scrub areas, with Casuarina (C. glauca, C. cristata)/Allocasuarina spp. (A. torulosa, A. littoralis). Nest in large vertical hollow (1-2m deep, 25-50cm diameter) up to 28m above ground in tall slightly isolated tree usually near principal food source (Allocasuarina/Casuarina).	Sea level to 1200m.	None	None
706	Adelotus brevis	tusked frog	V	In cavities, under debris (logs, stones) in subtropical vine forest, tall open moist forest, heaths, Melaleuca swamp and pasturelands near puddles and streams.	Sea level to 1000m.	None	None
848	Petauroides volans	greater glider	V	Tall mature open wet and dry eucalypt forest (Eucalyptus &/or Corymbia spp.) to low open eucalypt woodland; presence of hollow-bearing trees.	Sea level to 1300m.	Usually on soils of relatively high fertility.	None
33603	Tenuibranchiurus glypticus	swamp crayfish	E	Paperbark/wallum swamps and shallow drainage channels with acidic (but not restricted to typical range of 3.2-4.5) turbid freshwater over sandy/organic substrate (prefers to burrow into damp clay or occasionally peaty sand); ephemeral and occasionally permanent waterbodies with sedges (e.g. Restio pallens).	Sea level to 75m.	None	Lowland coastal plain wetlands.

Label	Regional Ecosystem (mandatory unless otherwise specified)
686	12.2.5, 12.2.7, 12.2.9, 12.2.10, 12.2.12, 12.2.15, 12.3.4, 12.3.5, 12.3.6, 12.3.12, 12.3.14, 12.3.20, 12.5.2, 12.5.10. These regional ecosystems are not a mandatory essential habitat factor for this species.

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Label	Regional Ecosystem (mandatory unless otherwise specified)
860	SEQ: 11.3.2, 11.3.4, 11.3.25, 11.3.26, 11.8.2, 11.8.4, 11.8.5, 11.8.8, 11.9.9, 12.2.5, 12.2.6, 12.2.7, 12.2.8, 12.2.10, 12.3.2, 12.3.3, 12.3.4, 12.3.5, 12.3.6, 12.3.7, 12.3.9, 12.3.10, 12.3.11, 12.3.14, 12.3.18, 12.3.19, 12.3.20, 12.5.1, 12.5.2, 12.5.3, 12.5.4, 12.5.6, 12.5.7, 12.5.10, 12.5.12, 12.8.1, 12.8.8, 12.8.9, 12.8.11, 12.8.12, 12.8.14, 12.8.16, 12.8.17, 12.8.20, 12.8.24, 12.8.25, 12.9-10.1, 12.9-10.2, 12.9-10.3, 12.9-10.4, 12.9-10.5, 12.9-10.7, 12.9-10.8, 12.9-10.11, 12.9-10.12, 12.9-10.14, 12.9-10.17, 12.9-10.18, 12.9-10.19, 12.9-10.21, 12.9-10.25, 12.9-10.26, 12.9-10.27, 12.9-10.28, 12.9-10.29, 12.11.2, 12.11.3, 12.11.5, 12.11.6, 12.11.7, 12.11.8, 12.11.9, 12.11.14, 12.11.15, 12.11.16, 12.11.17, 12.11.18, 12.11.22, 12.11.23, 12.11.24, 12.11.25, 12.11.26, 12.11.27, 12.11.28, 12.12.2, 12.12.3, 12.12.5, 12.12.6, 12.12.7, 12.12.8, 12.12.9, 12.12.11, 12.12.12, 12.12.14, 12.12.15, 12.12.23, 12.12.24, 12.12.25, 12.12.28. 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Queensland Government

Wildlife Online Extract

Search Criteria: Species List for a Specified Point
Species: All
Type: All
Status: Rare and threatened species
Records: All
Date: All
Latitude: -27.9520
Longitude: 153.3603
Distance: 5
Email: lauren.kelk@cardno.com.au
Date submitted: Monday 03 Feb 2020 08:42:38
Date extracted: Monday 03 Feb 2020 08:50:02

The number of records retrieved = 20

Disclaimer

As the DSITIA is still in a process of collating and vetting data, it is possible the information given is not complete. The information provided should only be used for the project for which it was requested and it should be appropriately acknowledged as being derived from Wildlife Online when it is used.

The State of Queensland does not invite reliance upon, nor accept responsibility for this information. Persons should satisfy themselves through independent means as to the accuracy and completeness of this information.

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animals	amphibians	Myobatrachidae	*Crinia tinnula*	wallum froglet	V		19/1
animals	birds	Apodidae	*Hirundapus caudacutus*	white-throated needletail	V	V	22
animals	birds	Cacatuidae	*Calyptorhynchus lathami lathami*	glossy black-cockatoo (eastern)	V		87
animals	birds	Cacatuidae	*Calyptorhynchus lathami*	glossy black-cockatoo	V		6
animals	birds	Charadriidae	*Charadrius mongolus*	lesser sand plover	E	E	1
animals	birds	Procellariidae	*Ardenna pacifica*	wedge-tailed shearwater	V		3
animals	birds	Psittacidae	*Lathamus discolor*	swift parrot	E	CE	25
animals	birds	Scolopacidae	*Calidris tenuirostris*	great knot	E	CE	1
animals	birds	Scolopacidae	*Limosa lapponica baueri*	Western Alaskan bar-tailed godwit	V	V	59
animals	birds	Scolopacidae	*Numenius madagascariensis*	eastern curlew	E	CE	83
animals	birds	Scolopacidae	*Calidris ferruginea*	curlew sandpiper	E	CE	38
animals	birds	Strigidae	*Ninox strenua*	powerful owl	V		3
animals	mammals	Phascolarctidae	*Phascolarctos cinereus*	koala	V	V	188
animals	mammals	Pseudocheiridae	*Petauroides volans volans*	southern greater glider	V	V	7
plants	land plants	Aristolochiaceae	*Pararistolochia praevenosa*		NT		2/1
plants	land plants	Asteraceae	*Picris conyzoides*		V		1/1
plants	land plants	Blandfordiaceae	*Blandfordia grandiflora*	christmas bells	E		1/1
plants	land plants	Mimosaceae	*Acacia attenuata*		V	V	1/1
plants	land plants	Myrtaceae	*Rhodomyrtus psidioides*	native guava	E		1
plants	land plants	Sapindaceae	*Cupaniopsis newmanii*	long-leaved tuckeroo	NT		1

CODES

- Y indicates that the taxon is introduced to Queensland and has naturalised.

Q - Indicates the Queensland conservation status of each taxon under the *Nature Conservation Act 1992.* The codes are Extinct in the Wild (PE), Endangered (E), Vulnerable (V), Near Threatened (NT), Least Concern (C) or Not Protected ( ).

A - Indicates the Australian conservation status of each taxon under the *Environment Protection and Biodiversity Conservation Act 1999.* The values of EPBC are Conservation Dependent (CD), Critically Endangered (CE), Endangered (E), Extinct (EX), Extinct in the Wild (XW) and Vulnerable (V).

Records – The first number indicates the total number of records of the taxon for the record option selected (i.e. All, Confirmed or Specimens).
This number is output as 99999 if it equals or exceeds this value. The second number located after the / indicates the number of specimen records for the taxon.
This number is output as 999 if it equals or exceeds this value.

APPENDIX B

PARTICULARS RECORDED FOR TREES

Particulars	Description
Number	A unique number applied to each tree.
Species	Species
Common name	Common name.
Planted or natural	An assessment as to whether the tree is "planted" or a "natural" occurrence. Where indeterminate a "?" has been applied.
DBH_cm	Estimated Diameter at Breast Height (DBH) in centimetres.
TPZ_m	Estimated Tree Protection Zone (TPZ) radius in metres.
Height_m	Estimated height of tree in metres.
Age	Age – with consideration to each species' life span • Juvenile/semi-mature • Mature • Veteran • Ancient
Condition	An assessment of health based on visual assessment only (not aboriculturally assessed). Condition may be "good", "moderate" and include a more comprehensive description of notable features, if present.
Habitat features	A description of habitat features. Most commonly includes the presence of "hollows". Trees with no obvious visible features are assigned "no". Include this information: Roosting site, foraging or breeding habitat (noting species) Hollow bearing trees 1-5 hollows visible > 5 hollows visible No hollow visible but likely No hollows visible A stepping stone tree.
Native or exotic	Is the species "native" or "exotic".
Significance	Is it a threatened (i.e. EPBC Act, NC Act) species or a CWS species?
Aesthetic tree	Applies only to trees ≥30cm DBH that provide local aesthetic values. This is a judgment value. Consider: Aesthetic qualities such as colour, fragrance, prolific flowering, texture, leaves etc. Specimen a valuable element of local landscape character. Forms a component of the landscape (e.g. in a highly visible location or potentially a landmark specimen).

APPENDIX

C

FIELD RECORDS OF FLORA AND FAUNA

auna			
midae	Strepera graculina	Currawong	
idae	Corvus orru	Torresian Crow	
adriidae	Vanellus miles	Masked Lapwing	
dinidae	Dacelo novaeguineae	Kookaburra	
tuidae	Cacatua galerita	Sulphur-Crested Cockatoo	
aculidae	Alisterus scapularis	King Parrot	
aculidae	Trichoglossus moluccanus	Rainbow lorikeet	
aculidae	Platycercus adscitus	Pale headed Rosella	
archidae	Grallina cyanoleuca	Magpie-lark	
phagidae	Manorina melanocephala	Noisy Minor	
midae	Cracticus torquatus	Grey Butcherbird	
mbidae	Spilopelia chinensis	Spotted Dove	*
tiles			
colarctidae	Phascolarctos cinereus	Koala	
ropodidae	Wallabia bicolor	Swamp wallaby (Scats)	
oridae	Oryctolagus cuniculus	European Rabbit	*
angeridae	Trichosurus vulpecula	Brushtail Possum	
e: LC = Least Concern under the NC Act, *= exotic & R = Restricted under the Biosecurity Act 2014			

Family	Species	Common name	Exotic	Planted
Fabaceae	*Abrus precatorius*	Jequirty Bean	*	
Fabaceae (Mimosoideae)	*Acacia disparrima*	Hickory Wattle		
Fabaceae (Mimosoideae)	*Acacia falcata*	Sickle-leaved Wattle		
Fabaceae (Mimosoideae)	*Acacia fimbriata*	Brisbane Wattle		
Fabaceae (Mimosoideae)	*Acacia podalyriifolia*	Queensland Silver Wattle		Y
Fabaceae (Mimosoideae)	*Acacia salicina*	Sally Wattle		Y
Asteraceae	*Ageratum houstonianum*	Blue Billy Goat weed	*	
Apocynaceae	*Allamanda cathartica*	Yellow Allamanda	*	Y
Casuarinaceae	*Allocasuarina littoralis*	Black Sheoak		
Rhamnaceae	*Alphitonia excelsa*	Soap Tree		
Myrtaceae	*Angophora leiocarpa*	Rusty Gum		
Araucariaceae	*Araucaria cunninghamii*	Hoop pine		Y
Araucariaceae	*Araucaria heterophylla*	Norfolk Pine		Y
Asparagaceae	*Asparagus aethiopicus*	Basket Asparagus	* R	
Asteraceae	*Bidens pilosa*	Cobblers Pegs	*	
Malvaceae	*Brachychiton rupestris*	Narrow-leaved Bottle Tree		Y
Phyllanthaceae	*Breynia oblongifolia*	Coffee Bush		
Acanthaceae	*Brunoniella australis*	Blue trumpet		
Crassulaceae	*Bryophyllum pinnatum*	Live leaf	*	
Pittosporaceae	*Bursaria spinosa*	Native Blackthorn		
Commelinaceae	*Callisia fragrans*	Fragrant itch plant	*	
Commelinaceae	*Callisia fragrans*	Inch Plant	*	
Dicksoniaceae	*Calochlaena dubia*	Soft Bracken		
Apocynaceae	*Cascabela thevetia*	Captain Cook Tree	* R	
Fabaceae	*Cassia fistula*	Golden Shower Tree	*	Y
Apiaceae	*Centella asiatica*	Pennywort		
Asteraceae	*Conyza bonariensis*	Fleabane	*	
Myrtaceae	*Corymbia citriodora*	Spotted Gum		
Myrtaceae	*Corymbia henryi*	Large-leaved Spotted Gum		
Myrtaceae	*Corymbia intermedia*	Pink Bloodwood		
Myrtaceae	*Corymbia tessellaris*	Moreton Bay Ash		Y
Sapindaceae	*Cupaniopsis anacardioides*	Tuckeroo		Y
Convolvulaceae	*Cuscuta campestris*	Golden Dodder		
Asteraceae	*Cyanthillium cinereum*	Little Ironweed		
Poaceae	*Cymbopogon refractus*	Barbed Wire Grass		
Fabaceae	*Daviesia villifera*			
Fabaceae	*Desmodium rhytidophyllum*			
Hemerocallidaceae	*Dianella longifolia*	Pale Flax-Lily		
Pontederiaceae	*Dichondra repens*	Kidney weed		
Elaeocarpaceae	*Elaeocarpus reticulatus*	Blueberry Ash		Y
Asteraceae	*Emilia sonchifolia*	Little Emily	*	
Poaceae	*Entolasia stricta*	Wiry Panic		
Myrtaceae	*Eucalyptus acmenoides*	White Mahogany		
Myrtaceae	*Eucalyptus carnea*	Thick-leaved Mahogany		
Myrtaceae	*Eucalyptus fibrosa*	Broad-leaved Ironbark		
Myrtaceae	*Eucalyptus grandis*	Flooded Gum		Y
Myrtaceae	*Eucalyptus microcorys*	Tallowwood		
Myrtaceae	*Eucalyptus pilularis*	Blackbutt		
Myrtaceae	*Eucalyptus propinqua*	Small-fruited Grey Gum		
Myrtaceae	*Eucalyptus resinifera*	Red Stringybark		
Myrtaceae	*Eucalyptus seeana*	Narrow-leaved Red Gum		
Myrtaceae	*Eucalyptus siderophloia*	Grey Ironbark		
Myrtaceae	*Eucalyptus tereticornis*	Forest Red Gum		
Myrtaceae	*Eucalyptus tindaliae*	Queensland White Mahogany		
Myrtaceae	*Eucalyptus torelliana*	Cadagi		Y

Myrtaceae	*Eugenia uniflora*	Brazilian cherry	*	
Luzuriagaceae	*Eustrephus latifolius*	Wombat Berry		
Santalaceae	*Exocarpos cupressiformis*	Native Cherry		
Moraceae	*Ficus benjamina*	Weeping Fig		Y
Phyllanthaceae	*Glochidion ferdiandi*	Cheese Tree		
Amaranthaceae	*Gomphrena celosioides*	Gomphrena	*	
Goodeniaceae	*Goodenia rotundifolia*	Star Goodenia		
Proteaceae	*Grevillea baiyleana*	Brown Silky Oak		Y
Malvaceae	*Hibiscus tiliaceus*	Coastal Hibiscus		Y
Convolvulaceae	*Ipomoea cairica*	Mile a minute	*	
Bignoniaceae	*Jacaranda mimosifolia*	Jacaranda	*	Y
Verbenaceae	*Lantana camara*	Lantana	* R	
Cyperaceae	*Lepidosperma laterale*	Variable Sword Sedge		
Caesalpiniaceae	*Leucaena leucocephala*	Leucaena	*	
Campanulaceae	*Lobelia purpurascens*	Whiteroot		
Asparagaceae	*Lomandra confertifolia subsp. Pallida*	Golden Spray Mat Rush		Y
Asparagaceae	*Lomandra laxa*			
Myrtaceae	*Lophostemon confertus*	Brush Box		
Myrtaceae	*Lophostemon suaveolens*	Swamp Mahogany		
Proteaceae	*Macadamia integrifolia*	Queensland Nut		Y
Euphorbiaceae	*Macaranga tanarius*	Macaranga		
Poaceae	*Megathyrsus maximus*	Guinea Grass	*	
Myrtaceae	*Melaleuca quinquenervia*	Broad-leaved Paperbark		Y
Myrtaceae	*Melaleuca saligna*	Willow Bottlebrush		
Myrtaceae	*Melaleuca viminalis*	Weeping bottlebrush		
Poaceae	*Melinis minutiflora*	Molasses Grass	*	
Poaceae	*Melinis repens*	Natal grass	*	
Aizoaceae	*Mesembryanthemum cordifolia*	Heart-leaf	*	
Araceae	*Monstera deliciosa*	Monstera	*	Y
Commelinaceae	*Murdannia graminea*	Slug herb		
Rutaceae	*Murraya paniculata*	Mock Orange	*	Y
Fabaceae	*Neonotonia wightii*	Glycine	*	
Oleaceae	*Notelaea ovatifolia*			
Ochnaceae	*Ochna serrulata*	Ochna	*	
Poaceae	*Oplismenus aemulus*	Australian Basket Grass		
Poaceae	*Ottochloa gracillima*			
Bignoniaceae	*Pandorea sp Mt Maroon*			
Poaceae	*Panicum effusum*	Hairy Panic		
Apocynaceae	*Parsonsia straminea*	Monkey Rope		
Passifloraceae	*Passiflora foetida*	Stinking passion	*	
Passifloraceae	*Passiflora suberosa*	Corky Passion	*	
Pinaceae	*Pinus elliottii*	Slash Pine	*	
Apocynaceae	*Plumeria rubra*	Frangipani	*	Y
Fabaceae	*Pultenaea villosa*	Hairy Bush Pea		
Araliaceae	*Schefflera arboricola*	Umbrella tree		
Anacardiaceae	*Schinus terebinthifolius*	Brazilian Pepper tree	*	Y
Caesalpiniaceae	*Senna pendula var. glabrata*	Easter Cassia	*	
Poaceae	*Setaria parviflora*	Pigeon grass	*	
Solanaceae	*Solanum linnaeanum*	Devil's Apple	*	
Poaceae	*Sorghum halepense*	Johnson grass	*	
Asteraceae	*Sphagneticola trilobata*	Singapore daisy	* R	
Menispermaceae	*Stephania japonica*	Snake Vine		
Strelitziaceae	*Strelitzia reginae*	Bird of Paradise	*	
Araceae	*Syngonium podophyllum*	Arrowhead vine	*	
Myrtaceae	*Syzygium leuhammii*	Small-leaved Lily Pily		Y
Poaceae	*Themeda triandra*	Kangaroo Grass		

Fabaceae	*Tipuana tipu*	Racehorse Tree	*	Y
Johnsoniaceae	*Tricoryne elatior*			
Poaceae	*Urochloa decumbens*	Signal grass	*	
Campanulaceae	*Wahlenbergia gracillis*	Australian Bluebell		
Fabaceae	*Wisteria spp*	Wisteria	*	Y
Note: LC = Least Concern under the NC Act, * = exotic & R = Restricted under the Biosecurity Act 2014				

APPENDIX D

ARBORIST REPORT

Independent
Arboricultural
Services

Arborist Comments Report

Prepared For: Cardno

Address Locked Bag 4006

Address Fortitude Valley Qld 4006

Date 28th February 2020

MEMBER ISA

Queensland Arboricultural Association Inc
QUALIFIED MEMBER
2020/2021

Independent Arboricultural Services - Disclaimer

The material contained in this document has been prepared on an independent basis free of any bias and represents the honest opinion of the consulting arborist.

Tissue or soil samples have not been collected nor submitted for testing unless otherwise stated. Excavation is limited to minor earthworks and we submit this assessment on the basis that all data is based on visual inspection of the tree/s and its/their location, species, health and condition at the time of writing unless otherwise stated. Measurements and tree locations noted in this report are approximate and have not been determined by survey unless information and analysis has been provided by the consultant or such information is otherwise noted. Please request a more detailed arborist report if further information and analysis is required. Depending on site requirements, specific alternate specialist advice including engineering consultancy and certification maybe required in combination with this assessment. This assessment contains arborist advice and associated general information only and does not purport to provide other site-specific specialist advice such as engineering certification unless arrangement to source such advice for inclusion in this assessment has been requested and authorised.

This report containing opinions, advice and recommendations based on information and data gathered from site inspections carried out by personnel from Independent Arboricultural Services as well as information provided by the client and/or its representatives, is to be relied on by the client in that context. It is assumed that all such information provided to Independent Arboricultural Services is correct. All recommended arboricultural works detailed in this assessment including pruning of tree canopy or roots, tree removal, tree transplantation or other associated works including stump grinding or the application of any prescribed treatment shall be carried out in accordance with applicable standards including Australian Standards AS 4373-2007- Pruning of amenity trees and AS 4970-2009- Protection of trees on development sites.

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The invoice for this report will be issued to the person or entity as per the address advised at the time of confirmation of appointment. Assessment in this report is based on plans provided at the time of confirmation of engagement and report preparation. Additional time required for re-assessment of report detail due to subsequent re-issue of plans after report preparation will be subject to an additional fee which will be charged at our hourly rate. This report shall not be conveyed to any third party including regulatory authority/s until full payment of this invoice is received by Independent Arboricultural Services and a finalised report has been issued unless agreement to do so has been granted.

Factors including the absence of historical records or local knowledge, recognition of the variability of the integrity of a tree as a naturally living organism as well as the impact of conditions within its surrounds to which it maybe subject including the impacts of mechanical force and the occurrence of weather events, do not allow an arborist to guarantee the age of a tree, or the length of time a tree/s may live or such time as it /they may fail. There is no warranty or guarantee, expressed or implied that the problems or deficiencies of the plants or property in question may not arise in the future.

Document Tracking & Information

Project Name	Oxenford and Park Significant Tree Protection
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Real Address	
Council Reference	
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Checked By	Roger Rankine
Revision	1
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Abbreviations

GCCC	Gold Coast City Council	**RPA**	Root Protection Area
DA	Development Application	**TMP**	Tree Management Plan
VPO	Vegetation Protection Order	**CMP**	Construction Management Plan
ULE	Useful Life Expectancy	**VMP**	Vegetation Management Plan
BLF	Building Location Footprint	**AS**	Australian Standard
BLE	Building Location Envelope	**AS 4373: 2007**	Pruning of amenity trees
TPZ	Tree Protection Zone	**AS 4970: 2009**	Protection of trees on development sites
SRZ	Structural Root Zone	**DBH**	Diameter at Breast Height

All comments and recommendations in this report have been determined in accordance with Australian Standards AS 4373-2007- Pruning of amenity trees and AS 4970 – Protection of trees on development sites. All recommended tree work should be carried out in accordance with these standards.

SIGNATURE

Consulting Arborist

Significant Habitat Trees

Figure 1: Parkwood example

Figure 2: Oxenford example

Introduction

This report is based on a visual inspection carried out from the ground on several significant trees within the future development areas of the suburbs of Parkwood and Oxenford. No soil or tissue sampling has been conducted. Tree assessment and Qualitative Visual Tree Analysis has been carried out in accordance with TRAQ ISA guidelines. Data and information provided to the client by others has been incorporated into this report as appropriate.

Arborist Comment

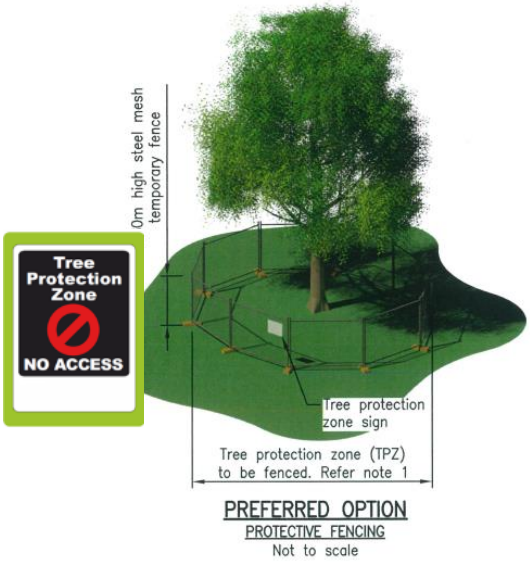
Protection of Nominated Trees during changes of occupancy or works

An exclusion zone of fauna friendly rigid fauna friendly fencing 1.2m in height, plastic mesh fencing secured with star pickets and caps with top and bottom straining wire with appropriate signage is to be established. The fencing is to be located on the Tree Protection Zone as a minimum or at 1.5 times the height of the tree if the Project Arborist deems there is a risk of failure of the *Subject tree*.

In summary

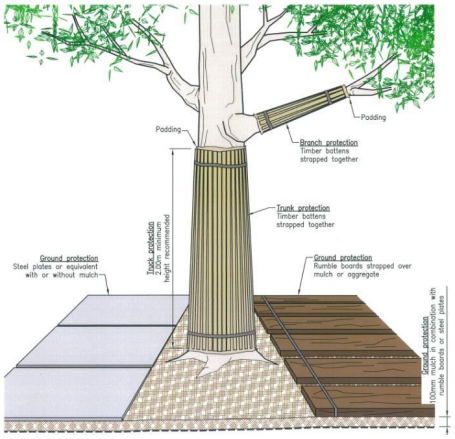
- Visual Tree Assessment by the project arborist
- Ensure all approvals and permits are in place.
- Tree Protection Fencing is to be erected before works commence or if occupancy levels alter. Fencing is to be audited by the Project Arborist (Min AQF Level 5).
- Undertake a pre-start meeting with contractors before works commence.
- Supervision by a Project Arborist (Min AQF Level 5) and Fauna Spotter/Catcher of the approved tree work including remedial pruning, habitating, propping and/or installation of fall arrest systems.
- Tree works are to be undertaken by a minimum AQF Level 3 Arborist under the supervision of a minimum AQF5 Project Arborist.
- Any works proposed within the TPZ of retained trees requires supervision of a minimum AQF5 Project Arborist.
- Laydown areas and site shed/office locations are to be identified/finalised and excluded from the Tree Protection Zones of retained trees and minimise public impact.
- Route vehicles and equipment outside of TPZ's. If access is required within TPZ, mulch to a depth of 100mm and tree padding needs to be installed with the option of track mats as determined and signed off by a minimum AQF5 Project Arborist.
- Tree roots encountered over 50mm outside TPZ's needs to be inspected and managed accordingly by a minimum AQF5 Project Arborist (incl. consultation with BCC arborists).
- Construction materials, spoil, stockpiles, tools and equipment are not permitted within the TPZ's of retained trees.

Tree Protection Measures



Fauna friendly fencing

Tree Protection Fencing



Where works will be undertaken close to and within Tree Protection Zones specific tree protection measures to be utilised a directed by the project Arborist

Company Details

Independent Arboricultural Services

Independent Arboricultural Services, incorporated in May 2007, offers a completely independent arborist consulting and reporting service. Its directors and associated consultants bring extensive arboricultural knowledge gained over many years to this company. All consulting staff hold AQF Level 5 (Diploma of Arboriculture). Specialised advice when required, such as provision of survey mapping or engineering advice and certification is sourced from reputable professional providers according to site requirements as per Australian Standard 4970-2009.

Statement of Goal

To deliver continual improvement through the use of world's best arboricultural practices, supported by ongoing education and exposure to leading industry experts and research throughout the world.

Mission Statement

To provide timely, relevant and actionable consulting advice and practice based on the latest available and best scientific arboricultural knowledge.

Environmental Statement

Independent Arboricultural Services supports long term environmental sustainability sustainable sourced paper and ensuring all inks cartridges are recycled where possible.

Independent Arboricultural Services actively seeks to maintain a positive carbon footprint status and to that end is committed to protecting and preserving the environment, continuing to carry out tree planting, transplanting and replacement planting where practical, having planted in excess of 4000 trees in the first 2 years after its inception in May 2007 alone. Arboricultural recommendations involving the removal of tree/s will include replanting at a minimum ratio of 2 trees for any tree removed where possible. All arboricultural recommendations are made in accordance with world's best arboricultural practice and within the Australian Standards AS 4373-2007 Pruning of amenity trees and AS 4970 – Protection of trees on development sites so as to ensure optimal outcomes for all living trees.

Independent Arboricultural Services acknowledges the benefits of healthy trees with good vigour and vitality and actively promotes better understanding in the general community of the contribution that trees make to reducing greenhouse gasses, the contribution of trees to better water retention and the prevention of soil erosion, the ability of trees to provide protection to infrastructure by diffusing strong winds in weather events and the contribution of trees to general liveability within the urban environment.

It is an acknowledged fact that air temperature beneath a tree canopy can be in excess of 5° Celsius lower than the surrounding ambient air temperature thereby reducing reliance on greenhouse gas producing air conditioners and coal fired power sources.

PARKWOOD – SITE CONTEXT AND URBAN DESIGN REPORT

Investigation Areas Program

rpsgroup.com

REPORT

Document status					
Version	**Purpose of document**	**Authored by**	**Reviewed by**	**Approved by**	**Review date**
1	Draft for client feedback	Kate Rogers RPS and Chris Cumming BDA	Scott Nind	Scott Nind	17 April 2020
2	Incorporate client feedback from Workshop #1	Kate Rogers RPS	Justin Collofello 12/5/20		12 May 2020
3	Final report	Kate Rogers RPS	Justin Collofello and Catherine Rollo, CoGC		

Approval for issue	
	[Date]

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REPORT

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1 INTRODUCTION

1.1 Background

Council of the City of Gold Coast (CoGC) requires assistance to provide the next level of planning and design principles for the Investigation Area program for Parkwood.

This work will help Council in its confidence with the policy setting for future urban consolidation, encouraging quality design of missing middle housing typologies and improving the housing diversity on the Gold Coast. Local connectivity, ecological values, scenic amenity, access to good quality open space, stormwater management and fauna and flora protection are important components in creating well designed neighbourhoods.

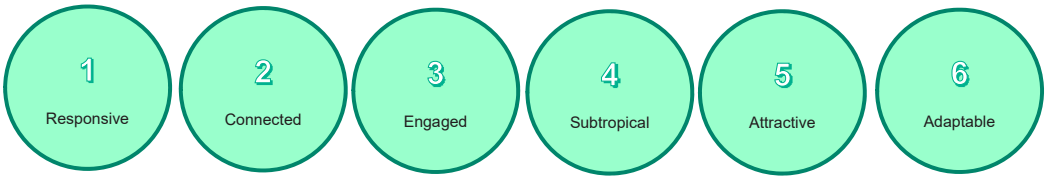
As the Gold Coast transitions to greater focus on urban consolidation in areas outside the coastal strip, there is an opportunity to manage this change with a local focus. The site-based ecological assessment (April 2020) will guide the planning approach and future development provisions for significant vegetation, waterways, wetlands, fauna movement and natural drainage corridors. Incentives for site amalgamation is an imperative to help alleviate piecemeal development proposals, and help to secure the important ecological restoration opportunities within the project area.

1.2 Purpose

This report has been prepared in accordance with City Plan Policy SC6.12 Site context and urban design (Major Update 2&3 version draft for public consultation round 2). Although the policy is drafted for development proposals to respond to, in the case of the Parkwood local planning project, understanding the existing site constraints and opportunities is fundamental to guide any future policy setting adjustments .

Section SC6.12.1 provides the following preamble: The City's important natural and built features that contribute to the City's identity, sense of place and lifestyle must be identified, protected and reinforced through the location and design of new development. In accordance with the City's six citywide design principles (noted in Figure 1 below), buildings and places are to be responsive to local identity and sense of place through the creation of attractive, functional, safe and accessible buildings and spaces. The design of buildings and spaces should also support the expression of local culture and diversity so the City is experienced as a series of varied, distinctly separate neighbourhoods.

Figure 1 – Citywide design principles



1.3 Site details

The Parkwood Local Planning Investigation (LPI) area is shown in Figure 1. It consists of thirteen properties all fronting Napper Road (except one fronting Woodlands Way), between Uplands Drive (west) and Woodlands Way (east). The broader area containing all rural-residential properties were subject to the Investigation Area Program – Infrastructure Assessment in 2017.

The scope of the LPI includes all Napper Road fronting properties. This does not mean all sites will be granted future urban development opportunities.

The LPI area of 89,682m^2 comprises thirteen rural residential lots (with a range of lot sizes from 2,521m^2 – 12,840m^2 and an average lot size of 7,473m^2)

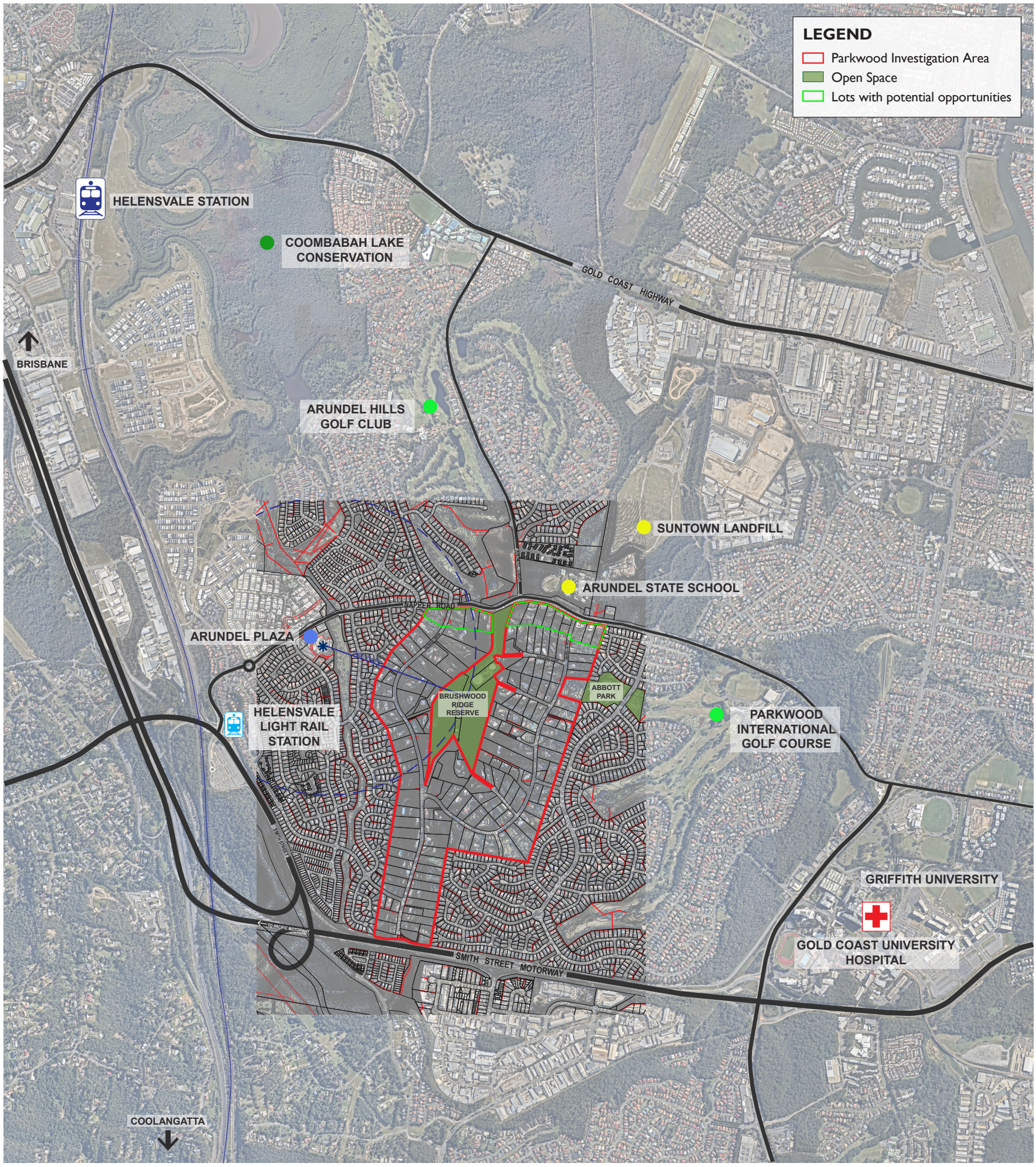
The area is transected at its mid-point by Brushwood Ridge Reserve.

The project area is proximate to:

- Smith Street Motorway – 2 kilometres to the south;
- Helensvale light rail station – 2 kilometres to the south-west, along Napper Road West.
- Arundel Plaza shopping centre – 1 kilometre to the west along Napper Road.
- Arundel State School – directly north.
- Gold Coast hospital and Griffith University – 3 kilometres to the east, along Napper Road.
- Parkwood International golf course – 1.5 kilometres to the east.
- Arundel Hills Golf Club – 1km to the north.
- Coombabah Lake conservation area (wetlands) to the north-east.

Parkwood is located approximately 4 kilometres north-west of Southport and the area has direct access to the Pacific Motorway (M1) linking north to Brisbane and south to Coolangatta

Figure 2 – Parkwood Investigation Area and site context



PLAN REF: 135384-04E
DATE: 01 MAY 2020
CLIENT: CLIENT
DRAWN BY: PP
CHECKED BY: KR

GOLD COAST INVESTIGATION AREA
PARKWOOD SITE CONTEXT PLAN

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2 KEY CONSULTATION ISSUES

Towards the end of 2018, community engagement was carried out on the land use and infrastructure planning study for the Parkwood Investigation Area. This consultation assisted with making a decision on the priorities for further strategic planning within the investigation area.

The first stage of community engagement involved informing the community (targeting property owners and community groups) of the identified potential development opportunities (shown in Figure 3). This included letters to property owners with information and a dedicated GC Have Your Say webpage. Meetings were held with property owners (including site visits) upon request.

The second stage of consultation included writing to property owners to complete a survey, which was also open to the wider community through GC Have Your Say.

A full report on this consultation was provided to Council's Economy, Planning & Environment Committee Meeting of 5 May 2019. During the consultation, many respondents used the open-ended questions to explain their support or opposition to the proposed changes.

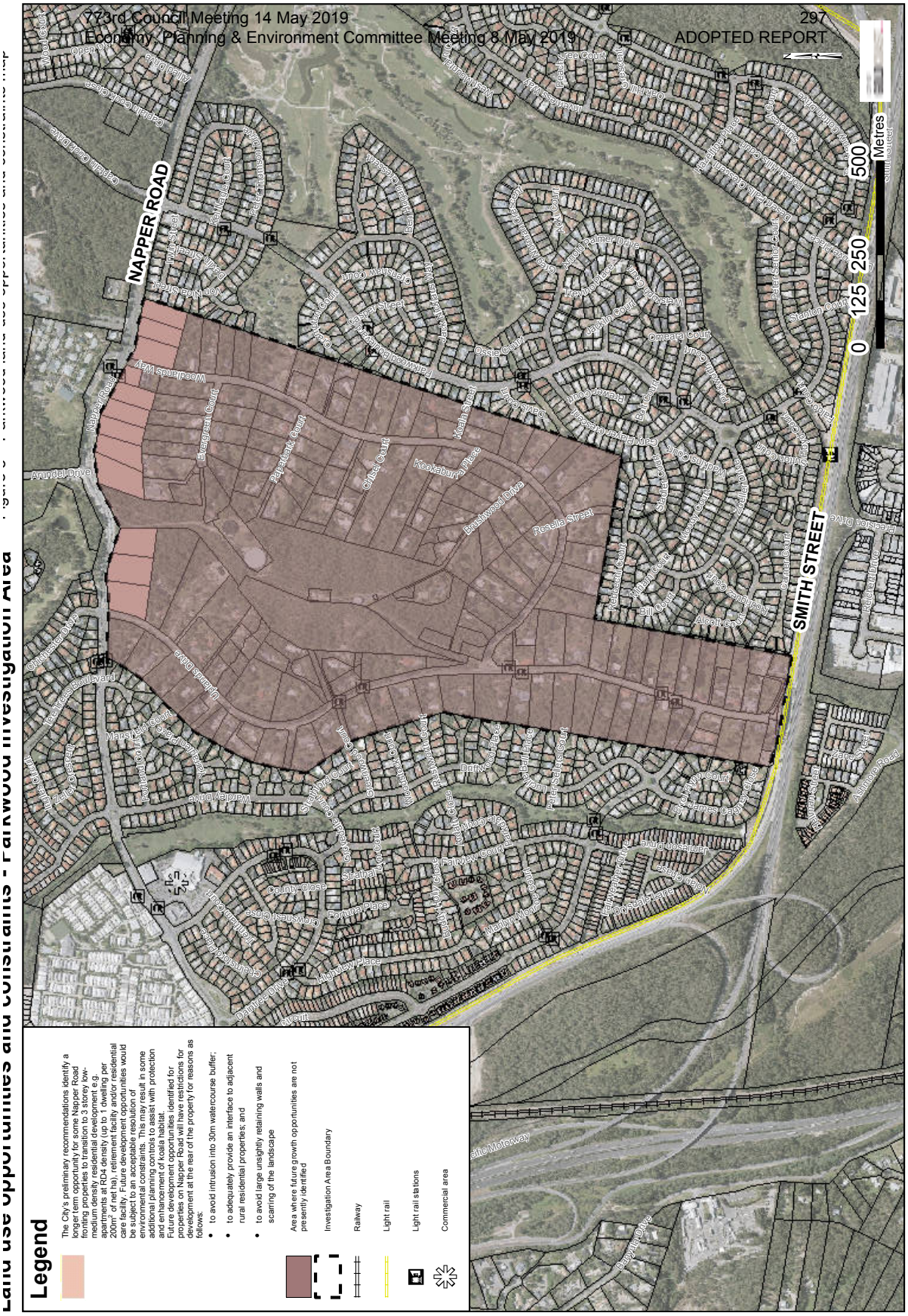
2.1 Reasons opposing the proposed change

- Several respondents wanted to maintain the semi-rural character and unique attributes such as acreage and lifestyle of a less developed area.
- Concerns over increased traffic and crime were frequently acknowledged. Multiple respondents believed the area is already too congested and current infrastructure is unable to support new developments.
- One respondent was in favour of rezoning the entire investigation area. However, limiting the rezoning to parts of Napper Rd only will have no benefit to residents (in the remainder of the investigation area) and will result in unwanted increased traffic congestion. If there was to be a rezoning it would need to be the entire investigation area in order for us to support it."
- Respondents expressed concern over wildlife protection.
- Two respondents stated that they were only supportive of 1,500-2,000m^2 subdivision for the area.

Other comments indicated they would like Council to invest in new public infrastructure, such as sewerage and pedestrian pathways.

2.2 Reasons supporting the proposed change

- Multiple respondents believed the area was a suitable location for development due to its close proximity to public transport, schools, retail centres and health and knowledge precinct.
- One respondent acknowledged proposed changes may allow expansion of current business operations.
- One respondent supported new developments only if the characteristics of the area are maintained and buildings were environmentally responsible in their design.
- One respondent believed that properties in this area are large enough to support higher density housing whilst still maintaining the character and adhering to environmental protection guidelines.


773rd Council Meeting 14 May 2019
Economy, Planning & Environment Committee Meeting 8 May 2019
297
ADOPTED REPORT
NAPPER ROAD
SMITH STREET
0 125 250 500
Metres
Legend
The City's preliminary recommendations identify a longer term opportunity for some Napper Road fronting properties to transition to 3 storey low-medium density residential development e.g. apartments at RD4 density (up to 1 dwelling per 200m² of net ha), retirement facility and/or residential care facility. Future development opportunities would be subject to an acceptable resolution of environmental constraints. This may result in some additional planning controls to assist with protection and enhancement of koala habitat.
Future development opportunities identified for properties on Napper Road will have restrictions for development at the rear of the property for reasons as follows:
• to avoid intrusion into 30m watercourse buffer;
• to adequately provide an interface to adjacent rural residential properties; and
• to avoid large unsightly retaining walls and scarring of the landscape
Area where future growth opportunities are not presently identified
Investigation Area Boundary
Railway
Light rail
Light rail stations
Commercial area

3 PLACE CONTEXT ANALYSIS

3.1 Site location in the Citywide context

3.1.1 City-wide context

The Parkwood LPI AREA project is located in the mid-region of the City of Gold Coast, within a close radius to the Southport CBD Key Regional Centre identified in the City's Strategic Framework – settlement pattern (SFM2) and main focus area for economic activity (SFM5). Refer to Figure 4.

It is also afforded close access to the City's light rail at Helensvale, a key addition to the transport network.

3.1.2 Key citywide features

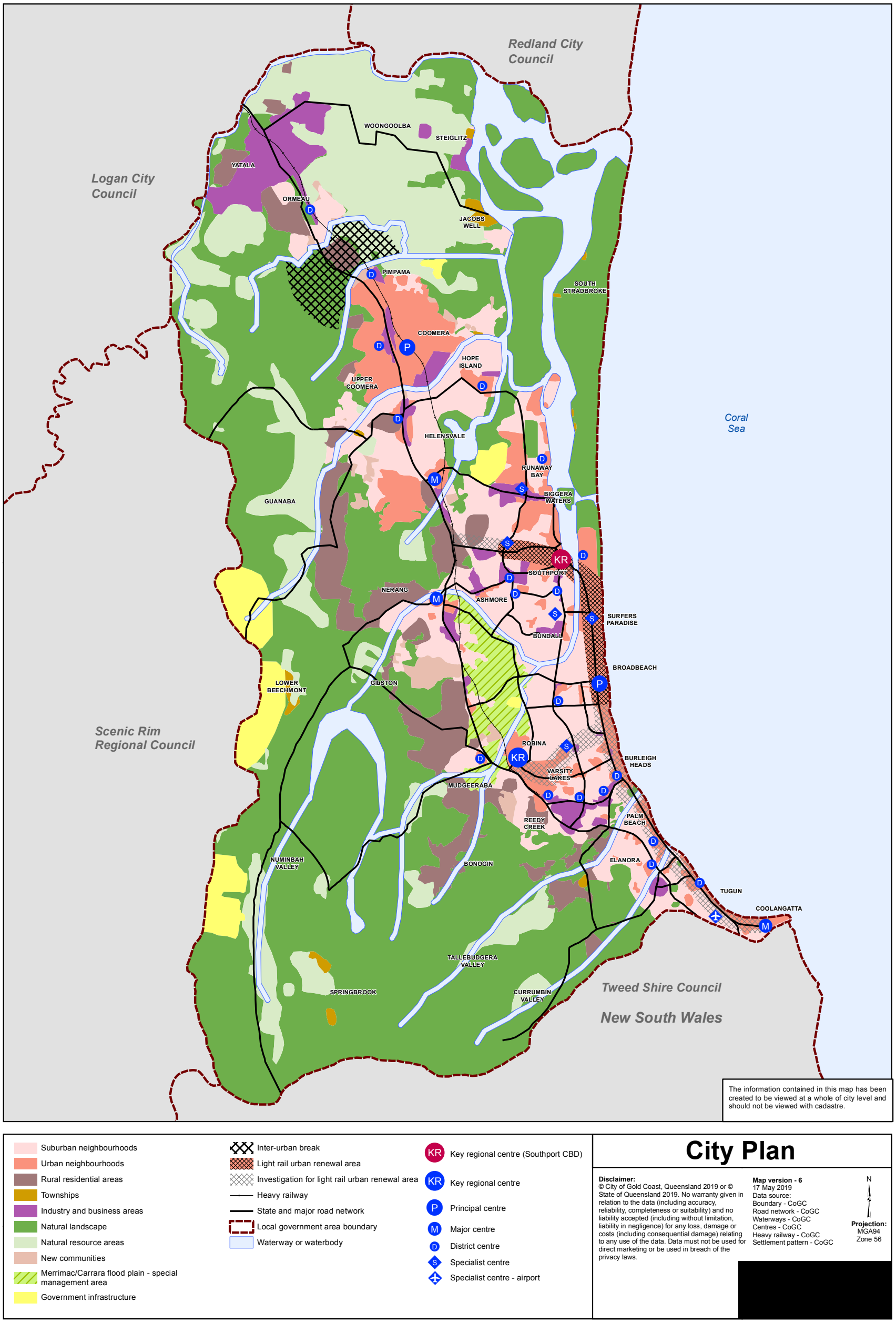
The sites along this section of Napper Road either side of Brushwood Ridge Reserve are located at the northern end of one of the City's identified major ridgelines 17 – Parkwood.

Another of the city's major ridgelines 9 – Mt Nathan is visible to the west These hinterland and forested foothill views orientate the project area in the surrounding landscape and contribute to its sense of place.

The instantly recognisable and unique high-rise coastal buildings at Labrador, Main Beach and Southport are visible from the higher sections on the eastern side of Brushwood Ridge Reserve. This connection from the ocean to the forested foothills is a famous feature of the Gold Coast.

The Coombabah Lake Conservation Park and wetlands area is located 1.5 kilometres north, which drains into the Coomera River further to the north and into Southern Moreton Bay.

Strategic framework map 2 - settlement pattern



SFM2

3.1.3 Existing Citywide landscape character types

The citywide landscape character types (Cardno 2014) identifies the project area as 'Foothills' with the mapping criteria as between 30m and 100m AHD outside the distinct valleys and with 5-25% + slope, except valleys *(Chp2, p12)*. The LCT of 'Coastal plains and low hills' is either side of the project area, as shown in Figure 5.

Key landscape character attributes *(Chp 3, p30)*

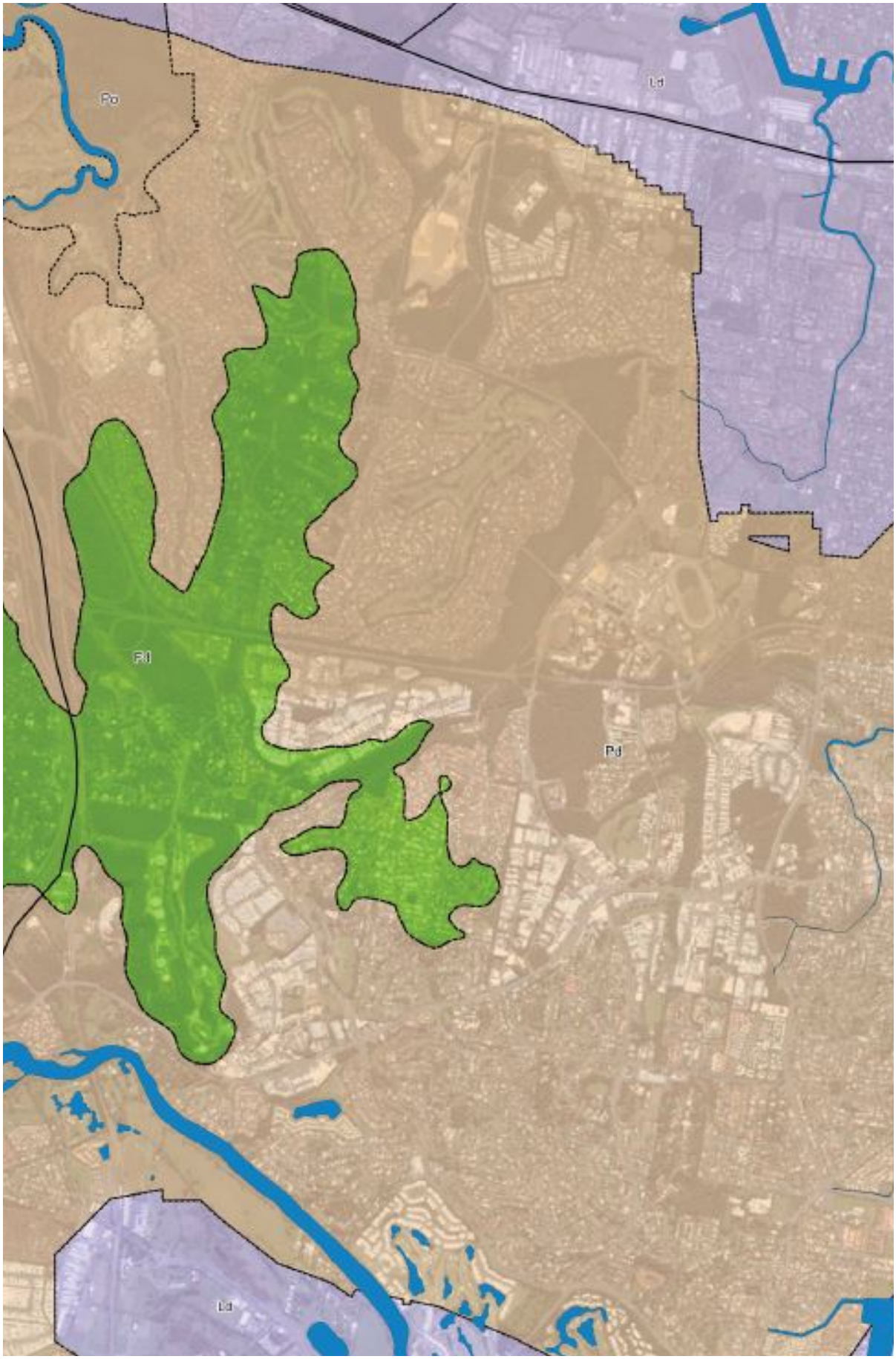
- visually prominent within urban areas of the Gold Coast and provide a visual and physical edge to urban development in areas where the foothills remain forested.
- identifies as an important part of the viewshed to the Gold Coast hinterland and provide the mid-ground to views of the Mountains LCT from lower areas of the Gold Coast.
- remain mostly forested but there are some highly visible examples of discordant development which is not sympathetic to the landscape setting.
- Significant portions of the Foothills LCT also have a high scenic amenity rating.

Elements of importance (Chp 3, p30)

01 Forested ridgelines forming skylines close to urban areas, visual prominence (as the mid-ground to views of the Gold Coast hinterland) and high scenic preference values
02 Views to the City and mountains from lookouts and public places, and from houses.
03 Landmark views west to the foothills from floodplain areas

Elements that reinforce character (Chp 3, p30)

01 Development sensitive to landform, reinforcing ridgelines with retained or planted trees, provide visual edges, enclosure and focal points (and sense of place) in urban areas.
02 Patches and bands of bushland which provide visual relief, reinforce topography and provide a green backdrop to the City and to local areas.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Ld
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3.1.4 Historical framework – landscapes

This Geographic Historical Framework landscapes mapping (Cardno 2014) sets out the overall landscape and cultural structure for the City. It provides the visible reference of what makes the Gold Coast different to other Australian cities.

The project area, as shown in Figure 6, sits within the 'Hinterland foothills and valleys' – a residential and recreational spine'. *(Chp 3,p44)*

Pre-1900

> Timber getters and graziers moved fairly readily over these lands.

> The river and creek valleys served for small farms, dairies and cropping.

> The wooded ridges generally "poorer country" for some cattle grazing.

> Village hubs at places like Pimpama and gravel roads were slow links.

1950-1980

> Coastal residential expansion post 1960s led to a western development expansion: roads sealed, new connectors, higher bridge creek crossings.

> Country tourist drives for scenic and recreation pursuits – hiking/riding.

> More clearing in valleys and hillsides with rural residential/large lots.

Post 1980

> Residential spread, farms and grazing declined and sold for subdivision.

> Hobby farms, intensive smaller lot residential areas, though forested ridges, bushland patches and semi-rural scenes remain generally throughout area.

Statement of significance for this mapped area is:

The cultural significance lies in the historical pattern of movement routes and rural and residential developments over these landscapes, and the aesthetic appreciation of both the historical landscape form and vegetation cover wherever it can be appreciated and the distant viewscapes of the ranges and tablelands to the west. (Chp 3,p56).

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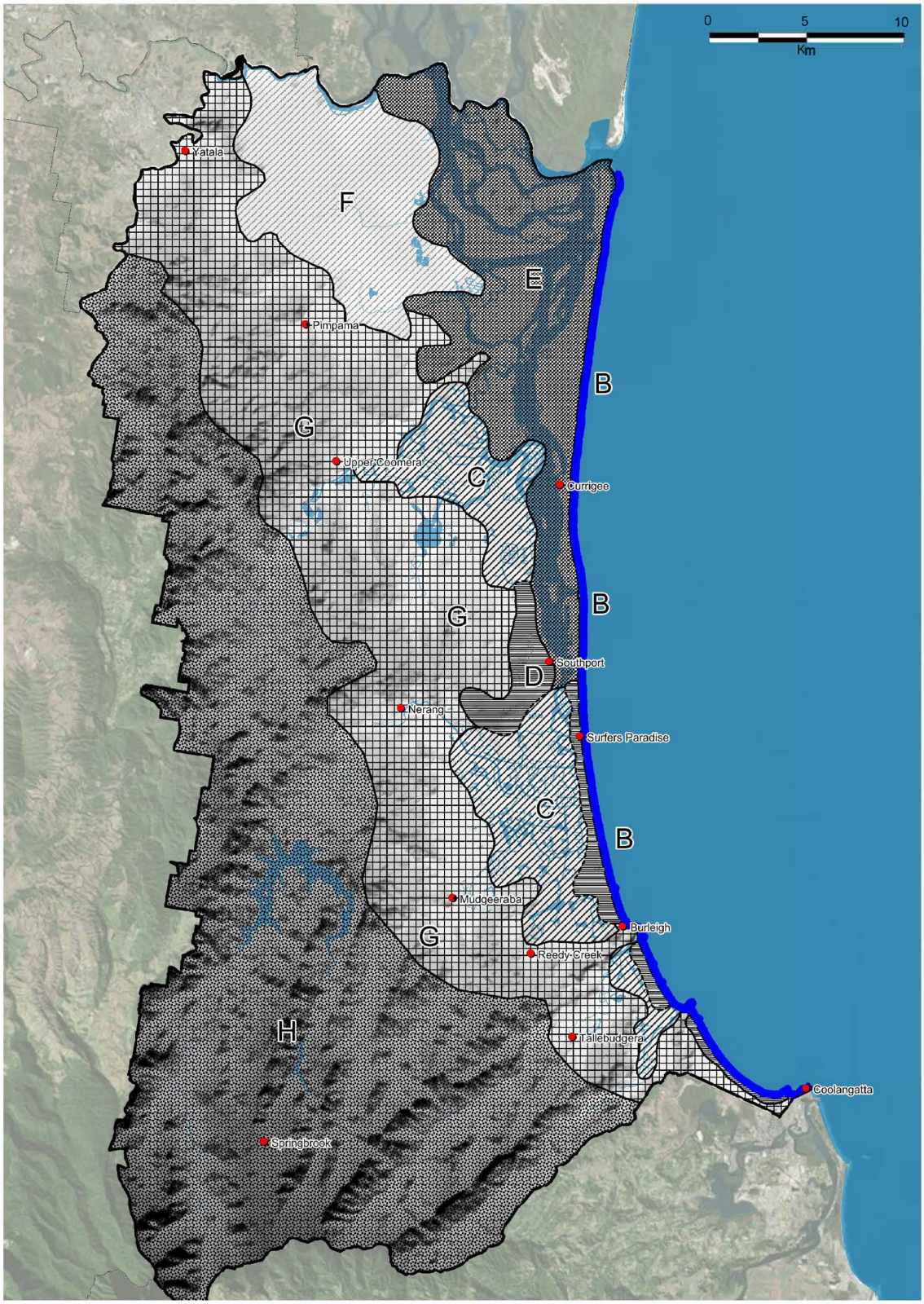
Gold Coast Landscape Character Study
Technical Report

Figure 6 – Citywide Landscape Character Types 2014



Geographic Historical Framework Landscapes-Combined Plan

Chapter 3, page 46

3.1.5 Citywide strategic view corridors

The project area is at the very northern end of Major Ridgeline 17 – Parkwood, which is shown in Figure 7 citywide significant landscape features. This ridgeline is also identified on the Strategic Framework Greenspace network.

The area sits outside any of the current mapped City-wide strategic view corridors (2018).

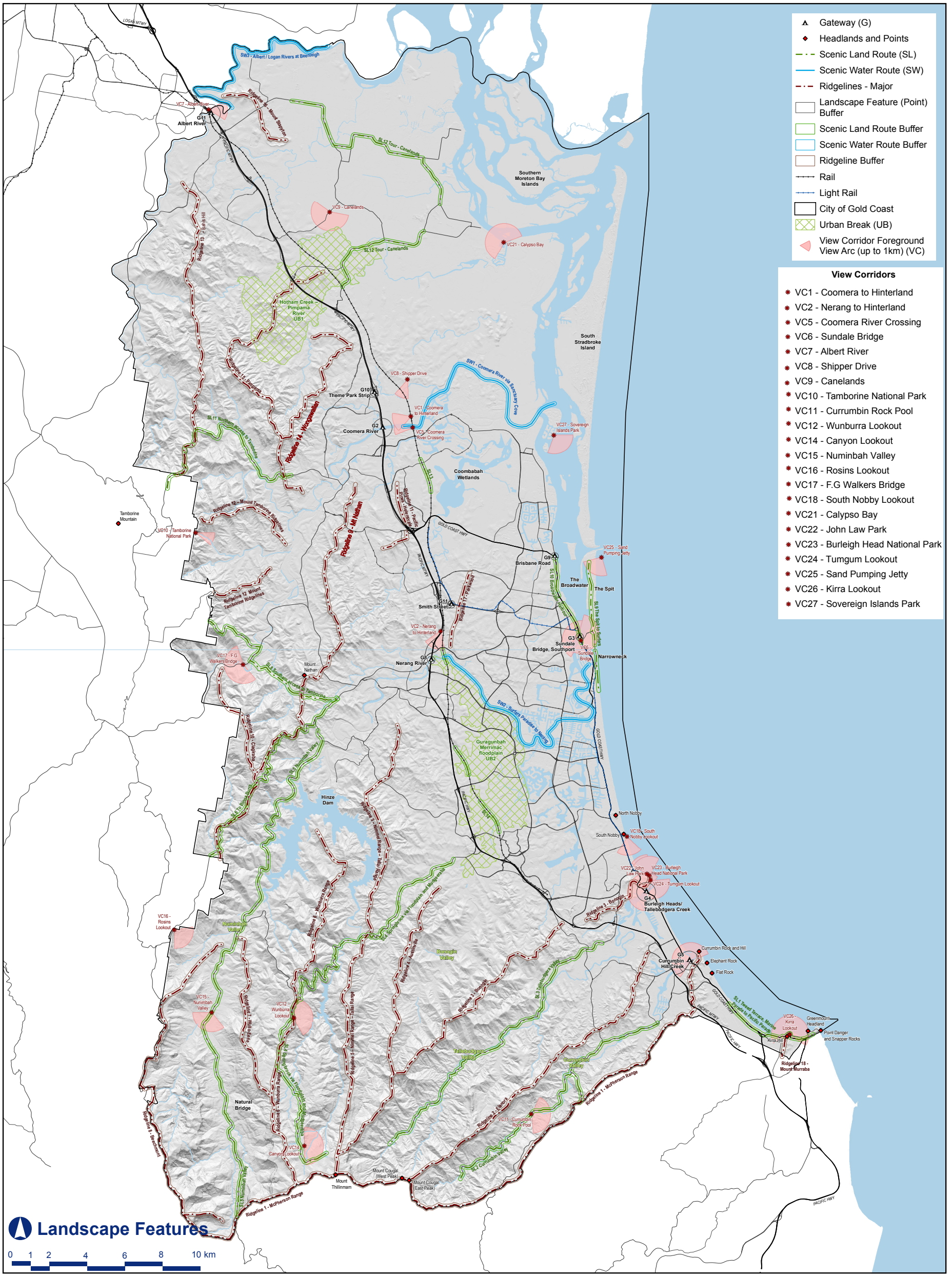
3.1.6 Responding to the City-wide context

The crest of Napper Road just west of the intersection with Arundel Drive, affords the best hinterland views to Major ridgeline 9 – Mt Nathan and more distant to Major ridgeline 12 – Mt Tamborine. These views are only presently afforded from the road carriageway and footpath along Napper Road. Properties to the west of Brushwood Ridge Reserve have their views obscured by substantial vegetation, especially within the waterway corridor.

The intersection of Napper Road and Arundel Drive affords the best views to the high-rises along coastal spine, also described as a significant (built-form) landscape character type for the Gold Coast. There are views from Napper Road properties east of the Brushwood Ridge Reserve which also have views to the high-rise buildings.

The LPI AREA process has the opportunity to both identify and protect the views to significant landscape features of the hinterland forested foothills, to the major ridgelines and to the local wooded ridgeline at Brushwood Ridge Reserve.

The planning principles for future development need to clearly annunciate the importance of these views so legibility and a unique sense of place for Parkwood can be achieved, if any future redevelopment is to occur.



Scale: 1 : 125,000 @ A3 | **Date:** 22/06/2018 | **Project No:** PR138249_CoGC_LandscapeFeatures

3.1.7 Local views and scenic amenity

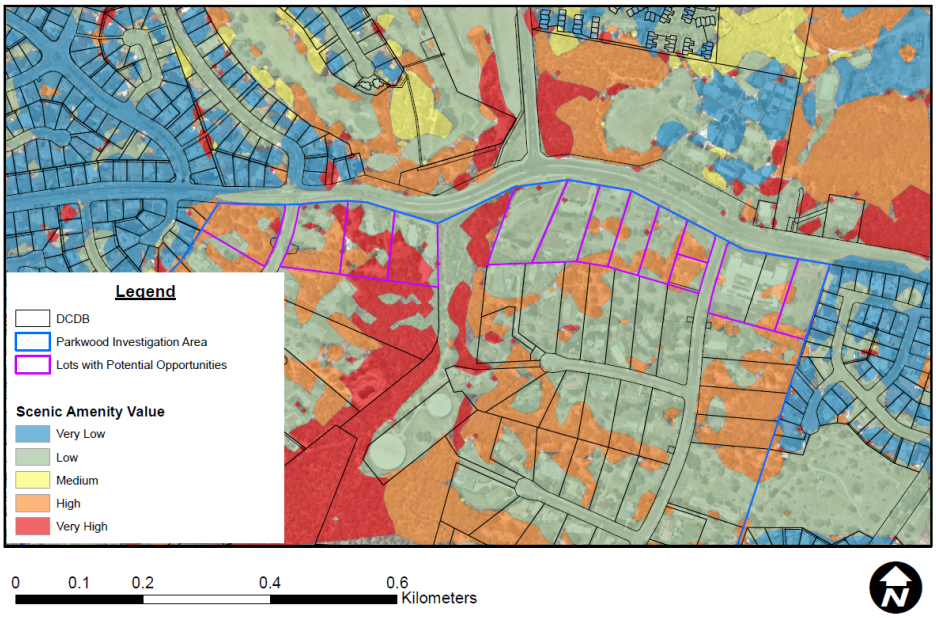
Scenic amenity

A citywide scenic amenity mapping update was completed in 2018, following SEQRP Guideline No.8 principles. The importance of scenic amenity to the community was highlighted by an SEQ 2004 public preference survey. Results were overwhelming that scenic values are highest at places where the scenery is highly preferred, such as the views from lookouts over the ocean, beaches, rocky cliffs, bushland, rivers and mountains.

Local planning strategies should recognise and protect the values of high scenic amenity areas, significant viewpoints and important view corridors.

The scenic amenity mapping in Figure 8 shows that the area of highest value (red) is on the western side of Brushwood Ridge Reserve, and at the rear of 190-192 Napper Road. Areas of medium value (orange is 1-2 Uplands Drive, and the rear of 178-182 Napper Road.

Figure 8 – Scenic amenity mapping 2018



Scenic preference

Scenic preference is defined as “a rating of the community’s liking for scenery of open space compared to areas occupied by built structures, measured using photographs” (SEQ Regional Plan 2009-2031 Part D Regional Policy 3.5, 2009).

The scenic preference layer is calculated by applying regression models that were developed in previous studies quantifying the subjective preference rating of the public to different visual elements (land cover types) and the visual domain in which the elements are seen. Visual domains represent the broad landscape types – bush, rural, urban and coast.

REPORT

The scenic preference mapping in Figure 9 shows that the areas of highest preference are the parts of the project area with more substantial stands of trees.

Figure 9 – Scenic preference mapping 2018

3.2 Local character and landscape values

3.2.1 Waterways and drainage lines

Waterways and vegetated corridors along them play an ecological and aesthetic role in the project area. Minor waterways drain from Brushwood Ridge Reserve west towards Uplands Drive and east towards Woodlands Way and Abbott Park, as shown in Figure 10.

The two mapped minor waterways are located:

- south of properties at 178, 180 and 182 Napper Road on the rear boundary with properties at 3, 5, 7, 9, 11 Evergreen Court.
- South of properties at 1-2 Uplands Drive towards an open space lot (200 Napper Road) with a gross pollutant trap,

There is opportunity to create a naturalised approach integrating water-sensitive urban design principles in any future re-development. This would improve the downstream water quality and enhance the ecological value of the waterways.

The Minor waterways identified on the City Plan v7 – Environmental Significance Wetlands and waterways overlay map are to be protected and enhanced, including a 30m ecological buffer from the outer bank of the waterway. Infrastructure is to be located outside of these buffer areas where possible (noting there is already a sewer main in the area along the rear property boundaries).

Figure 10 – Waterways and drainage lines

Uplands Drive waterway – upstream (east)

Woodlands Way-Evergreen Crt waterway – downstream (east)

3.2.2 Ecology

A site-based ecological study (Cardno April 2020) has identified the ecological values of the project area, and threats, protection and enhancement of these values, as well as opportunities and constraints to any future development.

Purpose (page 1):

The stated purpose of the report was to

- identify how environmentally/ecologically significant areas (ESA) will affect urban development footprints;
- define environmental values and identify what values and environmentally significant areas should be retained;
- identify significant landscape trees (individual and clusters of trees) that should be protected and accommodated in future development;
- explore how future redevelopment can positively contribute to the restoration of identified environmentally significant areas;
- provide recommendations how the identified environmental values and environmentally significant areas can be retained through redevelopment of the area (e.g. protection buffers, updates to overlay mapping and City Plan policy setting);
- identify how future development can contribute to targeted koala road strike mitigation measures at key koala crossing locations along Napper Road; and
- identify how future development can contribute to movement of koalas to Brushwood Ridge Reserve.

Given the confirmed presence of koalas within the Parkwood Investigation Area, the ecological assessment also investigates how to assist koala conservation goals for the Parkwood-Coombabah area. This investigation will provide advice for a larger area including the balance of the investigation area, Arundel Hills Country Club, Suntown Landfill and the Parkwood Golf Course which may also lead to updates to overlay mapping and City Plan policy setting for these areas.

Defining ecological enhancement areas (page 5)

These areas, if improved, will aid in the maintenance and enhancement of local ecological outcomes including wildlife movement and maintenance of overall vegetation cover and connectivity for the location. They include:

- revegetation areas;
- wildlife barrier mitigation and fauna crossing opportunities; and
- locations where additional management could improve long term retention of existing features (e.g. buffer areas around hollow bearing trees where there are no-mow areas and/or mulch beds/restoration).

While some of the enhancements would be implemented outside of development governed by the City Plan (e.g. wildlife crossing infrastructure of existing roads, revegetation of parks), it is important that future planning in the City Plan does not compromise the ability to implement these enhancements in the future. For example, land either side of a purpose built wildlife crossing (e.g. a land bridge) would ideally be zoned for conservation.

Threatened ecological communities (page 6)

The EPBC Act Protected Matters Report listed two Endangered TECs that have potential to occur within or proximate to the Investigation Area. The TECs are identified as Coast Swamp Oak (*Casuarina glauca*) Forest of New South Wales and South East Queensland and Subtropical and Temperate Coastal Saltmarsh.

Mapped values (page 7)

The Queensland Matters of State Environmental Significance (MSES) mapped area align directly with remnant vegetation and in addition to Regulated vegetation (category B), incorporates 'Wildlife habitat (endangered or vulnerable)' and 'koala habitat areas – core'.

Local corridor networks (page 14)

Linkages are primarily located where there is continuous vegetation cover, there is scattered mature vegetation cover, along waterways and/or where there is continuous green space. These are shown on Figure 11.

Tree mapping (page 15)

Most vegetation assessed represents relictual or regrowth native species including Blackbutt (Eucalyptus pilularis), Small-fruited Grey Gum (Eucalyptus propinqua), Moreton Bay Ash (Corymbia tessellaris), Soap Tree (Alphitonia excelsa) and Hickory Wattle (Acacia disparrima). A number of planted trees also occur including aesthetic specimens of Narrowleaved Bottle Tree (Brachychiton rupestris) and Hoop Pine (Araucaria cunninghamii). There are limited trees of aesthetic value within 6m of the frontage of Napper Road with most of this frontage typified by built form and/or gardens supporting smaller garden specimens.

Given the age of many of the trees, several support hollows where they are located away from existing buildings. Occasional other habitat features, specifically including nests, were also observed.

Flora and weeds (page 16)

There were sixty-eight native species detected amongst the 117 flora species recorded across the site during the flora survey. Forty-two were exotic species, with four of these being declared weeds (category 3) under the *Biosecurity Act 2014*.

Other exotic species that were recorded included Umbrella tree (Schefflera arboricola), Guinea Grass (Megathyrsus maximus), Stinking Passion (Passiflora foetida), and Leucaena (Leucaena leucocephala).

Fauna and Koalas (page 16-17)

A total of sixteen fauna species were identified. The fauna species encountered during the field assessment, included twelve bird species, and four mammal species. Two exotic fauna species were detected.

A number of hollow dependant species such as Brushtail Possum (Trichosurus vulpecula) (scats), King Parrot (Alisterus scapularis), Pale-headed Rosella (Platycercus adscitus), Sulphur-Crested Cockatoo (Cacatua galerita) and Rainbow Lorikeet (Trichoglossus moluccanus), were recorded. Other species observed include Masked Lapwing (Vanellus miles), Currawong (Strepera graculina) and the scats of a Swamp Wallaby (Wallabia bicolor).

Of the threatened species predicted as possibly occurring, only the koala was recorded. Based on prevailing habitats it is possible that on occasion the Glossy Black Cockatoo and Grey-headed Flying Fox would pass through and utilise some vegetation for foraging purposes.

Koala (Phascolarctos cinereus) scats were detected during the field assessment under a Tallowwood (Eucalyptus microcorys) tree in one of the residential properties. Many of the properties support individual koala food trees and/or vegetation communities that support koala food trees.

Waterways (page17)

Waterways as mapped in the Environmental significance – wetlands and waterways overlay were confirmed as present. The waterway on the property immediately to the west of Upland Drive has been significantly modified by way of ‘piping’ most flows through a bricked channel, which is currently failing in a number of locations.

Constraints to development (page 18)

Where tree mapping indicates the presence of known or potential hollow bearing trees then the setback of human activity (e.g. habitable structures, kick around areas, footpaths) would ideally be a minimum of 1.5 times the tree height. Broadly the tallest trees observed on site is 20m, therefore as a general rule a 30m setback would ideally be provided to known or predicted hollow-bearing trees. However, alternative measures can be applied where a reduced setback is provided, particularly during the construction phase. The Cardno 2020 report provided a detailed aborist report detailing further advice.

Areas of koala habitat as mapped by the State also represent a constraint. These align with areas currently mapped as ‘Medium Priority’ vegetation and ‘State significant species’ habitat for the purposes of Environmental significance overlay. The new planning framework pertaining to koalas makes it difficult to clear such areas.

REPORT

As a biodiversity protection approach, the environmental constraints of waterway corridors; significant trees; mappable vegetation being remnant and MSES, d_rem or r_rem; and State koala mapping, need to guide future precinct planning.

Opportunities for enhancement (page 19-20)

Rehabilitation of waterway buffers should involve the planting of local native species and should occur generally in accordance with the *SEQ Ecological Restoration Framework 2012*. Measures employed will be site-specific but may generally include treatment of weeds, re-establishment of banks in waterways as required, and replanting with local native species.

There is an opportunity to mitigate the impact of vehicles travelling on Napper Road by way of installing koala fencing. Fencing provides a dual purpose, primarily preventing access to the carriageway and secondly to guide koalas to crossing infrastructure. Without fulfilling the second purpose, koala populations become isolated and potentially unviable.

Topography in this location is complicated, with previous filling of the landform offering the opportunity to establish an underpass. An alternative in this area would be to establish an overpass. A land bridge offers a proven solution to wildlife movement, for not only koalas but a suite of other fauna species. While gantry could offer a more cost-effective approach, it would have to be examined in further detail to determine effectiveness. Refer to Plate x. (Source: Cardno 2020, Plate 12 p.20)

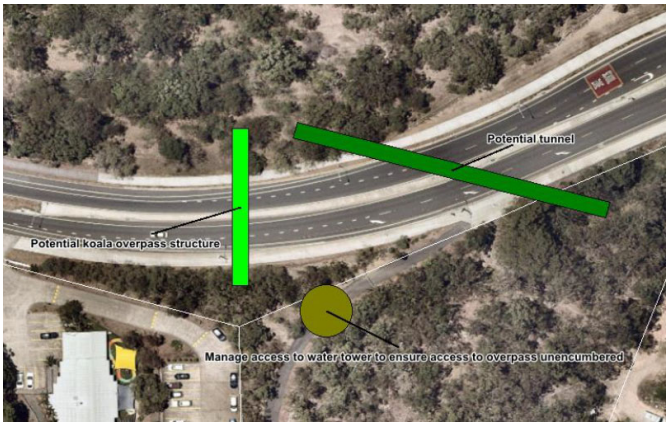


Plate 1 Alternative faunal crossing solutions for Napper Road

Koala fencing would be installed at the interface of the existing Brushwood Ridge Reserve and 20m buffer areas identified, continuing along the interface of development with remaining areas to protect.

Koala conservation in the Parkwood-Coombabah area (page 22)

Within the broader landscape, connectivity from the Investigation Area to the Coombabah Lakelands Conservation Area is maintained not by way of a single link, but by a several local linkages. For these linkages to continue to function, vegetation cover must be retained within Arundel Hills Country Club, Suntown Landfill, Parkwood Golf Course and all major/connecting areas of open space. Many of the linkages are presently tenuous, compromised by road crossings, barriers such as fences and narrow corridors.

The habitat linkages and the significant areas contributing to ecological value are hollow bearing trees, koala food trees, mapped koala habitat, native vegetation and waterways are shown in Figure 11 (Cardno 2020 *Fig. 3-1 and 3-2*). The environmentally significant vegetation species and the potential enhancement opportunities are shown in Figure 12 (Cardno 2020 *Fig 4-1 and 4-2*):

Recommendations – Existing City Plan mechanisms (page 24)

City Plan includes existing mechanisms that could be readily updated to better protect values, including:

- Updating the Environmental significance – vegetation management overlay with areas of d_rem and r_rem identified to give greater protection to these patches.

- Adding areas of r_rem and d_rem identified to the Matters of local environmental significance – vegetation management overlay, where this vegetation meets the inclusion criteria for General, Medium of High priority vegetation.
- A higher order of protection would be afforded where the Environmental significance – biodiversity areas Hinterland to Coast critical corridor is extended to cover the project area. To achieve this outcome, the corridor would necessarily also capture Rural residential properties inside the broader Investigation area (to the south) plus Arundel Hills country club, Suntown landfill, Parkwood golf course and all major/connecting areas of open space.
- Utilising split zoning on lots within the project area whereby areas identified are included in the Conservation Zone. This would aid in protecting the ecological values of these areas with a higher degree of predictability.
- Applying a 20m buffer to the western side of the Brushwood Ridge Reserve.

Recommendation – imposition of development conditions (page 26)

The study also recommended development provisions be drafted for:

- Restoration of waterway corridor buffers; buffers to the Brushwood Ridge Reserve; areas of d_rem and r_rem vegetation;
- preventing barrier to fauna movement and connectivity through excluding earthworks and/or retaining walls from areas shown as 'Areas to Protect';
- retention of habitat trees and koala food trees;
- consistent with the requirements of the SEQ Koala Conservation Strategy, safe passage for koalas must be provided through development sites (e.g. koala friendly fencing, traffic management considerations);
- all ecological restoration to be undertaken in accordance with the SEQ Ecological Restoration Framework 2012;
- all areas identified as 'Areas to Protect' are retained and protected in perpetuity (e.g. by way of dedication as open space to Council, protection under a Statutory Covenant, or protection in private open space under a body corporate management plan); and
- Street trees to include local native species only

Accepted work within the buffer may include restoration, open space, roads and stormwater infrastructure. 20m is based off the minimum buffer acceptable from regulated vegetation under the definition of ‘essential management’ in the Planning Regulation 2017.

REPORT

Figure 11 – Habitat linkages and significant tree mapping

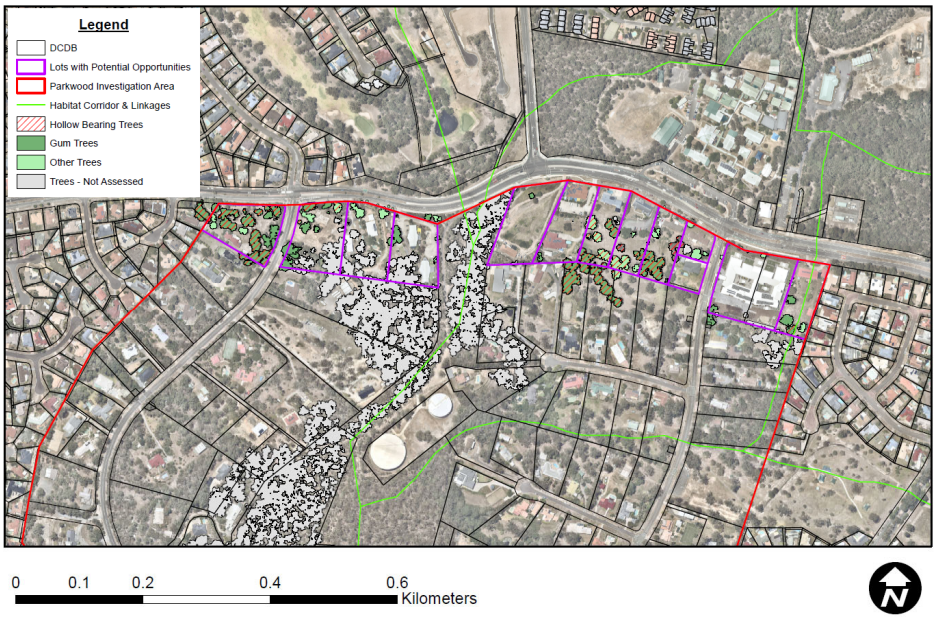


Figure 12 – Environmentally significant vegetation and potential ecological enhancement opportunities

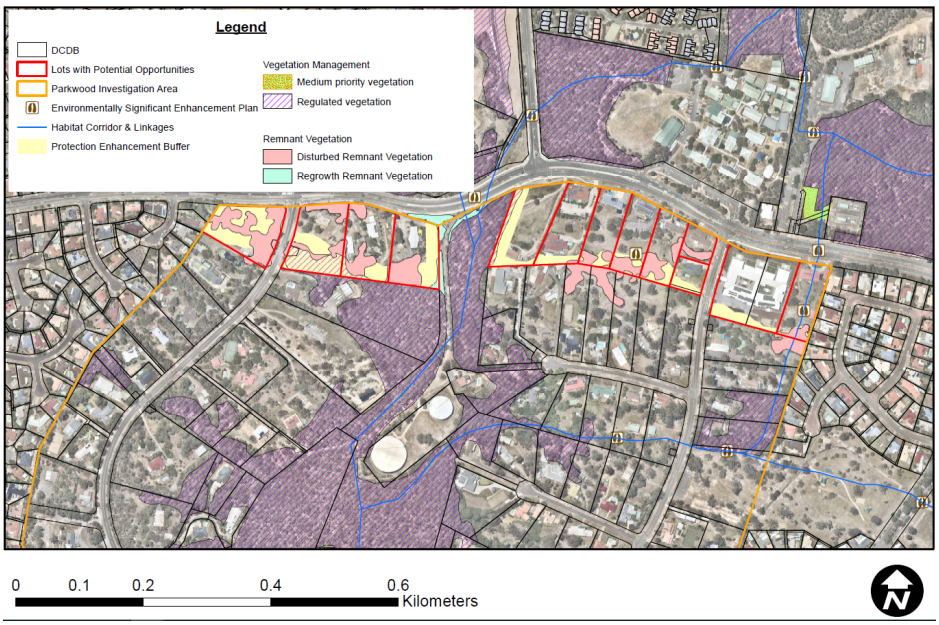


Table 1 Defining ecologically significant areas

Value	Identification method	Significance
Hollow bearing trees multiple species including threatened species and species of City-wide significance.	Through use of Arc Collector in the field. Hollow and likely hollow bearing trees were identified in the field and were attributed to individual trees or to an entire clump where canopies overlapped in the Arc Collector.	Hollow-bearing trees represent a rare resource in the natural environment often taking 100's of years to form. They provide nesting and denning resources to multiple species including threatened species and species of City-wide significance.
Koala food trees	Through use of Arc Collector in the field. Koala food trees (species in the genera of *Eucalyptus, Corymbia, Lophostemon, Angophora and Melaleuca*) were identified in the field and were attributed to individual trees or to an entire clump where canopies overlapped in the Arc Collector.	Koala food trees have the potential to provide resources for resident or transitory koalas.
Koala Habitat	As mapped by the State of Queensland as koala habitat.	Not within a Koala Priority Area, but mapped koala habitat is located in the area, and any proposed clearing is to be assessed against a new State code, with elevated clearing restrictions than previously existed.
Native vegetation	The assessment primarily relied on the 2017 vegetation coverage. While areas of remnant were unaltered, areas of unmapped d_rem and r_rem, where ground truthed, were delineated through interpretation of aerial photography coupled with mature tree mapping and field notes. Those areas mapped in the ground as d_rem contained old trees supporting hollows and were therefore relictual. Areas mapped as r_rem contained vegetation observed to support regrowth communities.	Native vegetation provides a range of habitat opportunities for wildlife species in addition to other benefits including contributing to local aesthetic/identify, soil protection, protection of water quality and reducing the urban heat sink effect.
Waterways	The assessment primarily relied on overlay mapping of the planning scheme. Searches were also undertaken for unmapped waterways. In accordance with the Environmental Significance Overlay Code, a minimum buffer of 30m from the edge of all waterways was applied.	Well vegetated waterways, even those that are higher order streams, contribute to health of watercourses and instream wildlife.

Source: Cardno 2020, Table 2-2 (page 4-5)

Recommendations - Enhancement of ecological values (page 27)

Specific protection and enhancement opportunities include:

- protection and enhancement of r_rem and d_rem;
- protection of hollow-bearing-trees and koala food trees;
- retention and enhancement of waterway corridors;
- increase native vegetation cover through restoration and revegetation within open space at Abbott Park;
- improve connectivity and allow for fauna movement at key locations within the investigation area including crossing of Smith St Motorway, and Woodlands Way and Uplands Road, where movement is currently impinged;
- protect, and enhance through revegetation and restoration, open space areas in the broader locality, including key locations proximate to Arundel Hills Country Club and Arundel State School; and
- improve connectivity and safety for wildlife crossing through installation of various measures (e.g. guide fencing, wildlife overpasses) at key locations within the broader locality.

3.2.3 Locally significant views

The predominant landscape features within the project area are the local wooded ridgeline at Brushwood Ridge Reserve at the mid-point of the project area, and the heavily vegetated waterway corridors.

The significant external views are to Major ridgeline 9 – Mt Nathan in the west, and to the high-rise built form along the coastal spine to the east.

Site photographs (taken during April 2020) were focussed on views to significant natural and made-made landscape features within the project area, and then from the project area to visually prominent landscape features external to the project area. The photos were taken from only publicly accessible areas, such as parks, footpaths and road reserves.

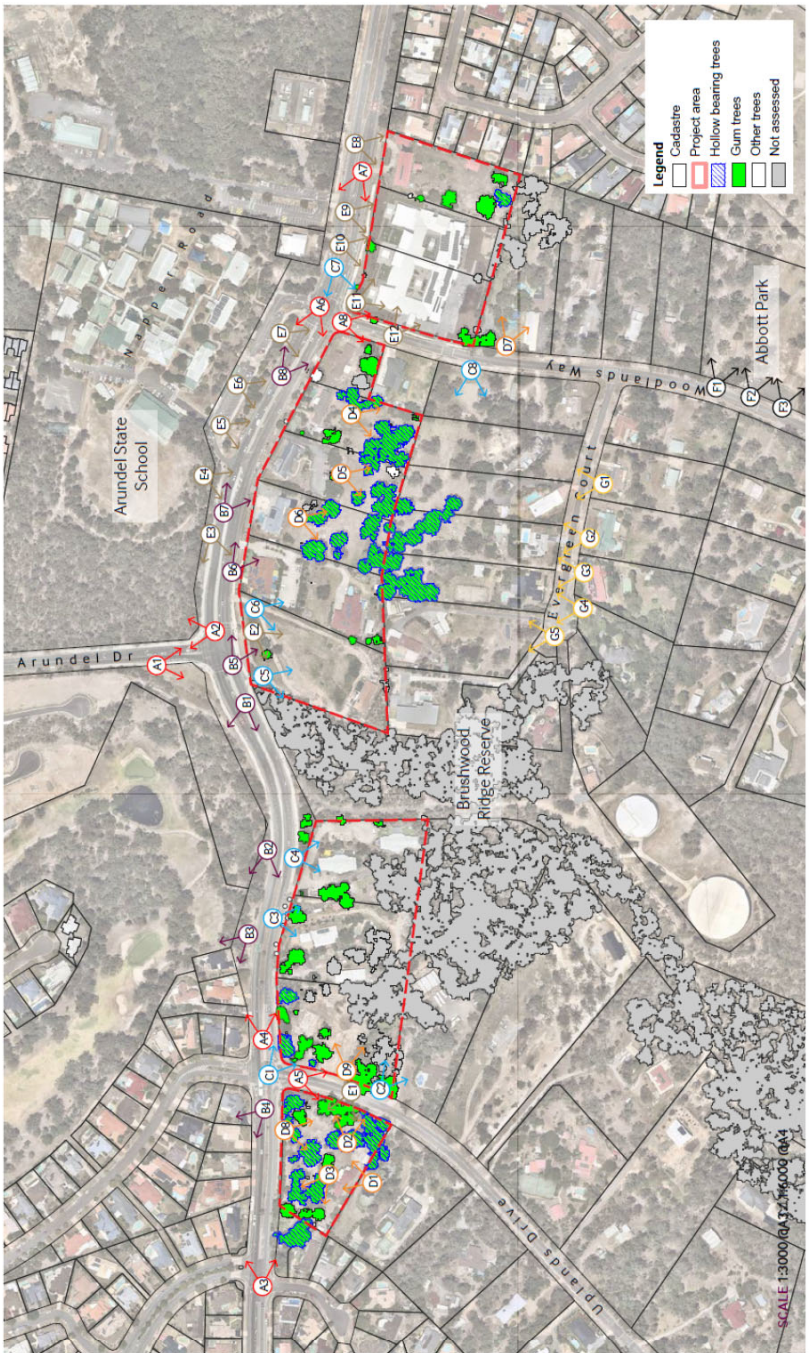
Site photographs of the waterway corridor within the private properties (taken in March 2020) were accessed and provided by Council officers as part of the Site-based ecological study (Cardno, April 2020).

These views as shown in Figure 13 were categorised as:

A. Entry views – from main road entries and intersections looking internally.
B. Landmark views – from any publicly accessible areas to significant landscape features mapped as part of a City-wide landscape values study 2019.
C. Local wooded ridgeline views – from any publicly accessible area within the project area towards Brushwood Ridge Reserve, the highest point with the largest stand of remnant vegetation.
D. Waterway views – towards the existing mapped waterways and vegetation at the rear of private properties.
E. Built form views – towards existing buildings and the waterway corridor vegetation at the southern boundary.
F. Abbott Park views – as a significant recreation area.
G. Evergreen Court views – from the street edge towards existing buildings and the waterway corridor vegetation at the southern boundary of Napper Road properties.

REPORT

Figure 13 – Views from publicly and privately accessible areas



REPORT

A Entry views

Napper Road provides the major entry point from the east and west, with Arundel Drive providing the northern entry point. Uplands Drive and Woodlands Way are the entry points connecting to the rural residential properties to the south. All these entry points are dominated by vehicular movements

A7 West – along Napper Road east of Woodlands Way

A8 South – Woodlands Way corner of Napper Road

A1 South - Arundel Drive intersection with Napper Rd

A2 North - Arundel Drive intersection

A3 East - Napper Rd corner of Tee Trees Boulevard

A4 East - Napper Road corner of Uplands Drive

A5 South – Uplands Drive corner of Napper Road

A6 West – Napper Road corner Woodlands Way

B Landmark views

The connection between high-rise buildings and water to mountains. The connection from developed foothills like Parkwood to the hinterland and to nearby major mapped ridgelines are important elements to recognise and maintain in future planning and design of the local area. These ridgelines provide landmark views to and from the coastline and high-rise buildings.

B7 South-east to coastline from 184 Napper Road frontage

B8 East to coastline along Napper Road towards Woodlands Way (aged care)

B1 West to Mt Nathan ridgeline along Napper Road (crest)

B2 West to Mt Nathan ridgeline from Napper Road (mid-point)

B3 North-west to Mt Nathan ridgeline from Napper Road

B4 North-west to Mt Nathan ridgeline from Napper Road 2

B5 South-east to coastline from below ridgeline on Napper Road

B6 South-east to coastline from 186 Napper Road frontage

C Local wooded ridgeline views

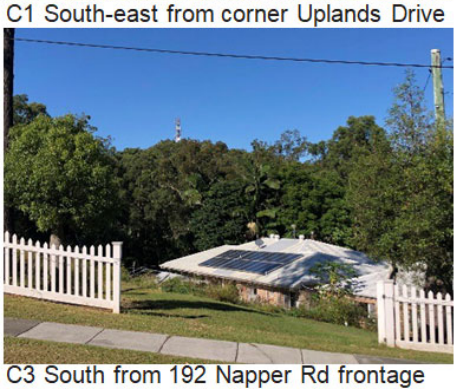
The local wooded ridgeline at Brushwood Ridge Reserve provides a strong sense of place and a distinctive visual backdrop to the southern interface with rural residential landholdings. It also provides a contrast to the developed residential lowlands to the north, east and west of the project area. The ridgeline is viewed from public areas along Napper Road and surrounding residential streets.

C7 South-west from corner Woodlands ay and Napper Road

C8 West along waterway corridor from Woodlands Way

C1 South-east from corner Uplands Drive

C2 East between 2-4 Uplands Drive



C3 South from 192 Napper Rd frontage

C4 South from 190 Napper Rd frontage

C5 South from 186 Napper Rd frontage

C6 South-west from 184 Napper Rd frontage

D Waterway views

The views into the minor waterway corridors of important ecological value with significant vegetation have been taken on private land by Council officers (in March 2020 as part of the site-based ecological study Cardno, April 2020).

D1 1 Uplands Drive – north towards culvert over waterway

D2 1 Uplands Drive – east

D3 1 Uplands Drive – west

D4 178 Napper Rd rear – south

D5 180 Napper Road – south

D6 182 Napper Road - south

REPORT

E Built form views

The built form views along Napper Road indicate there are some properties with solid front fences that present poorly to the street. These are not sited to take advantage of views to the ridgeline or the high-rise coastal spine.

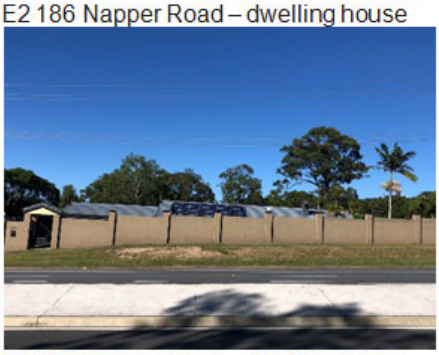
The vegetation along the waterway on the eastern side of the ridgeline can be seen above the building rooves in many instances.

With the sloping topography, additional building height could be accommodated in the rear of these Napper Road properties, whilst maximising views to the high-rise coastal spine for any future development. This would also allow retention of waterway vegetation by having a smaller building footprint with reduced site cover and greater density closer to the Napper Road frontage.

E1 1 Uplands Drive – dwelling house

E2 186 Napper Road – dwelling house

E3 184 Napper Road - childcare



E4 182 Napper Road – dwelling house

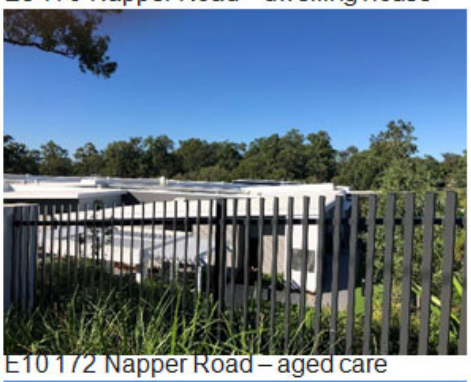
E5 180 Napper Road - medical

E6 178 Napper Road – dwelling house

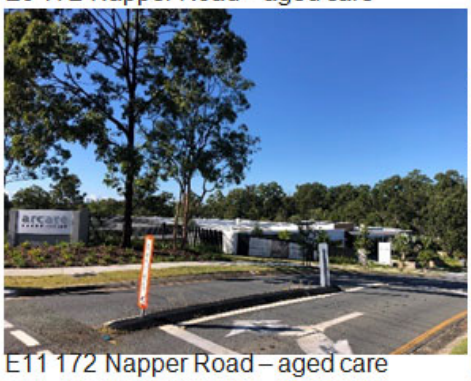
E7 1 Woodlands Way – dwelling house

E8 170 Napper Road – dwelling house

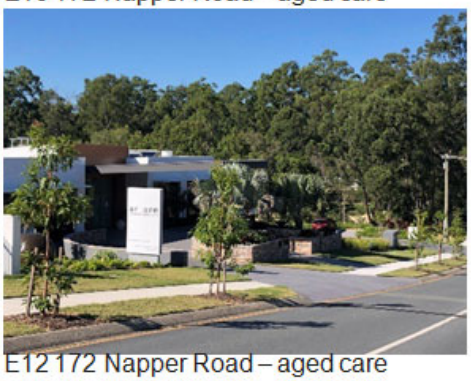
E9 172 Napper Road – aged care



E10 172 Napper Road – aged care



E11 172 Napper Road – aged care



E12 172 Napper Road – aged care (Woodlands Road frontage)

F Abbott Park views

The views into Abbott Park from Woodlands Way are shown, as the open space provision and connections are important when considering increasing development density. Future residents (if re-development occurs) can easily access good quality passive and active recreation in close proximity.

F1 East along open surface drain

F2 East into dog off-leash area

F3 East into BMX track

REPORT

G Evergreen Court views

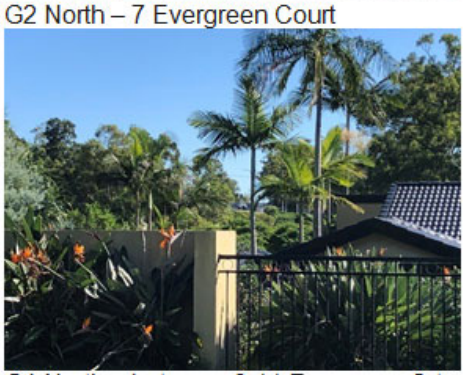
The interface between the Evergreen Court properties (retaining the rural- residential zoning) and the Napper Road properties being examined for this project are important to consider. The tallest vegetation in the waterway corridor is visible above the roofline of the houses.

Photo G5 shows the extent of the slope between Evergreen Court and Napper Road.

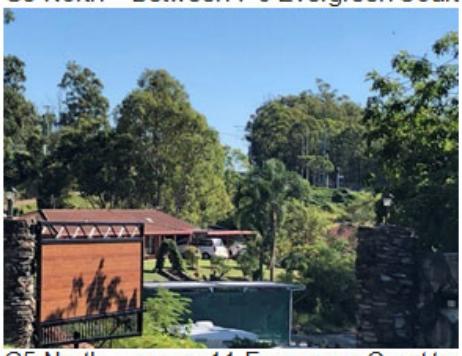
G1 North - 5 Evergreen Court

G2 North – 7 Evergreen Court

G3 North – Between 7-9 Evergreen Court



G4 North – between 9-11 Evergreen Crt



G5 North – across 11 Evergreen Court to Napper Rd-Arundel Rd intersection

3.2.4 Landscape character elements

The significant local vegetation is important for connectivity linkages through this area. It supports a range of ecological values, most notably being a koala population that is reliant on movement throughout the location and connectivity with the Coombabah Lakelands Conservation Area.

Brushwood Ridge Reserve at the mid-point, and the minor waterway corridors running off either side of the ridge to the east and west, all provide the significant landscape character value to the locality.

Nearby Abbott Park provides a place for passive and active recreation, whilst providing scenic views to Brushwood Ridge Reserve to the west.

The crest of Napper Road and Arundel Drive captures longer scenic views west to the forested foothills of the hinterland, to Mt Nathan along major ridgeline 9 and Nerang National Park.

3.2.5 Designing for sense of place

Given the extensive vegetation along the waterways at the rear of the properties, and the slope down to these areas, there is potential to increase height of the buildings to the rear of the sites, and pull them back from the waterway.

Essentially this could result in larger development yield (density with smaller building footprint) and allow ecological restoration of the waterway.

This would provide views into natural areas and maximise views to the high-rise coastal spine. It would also provide an improved connection into the hinterland to coast critical faunal movement corridor, important for biodiversity protection on the Gold Coast.

3.3 Suburb, block and streetscape context

3.3.1 Local context

The surrounding zoning shown in Figure 21 indicates the types of development occurring around the fourteen lots.

Generally, low density residential uses border the project area to the east, west and north and there is residential zoning of RD3 to the east along Olsen Avenue, Labrador, allowing up to 40 dwellings per hectare (net) or 1 lot per 250m^2.

There is a medium density residential estate to the north at 3 Arundel Drive, containing ninety Building Unit Plan (BUP) lots of 138-150m^2 (22 x quadplexes and 1 x duplex).

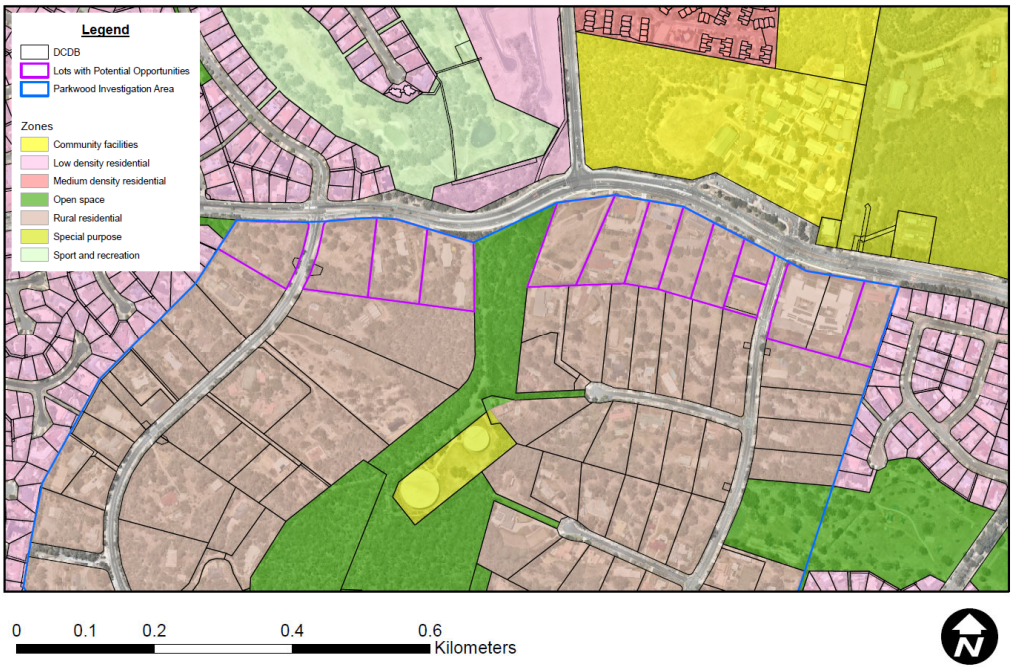
To the west at 299 Napper Road is Seachange over 50's living facility. It has around 395 attached dwellings and medium density detached dwellings at 1 dwelling/300m^2.

To the north-west of the project area along Greenacre Drive is the Arundel Springs Estate. It is providing a mix of housing types (townhouses and small lot 250-350m^2 lots) at approximately 20 dwellings/hectare. This development has won awards for the ecological restorative works to the Coombabah conservation wetlands.

There is a history of commercial interest in sites fronting Napper Road, with some developed for medical (180 Napper Road), child care (184 Napper Road – Happyland kids, 190 Napper Road – Creative garden). and aged care uses (172 Napper Road – Arcare).

There has also been aged care accommodation approved at 2 Uplands Drive.

Figure 14 – City Plan zoning 2020



3.3.2 Open space context

The open space zoned land falls outside the project area, located nearby at:

- Brushwood Ridge Reserve (undeveloped) of 148,420m^2
- 12 Woodlands Way of 14,010m^2 connecting Abbott Park to Parkwood Boulevard and Parkwood International Golf Course.
- A water reservoir (Lot 1 on SP279645) with Special Purpose zoning at 12a Evergreen Court.

3.3.3 Existing character and built setting

The 12 lots in the project area do not present as typical rural residential lots, having been used for alternative purposes such as commercial, medical, child care and retirement. The range of lot sizes is 2,521m^2 to 12,840m^2. with an average lot size of 7,400m^2.

The remaining rural-residential lots to the south contain some substantial houses, given the quality of the location and the generous allotment sizes. A small number of ad hoc subdivisions have occurred. Houses on the eastern side of Brushwood Ridge Reserve have views of the coastline and ocean. Significant koala habitat has been identified within the broader Investigation Area rural-residential properties and along the ridgeline, which links to habitat to the north, east and west.

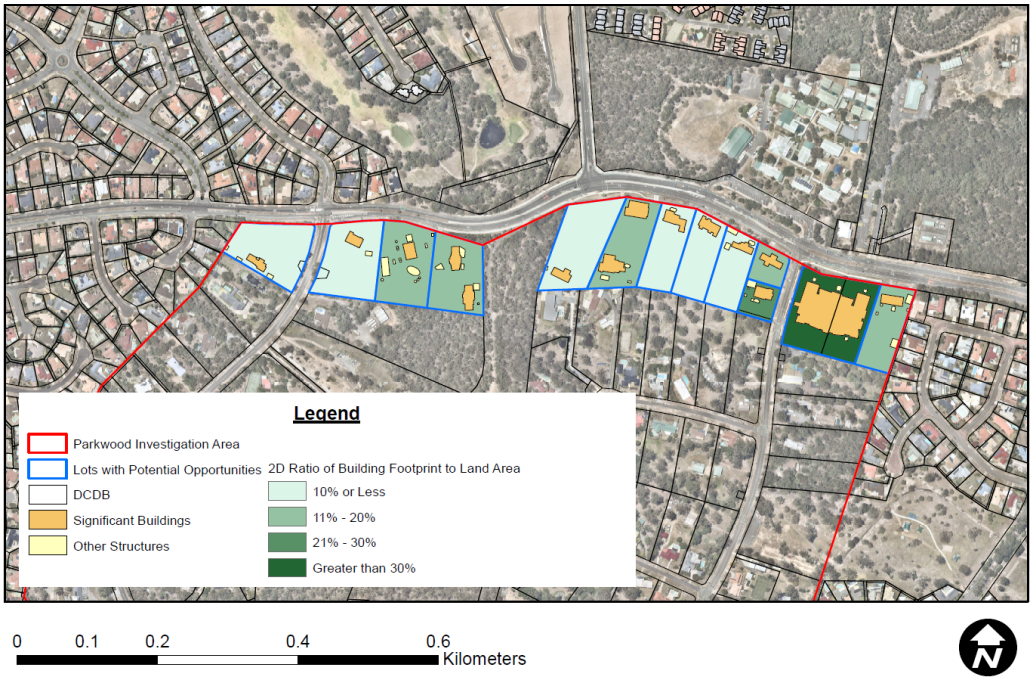
The ratio of existing building footprint to land area is shown in Figure 22.

Of the 12 lots, the percentage of building footprint to land area is

- 5 properties with 10% or less building
- 2 properties with 11-20% building

- 1 property with 21-30% building
- 1 property with greater than 30% - the new aged care at 172 Napper Road.

Figure 15 – Building footprint to land area



3.4 Connections

3.4.1 Pedestrian and cycle connections

There are on-road cycle lanes either direction along Napper Road, as well as pedestrian footpaths on either side catering for the Arundel State School. These footpaths also link residents to Arundel Plaza, 800-1500m from the project area.

3.4.2 Active and public transport

Bus services currently run along Napper Road West connecting to Parkwood shops and the light and heavy rail stations. Bus stops are located at the:

- west – intersection of Uplands Drive (714 service);
- east – intersection of Woodlands Way (710, 714 and 715 service);
- south – along Uplands Drive (715 service).

The active transport, pedestrian and cycle connections are shown in Figure 23.

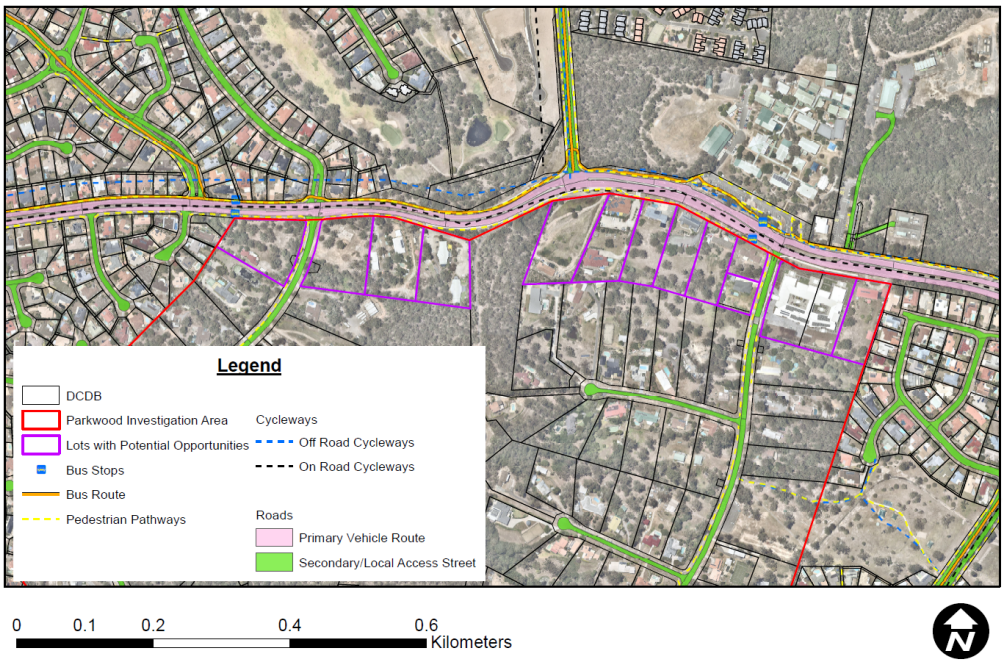
REPORT

3.4.3 Vehicle access

Future development of 170 and 178 – 192 is contingent upon vehicle access being provided to Napper Road. Given the higher order nature of this road, consideration of a slip road or partially combined access arrangement with acceleration and deceleration lanes, subject to sight distances, is key to unlocking these lots for further development.

An alternative arrangement could be considered via access from Woodlands Way, Uplands Drive or Evergreen Court with agreement from adjacent landowners of site amalgamation. If further development is contingent upon neighbouring agreements or amalgamation then it will become an additional impediment to redevelopment.

Figure 16 – Active transport, pedestrian and cycle connections



4 SITE ANALYSIS

4.1 Physical characteristics

4.1.1 Slope analysis

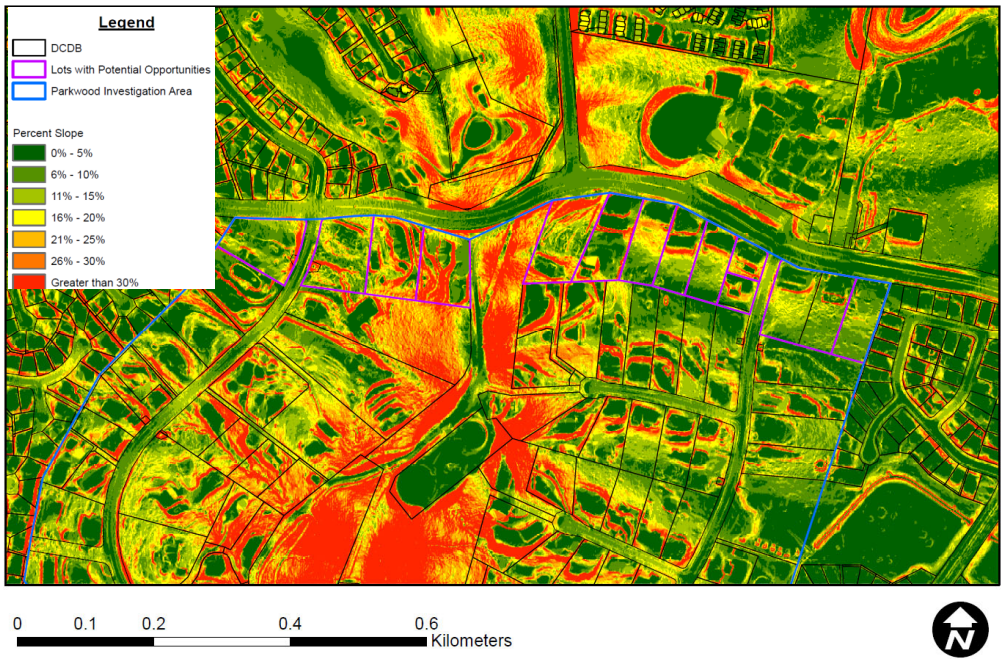
The slope analysis is shown in Figure 24. The areas of slope greater than 30% (indicated as red) are present on all properties, and many of these are retaining walls already constructed. Areas of moderate slope of 16-20% (indicated as yellow) also present on all sites. Areas of least slope 0-5% (darker green) are predominantly around the street frontage of 178-184 Napper Road.

The topography in this precinct is challenging due to the steep areas on either side of Brushwood Ridge. The steeper areas will require a built form response that specifically designs to the slope so as to not result in significant interface issues with the neighbouring open space, adjacent roads and homes.

The strategy for further development will not differ significantly from the current approach which is to create a series of pads that step down the hill with the fall of the land with some of the level change being accommodated within the proposed built form. Areas which are steeper will likely yield less housing and incur additional cost as a result.

A primary challenge for this precinct is how to deal with the stormwater and sewerage discharge from each individual site in an acceptable manner. As the lots generally fall away from Napper Road it will take up additional land area and cost to resolve the inter-allotment drainage if a site-wide stormwater strategy is not adopted.

Figure 17 – Slope analysis



4.1.2 Flood analysis

Flooding

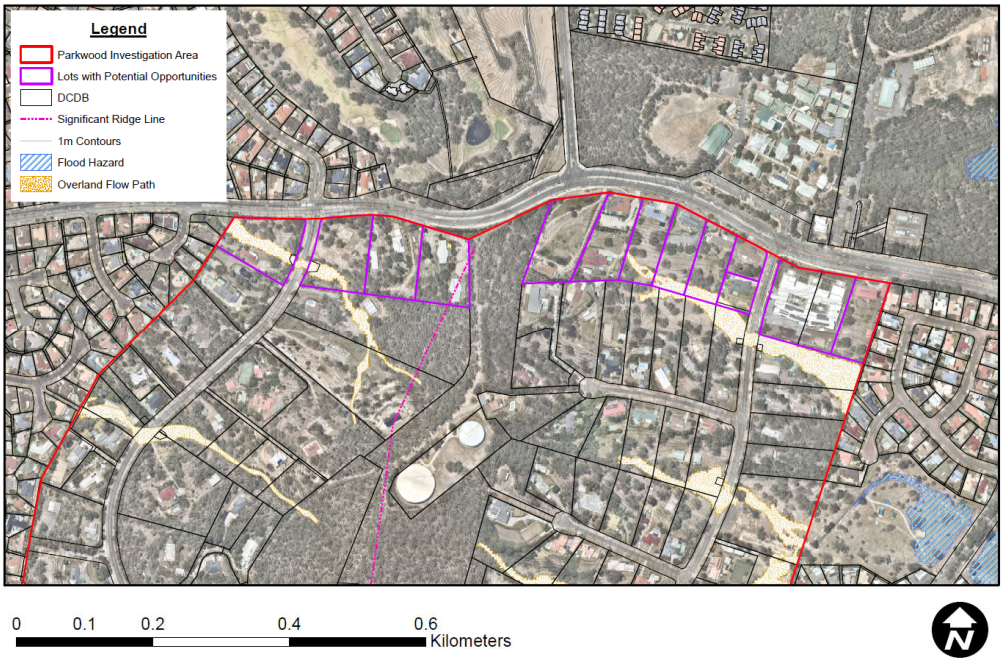
The flood mapping from City Plan version 7 is shown in Figure 25. The updated flood mapping became effective from 20 September 2018, and considers future changes to climate, incorporating the projected increase in sea level of 0.8 metres above present day levels by 2100 established by the State Government in 2015.

There are no flood affected areas within the sites for potential rezoning.

Overland flow paths

Although not shown in City Plan mapping, overland flow paths are important to stormwater management function of the area. The overland flow paths generally follow the alignment of the minor mapped waterways either side of the ridgeline.

Figure 18 – Flood analysis including overland flow paths



REPORT

4.2 Land value analysis

4.2.1 Unimproved capital value

The unimproved capital value of land holdings in the project area is shown in Figure 26. When determining statutory land values, the Queensland Government valuers (through the Dept. Natural Resources, Mines and Energy) consider the following:

- property market research;
- examine trends and sales information for each land use category (e.g. residential, commercial, industrial and rural);
- inspect vacant or lightly improved properties recently sold;
- interview vendors and purchasers of property, where appropriate consider the land's present use and planning scheme zoning; and
- physical attributes and constraints on use of the land.

There are six properties with a UCV (2019) of over $1,000,000. There are three sites $500,000 or less and three in the range of $500,000-$750,000.

4.2.2 Building approvals

According to Council records, there have been only two building approvals within the project area over the past ten years as shown in Figure 27. These are:

- A new single dwelling built at 1a Woodlands Way, subdivision; and
- A new aged care facility 'Arcare' at 172 Napper Road (2 Woodlands Way).

Figure 19 – Unimproved capital value of landholdings 2019

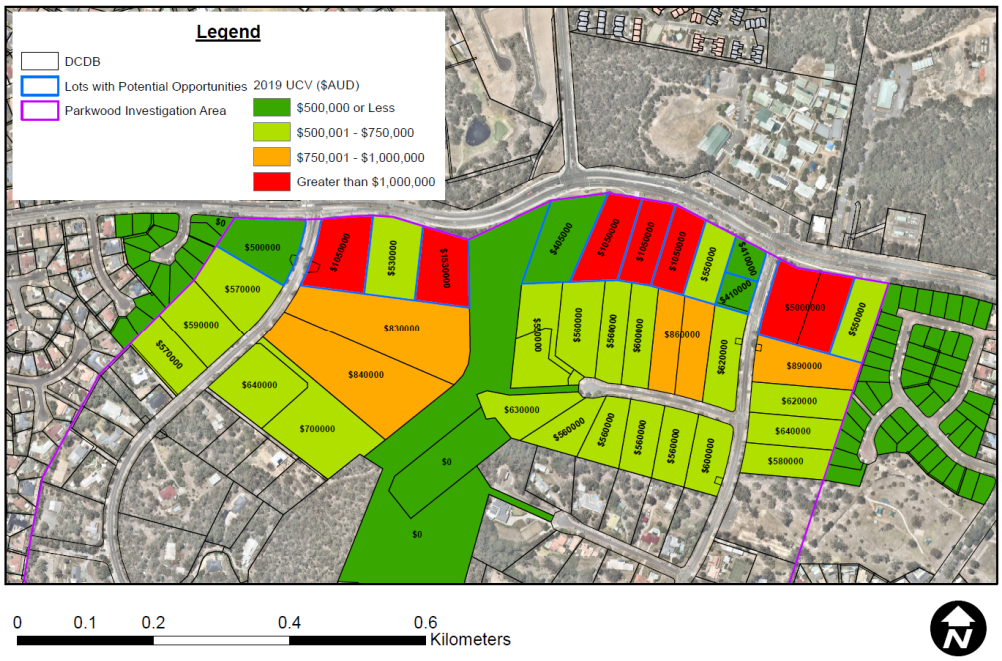
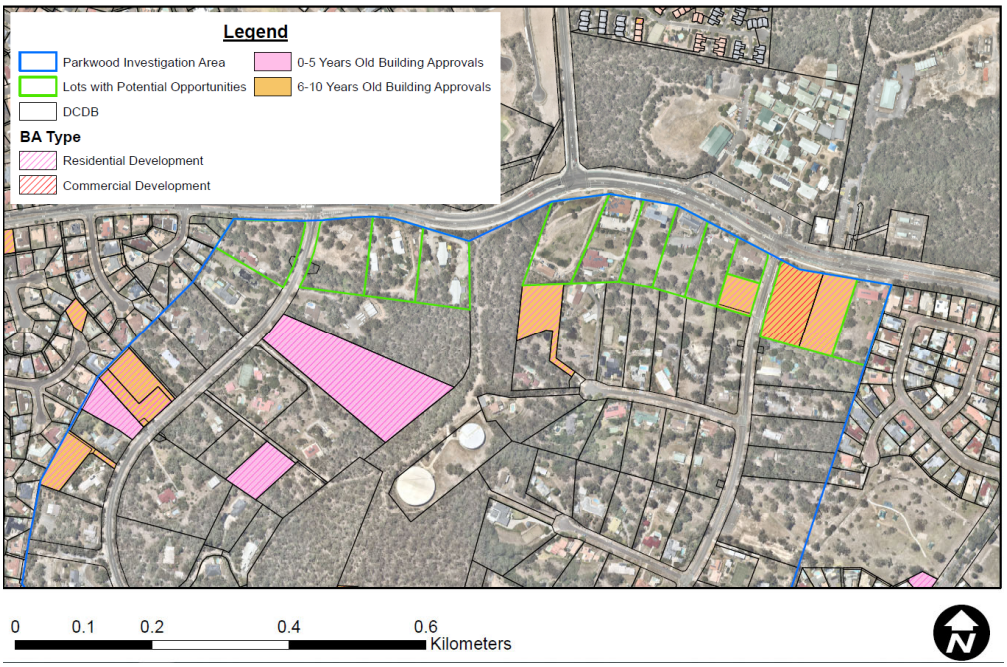


Figure 20 – Building approvals by type and age 2019



4.3 Potential future development analysis

There are some significant buildings and existing commercial uses that could potentially restrict and/or delay future urban development.This includes child care centres, recently constructed retirement facilities and medical centres.

4.4 Infrastructure and services analysis

An infrastructure assessment was prepared for the broader Investigation Area (RPS-SMEC v3 15/09/2017), considering potential likely future impacts arising from the proposed change in land use and existing infrastructure networks.

Technical assessments were undertaken to determine:

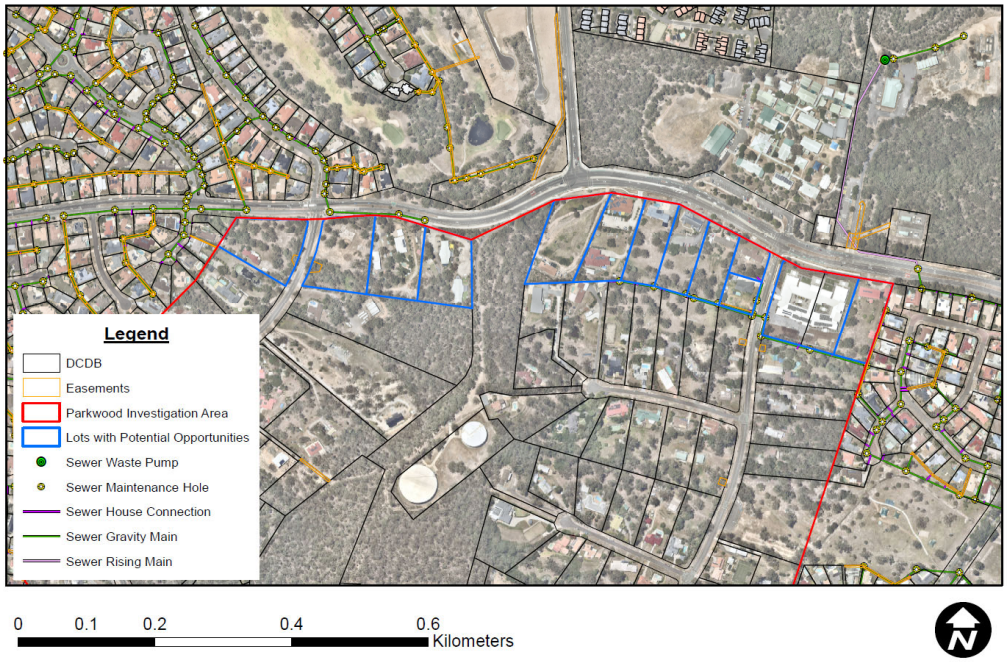
- impacts on external road network;
- internal road network hierarchy;
- regional water quantity requirements;
- internal stormwater network upgrades;
- water quality requirements; and
- water and sewer network requirements (assessed by Gold Coast Water & Waste).

Subsequent to this assessment, Environmental and ecological reporting for the Investigation Area (undertaken separately) recommended that development be limited to allotments fronting Napper Road, thereby further reducing the precinct areas. In response, a revised dwelling yield of between 92 dwellings (low yield) and 230 dwellings (high yield) was calculated.

REPORT

The 2017 assessment determined that the reduced development area to lots fronting Napper Road only, due to ecological matters, resulted in limited infrastructure upgrades being required. The number of new dwellings would have minimal impact on the various networks. All infrastructure aspects could be dealt with on a site by site basis.

Figure 21 – Existing sewer and waste water services



REPORT

Figure 22 – Existing water services

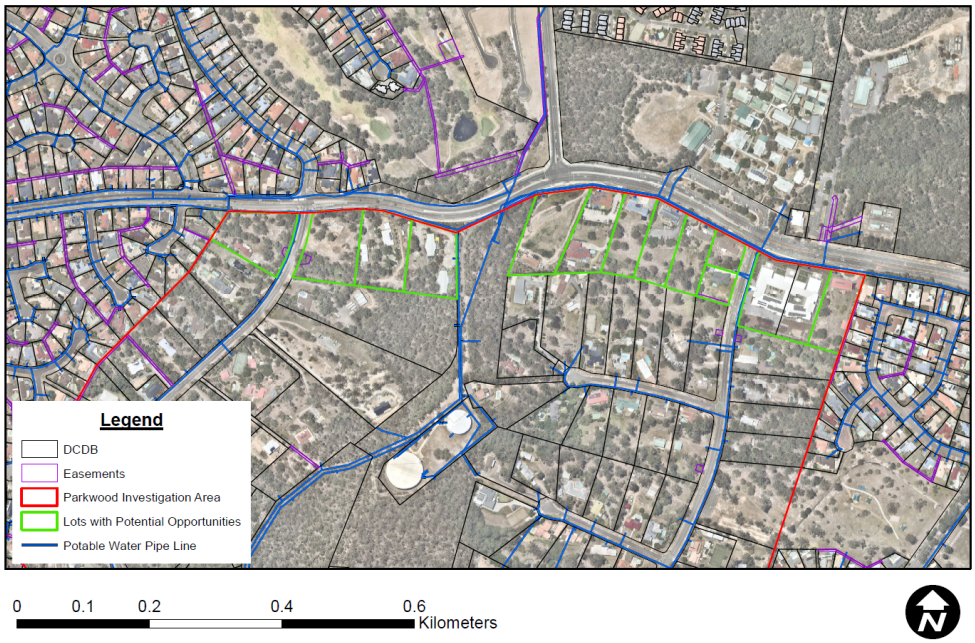


Figure 23 – Existing stormwater services

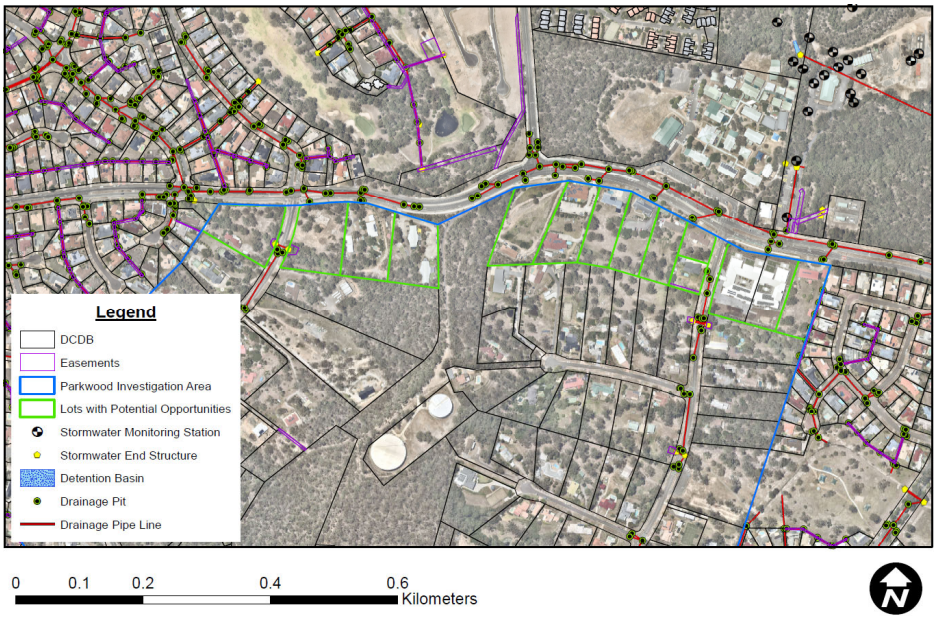
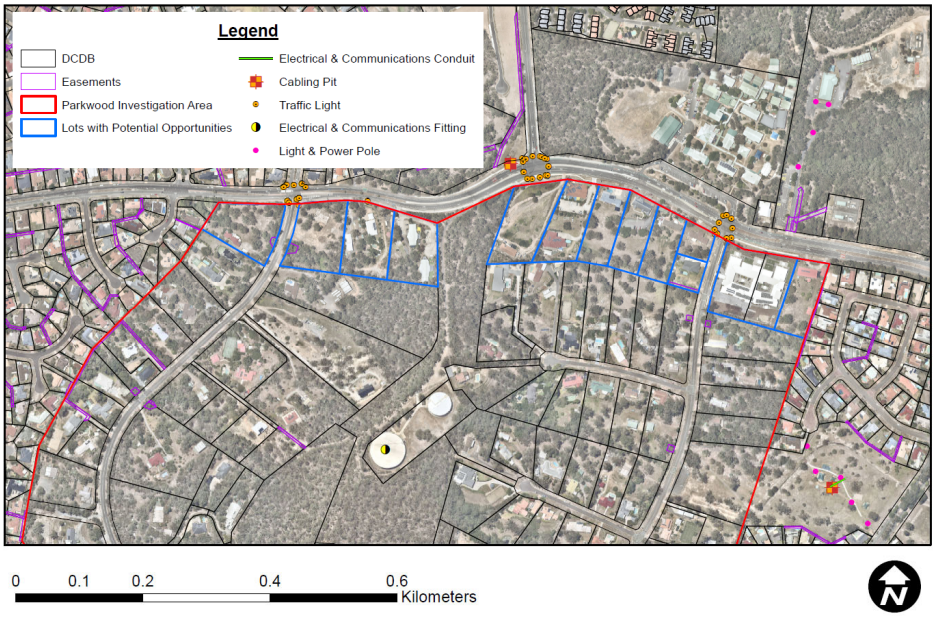


Figure 24 – Existing electrical and communication services



4.4.1 LGIP1 future network planning

Local Government Infrastructure Plan 1 (LGIP1) contained with Schedule 3 of City Plan v7 (1 July 2019) identifies the following trunk upgrades:

Trunk transport infrastructure – Coastal North catchment. No identified upgrades within the project area. Identified upgrades are:

- Future trunk intersection upgrade INT_035 at Napper Road- Arundel Drive (Establishment cost $3,455,726). Time horizon 2021

Trunk sewerage infrastructure – Coombabah catchment.

Existing non-trunk facilities are:

- Sewer gravity main along rear of properties 178-184 Napper Road (partly within the mapped minor waterway corridor).

Identified upgrades outside the LPI area are:

- New / augmented sewer rising main (CO_XRMA10) Napper Road, Arundel. 414m of 100mm. (Establishment cost $142,289). Time horizon 2031.

Trunk water supply infrastructure – Molendinar catchment.

Existing trunk facilities are:

- SP01 and SP02 in Brushwood Ridge Reserve
- Existing water mains along Napper Road,

Existing non-trunk facilities are:

- Water main along Woodlands Way, Uplands Drive and to the water reservoirs in Brushwood Ridge Reserve.

REPORT

Identified upgrades outside the LPI area are:

- New / augmented trunk water main (C_SW_19026) Napper Road, Parkwood (east of the LPI area) 317.7m of 200mm. (Establishment cost $243,690) Time horizon 2036.

Trunk stormwater infrastructure – Coomera catchment. No identified upgrades.

Trunk parks and land for community facilities infrastructure – Arundel catchment. No identified upgrades:

The existing local trunk park in the network is Abbott Park and existing trunk community facility across Napper Road, within the Suntown landfill parcel.

Figure 25 – LGIP1 Trunk Sewerage Infrastructure

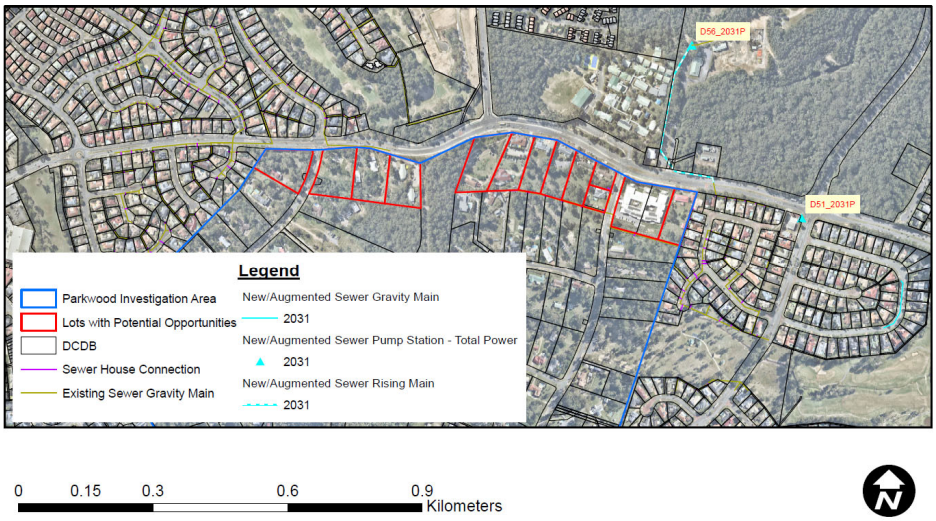


Figure 26 – LGIP1 Trunk Transport Infrastructure

4.5 Environment and amenity

4.5.1 Environment and its immediate surrounds

Future housing has the ability to achieve increased density, with greater building height, and reduced overall site cover. Building height will also be determined based on the interface and impact on adjacent rural residential amenity, especially those properties on Evergreen Court. This will result in a different housing product to that currently available in the immediate area. New development must adhere to the waterway buffer and facilitate retention of the waterway vegetation as an ecological corridor.

The residential typologies which are most suited to these dimensions are multi-unit accommodation and retirement facilities. This will provide housing diversity in the locality in close proximity to educational and employment opportunities and medical facilities.

4.5.2 Block and lot design opportunities

Lot pattern

The existing lot pattern is typically 50m wide x 100 – 120m deep on the eastern side of Brushwood Ridge and 75m x 110m on the western side of Brushwood Ridge. The lots are generally rectilinear in shape and vary from 5000m² – 9000m² in size and have a frontage for Napper Road. The lot pattern and sizes lend themselves well to redevelopment opportunities.

Block pattern

Given the large lot sizes and higher order nature of Napper Road there is a very large block pattern which does not lend itself well to pedestrian movement and the creation of a walkable community. Possible future development could improve the outcome through further embellishment of the Napper Road frontage pedestrian paths and landscape.

The site planning area does not extend through to Evergreen Court or other adjacent lots, therefore future development has very limited opportunity to improve the overall neighbourhood connectivity.

Street trees

There is opportunity to improve the greening of Napper Road by providing street trees as part of new development. This would help reduce urban heat island effects and provide shade for pedestrians walking to local services, shopping and schools.

4.6 Site aspect

There are many significant views internally and externally to the project area. The natural assets and significant public open spaces need to be maximised to create a new residential amenity.

New development needs to be cognisant of the building height that will not cut- off the identified views to local Brushwood Ridge Reserve ridgeline and views to more distant major ridgelines of city-wide significance. With the sloping topography of the project area, it may be possible to achieve 2-3 storeys at the Napper Road frontage and 3-4 storeys at the rear of sites in certain locations whilst still maintaining visible connections to the ridgeline and waterway vegetation.

This additional height will also afford interesting views of the high-rise coastal spine as a distinctive built form landscape of the Gold Coast. Currently, sites fronting Napper Road on the eastern side of the ridgeline underutilise this site aspect.

REPORT

4.7 City plan overlays

The City Plan overlays within the project area will require resolution to provide confidence with more detailed precinct planning. There are some more significant constraints with the overlays as shown below.

Community infrastructure interface

The Suntown landfill closed on 28 February 2011. The City is continuing to rehabilitate the site which beyond the initial post closure care period (expected to be up to 30 years) will provide significant benefits for the local community.

The end use for the landfill site is expected to be for open space. However, there are other interim and future uses that could be investigated such as a green waste pad or a Material Recovery Facility (MRF) on part of the site.

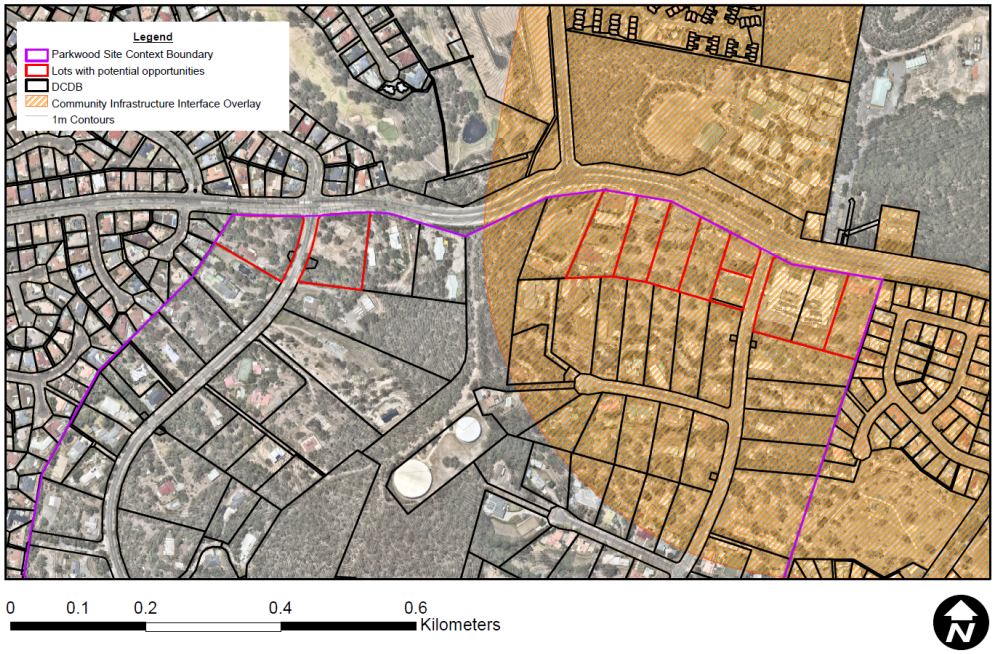
An issue has been raised regarding the possibility for landfill gas migration from Suntown Landfill to impact sites in the City Plan Community infrastructure interface area which extends south of Napper Road. Landfill gas generation occurs for over 30 years post closure but at a declining rate.

The Community infrastructure interface area extends 500m from the boundary of the Suntown landfill property. However, the landfill is located on a very large site and is 350m from the Napper Road site boundary. It is unclear if there is an issue with gas migration to properties south of Napper Road.

The City continues to monitor landfill gas levels at Suntown, both on and off-site, and continues on-site extraction of gas. It is intended that monitoring and extraction will continue until tests show conclusively that these activities are no longer necessary.

Pending further investigations, there may be an additional requirement for future development in the Community infrastructure interface area (or a revision of this area) to demonstrate there is not an environmental or health impact from landfill gas migration at these sites.

Figure 27 – Industry, community infrastructure and agriculture interface



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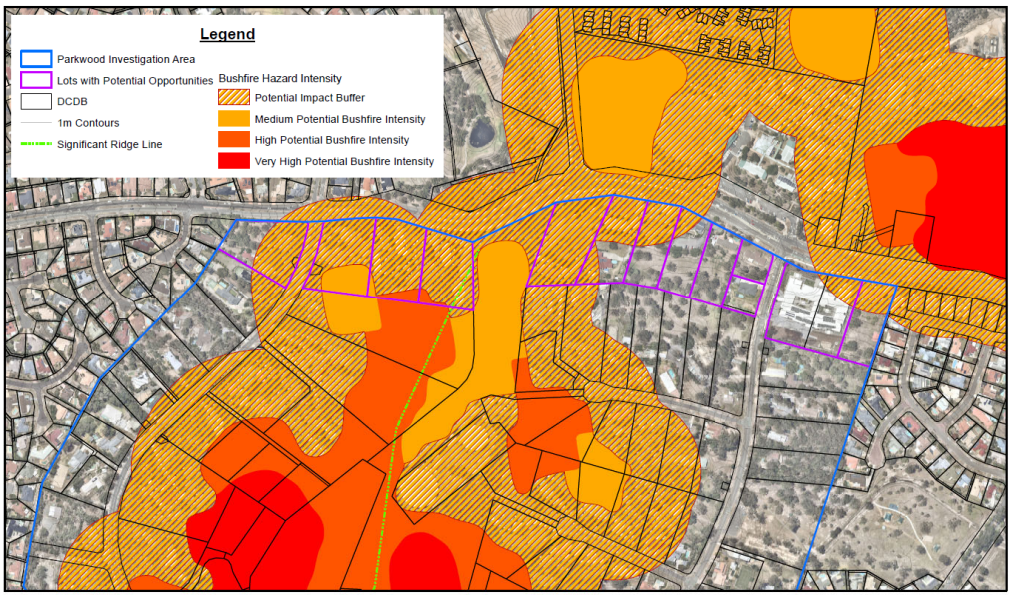
Bushfire hazard

The bushfire hazard overlay most significantly affects the properties on the western side of Brushwood Ridge reserve, as a potential impact buffer. This is considered important to resolve with the minor waterway and ecological functions of the vegetation on these sites.

Figure 28 – Bushfire hazard overlay



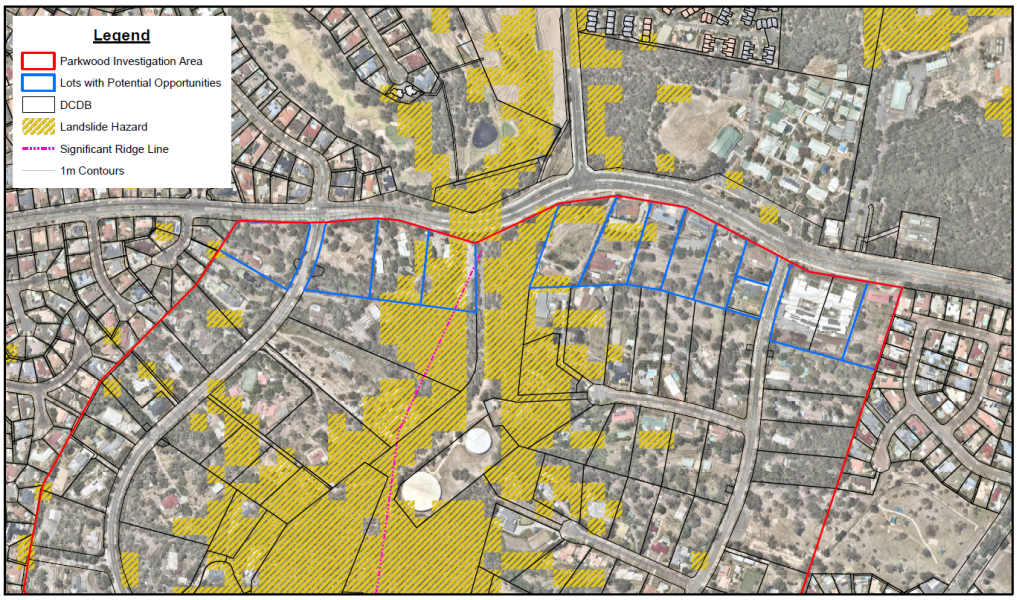
Landslide hazard

There are small patches of moderate landslide hazard reflecting the slope particularly on the immediate western edge of the ridgeline.

Structural engineering assessments by an RPEQ could address this as part of future development applications, provided the precinct planning process can identify the areas that will accommodate the density.

CoGC has recently prepared new landslide hazard overlay mapping, which is on public consultation as part of Major Update 2&3. The proposed changes do not present any material effect on strategic planning for the investigation area.

Figure 29 – Landslide hazard overlay



Environmental significance

The minor waterway buffers reduce the developable area along the rear of four properties at 178-182 Napper Road, and cuts into a large portion of the developable area of two 1-2 Uplands Drive. This loss could be off-set by allowing greater density on the site area outside the buffers, but this may result in extra height.

REPORT

Figure 30 – Wetlands and waterways;

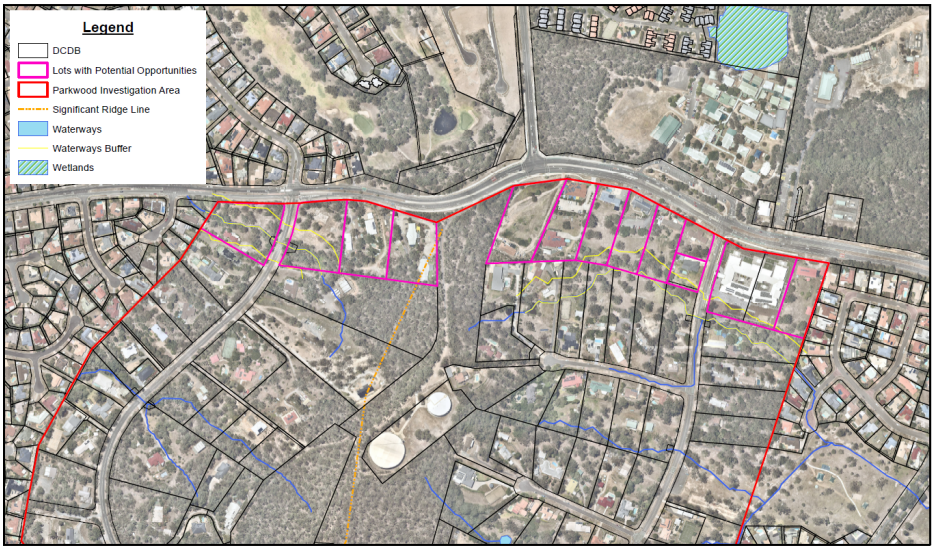
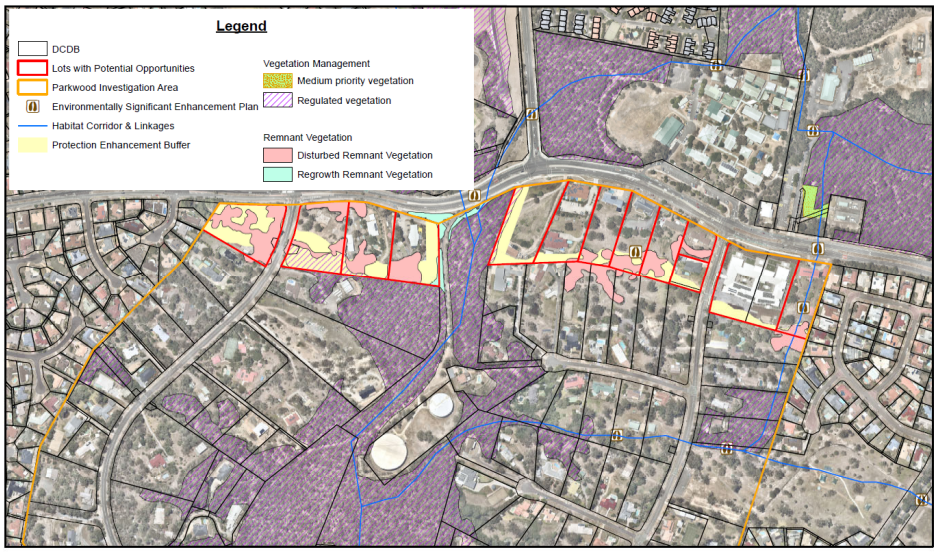


Figure 31 – Vegetation management; and Priority species.



5 DESIGN RESPONSE

From the broader site context and urban design analysis, and the site-based ecological assessment there are principles emerging to guide future movement network, precinct planning (focussed on those surrounding Riversdale Road, east of the ridgeline) and built form reporting:

5.1 General

- Local planning strategies should recognise and protect the values of high scenic amenity areas, high ecological values, significant viewpoints and important view corridors.
- There are significant City Plan overlay constraints to consider and there needs to be significant concessions if future re-development is to be achievable, whilst protecting ecological values.

5.2 Ecological values

- Consider zoning/precinct outcomes to parts of sites for future protection of ecological significant areas (e.g. by way of dedication as public open space or protection under a statutory covenant).
- Protect significant trees, specifically hollow bearing trees and Koala habitat trees.
- Restore waterway corridors within lots subject to development to enhance the ecological values of the faunal movement network.
- Precinct plans should identify significant trees (hollow bearing) and other gum trees / other native species which have opportunity for protection. A potential protection mechanism could be via a City Plan overlay map which identifies for tree protection zones.
- Protect d_rem and r_rem vegetation identified in the site-based ecological study by introducing exclusion zones from future developable areas and prioritise for opportunities for enhancement of koala and other faunal movement.

5.3 Built form and interfaces

- The built form interface at Napper Road can be improved with future re-development principles embracing a more active frontage with the street. Noise reducing building materials may need to be utilised, such as double-glazed windows and doors.
- The Napper Road frontage provides an opportunity to design future residential accommodation (multiple dwellings and/or retirement facilities) that take advantage of the sense of space, views to the local wooded ridgeline, waterway corridor and high-rise along the coastline.
- New housing closer to Napper Road will need to be cognisant of traffic noise generation.
- The any future multiple accommodation east of the ridgeline needs its overall building height to be cognisant of northern aspect views from properties at Evergreen Place and the interface with the waterway and ecological corridor at the site boundaries.
- Crime prevention through environmental design (CPTED) principles need to be embedded in the design process, especially in terms of frontages to Napper Road.

5.4 Waterways

- Proposed re-developments should result in an enhancement of the waterways (with the 30m buffer) and ecological connection to nearby Abbott Park.
- Exclusion areas for development are required to retain the waterway vegetation identified in the site-based ecological study and achieve outcomes with regard to enhanced koala and other faunal movement along the waterway corridor.

5.5 Vehicle access

- Separate vehicular ingress and egress from Napper Road is discouraged.
- Vehicular access servicing higher density residential uses should be considered from Woodlands Way as an alternative means to servicing the future development of 178 – 186 Napper Road sites, which is otherwise contingent upon vehicle access being provided to Napper Road.
- Vehicle access limitations from Napper Road and centralised access from Woodlands Way as the preferred outcome, may necessitate site amalgamation.

6 REFERENCES

6.1 Previous studies

Cardno (8 July 2014) Gold Coast Landscape Character study – Technical report. Issue 06.

Cardno (5 April 2020) Site-based ecological assessment Parkwood Investigation Area. Prepared for the City of Gold Coast.

RPS Group-SMEC (15 Sept 2017) Investigation areas program (stage 2) – Infrastructure assessment Parkwood.v3. Robina.

RPS Group-Cardno (2018) Landscape Values study Volume 1 – Background and research. City of Gold Coast

RPS Group-Cardno (2018) Landscape Values study Volume 2 – Landscape Values Strategy. City of Gold Coast

6.2 GIS data

TRN_MIX_PUBLICTRANSPORTROUTE

TRN_MIX_PUBLICTRANSPORTSTOP

PHN_FLOOD_DESIGNATEDFLOODLEVEL

PHN_FLD_OVERLANDFLOWPATH

LiDAR 2018

GIS_DATA.SVC_OPW_DEVAPPLICATION

BAPreJune2018 BAPostJune2018

Significant_Landscape_Feature_Points

Scenic_Preference_2018

Scenic_Amenity_2018

Landscape_Features_Viewshed_and_Inter_Urban_Break

Significant_Landscape_Feature_Lines

Landscape_Character_Type

6.3 Council reports

City Planning committee 2017 (Item 10) Investigation Areas Program – Project update 2. 28 August 2017.

Parkwood Investigation Area Community Meetings – Summary of Outcomes. May 2018.

Land use opportunities and constraints map – Parkwood Investigation Area. (Revision A) May 2019.

Community Engagement and Marketing Report – Investigation Areas Program – Parkwood. March 2019

'Our City Our Plan' Major Update 2&3 amendment documents. March 2020.

PARKWOOD - LAND USE AND BUILT FORM REPORT

Local Planning Investigation Project

PR135384-7
2
7 September 2020

rpsgroup.com

REPORT

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
1	Milestone 4 - Draft for client feedback	Kate Rogers RPS and Chris Cumming BDA	Joanne Cousins	Scott Nind	2 June 2020
2	Final Draft including client stakeholder feedback	Kate Rogers RPS	Joanne Cousins	Scott Nind	17 June 2020
3	Final report	Kate Rogers RPS	Justin Collofello and Catherine Rollo, CoGC		

Approval for issue

This report was prepared by RPS within the terms of RPS' engagement with its client and in direct response to a scope of services. This report is supplied for the sole and specific purpose for use by RPS' client. The report does not account for any changes relating the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report. RPS does not accept any responsibility or liability for loss whatsoever to any third party caused by, related to or arising out of any use or reliance on the report.

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1 INTRODUCTION

1.1 Background

Council of the City of Gold Coast (CoGC) has engaged RPS and BDA to provide the next tranche of more detailed planning and design principles for the Investigation Area Program for Parkwood.

This work will help Council in establishing policy for future urban consolidation, encouraging quality design of missing middle housing typologies, and improving the housing diversity on the Gold Coast. Local connectivity, ecological values, scenic amenity, access to good quality open space, stormwater management and fauna and flora protection are important components in creating well designed neighbourhoods that have been contemplated as part of the Local Planning Investigation Project for Parkwood.

As the Gold Coast transitions to greater focus on urban consolidation in areas outside the coastal strip, there is an opportunity to manage this change with a local focus. The site-based ecological assessment (April 2020) will guide the planning approach and future development provisions for significant vegetation, waterways, wetlands, fauna movement and natural drainage corridors. Consolidated local structure planning and incentives for site amalgamation are imperative to help alleviate piecemeal development proposals, and to secure the important ecological restoration opportunities within the project area.

1.2 Purpose

The purpose of this land use and built environment report is to include specific design requirements for land parcels within the local planning investigation area based on environmental and geographical attributes. The report is prepared to inform internal stakeholder workshop of opportunities and constraints to inform preparation of a detailed precinct plan report.

The report utilises planning policy content from draft City Plan Major Update Amendment Package 2 & 3 including the Low-medium density residential zone (new zone); Reconfiguration of Lot code and Residential design codes (for Terrace housing, Small lot, Dual occupancy and Multiple accommodation codes).

1.3 Tasks

Tasks / issues addressed in this report as outlined in the scope include:

- Preparing master planning scenarios proposing built form typologies nominating building height and building setback provisions that may deliver acceptable environmental outcomes (as defined in the site-based ecological assessment), which also protect the amenity of adjacent rural residential sites south of Napper Road;
- Proposed design interface requirements to environmental protection areas and how to deliver fauna connectivity for koalas;
- Consideration of different built form typology outcomes that may be appropriate for retirement facilities and/or multiple dwellings;
- Suggested development planning incentives to assist site amalgamation;
- Graphic illustration of lots which are suitable only for large/small lot subdivision or smaller scale dual occupancy/multiple dwelling development to achieve acceptable environmental outcomes (as defined in the site-based ecological assessment); and
- WSUD outcomes for potential new development such as integration of rainwater tanks and landscaping. to assist with reducing impacts on stormwater quantity and quality, involving consultation with Council's stormwater network planners.

An additional task has been undertaken, which is a historical development approval analysis. This was completed to provide a review of the significant issues raised as part of information requests, and how these issues were bought to resolution for an approval to be issued. It also gives an indication of the types of conditions placed on approvals and matters that are left to be resolved as part of future operational works approvals.

2 LAND USE ANALYSIS

2.1 Surrounding context

Broader Investigation Area

Brushwood Ridge Reserve is an elevated, steep central ridgeline running north-south through the broader investigation area. This divides the area into west of the ridgeline, serviced by Uplands Drive, and east of the ridgeline serviced by Woodlands Way, connecting to Napper Road. The rural residential zoned lots range in area from 3,349m^2 to 37,100m^2 with an average lot size of 8,047m^2. There are some substantial houses within the locality and with the sloping topography, many have been constructed on large pads. Houses on the eastern side of Brushwood Ridge Reserve have views of the coastline and ocean. Significant Koala habitat has been identified along the ridgeline, which links to habitat to the north, east and west.

The fragmented land use approach to land development which has occurred over the past two decades in this locality is typified by a 2018 development approval at 6 Uplands Drive for a four lot subdivision (shown in Plate 3). This is covered in further detail in section 2.4. The approval needed to address similar overlay constraints to the lots being considered in the local planning investigation area.

Other residential areas and densities

Generally, low density residential uses border the Investigation Area to the east, west and north and there is residential zoning of RD3 to the east along Olsen Avenue, Labrador, allowing up to 40 dwellings per hectare (net) or 1 lot per 250m^2.

There is a medium density residential estate to the north of the Investigation Area at 3 Arundel Drive, containing ninety Building Unit Plan (BUP) lots of 138-150m^2 (22 x quadplexes and 1 x duplex).

To the north-west of the LPI area is Arundel Springs Estate. It is providing a mix of housing types (townhouses and small lot 250-350m^2 lots) at approximately 20 dwellings/hectare.

2.2 Land uses and recent development activity

Although the local planning investigation lots have a rural residential zoning, the Napper Road vehicle exposure (passing trade) has created conditions that encourage non-residential uses and development outcomes inconsistent with the current zoning. The following existing uses have been established:

- Single residential dwellings at: 1 and 2 Uplands Drive, 192, 186, 182, 178, 170 Napper Road, 1 and 1a Woodlands Way.
- Medical Centre: 180 Napper Road (see Plate 1)
- Child Care: 190 Napper Road (see Plate 2)
- Aged Care: 172 Napper Road (see Plate 4)

There is an expectation that over time all the lots within the subject area will continue to develop with a mix of different land uses that are appropriate for co-location with residential uses.

A small number of ad hoc residential subdivisions have occurred within the broader Rural Residential area (see Plate 3). The newest development constructed is Arcare aged care accommodation at the corner of Woodlands Way and Napper Road.

There is only one block that has proceeded with subdivision after approval, being 1 and 1a Woodlands Way, formerly 176 Napper Road. The new privately certified dwelling house is located on the rear lot (see Plate 5).

A number of community, sporting (Parkwood International Golf and Arundel Golf Club) and open space uses such as Abbott Park (see Plate 6) are located nearby. The existing land uses are shown in Figure 1.

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Plate 1 – Medical centre, 182 Napper Road

Plate 2 – Happyland Kids, 184 Napper Road

Plate 3 – Subdivision, 12 Uplands Drive

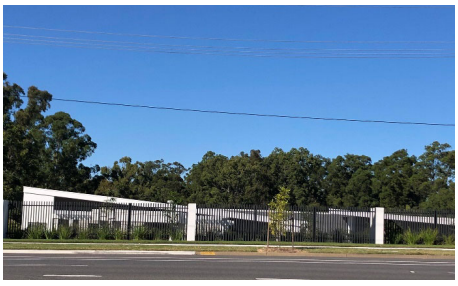

Plate 4 – Aged care, 172 Napper Road

Plate 5 – New dwelling, 1a Woodlands Way

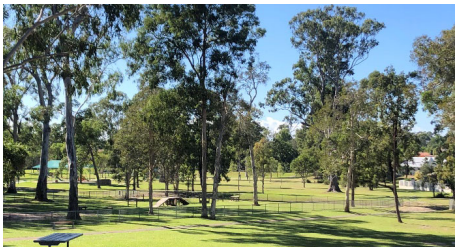

Plate 6 – Abbott Park, Woodlands Way

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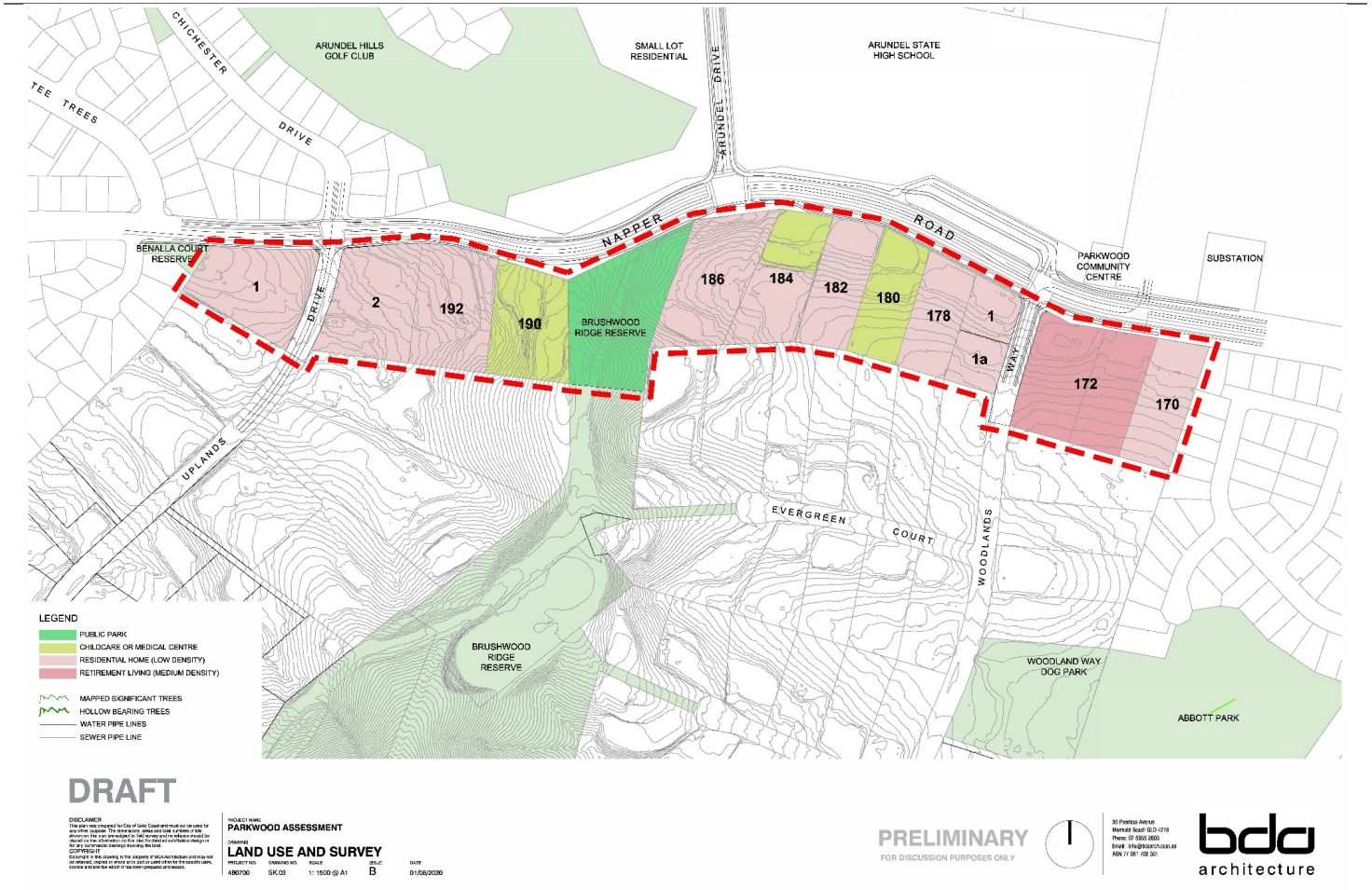

Figure 1 Existing land use and survey

2.3 Site analysis

Local Planning Investigation Area lots

The fourteen lots within the LPI area zoned rural residential range in size from 2,521m^2 to 12,840m^2 with an average lot size of 7,473m^2.

A description of the lots, their current uses, building heights and building footprints (as a % of the land area used) is contained in Table 1. The building footprint (dwellings and other structures) to land area is shown in Figure 2.

Table 1 Lot descriptions, uses and form

Address	Lot description	Lot size	Land Use	Building height	Building footprint %	RL's	Slope
1 Uplands Drive	Lot 100 on RP 901645	8,253m^2	Single dwelling	2 storey	5.24%	RL25 (E) to RL20 (W)	
2 Uplands Drive	Lot 103 on RP 901646	8,906m^2	Shed	1 storey	4.23%	RL35 (NE) to RL25 (SW)	
192 Napper Road	Lot 69 on RP192390	8,637m^2	Single dwelling	1 storey	11.52%	RL38	
190 Napper Road	Lot 68 on RP192390	7,793m^2	Child care centre (Creative Garden)	1 storey	15.67%	RL57 (SE) to RL47 (W)	
Brushwood Ridge Reserve							
186 Napper Road	Lot 126 on RP192393	9,941m^2	Single dwelling	1 storey	3.84%	RL45 (N) to RL30 (E)	18%
184 Napper Road	Lot 125 on RP182724	7,631m^2 (50.67m x 133m)	Childcare centre (Happyland Kids)	2 storeys	19.44%	RL40 (N) to RL29 (S)	
182 Napper Road	Lot 124 on RP 182724	6,169m^2	Single dwelling	1 storey	8.56%	RL35 (N) to RL23 (SE)	
180 Napper Road	Lot 123 on RP182724	5,910m^2	Medical centre	1 storey	7.62%	RL32 (N) to RL21 (SE)	
178 Napper Road	Lot 122 on RP 182724	5,435m^2	Single dwelling	1 storey	9.63%	RL30 (N) to RL20 (SE)	
1 Woodlands Way	Lot 1 on SP270813	2,521m^2	Single dwelling	1 storey	15.37%	RL30 (N) to RL25 (SE)	
1a Woodlands	Lot 2 on	2,521m^2	Single dwelling	1 storey	23.45%	RL25 (N) to	

Address	Lot description	Lot size	Land Use	Building height	Building footprint %	RL's	Slope
Way	SP270813					RL20 (SE)	
172 Napper Road	Lot 23 on SP307338	12,840m^2	Aged care facility (Arcare)	1-2 st	43.31%	RL25 (N) to RL19 (S)	
170 Napper Road	Lot 1 on RP182724	6,119m^2	Single dwelling	1 storey	11.1%	RL25 (N) to RL16 (SE)	

2.4 Ground levels and slope

The lots are dominated by the Brushwood Ridge Reserve ridgeline at RL62 falling to the east and west towards minor waterway drainage lines with the lower portions being at RL15. The majority of the 47m of level change occurs close to the Brushwood Ridge Reserve ridge line with the grades generally increasing on the lots closest to ridgeline.

In Precinct A (eastern precinct) the land falls away to the south from Napper Road (northern high points) towards the waterway that traverses along the southern boundary of the allotments. This results in the majority of this land not being visible from Napper Road.

In Precinct B (western precinct) the land generally falls to the west to Uplands Drive, with a significant portion of the land being visible from Napper Road and the urban land to the west.

Each site has varying amount of slope and height of significant natural vegetation. Site photos collected during the site-based ecological assessment are shown in Plates 7-16.

Plate 7 – 186 Napper Road SE corner

Plate 8 – 184 Napper Road

Plate 9 – 184 Napper Road SE corner

Plate 10 – 184 Napper Road NE corner

Plate 11 – 182 Napper Road SW corner

Plate 12 – 180 Napper Road access

Plate 13 – 180 Napper Road medical car park

Plate 14 – 180 Napper Road side

Plate 15 – 178 Napper Road (looking south)

Plate 16 – 170 Napper Road (retaining wall west)

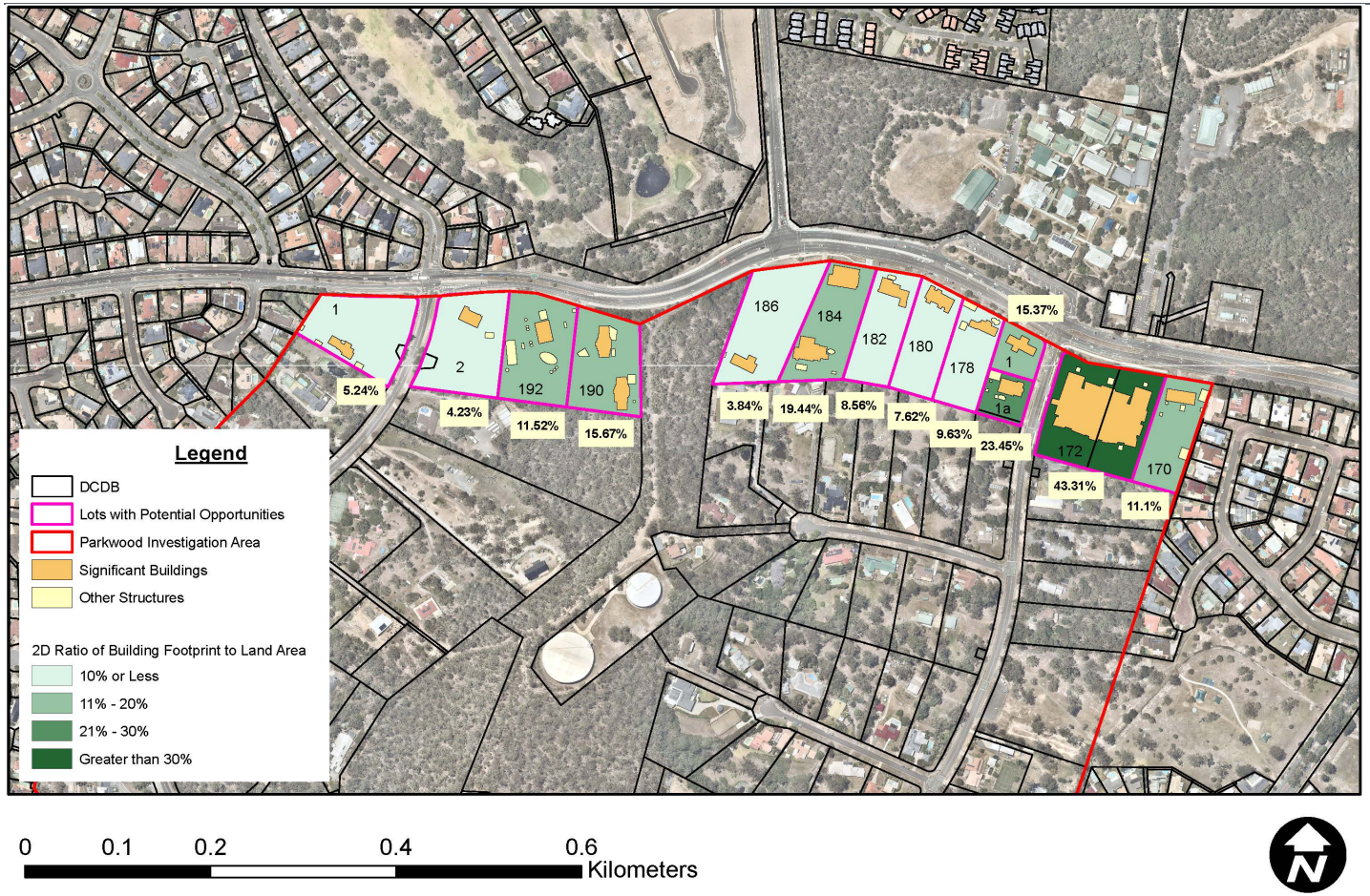

Figure 2 2D ratio of building footprint to land area (percentages)

3 DEVELOPMENT APPROVALS ANALYSIS

3.1 Approvals within the area

There are approvals on all but one of the lots subject to this local planning investigation. These provide an indication of market demand over the past decade. A growth in aged care / retirement facilities, childcare and rear lot subdivisions is apparent in the locality. However, these have been met with some refusals from Council on the basis of engineering issues, stormwater management / quality/ quantity, overland flow, ecological buffer to the waterway, lack of amenity with overlooking from existing child care uses, and of grade (above 25%) for vehicular access.

The details of key previous applications are as follows:

Table 2 DA 1 Uplands Drive

Item	Details
Site address/RPD/lot size	1 Uplands Drive 8,253m^2
DA reference	MCU2600609 – Impact
Proposed Uses	Aged Persons Accommodation
Date lodged	21/08/2006
Info Request	Yes
Date approved / refused	Refused 07/03/2008
Planning scheme	2003 Gold Coast 'Our Living City' Planning Scheme
Zone or LAP	Low density Residential zone
Main Issues	Building envelope 3042m^2 (to be 800m^2) Gross floor area 6000m^2 Site cover 37% (to be 25%) Carparks 48 spaces Height 2 storeys or 8.5m 1. Inconsistent with Performance Criteria of the Local Area Plans Place Code, including PC3, PC4, PC6, PC11 & PC12. 2. The proposal will have a negative impact on the character and visual amenity of the locality. 3. Insufficient regard to site natural topographical constraints. 4. Lack of demonstrated sufficiency of water and sewer capacity to meet the demand generated by the development. 5. Inconsistent with the Natural Wetland Areas and Natural Waterways Constraint Code. 6. Failed to demonstrate stormwater issues could be satisfactorily addressed. 7. Proposal in conflict with Planning Scheme 2003 version 1.1 and insufficient planning merit provided to justify the approval of this application notwithstanding this conflict. 8. Compromises achievement of the Desired Environmental Outcome of the Uplands Drive and Woodlands Way LAP area which seeks to maintain the locality as a distinctive low density residential enclave within the greater urban area of the Gold Coast, including the protection and enhancement of the strong landscape character of the Uplands Drive and Woodlands Way area and its values as a scenic backdrop to the Parkwood and Arundel suburban areas
Infrastructure charges	N/A

Source: PD Online accessed 18 May 2020

Table 3 DA 2 Uplands Drive

Item	Details
Site address/RPD/lot size	2 Uplands Drive / Lot 3 on RP901646 / 8,906m^2
DA reference	MCU2200249 (01/05/2002) – Aged persons accommodation (2 storey, 89 bedrooms) BLD201000899 (25/01/2010) Demolition of a house MCU201701080 – Impact
Proposed Uses	Aged persons accommodation for 24 hour care (3 storeys, 130 bedrooms)
Date lodged	27/07/2017
Info Request	Yes 21/08/2017
Date approved / refused	Approved 12/04/2018

Item	Details
Planning scheme	2003
Zone or LAP	Uplands Drive and Woodlands Way LAP
Proposal	130 one bedroom nursing home rooms constructed over 2 floor levels and partial 3rd floor
Main Issues	1. Building height (basement – ground floor northern building) 2. Building design / siting – PC3 aged persons accommodation design code, natural daylight to north facing habitable rooms. Retaining walls on northern boundary preventing solar access – increase building setback for solar gain to GF rooms. 3. Partial third storey 4. Retaining structures – proposed heights, lengths, materials, barriers/ fencing, section and perspectives of all proposed retaining structures. 5. Fencing – PC20 visual amenity, proposed max. fence heights and any acoustic barriers if required. 6. Site cover – PC6 no built form to be bulky or visually intrusive, reduce site cover. 7. Carpark / landscape work – PC15 requires extensive GF landscaping. PC13 requires carparks to NOT dominate the streetscape. Revise CP layout and include landscape buffer to Uplands Drive. 8. Feature trees – retain as many trees on-site as possible. 9. Ecological assessment to be provided 10. Waterway protection – Provide fully rehabilitated 20m buffer and protect under convenant. Stormwater storage and conveyance must be achieved on-site and NOT within the natural waterway. 11. Bushfire Management Plan to be provided. 12. Hydraulic assessment to be provided, including modelling, bulk conceptual earthworks plan, drainage layout, stormwater devices (bio-retention is off-line and outside the conveyance area).
Infrastructure charges	$1,027,818.50

Source: PD Online accessed 18 May 2020

As one of the most significantly sized recent approvals within the local planning investigation area (not constructed), plans for building scale, stormwater and site cover are shown in Appendix A. This aged care facility was approved with 130 rooms, at 2 storeys with a partial 3rd storey (50% of the floor area below), which equates to 1 bed/68m^2 of site area.

Table 4 DA 192 Napper Road

Item	Details
Site address/RPD/lot size	192 Napper Road / LOT 69 RP192390 / 8,637 m2
BA reference	BLD201800626 (24/01/2018) Shed Private certifier
Proposed Uses	Shed
Date lodged	24/01/2018
Info Request	N/A
Date approved / refused	Approved 18/01/2018
Planning scheme	N/A
Zone or LAP	N/A
Proposal	Shed
Main Issues	N/A
Infrastructure charges	N/A

Source: PD Online accessed 18 May 2020

Table 5 DA 190 Napper Road

Item	Details
Site address/RPD/lot size	190 Napper Road / LOT 68 RP192390 / 7,793m^2
DA reference	1992 Town Planning Consent 818/92/106(P1) Note that documents prior to 2006 are not available to be viewed online
Proposed Uses	Existing use Child Care centre
Info Request	N/A
Date approved / refused	Approved 1992
Planning scheme	2003 or prior
Zone or LAP	N/A

Item	Details
Proposal	no DA found
Main Issues	no DA found
Infrastructure charges	N/A

Source: PD Online accessed 18 May 2020

Table 6 DA 186 Napper Road

Item	Details
Site address/RPD/lot size	186 Napper Road / Lot 126 RP192393 / 9,441m^2
DA reference	MCU201400754 Impact (23/07/2014) ROL201400224 (23/07/2014)
Proposed Uses	Existing single dwelling at rear with proposed Child Care centre at front
Date lodged	23/07/2014
Info Request	Yes 21/08/2014
Date approved / refused	Approved 26/11/2015
Planning scheme	2003 (consideration given to draft City Plan 2015 – public consultation stage)
Zone or LAP	Uplands Drive and Woodlands Way LAP
Proposal	Child care centre (with 125 children,18 staff) and subdivision 1 lot into 2 lots Lot 2 (rear) 3,093m^2 and Lot 1 (front) 6,347.8m^2
Main Issues	1. Child care centre specific development code PC6 – within 200m of a community focal point 2. Dedication of land for footpath ramps and pedestrian refuge islands 3. Lawful point of discharge (s3.02 QUDM) and management of external catchment flow (LDG) 4. Flood safety of overland flow path 5. On-site detention and stormwater filter vault devices are to be separate 6. Hydraulic modelling and stormwater management plan 7. Car parking (43 spaces), layout and internal pedestrian pathways 8. Vehicle access (separate for detached dwelling) and child care (construct 4th arm from roundabout) 9. Waste collection, servicing and vehicle movement 10. Interface with Brushwood Ridge Reserve, retaining walls 11. Bushfire Management Plan
Infrastructure charges	N/A

Source: PD Online accessed 18 May 2020

As a recent approval of significant size within the local planning investigation area, approved plans for stormwater and site cover are shown in Appendix B.

Table 7 DA 184 Napper Road

Item	Details
Site address/RPD/lot size	184 Napper Road / Lot 125 RP182724 / 7,631m2
DA reference	MCU2100665 Impact (21/11/2001) ROL2600138 Code (05/05/2006) – 2 lot subdivision
Uses	Child Care centre and single dwelling
Date lodged	05/05/2006
Info Request	Yes (01/06/2006)
Date approved / refused	Refused 11/04/2002 by Council, approved by appeal Court consent order 01/05/2002
Planning scheme	2003
Zone or LAP	Not available
Proposal	Lot 1 (front) 4,161m^2 and Lot 2 (rear) 3,469m^2
Main Issues	1. Battle-axe lots not preferred and should overlook public open space PC6 ROL code 2. Retaining walls and associated heights 3. Access easements and points 4. Acoustic report – noise amelioration from Napper Road (PC24) 5. Energy efficient design (PC14)
Infrastructure charges	Not available

Source: PD Online accessed 18 May 2020

Table 8 DA 182 Napper Road

Item	Details
Site address/RPD/lot size	182 Napper Road 6,169m^2
DA reference	MCU2600627 Impact – Medical centre (24/08/2006) MCU2600116 Impact – Skin Cancer clinic (20/02/2006)
Uses	Detached dwelling (with approval for small scale medical centre within existing building)
Date lodged	24/06/2006
Info Request	Yes
Date approved / refused	Approved 30/10/2007
Planning scheme	2003
Zone or LAP	Uplands Drive and Woodlands Way LAP
Proposal	Conversion of existing detached dwelling and home occupation to medical centre
Main Issues	1. Extent of non-residential GFA at 250m^2 – reduced to GFA 64m^2 2. Number of staff x 8 – reduced to 3 x staff 3. Amount of car parking required (18 spaces) – reduced to 6 car spaces
Infrastructure charges	$2,928.39 towards Sewerage and $2,104.03 towards Water

Source: PD Online accessed 18 May 2020

Table 9 DA 180 Napper Road

Item	Details
Site address/RPD/lot size	180 Napper Road / Lot 123 on RP182724 / 5,910m^2
DA reference	ROL201700013 Risk smart – 2 lot subdivision MCU9800484 Impact – Chemist shop
Uses	Medical centre
Date lodged	17/01/2017
Info Request	Yes
Date approved / refused	ROL Approved 21/03/2017 (Chemist shop approved 12/02/1999)
Planning scheme	2003
Zone or LAP	Uplands Drive and Woodlands Way LAP
Proposal	Lot 1 (front) 3,183m^2 and Lot 2 (rear) 2,727m^2 with easement 415m^2
Main Issues	Nil- risk smart and ecology report submitted with tree survey. 1. Grade of driveway access to rear lot must not exceed 1 in 4 (25%) 2. Conditioned stormwater management for no increase in peak flow rates downstream 3. Conditioned overland flow paths must not be altered in a way that inhibits characteristics or increases flood damage on downstream properties.
Infrastructure charges	N/A

Source: PD Online accessed 18 May 2020

As a recent approval of a ROL within the local planning investigation area, approved plans and tree survey are shown in Appendix C. NOTE: tree survey plans were not referenced in the Risksmart decision notice.

Table 10 DA 178 Napper Road

Item	Details
Site address/RPD/lot size	178 Napper Road / LOT 122 RP182724 / 5,435m^2
DA reference	ROL201600458 (Extension of approval) 17/02/2017 ROL201400352 (Original approval) 17/11/2014
Uses	Residential
Date lodged	21/11/2015
Info Request	Yes
Date approved / refused	Approved – 24 month extension to 27/01/2019
Planning scheme	2003
Zone or LAP	Uplands Drive and Woodlands Way LAP
Proposal	Lot 1 (front) 2,505m^2 and Lot 2 (rear) 2,930m^2 with 20m rear setback for no building work plus 4m setback from buffer zone
Main Issues	Originally lodged as a Risksmart application and applicant did not note the Nature conservation mapping (OM20) with remnant vegetation including significant eucalypt species, and no ecological assessment report was submitted. A building envelope not

Item	Details
	exceeding 800m$_2$ or a 20m buffer from rear boundary was requested after decision notice, resulting in a negotiated decision notice.
Infrastructure charges	N/A

As a recent approval of a ROL within the local planning investigation area with an environmental buffer, approved plans and tree survey are shown in Appendix D.

Table 11 DA 1 Woodlands Way

Item	Details
Site address/RPD/lot size	1 Woodlands Way / LOT 121 on RP182724 / 2,521m^2 (prior to ROL was 176 Napper Road at 5,042m^2)
DA reference	Tree works private OPW201600994 / Tree works private OPW201500821 Original DA – ROL201400274 for 2 lot subdivision
Uses	Residential
Date lodged	OPW 11/05/2016 and ROL 02/09/2014
Info Request	No
Date approved / refused	Approved – OPW 13/07/2016 and ROL 12/09/2014
Planning scheme	2003
Zone or LAP	Uplands Drive and Woodlands Way LAP
Proposal	Subdivide rear lot with access from Woodlands Way
Main Issues	No specialist reports provided, no buffer to minor waterway or ecological assessment
Infrastructure charges	N/A

Table 12 DA 1A Woodlands Way

Item	Details
Site address/RPD/lot size	1A Woodlands Way 2,521m^2
DA reference	BLG201511791 (02/10/2015) and BLD201509594 (18/08/2015) Swimming pool
Uses	Residential
Date lodged	23/09/2015
Info Request	No
Date approved / refused	Private certifier
Planning scheme	2003
Zone or LAP	Uplands Drive and Woodlands Way LAP
Proposal	Single dwelling
Main Issues	N/A – all trees had been cleared
Infrastructure charges	N/A

Table 13 DA 172 Napper Road and 2 Woodlands Way

Item	Details
Site address/RPD/lot size	172 Napper Road 5,856m^2 and 2 Woodlands Way 6,989m^2 / Lot 2 and 3 on RP182724
DA reference	MCU201501630 Impact MCU201800389 (Other change to MCU201501630)
Uses	Aged persons accommodation
Date lodged	16/11/2015
Info Request	Yes
Date approved / refused	Approved 29/09/2016
Planning scheme	2003
Zone or LAP	Uplands Drive and Woodlands Way LAP
Proposal	Residential care facility with 90 rooms (at a density of 90m^2 net site area per unit) with 44 car parks, including 4 visitor spaces. Original DP for Aged persons accommodation (60 bedroom aged care facility and 12 assisted living units).
Main Issues	Site cover 35% (25% max. required) plot ratio 0.41/1.
Infrastructure charges	N/A

As the most significantly sized recent approval that has been constructed and is operating within the local planning investigation area, plans for building scale, stormwater and site cover are shown in Appendix E.

No development application has been recorded for 170 Napper Road. In this review process it has been noted as the only property in the local planning investigation area to not have been subject to an application.

3.2 Broader Investigation area

The development approval at 6 Uplands Drive is examined below, as an example of typical residential subdivision of rural residential allotments.

Table 14 DA 6 Uplands Drive

Item	Details
Site address/RPD/lot size	6 Uplands Drive / Lot 72 RP 846006 / 21,260m^2
DA reference	ROL201700153 (Code)
Uses	Residential subdivision
Date lodged	04/05/2017
Info Request	Yes
Date approved / refused	Approved 29/6/2018
Planning scheme	2003
Zone or LAP	Uplands Drive and Woodlands Way LAP
Proposal	5 lot ROL reduced to One (1) into four (4) freehold lot subdivision with access easement. Lot 1 3,500m^2, Lot 2 3,500m^2, Lot 3 3,500m^2, Lot 4 (existing dwelling) 10,760m^2, with 6m easement 968m^2 and environmental covenant 3,966m^2.
Main Issues	• Driveway gradients not greater than 1:4 (25%) • Retaining walls – heights, materials, lengths, separated distances from building envelopes • Stormwater management – pollutant load reduction targets • Position of driveways – conveyance of external water catchments and overland sheet flow
Conditions	Hydraulic Impact Assessment and Site based stormwater management plan to include: • swale drain/grass filter strip design adjacent to driveway (i.e. base and top width and slope), with sections • Detailed interaction of the swale drain/filter strip and OFP to Uplands Drive. • Revise the rainwater tank design to confirm that it will provide appropriate detention function for flow mitigation purpose • Stormwater works must be located outside the environmental covenant area
Infrastructure charges	$56,162.88 (being 4 lots @ $18,720 = $74,883.84 – credit for existing lot)

As a recent approval of a ROL within the broader investigation area dealing with similar constraints of landslide, stormwater, with an environmental covenant, the approved plan is shown in Appendix F.

4 CONSTRAINTS / OPPORTUNITIES ANALYSIS

4.1 City Plan overlay mapping

The City Plan overlay maps currently affecting each lot are described in Table 14. Lots with the City's overland flow path mapping (not shown in City Plan v7) are indicated in Figure 3.

4.2 Site-based ecological assessment

A site-based ecological assessment (Cardno April 2020) (SBEA) has identified the significant values and measures to protect and enhance those values, as well as threats, opportunities and constraints to be considered prior to any future development being facilitated by a possible planning scheme amendment.

These are extracted from the assessment and summarised as follows:

1. MSES Mapped values

The Queensland Matters of State Environmental Significance (MSES) mapped area aligns directly with remnant vegetation and in addition to Regulated vegetation (category B), incorporates 'Wildlife habitat (endangered or vulnerable)' and 'koala habitat areas – core'. (Cardno 2020:7). These are shown in Figure 3.

2. Local corridor networks

Linkages are primarily located where there is continuous vegetation cover, there is scattered mature vegetation cover, along waterways and/or where there is continuous green space. (Cardno 2020:14). These are shown in Figure 3.

The habitat linkages and the significant areas contributing to ecological value are hollow bearing trees, koala food trees, mapped koala habitat, native vegetation and waterways are shown in Figure 11 (Cardno 2020 *Fig. 3-1 and 3-2*). The environmentally significant vegetation species and the potential enhancement opportunities are shown in Figure 12 (Cardno 2020 *Fig 4-1 and 4-2*)

3. Tree mapping

Most vegetation assessed represents relictual or regrowth native species including Blackbutt (Eucalyptus pilularis), Small-fruited Grey Gum (Eucalyptus propinqua), Moreton Bay Ash (Corymbia tessellaris), Soap Tree (Alphitonia excelsa) and Hickory Wattle (Acacia disparrima). A number of planted trees also occur including aesthetic specimens of Narrowleaved Bottle Tree (Brachychiton rupestris) and Hoop Pine (Araucaria cunninghamii).

Given the age of many of the trees, several of those present away from built form support hollows. Occasional other habitat features, specifically including nests, were also observed. (Cardno 2020:15).

4. Constraints to development

Where tree mapping indicates the presence of known or potential hollow bearing trees then the setback of human activity (e.g. habitable structures, kick around areas, footpaths) would ideally be a minimum of 1.5 times the tree height. Broadly the tallest trees observed on site is 20m, therefore as a general rule a 30m setback would ideally be provided to known or predicted hollow-bearing trees. However, alternative measures can be applied where a reduced setback is provided, particularly during the construction phase. The Cardno 2020 report provided an aborist's report detailing further advice.

Areas of koala habitat as mapped by the State also represent a constraint. These align with areas currently mapped as 'Medium Priority' vegetation and 'State significant species' habitat for the purposes of Environmental significance overlay. The new planning framework pertaining to koalas makes it difficult to clear such areas.

As a biodiversity protection approach, the environmental constraints of waterway corridors; significant trees; mappable vegetation being remnant and MSES, d_rem or r_rem; and State koala mapping, need to guide future precinct planning. (Cardno 2020:18).

Current Medium priority vegetation mapped areas have been reclassified as Regulated and General priority vegetation in draft Major update 2&3 package. Regulated vegetation requires a 30metre buffer in accordance with Environmental significance code.

However, the Cardno report has recommended a 20 metre buffer in line with the minimum buffer requirement in the Planning Regulations 2017. This requires further investigation by Council to consider the extent of revegetation opportunity with consideration of cleared areas required for bushfire management. Once bushfire management considerations are further explored, there could be potential for some communal recreation areas within cleared areas of the buffer area.

Note this also affects the western side of Brushwood Reserve where the regulated vegetation is east of a road connecting to the water reservoir.

5. Threats to development

Threats to ecological values in the broader Investigation Area were identified. While the manifestation of some threats were already evident, others have the potential to occur.

Table 15 Ecological assessment – identified threats to development

Broad categorisation	Specific threat
Existing site occupation	• Unlawful clearing of vegetation. • Lawful clearing of vegetation that is either: – i. Not assessable vegetation. – ii. Assessable vegetation cleared according to the acceptable development requirements. • Introduction of exotic species including cats and dogs. Several properties currently support dogs that have free-range of properties, potentially impacting on koala populations. • Lawful construction of fencing. • Impact of roads on wildlife, in particular koalas. This is evident by way of known koala road kills in the location.
Natural threats	• Edge effects. Smaller patches and irregular edged vegetation are subject to greater edge effects than larger patches. • Several weed and pest species are present.
Uncoordinated DA's	There have been a number of ecological assessments prepared for properties within the local planning investigation area to accompany development applications. While City Plan provides a pathway for which individual developments are assessed, there is the potential that environmental values that extend beyond a property boundary are compromised. For example, depending on the design of individual developments or, the way an application is assessed, there will be different outcomes relating to tree retention which has flow on effects to koala use and movement. An example of this is evident at the rear of the existing retirement village on Woodlands Way where bricked-retaining walls and fencing compromises connectivity and movement opportunities for wildlife moving from the east.

6. Opportunities for enhancement

Specific protection and enhancement opportunities include:

- protection and enhancement of r_rem and d_rem;
- protection of hollow-bearing-trees and koala food trees;
- retention and enhancement of waterway corridors;
- increase native vegetation cover through restoration and revegetation within open space at Abbott Park;
- improve connectivity and allow for fauna movement at key locations within the investigation area including crossing of Smith St Motorway, and Woodlands Way and Uplands Road, where movement is currently impinged;
- protect, and enhance through revegetation and restoration, open space areas in the broader locality, including key locations proximate to Arundel Hills Country Club and Arundel State School; and
- improve connectivity and safety for wildlife crossing through installation of various measures (e.g. guide fencing, wildlife overpasses) at key locations within the broader locality.

Rehabilitation of waterway buffers should involve the planting of local native species and should occur generally in accordance with the *SEQ Ecological Restoration Framework 2012*. Measures employed will be site-specific but may generally include treatment of weeds, re-establishment of banks in waterways as required, and replanting with local native species.

There is an opportunity to mitigate the impact of vehicles travelling on Napper Road by way of installing koala fencing. Fencing provides a dual purpose, primarily preventing access to the carriageway and

secondly to guide koalas to crossing infrastructure. Without fulfilling the second purpose, koala populations become isolated and potentially unviable.

Topography in this location is complicated, however conceptually the following options to facilitate faunal movement along the habitat corridor from Brushwood Ridge Reserve across Napper Road were nominated:

- Potential koala overpass structure – from road reserve adjacent to 190 Napper Road across to 2 Arundel Drive (Lot 54 on RP900707); or
- Potential tunnel – the previous landform cutting at 186 Napper Road possibly offering the opportunity to establish an underpass or tunnel.

A land bridge offers a proven solution to wildlife movement, for not only koalas but a suite of other fauna species. While gantry could offer a more cost-effective approach, it would have to be examined in further detail to determine effectiveness. (Cardno 2020:20)

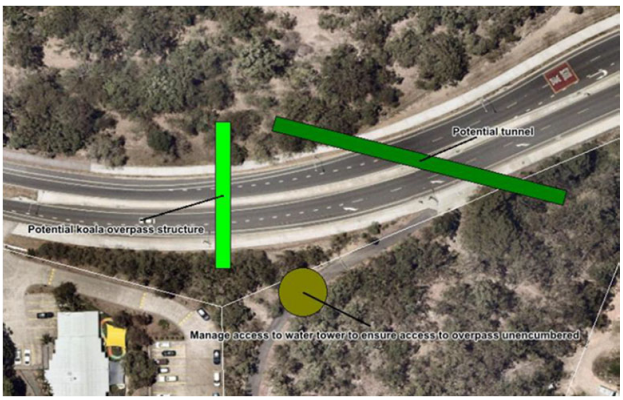

Plate 17 Alternative faunal crossing solutions for Napper Road

Koala fencing would need to be installed at the interface of the existing Brushwood Ridge Reserve and 20m buffer areas identified, continuing along the interface of development with remaining areas to protect. (Cardno 2020:19-20).

While some of the enhancements would be implemented outside of future development governed by the City Plan (e.g. wildlife crossing infrastructure of existing roads, revegetation of parks), it is important that future planning in the City Plan does not compromise the ability to implement these enhancements in the future. For example, land either side of a purpose built wildlife crossing (e.g. a land bridge or tunnel) would ideally be zoned for conservation.'

4.3 Constraints

A combined constraints analysis is shown in Figure 5. This is derived from the issues identified in the development approval analysis, the site-based ecological assessment (Cardno 2020), the site context and urban design analysis (Milestone 2) and the City Plan v7 overlay mapping.

The main features of the constraints analysis are:

- Access from Napper Road due its higher order function
- Steep sloping land
- Environmental enhancement buffers
- Hollow bearing trees
- Mapped significant trees
- Localised flooding, overland flow (from external catchment)
- Minor waterway line and associated buffer

- Recently constructed significant buildings.

The key constraints of the mapped waterways areas to protect established in the SBEA and hollow bearing trees (including a 10m buffer from the dripline) represents approximately 57% of the 92,000m^2 of available land for development. A remainder of approximately 40,000m^2 of land is available for a more intense level of development. The constrained areas could still provide an opportunity for stormwater and open space functions that are in support of the proposed residential development providing no resultant degradation of the environmental and ecological values of these areas.

4.4 Opportunities

A combined opportunities analysis is shown in Figure 6. This is derived from the built form design and land uses contained in the development approval analysis, the site-based ecological assessment (Cardno 2020), and the site context and urban design analysis (Milestone 2).

The main features informing the opportunities analysis are:

- A bushland back drop provided by Brushwood Reserve and the lots to the south.
- Access from Napper Road, Woodlands Way and Uplands Drive.
- Short views into a back drop of vegetation and future environmental covenant areas (site-based open space) to the south.
- Medium views:
  - To the south from the higher lots at 182-186 Napper Road over the vegetation to the next ridge and east over Abbott Park;
  - North east view from the Napper Road (edge of 180 -184) across Napper Road across Arundel State School;
  - North view from the higher northern sections of 190 & 192 across to Arundel Hills Golf Course.
- Napper Road provides significant existing services (water, sewer etc).
- Napper Road has an existing generous footpath and on-street cycle lanes providing good connectivity to public transport options and nearby employment, educational and medical facilities.
- Proximity to Abbott Park and Brushwood Ridge Reserve open space areas.
- Abbott Park as a potential regional stormwater detention and treatment device in the form of a naturalised wetland, instead of the open concrete surface drain.

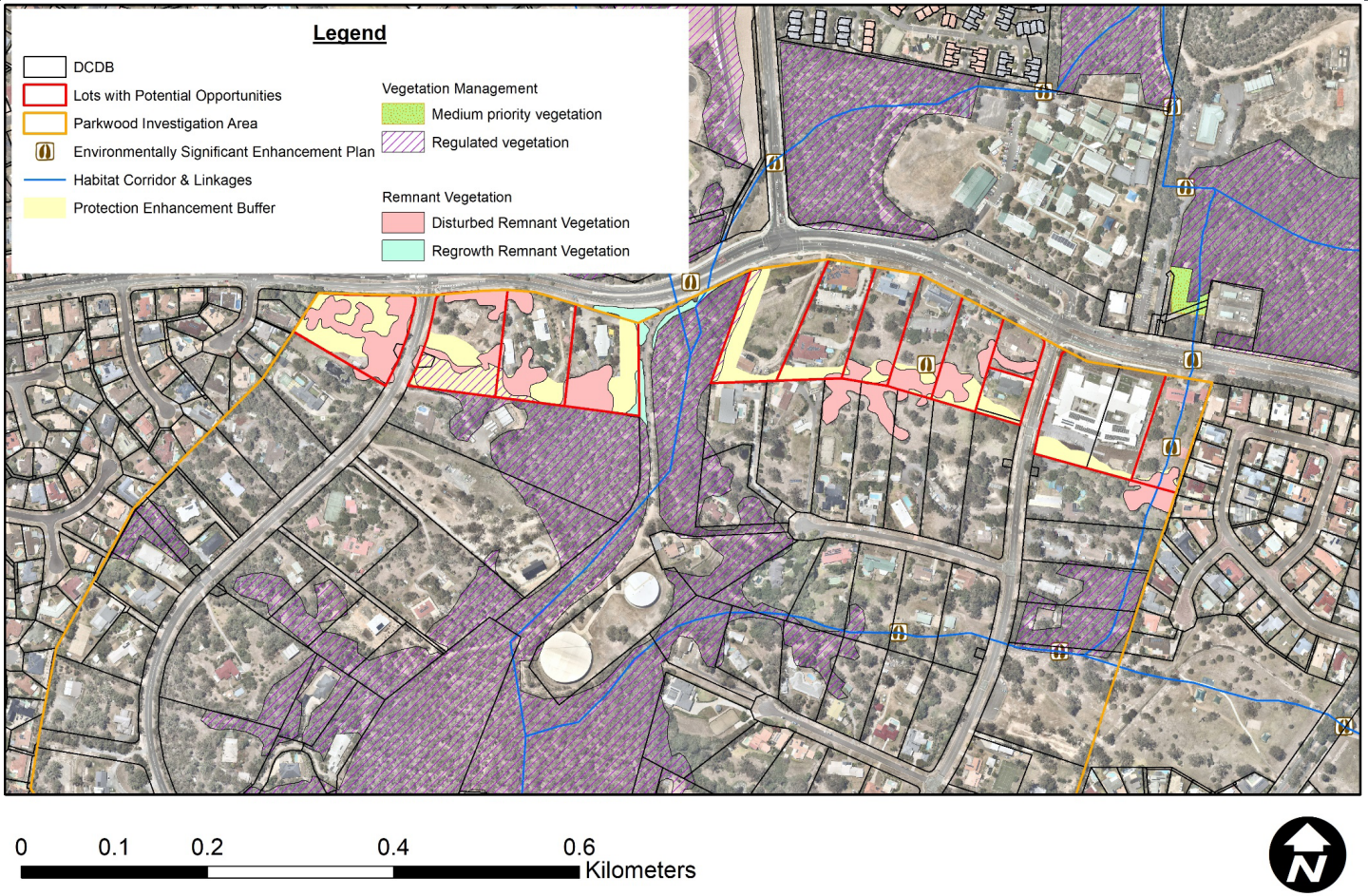

Figure 3 Ecological mapping

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Table 16 City Plan overlay map constraints (including overland flow path)

Address	Acid Sulfate soils	Bushfire Hazard	Environmental significance (Biodiversity)	Environmental significance (Priority species)	Environmental significance (Vegetation management)	Environmental significance (Wetlands and waterways)	Industry, community infrastructure interface	Landslide hazard	Overland flow path*
1 Uplands Drive	At or below 20m AHD	Potential impact buffer				Minor		Moderate	
2 Uplands Drive		Potential impact buffer and medium		Local	Medium	Minor			
192 Napper Road		Potential impact buffer and high		Local	Medium			Moderate	
190 Napper Road		Potential impact buffer and high						Moderate	
Brushwood Ridge Reserve									
186 Napper Road		Potential impact buffer					Interface buffer	Moderate	
184 Napper Road		Potential impact buffer					Interface buffer	Moderate	
182 Napper Road		Potential impact buffer					Interface buffer	Moderate	
180 Napper Road		Potential impact buffer				Minor	Interface buffer		
178 Napper Road						Minor	Interface buffer		
1 Woodlands Way							Interface buffer		
1a Woodlands Way	At or below 20m AHD						Interface buffer		
172 Napper Road		Potential impact buffer					Interface buffer		
170 Napper Road		Potential impact buffer	Local				Interface buffer		

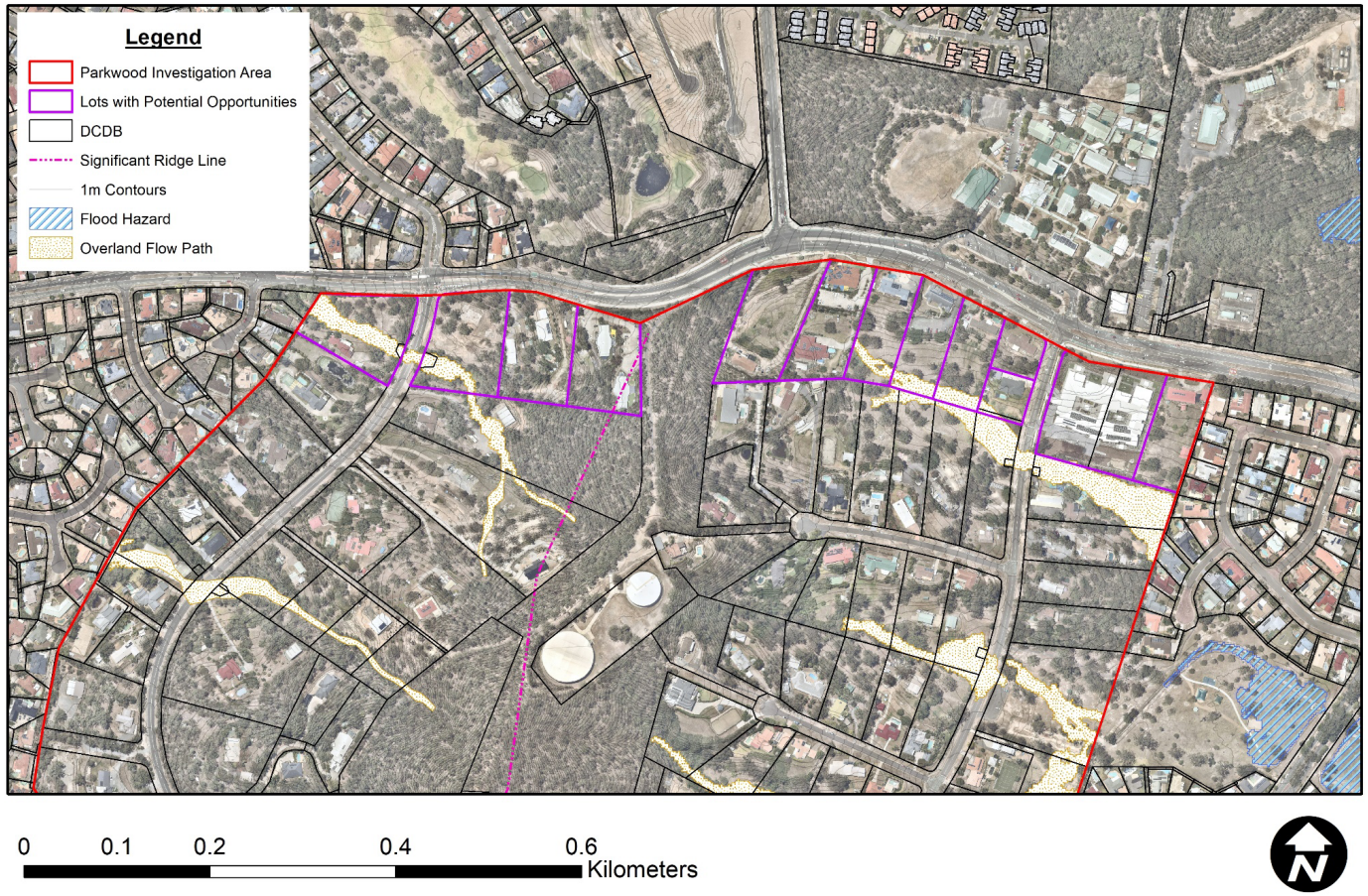

Figure 4 Overland flow paths

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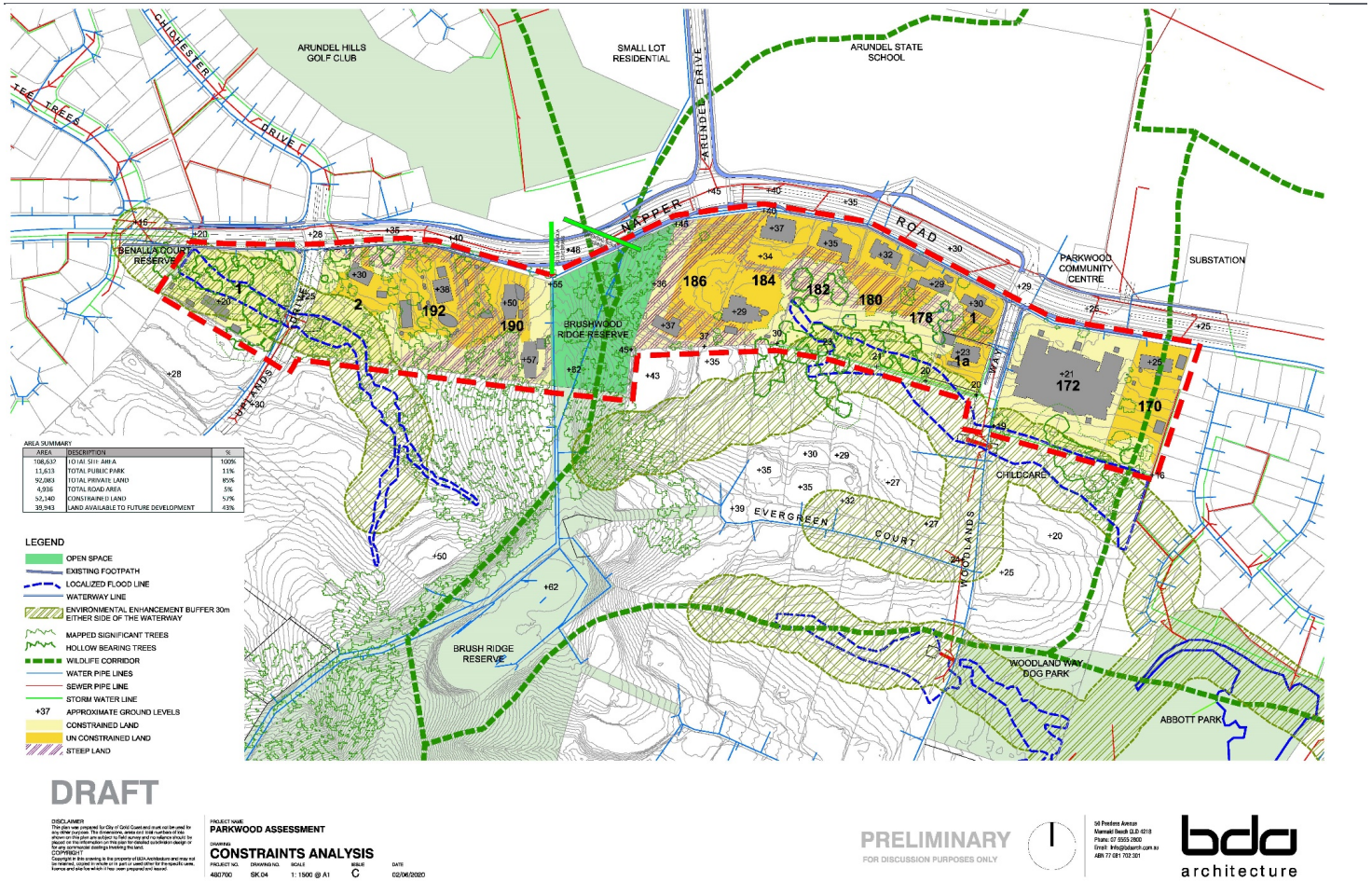

Figure 5 Constraints analysis

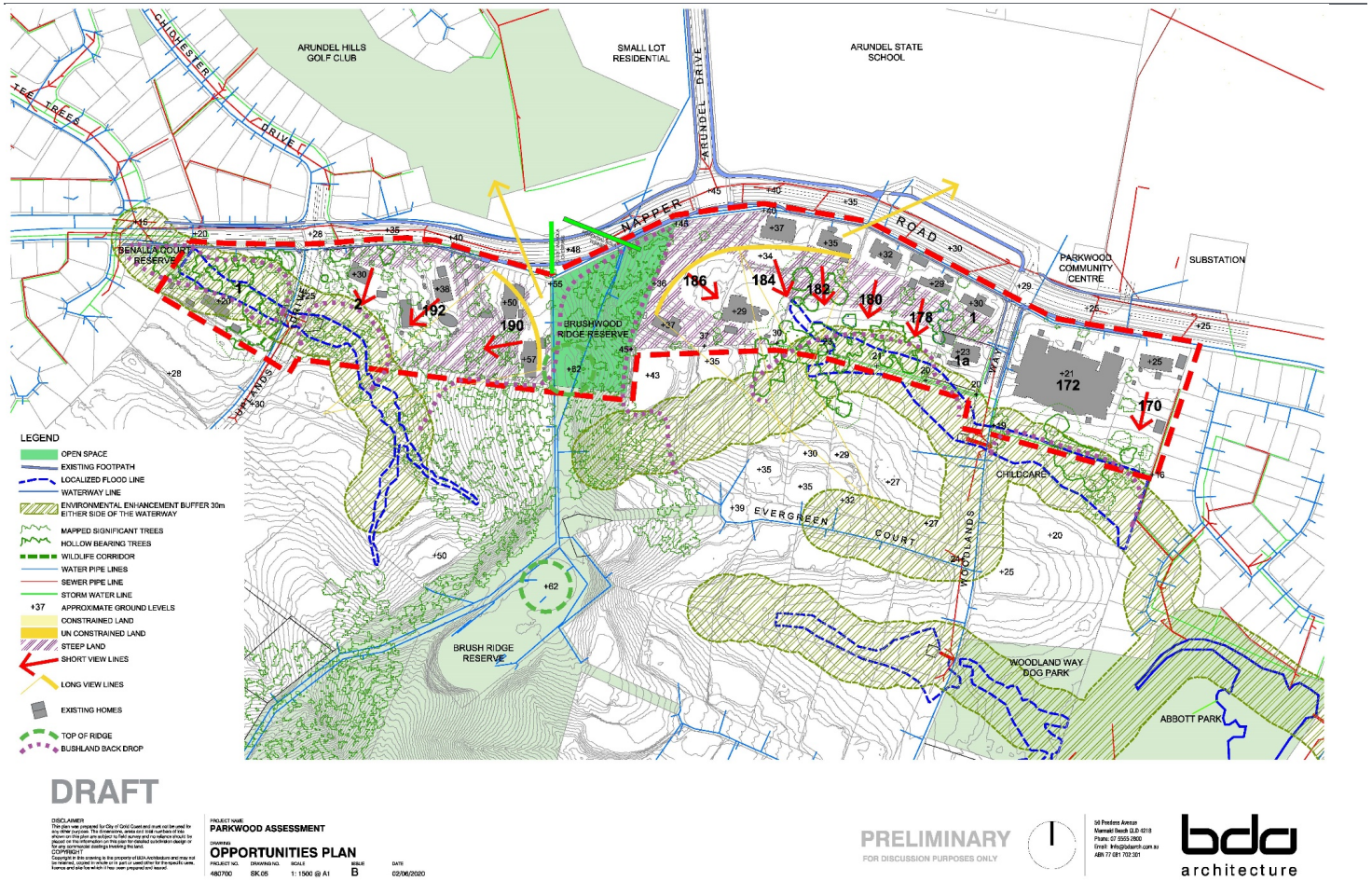

Figure 6 Opportunities analysis

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5 BUILT FORM ANALYSIS

5.1 Built form and character outcomes

The subject site provides an opportunity for low – medium density residential development, which if cognisant of the precinct constraints, could positively contribute to urban context by:

a. enhancing the character of the locality;

b. being responsive to the streetscape, neighbouring buildings (existing and approved) and site conditions; and

c. being responsive to important local features and public views to or from landmarks, natural assets and significant public open spaces.

This is achieved through the following key design elements:

- Working with the topography and manipulating the building height control so that the proposed buildings do not dominate the Napper Road frontage;
- The significant vegetation retention;
- The enhancement of the waterway which creates a natural boundary and buffer to the homes to the south;
- Providing buffering to Brushwood Ridge Reserve and building height control allowing the vegetated ridge line to be the defining visual landscape element and precinct backdrop.
- Re-establishing the residential development focus to overcome the fractured land use character of this precinct established through the mix of different building uses and types.

Response to the building slope is a key consideration and will be further investigated as part of a detailed precinct plan (Milestone 5).

5.2 Planning and development provisions

City Plan Major Amendment Update 2&3 (Public consultation stage) contains new residential zone codes that will be examined for the appropriateness to the local planning investigation lots.

These new codes are:

1. Part 6.2.2 Low-medium density residential zone code
2. Part 9.3.2 Multiple Accommodation code
3. Part 9.3.6 Dual occupancy code
4. Part 9.4.10 Small lot housing code

A comparison of the purpose and land use outcomes sought between the low-medium density code and the medium density code is contained in Table 17, which indicates very minimal difference between the land use and built form outcomes being sought.

Table 17 LMR and MR zone comparison

	Low-medium density	Medium density
Land use overall outcomes	• A range of residential activities such as Dwelling houses, Dual occupancies, Multiple dwellings, Rooming accommodation, Residential care facilities and Retirement facilities • A generous mix of housing form, sizes and affordability outcomes that meet housing needs (including housing needs of the future) • Non-residential activities – child care, health care, veterinary services, short-term accommodation	• A range of residential uses - 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 • Non-residential activities – child care, health care, veterinary

	Low-medium density	Medium density
		services, short-term accommodation
Built form outcomes	• Partial third storey (max. height 9m) • Engages with the street • Responds to local features and natural assets	• 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

A summary of the significant built form determining factors outlined in the planning zone codes for low-medium density code and the medium density code is contained in Table 18. The proposed minimum front, side and rear setbacks and maximum site cover requirements for development within the Low-medium density residential zone are contained in Table 19.

The built form guidance provided by City Plan Low-medium density residential code is shown in Figures 7-10. A range of built form outcomes is envisaged from dwelling houses through to infill apartments.

Table 18 Summary of LMR zone compared with existing Medium density zone

Uses	Height	Site cover/ density	Setbacks	Lot design	Built form/ scale	Deep planting
Medium density residential density code						
• Multiple dwellings, Dual occupancies, Dwelling houses on small lots and Community residences • Relocatable home parks and Rooming accommodation • neighbourhood centres and standalone small scale non residential development	• up to 23m • medium rise buildings • Building height overlay map • transitioning density from lower to higher intensity areas near centres	• varying site cover to reduce building dominance and provide areas for landscaping • 50% for dwelling houses >400m^2 + • 50% 50% f net site area up to 8 storeys	• front 6m (for covered car parking excl basement) • front 4m (exc covered car parking) • side 1.5 (up to 4.5m) • side 2m (4.5-7.5m) • side extra 0.5m for every additional 3m in building height (over 7.5m)	RD1 400m^2 RD2 300m^2 RD3 250m^2 RD4 200m^2 RD5 125m^2		N/A
Low-Medium density residential code						
• Dwelling houses • Dual occupancies Multiple dwellings Rooming accommodation • Residential care facilities Retirement facilities • community uses • small-scale services • neighbourhood centres stand-alone small scale non-res development • 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	• Partial third story • 9m	• Rear lot dwelling 50% • 1dw/400m^2 • Rooming accom 1br/133m^2	• Rear lot dwelling 3m from all boundaries	RD1 400m^2 RD2 300m^2 RD3 250m^2 RD4 250m^2 RD5 250m^2	Garages carports <3.5m high (PO4) No blank walls longer than 20m (PO7) No building length greater than 50m (PO7)-	Min. 15% site area OR Min. 10% site area if existing assessable vegetation is retained in the deep planting area Min. width 3m and 100% open to the sky

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Table 19 Setback and site cover requirements in LMR zone

Development Category	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Site Cover	Setbacks between on-site habitable buildings (where not attached)
Buildings up to 9m in height (on lots equal to or greater than 400m^2)	4.5m to wall and balcony	For that part up to 4.5m in height: 1.5m to wall	4m	50%	Double the applicable side setback
	For a secondary frontage of a corner lot: 4m (not including projections up to 2m)	For that part between 4.5m – 7.5m in height: 2m to wall			
	For covered car parking at grade: 6m	For that part exceeding 7.5m: 2.5m to wall 1m to eaves, sun hoods and screens			
Buildings up to 9m in height (on lots less than 400m2)	4.5m to wall and balcony For a secondary frontage of a corner lot: 4m (not including projections up to 2m)	Where up to 4.5m in height: 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 covered car parking at grade (not applicable to the rear lane access): 6m and 1m behind front wall or balcony	For that part between 4.5m – 7.5m in height: 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			
Buildings up to 16m in height	4m	3m	4m	60%	Double the applicable side setback
All ancillary structures up to 9m in height; and Buildings associated with communal open space up to 9m in height	4m	For that part up to 4.5m in height: 1.5m For that part between 4.5m – 7.5m in height: 2m For that part exceeding 7.5m: 2.5m			N/A

Source: extract of Table 6.2.2-3 from LMR zone code (Draft for Public Consultation Round 2 – Significantly Different Changes) April 2020

Figure 7 Housing typologies expected in the low-medium density zone

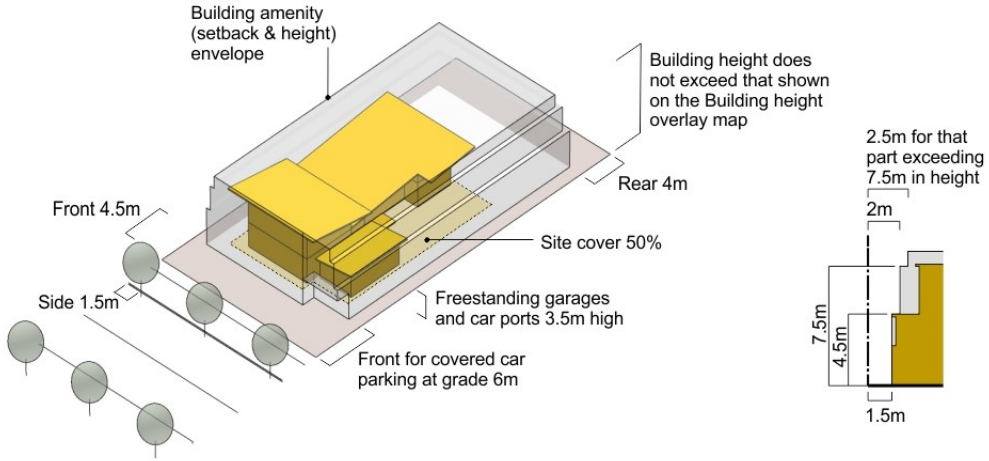

Figure 8 Building amenity envelope in LMR up to 9m in height

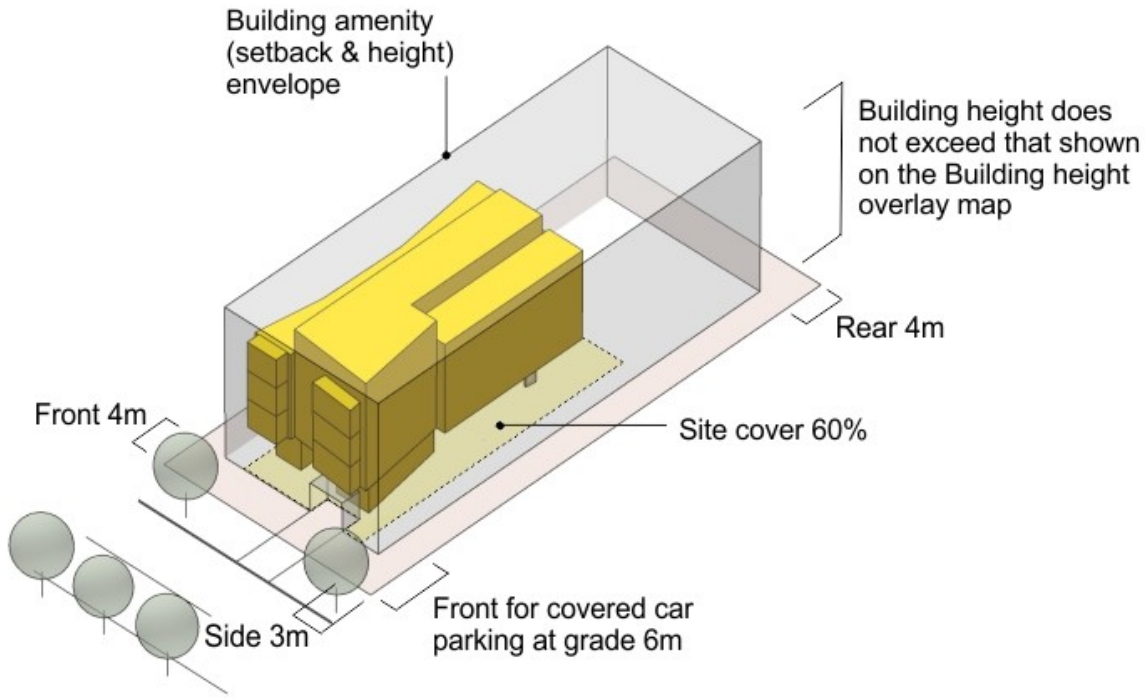

Figure 9 Building amenity envelope in LMR up from 9-16m in height

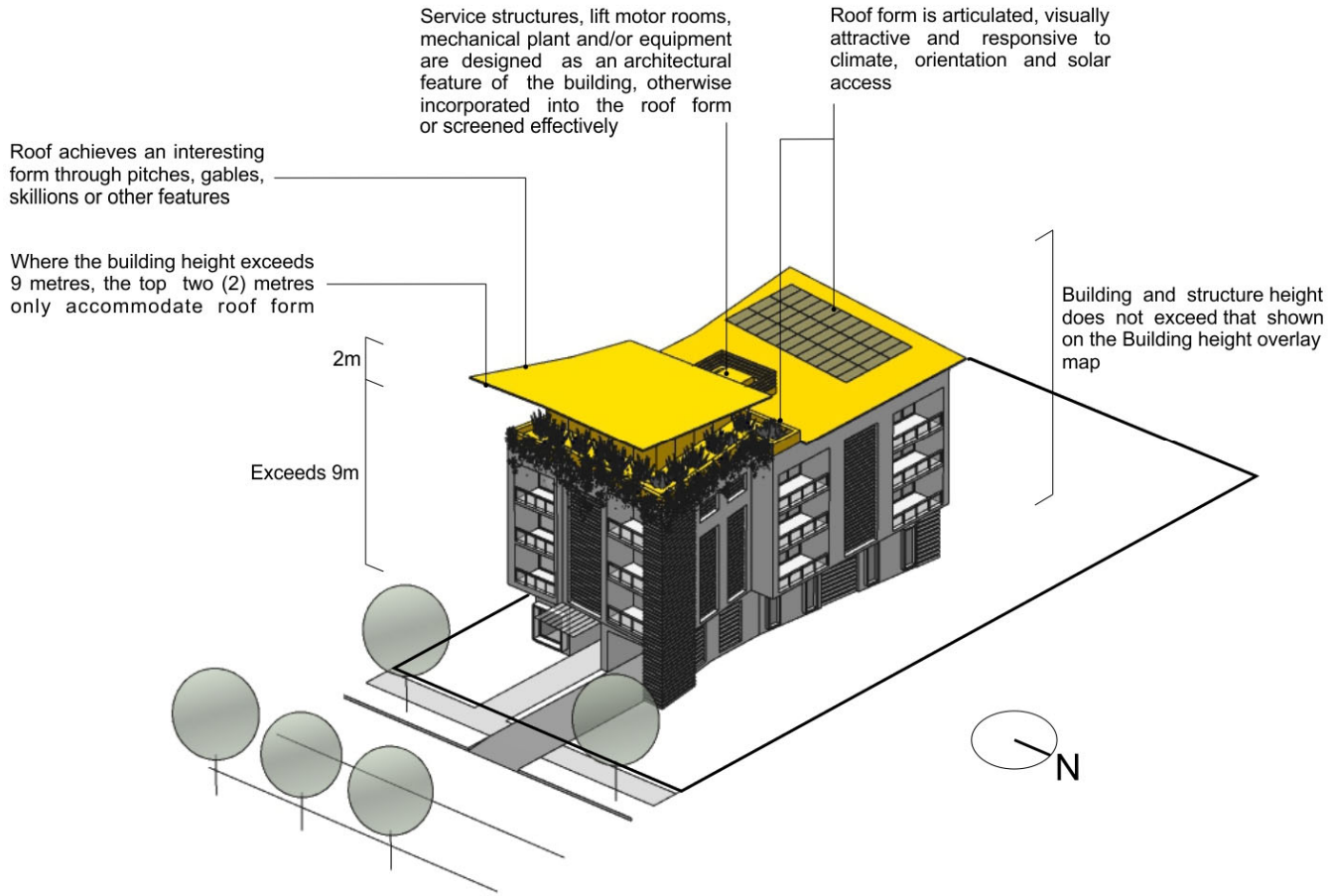

Figure 10 Multiple accommodation outcomes for building caps and rooftops in the Low-medium density residential zone

5.3 Development assumptions

The development assumptions applied to the potential of the lots.

- The opportunities and constraints outlined in section 2.6.
- The Napper Road access for lots 178 – 186 via the provision of a slip lane or service lane (providing left turn in and left turn out only).
- The Napper Road access for lots 190 – 192 to be achieved via a single combined access required to support the additional traffic generated by possible development of all of the lots.
- 1 Upland Drive is highly constrained by existing dense vegetation and a significant waterway constraint, development area opportunity is restricted to location of existing dwelling, driveway.
- 172 Napper Drive is excluded due to being recently constructed as an aged care facility.

5.3.1 Indicative precincts

Precinct A (10 properties) – Lots east of Brushwood Ridge Reserve

- 186 Napper Road
- 184 Napper Road
- 182 Napper Road
- 180 Napper Road
- 178 Napper Road
- 1 Woodlands Way
- 1a Woodlands Way
- 172 Napper Road and 2 Woodlands Way
- 170 Napper Road

Precinct B (4 properties) – Lots west of Brushwood Ridge Reserve

- 1 Uplands Drive
- 2 Uplands Drive
- 192 Napper Road
- 190 Napper Road

5.3.2 Height

The proposal is to establish a maximum building height for each lot via the following method:

Precinct A

The maximum building height is 9m above the highest point of the site within the constraints and setbacks as indicated on the proposed structure plan shown in Figure 17. The proposal is to ensure that the buildings will have a 2-storey presence to Napper Road, whilst allowing for a partial third story (up to 50% floor area of the storey below) upto 9m and not interfere with the views back to Brushwood Ridge Reserve. This will maintain the low rise appearance and protect landscape values.

Precinct B

A height of 15m above natural ground to permit 3 – 4 storey buildings is identified for internal stakeholder review which requires careful consideration given the context. The intention is for a 2-storey presence to Napper Road.

5.3.3 Land Use

For the purpose of this investigation it has been assumed that all future development would occur on the subject sites as residential. The proposed development would be a combination of attached dwellings and apartment buildings.

If market demand continues, there may be further non-residential uses being applied for in this precinct (envisaged within the low-medium and medium residential zone codes), resulting in significantly less residential dwellings being achieved. Demand for any mixed use development at this location is not expected. Due to servicing difficulties with the slope of the land, and need for additional impervious area to cater for rigid vehicle turning, additional non-residential uses are considered undesirable.

5.4 Dwelling yield

5.4.1 2017 dwelling yield

The previous study *Parkwood Investigation Area – Infrastructure Assessment* (RPS-SMEC 2017) was based on a Proposed Structure Plan – Option 2 with an estimated dwelling yield for the for the Napper Road properties outlined in Table 20. The 2017 Structure Plan is shown in Figure 11.

Table 20 Estimated dwelling yield

Precinct	Developable Area (Net Ha)	Developable Area (Net, Net Ha)*	Yield – Low (@ 20dw/ha)	Yield – High (@ 50 dw/ha)
Uplands Drive Precinct (Area 1)	0.45 ha	0.27	9 dw	22 dw
Woodlands Way Precinct (Area 2)	4.17 ha	2.502	83 dw	208 dw
Total	4.62 ha	2.772 ha	92 dwellings	230 dwellings

At that time, a 40% reduction was applied to each net developable area resulting in a net,net developable area. This was comprised of 30% for local road access and 10% for open space and stormwater detention. At the assumed density of 20 dw/ha, this equated to 1 dwelling per 300m^2 and at the assumed density of 50 dw/ha, this equated to 1 dwelling per 200m^2.

5.4.2 Future proposed dwelling yield

Given the opportunities, constraints and development assumptions the anticipated residential yield for the local planning investigation area is within the range of 160 – 260 dwellings.

This has been established by using 40 dwelling per hectare (RD3) as the lower bound and 66 dwelling per hectare (R4a) as the upper bound. The residential total is calculated by multiplying the residential densities and the un-constrained land established through the constraints analysis.

The proposed residential density is to support development in this precinct which provides housing choice, diversity and options by accommodating a range of residential activities such as:

- multiple dwellings,
- rooming accommodation,
- residential care facilities and
- retirement facilities

The surrounding rural residential and low density zoned area provides ample opportunity for lower density options such as duplexes and detached homes.

The proposed residential densities and expected total dwelling numbers will be tested by preparing a detailed precinct plan (Milestone 5) showing the total building mass and dwelling numbers achievable within the constraints, setbacks and building heights.

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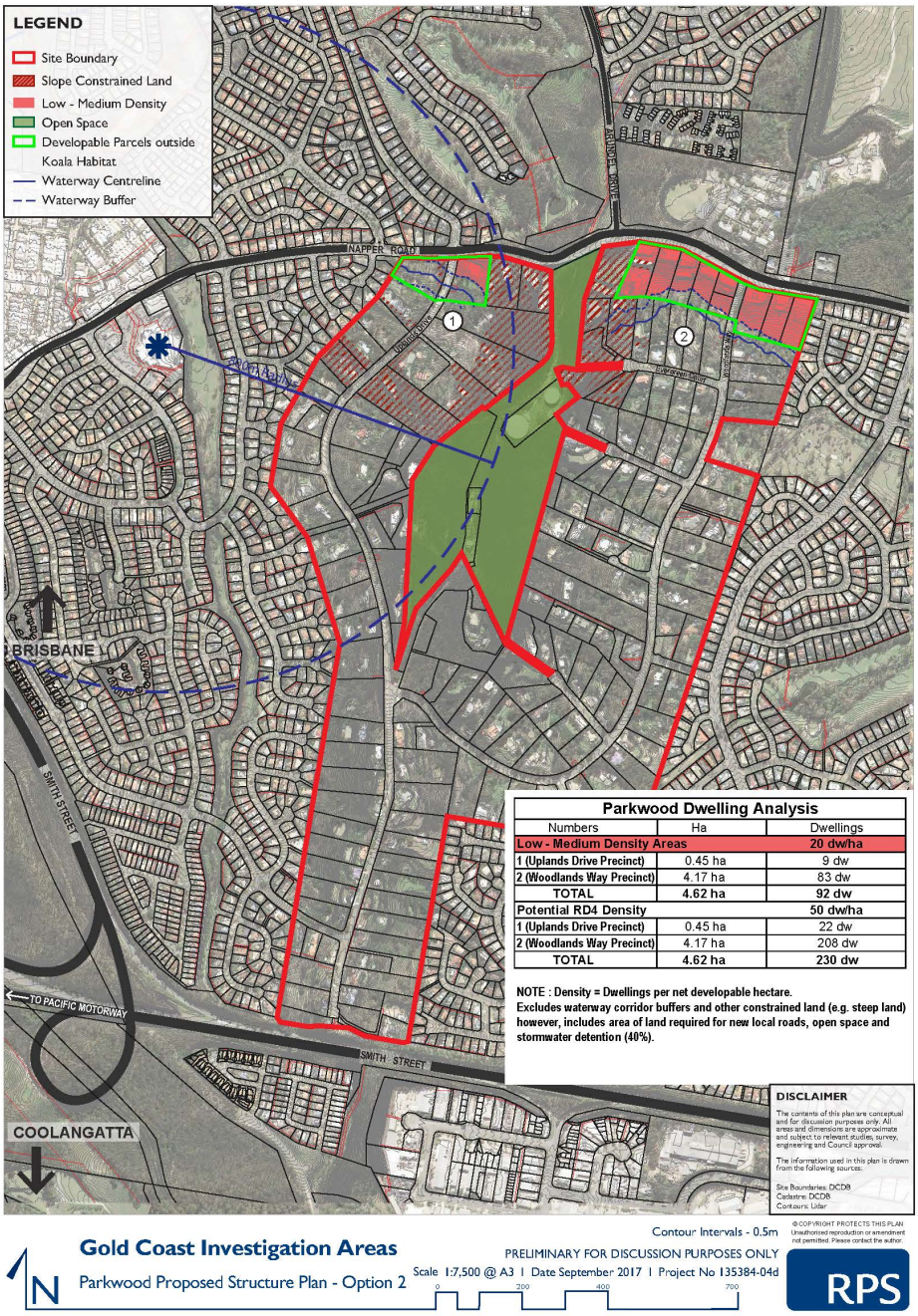

Figure 11 2017 Proposed structure plan for the preliminary infrastructure assessment

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5.5 Objectives

The objectives and guiding principles that could be used to guide future site development allowed by a potential re-zoning are outlined in Table 21. These will be applied to the Parkwood detail precinct plan as part of Milestone 5 work.

Table 21 – Objectives and strategies for future development

Objectives	Issue	Guiding principle
Ecological restoration / integration / fauna connectivity (particularly koalas)	Koala movement	• Koala exclusion fencing needs to be incorporated into the design on the boundaries of Brushwood Ridge Reserve and at the rear of the investigation area to funnel koalas and other animals up to Brushwood Ridge Reserve.
	Covenant for protection	• Register an instrument of covenant over the buffer areas (including any waterway buffer, fire impact zone buffer, Brushwood Reserve buffer, the fauna fencing buffer as relevant to each site) for the protection of flora and fauna and its associated habitat values • Rehabilitation, protection and fauna-friendly fencing of the covenant area in accordance with the approved BMP. • Within the covenant areas, the following activities must NOT be undertaken: – Clearing, lopping or removal of any native plants – Erection of any fixtures or improvements, including buildings or structures – Construction of any trails or paths – Depositing of any fill, soil, rock, rubbish, ashes, garbage, waste or other material foreign to the protected area – Keeping or permitting the entry of any domestic animals or any other animals that are not indigenous to the covenant area – Performance of any other acts which may have detrimental impact on the values of the covenant area.
	Covenant area management plan	• A Covenant area management plan prepared in accordance with the Environmental significance overlay code must include: – Purpose of the covenant and description of how to use the document; – Map of the covenant area showing location of any special features such as fencing, bollards, domestic animal exclusion areas, bushfire or stormwater management areas; – List of prohibited activities, landholder obligations and responsibilities; – Description of ongoing maintenance including a simple yearly schedule; – List of expected weeds and their treatment, including a reference photo of each; – List of native species appropriate to the area; – Planting modules to demonstrate planting densities where gaps appear due to damage or weed removal; – Any bushfire management measures; and – Resources and useful contacts.
	Rehabilitation management	• A rehabilitation management plan should be prepared in accordance with the City Plan Environmental significance overlay code and SC6.8 City Plan policy – Environmental Management Plan section 7.0

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Objectives	Issue	Guiding principle
	plans	
	Erosion and sediment control	• Sediment control structures e.g. sediment fence must be placed at the base of all materials on site to mitigate sediment run-off. • A perimeter bund and/or diversion drain is constructed around any disturbed areas to prevent any outside clean stormwater form mixing with polluted / contaminated stormwater • A naturalised approach to erosion and sediment control is preferred for the waterway and any stormwater infrastructure that feeds into the waterway or its buffer.
Sustainable and safe transport	Combined site vehicular access on lots	• Combined vehicle access points must be attained for site development to facilitate multiple accommodation proposals and provide a safe road network minimising ingress/egress points onto Napper Road. – 178 and 180 Napper Road to have combined access over 100m of site frontage – 182 and 184 Napper Road to have combined access over 100m of site frontage – 190 and 192 Napper Road to have combined access over 140m of site frontage • Single vehicle access points can be considered for site's with largest dimensions, and/or with access from Uplands Drive or Woodlands Way: – 186 Napper Road one access servicing the site over 84m of site frontage due to proximity to signalised intersection. Access point to only be at the eastern corner – 1 and 1a Woodlands Way – 2 Uplands Drive – 1 Uplands Drive (access via existing driveway to retain existing habitat trees) • Single vehicle access point is required for possible development of 170 Napper Road as a non-amalgamated lot due to recent large-scale construction of 90 bedroom age care at 172 Napper Road/2 Woodlands Way. Access through the rear of adjoining aged care is not possible, due to bio-detention basin in the south-east corner.
	Possible slip lane (service lane)	• Individual site access is provided via a newly constructed slip lane that would allow a de-acceleration strip for ingress and egress to each lot. This would allow individual site redevelopment.
	Pedestrian movement	• 2.5m wide footpaths along the full frontage of Napper Road (similar to the recent DA condition 17a at 172 Napper Rd) • 1.5m wide footpaths along full frontage of Uplands Drive or Woodlands Way properties (similar to the recent DA condition 17b at 172 Napper Rd) • 1.2m wide footpaths linking any sites pedestrian entrances to the new footpaths at street frontages (similar to the recent DA condition 17c at 172 Napper Rd)
	Off-street car parking	• Off-street parking must be designed to be underneath new residential buildings using the natural site fall from the high point on Napper Road where possible, and not visible from the Napper Road frontage • Parking must be shielded from view from the properties to the immediate south, on Evergreen Court to maintain the

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Objectives	Issue	Guiding principle
		adjoining neighbours visual amenity, by use of landscaping
Improve street frontage	Screening of service components	• Locate and screen servicing components so they are not visible to the street frontage, including refuse storage areas, service equipment, mechanical ventilation, refrigeration units.
	Tree planting	• Tree species within the frontage setback must be a minimum bag size of 200L at the time of planting at a 6m spacing. • Trees must be a single-trunked canopy shade species able to attain a clear trunk height of 1800mm on maturity • Street trees are not to be located within a minimum of: – 1m from stormwater outlet, and/or edge of gully pit; – 3m from driveway; and – 15m of the departure side of a street intersection.
	Passive surveillance	• Fencing to the street frontage is to be visually transparent (i.e. such as pool fencing similar to that at the frontage of aged care facility 'Arcare' at 172 Napper Road)
Sustainable stormwater management	Private infrastructure	• Ownership, operation and maintenance of private infrastructure is to vest at all times with the Body Corporate and/or legal authority: – Stormwater management devices and infrastructure monitored and managed in accordance with the SQID maintenance management plan (MMP) – Detention tanks functions for its intended purpose – Swale drains including pipes and pits for its intended purpose • Stormwater devices to be located outside of the mapped vegetation, the waterway buffer and outside of identified significant trees – tree protection zones (TPZ). Devices could be located adjacent those features, especially if it's a naturalised system (which is preferred) • Integrate permeable paving to the access roads, with roadside swales
	Overland flow paths	• Development must not obstruct any existing overland flow coming on the site from external catchment and must manage flow to ensure no adverse impact externally. Development must not: – Increase peak flow rates or flood levels external to the site – Increase the duration of inundation external to the site that could cause loss or damage.
Landscaping	Privacy and screening	• Landscaping is utilised to: – enhance privacy on the site and to adjoining dwellings on neighbouring blocks – assist in providing shade to buildings – retains assessable vegetation at the rear of sites along the waterway
	Deep planting areas	• Create deep planting areas that – Are proportionate to the site area which supports mature tree growth (a minimum 15% of the site area, minimum width 3m and 100% open to the sky) – provide natural shade

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6 SERVICING CONSIDERATIONS

6.1 Existing easements

There are existing easements catering for stormwater and sewer within the allotments shown in Figure 12-14 and described in Table 22. Note that properties at 3 and 4 Woodlands Way, 17 Irwin Street and 22-28 Von Nida Street, are adjacent to the local planning investigation area lots.

Table 22 Existing stormwater and sewer easements

Easement ID	Type	Address	Plan number
A	Stormwater	2 Uplands Drive	RP192390
G	Stormwater	1 Uplands Drive	RP192390
A	Sewer	1a Woodlands Way and 178 Napper Road	SP270813
A	Stormwater	4 Woodlands Way*	RP182725
B	Stormwater	3 Woodlands Way*	RP182725
R	Stormwater & sewer	17 Irwin Street*	RP218382
Q	Stormwater & sewer	28 Von Nida Street*	RP218382
P	Stormwater & sewer	26 Von Nida Street*	RP218382
N	Stormwater & sewer	24 Von Nida Street*	RP218382
M	Stormwater & sewer	22 Von Nida Street*	RP218382

Figure 12 Stormwater easements Uplands Drive

Figure 13 Stormwater and sewer easements Woodlands Way

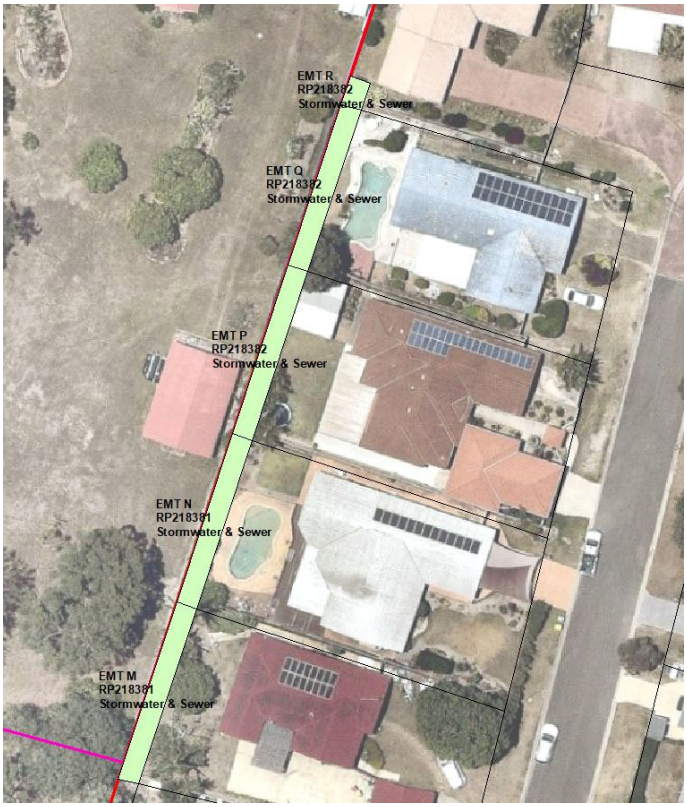

Figure 14 Stormwater and sewer easements adjacent to 170 Napper Road

6.2 Stormwater design

Currently, for development in the Rural residential zone, where the residential development results in less than 15% imperviousness (including roads and ground level impervious), then the stormwater quality objectives focus on road and parking areas only, with tanks and management of tank overflows required for buildings. (City Plan v7, SC6.11 LDG, s 4.5.3 Development triggers, Note 3)

The contours within sites to the east of Brushwood Ridge Reserve have grades ranging from 4%-25%. Grades generally run towards the minor mapped waterway along the southern boundaries and most of these sites, except 186 Napper Road just below the ridgeline, have external catchment flows that discharge into the adjoining sites.

Stormwater drainage and water sensitive urban design standards

Given the likelihood of each development site requiring change to ground level and some amount of cut and fill in the design of future multiple accommodation or townhouses, the City's Land Development Guidelines contain standards that would apply.

Design principles

The design, construction, operation and maintenance of stormwater drainage and WSUD infrastructure are guided by thirteen design principles. These principles aim to ensure the stormwater drainage and WSUD infrastructure (City Plan v7, SC6.11 LDG, s4.2):

1. implements the principles of total watercycle management;

2. minimises disturbance to existing landforms, surface drainage, watercourses and groundwater;
3. maintains watercourse, waterway/waterbody health, biodiversity and ecosystem function;
4. maintains the natural hydraulic behaviour of catchments;
5. safely conveys stormwater runoff through urban areas;
6. promotes the protection of overland flow paths;
7. mitigates the occurrence, severity and duration of flood events;
8. protects receiving water quality by limiting the quantity of key pollutants discharged in stormwater from the development;
9. is integrated carefully into the urban and natural landscape;
10. contributes to the green space values within the City and promotes colocation of assets;
11. includes no-worsening measures to meet the above principles;
12. Design development to create stormwater drainage networks that minimise underground stormwater drainage infrastructure and safely convey major stormwater flows to the natural drainage system; and
13. Minimise underground stormwater drainage infrastructure by creating minor drainage systems that do not exceed the minor system design service standard.

6.3 Stormwater quality objectives

The City has adopted stormwater management design objectives which are the minimum standard for new development, where local waterway or drainage design objectives have not been adopted by the City.

Where local design objectives have been adopted for a particular catchment (i.e. master drainage strategy, catchment management plan or equivalent), these local specific objectives override the relevant objectives outlined in the SC6.11 LDG. The City places responsibility on the applicant to consult with the City regarding the existence of overriding local waterway or drainage design objectives.

Table 23 Land Development Guidelines stormwater quality objectives (operational phase)

Intent	Protect receiving water quality by limiting the quantity (loads) of stormwater pollutants discharged into receiving waters from development.
Standard / Objective	Achieve the following minimum reduction in mean annual loads from unmitigated development: • gross pollutants (>5mm) – 90% reduction in mean annual load; • total suspended solids (TSS) – 80% reduction in mean annual load; • total phosphorous (TP) – 60% reduction in mean annual load; and • total nitrogen (TN) – 45% reduction in mean annual load.
Application	All new development which requires stormwater management.

Source: City Plan v7, SC6.11 LDG, s4.5.4.2

6.4 Available stormwater management practices

Best practice stormwater management is generally considered to encompass the principles of WSUD, which integrates development planning with the management, protection and conservation of the water cycle as a whole. A wide range of SQID's are available to achieve best practice run-off from a development site, as outlined in Queensland Urban Drainage Manual Table 11.05.4.

Given the features of the sites within the local planning investigation area, and the development approval review contained in section 2.3, there are a few SQID types that may be appropriate to use. These are summarised as follows.

1. **Vegetated filter strips / buffer strips**

Filter / buffer strips can either be areas of planted vegetation or strips of retained vegetation left in a natural state. These vegetated areas may provide two benefits – an effective way of reducing peak flows and improving stormwater runoff quality. For buffer strips to be effective, flow must be overland, and not concentrated. Therefore flow spreaders may be required in conjunction with buffer strips to ensure optimal performance.

2. Grassed / vegetated swales

Grassed / vegetated swales are designed to treat stormwater run-off by ensuring sufficient detention time to allow the removal of nutrients and fine sediments. This is achieved through filtration and infiltration. Hydrocarbon removal will also be achieved through filtration and attachment to vegetation where biological breakdown of the hydrocarbons can occur.

Swale lengths and widths can vary dependant on the site conditions however, to operate effectively, swales need to be located on relatively flat grades no steeper than 4-5%. These would be of limited use on these sites.

3. Bio-retention systems

Similar to vegetated swales, bio-retention systems are designed to treat stormwater runoff by ensuring sufficient detention time to allow the removal of nutrients and fine sediments. This is achieved through filtration, plant uptake, absorption and biological degradation. Hydrocarbon removal will also be achieved through filtration and attachment to vegetation where biological breakdown of the hydrocarbons can occur.

Bio-retention systems contain an infiltration filter media, typically filled with sandy loam. All runoff collected within the system for the design storm event must past through this filter. The filter media must be capable of sustaining vegetation growth as the vegetation is responsible for much of the uptake of nutrients within the system. The base of the bio-retention systems should be lined with an adequately designed sub-surface perforated pipe drainage network to convey the filtered runoff to the system outlet before discharging to the receiving system.

Bio-retention systems are considered appropriate for these future developments as they can be used in flat and steeper areas by stepping the system.

4. Rainwater tank storage

In addition to supplying property owners with a low cost supply of water to assist in reducing demand on Council's water supply, rainwater tanks can provide a reduction in peak flow rates from rainfall events with the provision of additional storage volume.

6.5 Stormwater management options

6.5.1 2017 Infrastructure Assessment

The previous study Parkwood Investigation Area – Infrastructure Assessment (RPS-SMEC 2017) was based on a Proposed Structure Plan – Option 2 and Infrastructure Plan as shown in Figure 16. It was supported by a technical paper Preliminary Stormwater Assessment (SMEC 7 June 2017) considering water quality, non-worsening of peak flows (detention) and stormwater network upgrades. The assessment completed modelling of the Base Case (existing) and Developed Case (estimated dwelling yield) to determine the requirements for water quality treatment, detention and hydraulic capacity of existing pipe/road networks.

The assessment was high level in nature, to generally inform the infrastructure requirements for proposed development. Future detailed investigations will be required to refine infrastructure upgrade requirements. In summary, the following measures were determined to be required:

Stormwater quality

An assessment of stormwater runoff quality from the proposed development sites in 2017 was assessed using the Cooperative Research Centre for Catchment Hydrology's (CRCCH) Model for Urban Stormwater Improvement Conceptualisation (MUSIC, version 6.2 released in 2016).

Climate data for the catchment was sourced from the MUSIC model database. The rainfall and evaporation data template for this recycling pad has been based on data from Hinze Dam 1/1/1976 – 31/12/1985 with six (6) minute rainfall duration. The "MUSIC Modelling Guidelines" (Water By Design, 2010) were used as the basis for constructing the MUSIC model, with the catchment represented as detached housing with surface spilt based upon 10 dwellings per hectare, low density residential based on 15 dwellings per hectare and

medium density based on 40 dwellings per hectare.

The water quality catchment plan is shown in Figure 15. A breakdown of the source nodes (road, roof, ground, open space) within each of the four sub-catchments is presented Table 24. In defining the sub-catchments, only developable area contributing to a treatment location were represented. Note catchments 13 and 17 are outside the local planning investigation area. (SMEC 2017:2-3)

Table 24 Water quality catchment plans

Location	Site	Road (ha)	Roof (ha)	Ground (ha)
13*	4.734	1.420	1.657	1.657
16	11.00	3.300	3.850	3.850
17*	4.629	1.389	1.657	1.620
18	13.650	4.095	4.778	4.778
Total	34.013	10.204	11.905	11.905
% Imp (Med)	-	70	100	30

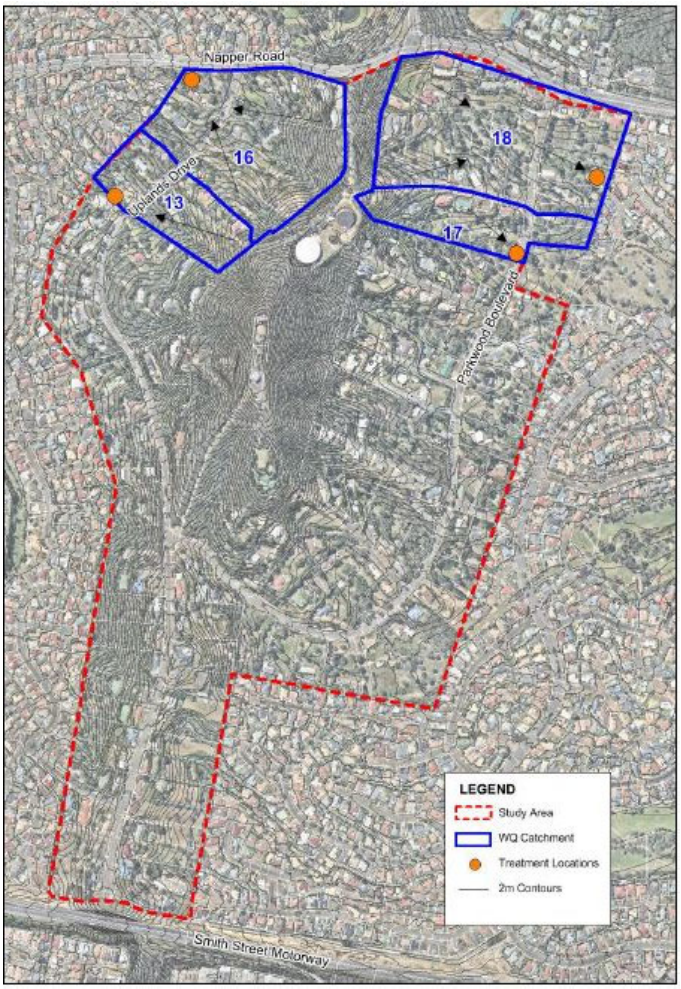

Figure 15 SMEC 2017 Water quality catchment plan

Bio-retention areas totalling approximately 2,850m^2 are required to ensure the development meets the water quality objectives. Due to the likely incremental development of these areas it is proposed that these will be implemented 'at source' – each individual development will address its water quality objectives internally. (RPS-SMEC 2017:26)

Stormwater quantity (detention)

Additional detention capacity will be required to ensure no adverse impacts occur on downstream properties due to the additional impervious areas created by the proposed development. These detention areas are proposed to be provided at the 'end of line' and where possible in conjunction with existing detention facilities. General locations for these facilities are shown in Figure 16, and labelled basins 1-4. It was noted however, that concept design is required to refine requirements and more accurately determine costs. (RPS-SMEC 2017:26).

The estimated volume requirements, land areas, total costs for the basins in 2017 is shown in Table 25. Note Basin 4 is outside the local planning investigation area, but is included to show the work completed in 2017.

Table 25 2017 Stormwater quantity (detention) estimates

Item	Location	Details	Estimated volume required	Additional land required	Estimated total cost
Basin 1	Abbott Park	Increase capacity of existing detention facility	3,000m^3	Nil	$300,000
Basin 2	1a and 3 Woodlands Way, 172 Napper Road	New detention basin	2,000m^3	3,000m^2	$200,000
Basin 3	2 Uplands Drive	New detention basin	3,500m^3	5,250m^2	$350,000
Basin 4*	14 Uplands Drive	New detention basin	1,200m^3	1,800m^2	$120,000

Basin 1 in Abbott Park is an existing basin (i.e. all the way to Olsen Ave where there is a referrable dam holding up this water to avoid flooding of Biggera Creek). For the purpose of this local planning investigation, future urban development east of Brushwood Ridge Reserve will need to be supported by a wider drainage study for the area. This needs to identify improvements required to the existing drainage issues arising from an overland flow path at the rear of properties leading to Snead Court and to address the Biggera Creek Dam catchment.

It is important to maintain existing recreation areas in Abbott Park. A future review of stormwater infrastructure in Abbott Park should seek to avoid diminishing the recreation function of the park (noting the park already has a function for stormwater management).

Trunk and non-trunk infrastructure

Stormwater detention facilities (considered to be regional devices) attributable to the future development were considered as trunk infrastructure. Water quality devices (bio-retention) were not considered to be trunk infrastructure and it was recommended that water quality be dealt with on a site by site basis, not at a regional level. (RPS-SMEC 2017:27)

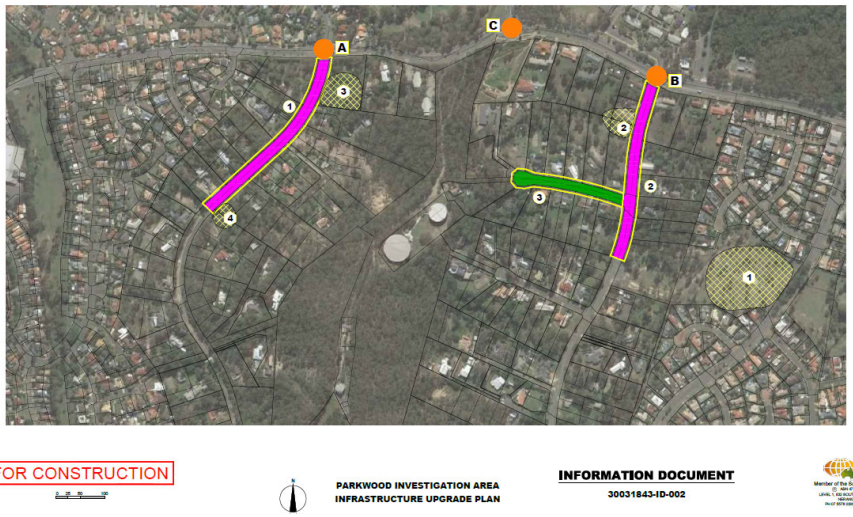

Figure 16 Preliminary Infrastructure plan identifying stormwater detention areas

It is important to clarify that the 2017 infrastructure assessment was for a larger development area which has since been reduced to the fourteen allotments fronting Napper Road. The City is yet to determine what additional trunk stormwater infrastructure will be required if only the sites along Napper Road develop and that a further investigation is required to determine what would be determined trunk infrastructure.

6.5.2 Future stormwater options

Any future development will generate different stormwater network implications and management strategies for reducing impacts on stormwater quantity and quality are likely to vary. However the goal remains to achieve water sensitive urban design (WSUD) outcomes wherever possible. A regional approach to managing the stormwater should be considered in Abbott Park, with a proposed naturalisation of the existing open surface concrete drain traversing the northern edge of the off-leash dog enclosure. Each site is envisaged to have a device that will enter the minor waterway at rear and reach the stormwater device in Abbott Park, contributing to end of line detention and bio-filtration – it would increase the water quality in the longer term. The different stormwater detention or bio-filtration device locations are shown on the proposed structure plan in Figure 17.

- Area a – culvert crossings at Uplands Drive and Woodlands Way to enhance waterway quality
- Area b – end of line regional device and improvement of open concrete surface drain
- Area c – business as usual site based stormwater management facilities

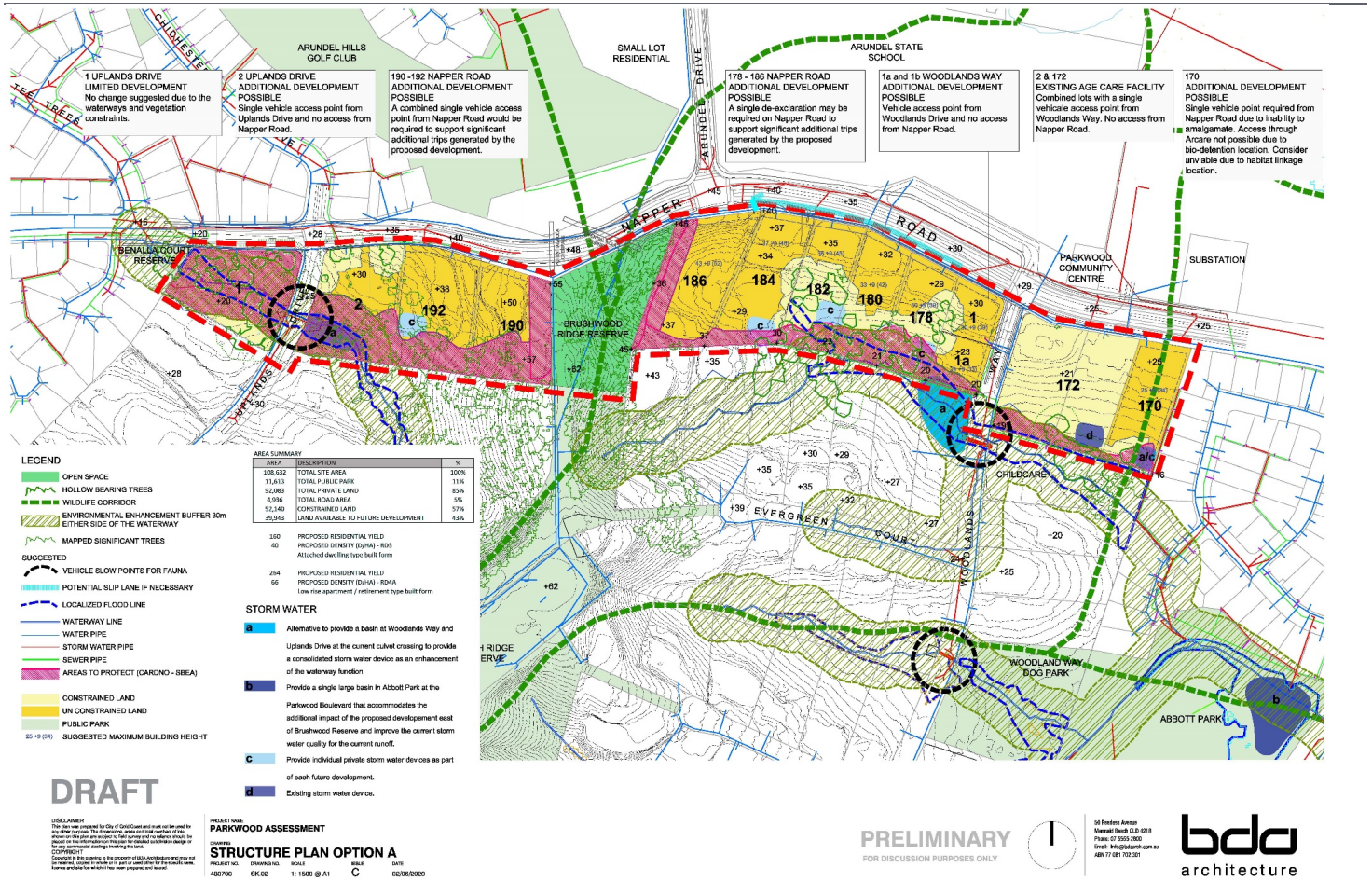

Figure 17 Proposed structure plan

7 REFERENCES

Previous studies

Cardno (5 April 2020) Site-based ecological assessment Parkwood Investigation Area. Prepared for the City of Gold Coast.

RPS Group-SMEC (15 Sept 2017) Investigation areas program (stage 2) – Infrastructure assessment Parkwood.v3. Robina.

SMEC (7 June 2017) Preliminary Stormwater Assessment – Parkwood

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City Planning committee 2017 (Item 10) Investigation Areas Program – Project update 2. 28 August 2017.

Parkwood Investigation Area Community Meetings – Summary of Outcomes. May 2018.

Land use opportunities and constraints map – Parkwood Investigation Area. (Revision A) May 2019.

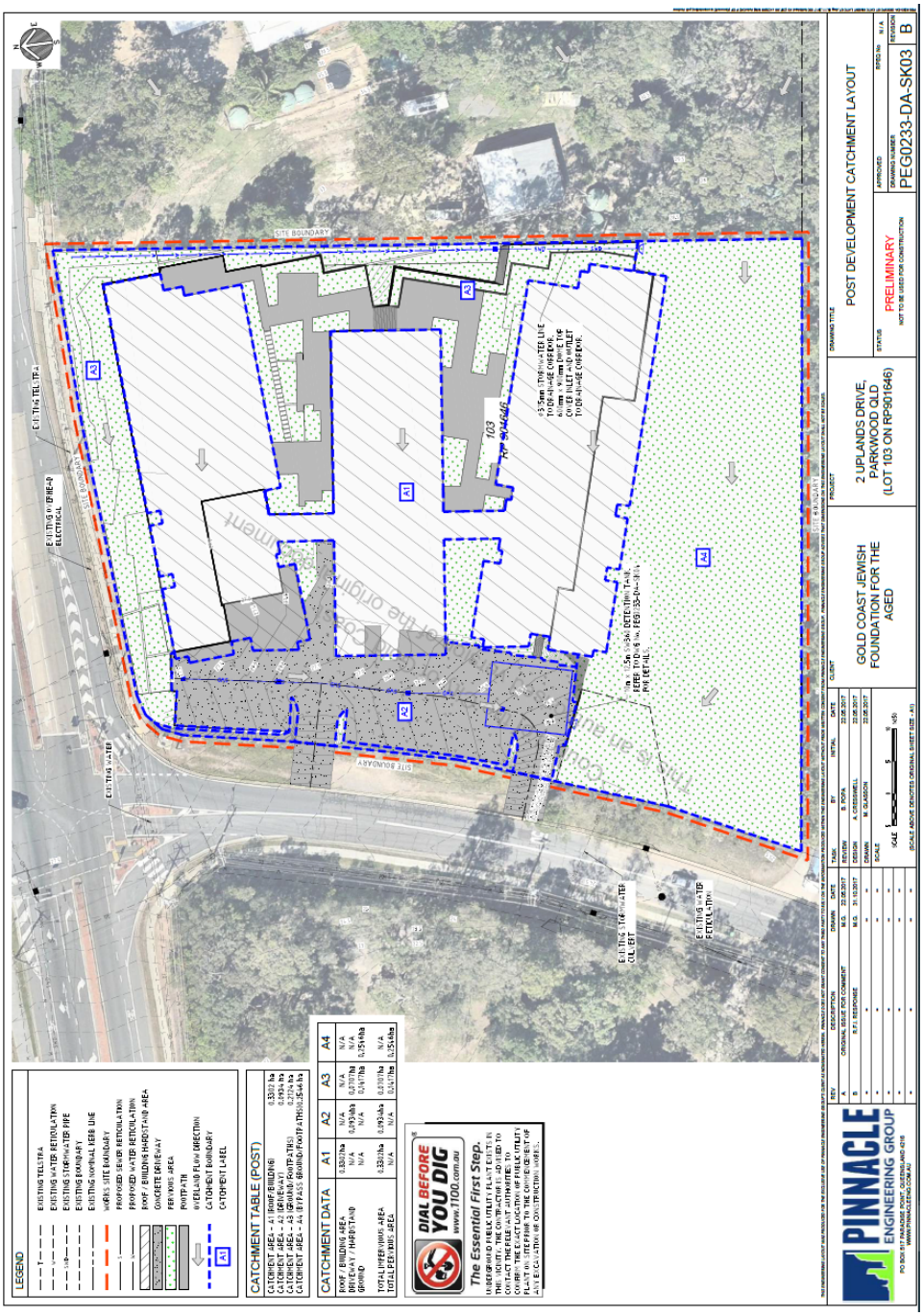
'Our City Our Plan' Major Update 2&3 amendment documents. March 2020.

Appendix A

DA plans 2 Uplands Drive – Aged care (not constructed)

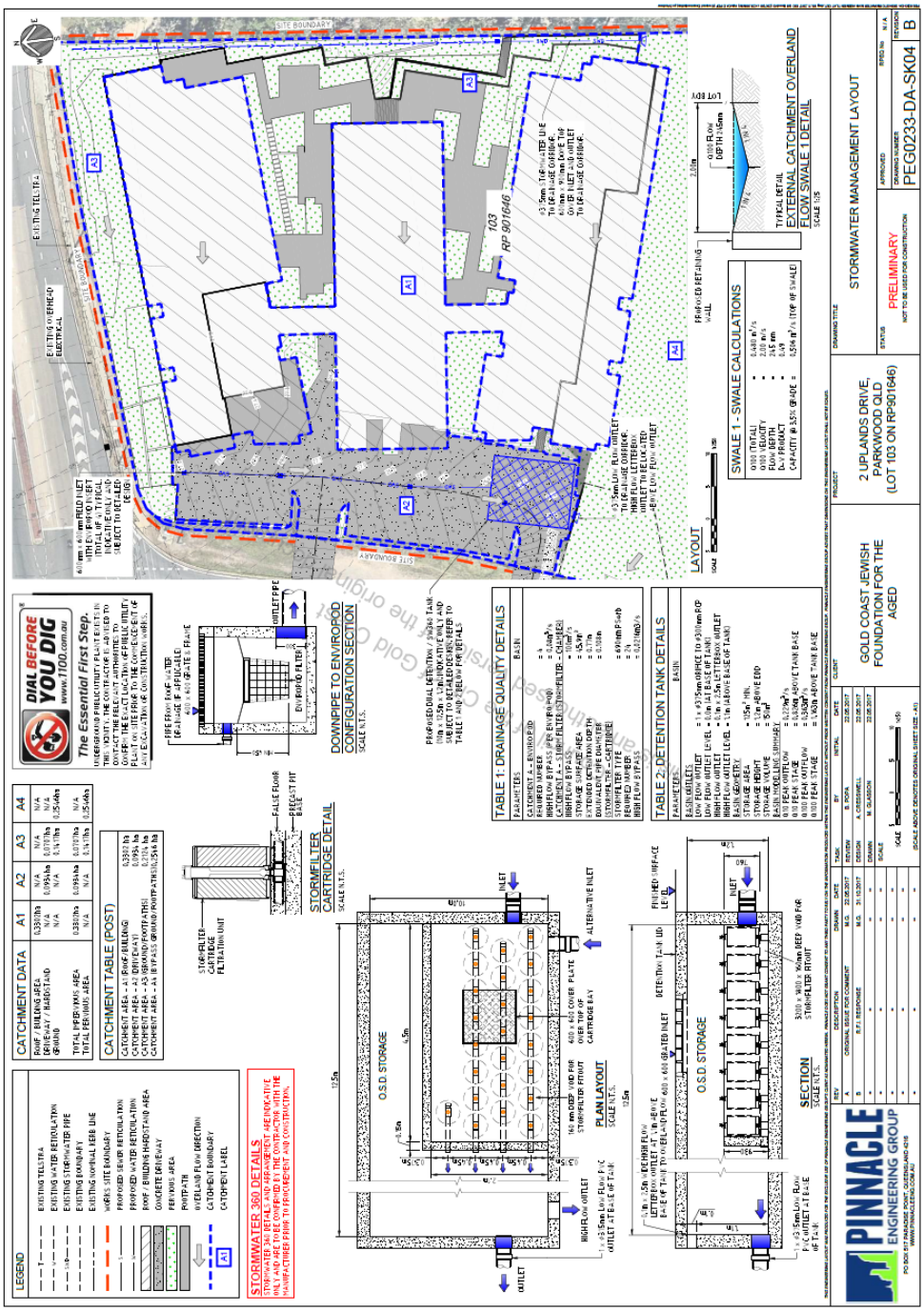
Confidential Draft

2 Uplands Drive – Catchment layout



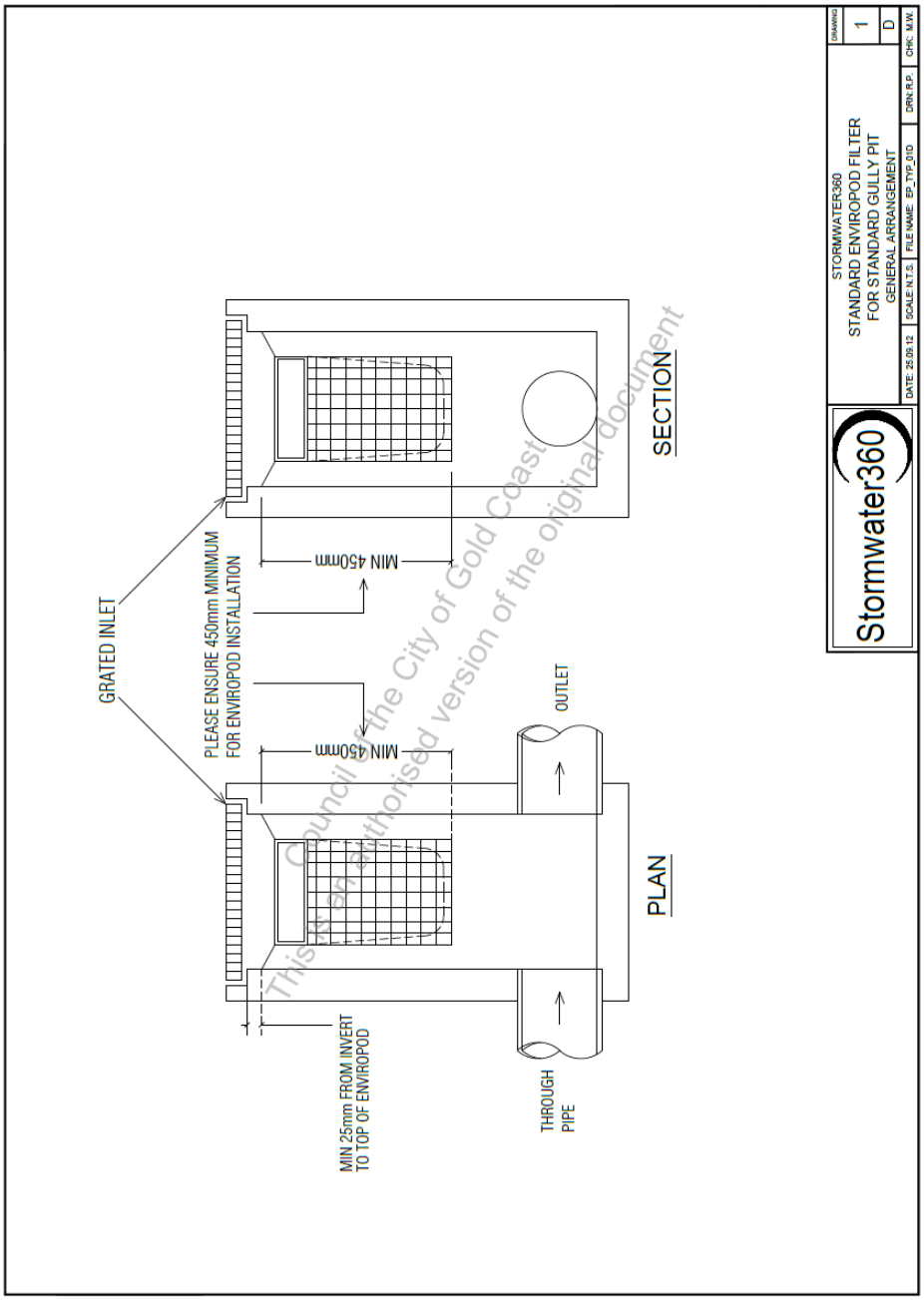
Confidential Draft

2 Uplands Drive – Stormwater management layout



Confidential Draft

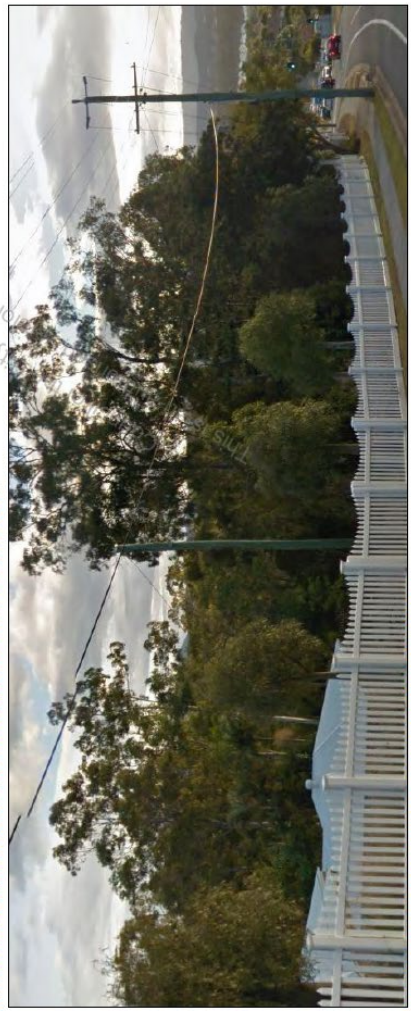
2 Uplands Drive – Standard enviropod filter for standard gully pit



Confidential Draft

2 Uplands Drive – Architectural renders and contextual views

VIEW FROM NAPPER ROAD LOOKING SOUTH TO THE SITE



VIEW FROM EAST OF THE SITE LOOKING WEST

Forgan Smith Architects
architecture . planning . landscape . interiors
ph (07) 5539 0199 ©copyright
28 Ashmore Road Bundall Qld
admin@forgansmith.com.au

PARKWOOD AGED CARE FACILITY

C.8 Contextual Views

27/11/2017

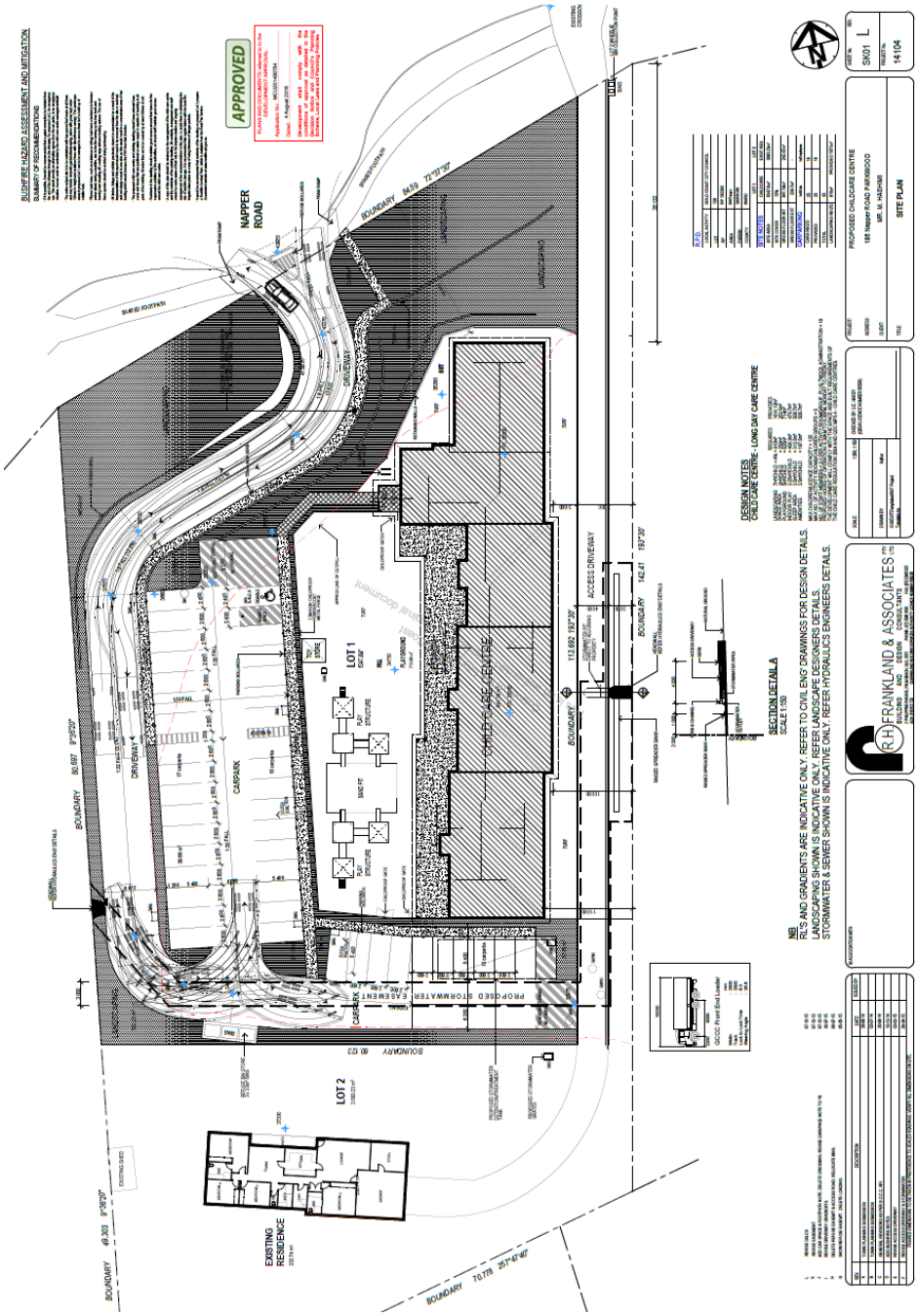
Confidential Draft

Appendix B

DA plans 186 Napper Road – Child care (not constructed)

Confidential Draft

186 Napper Road – Site Plans



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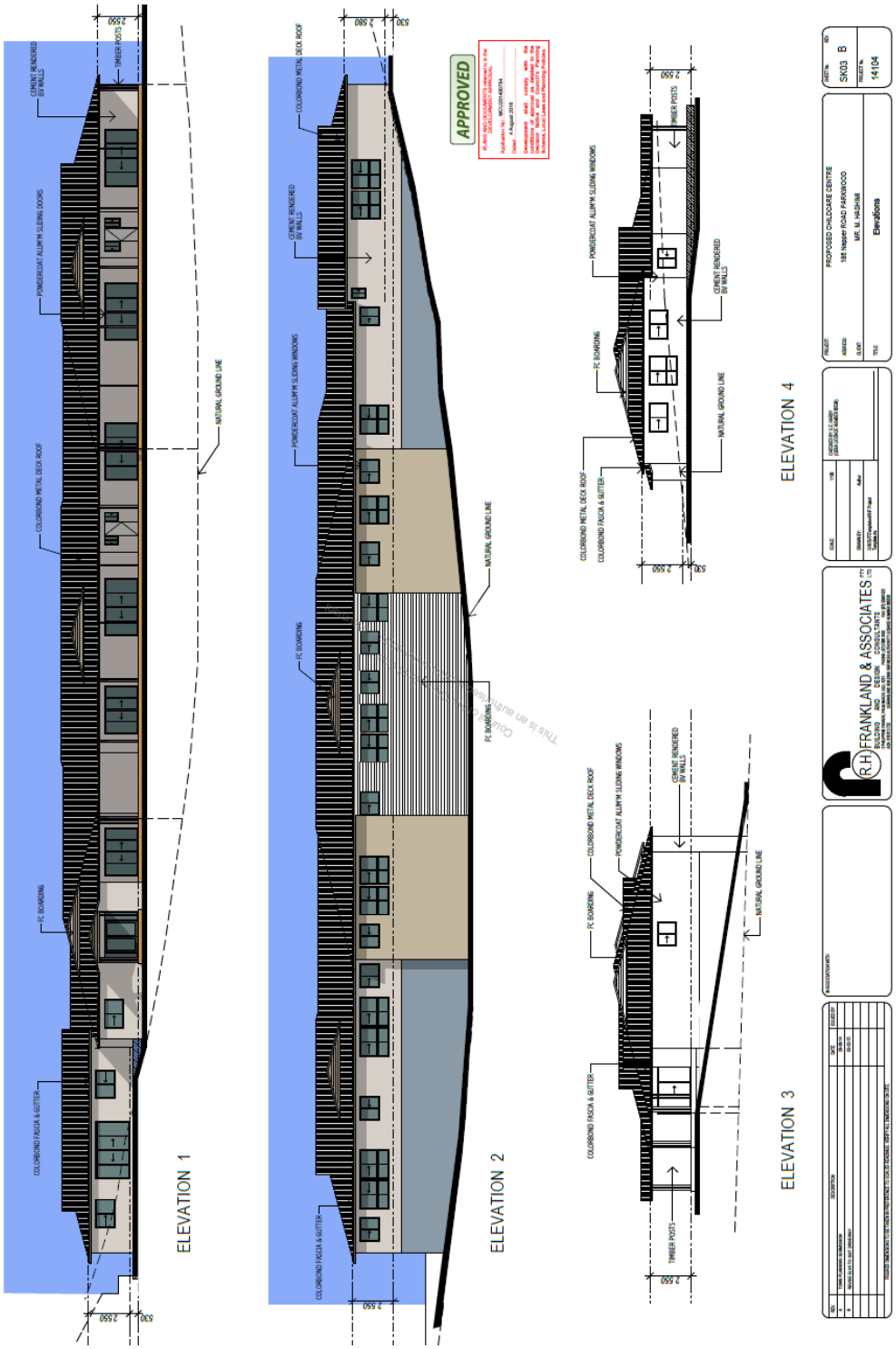

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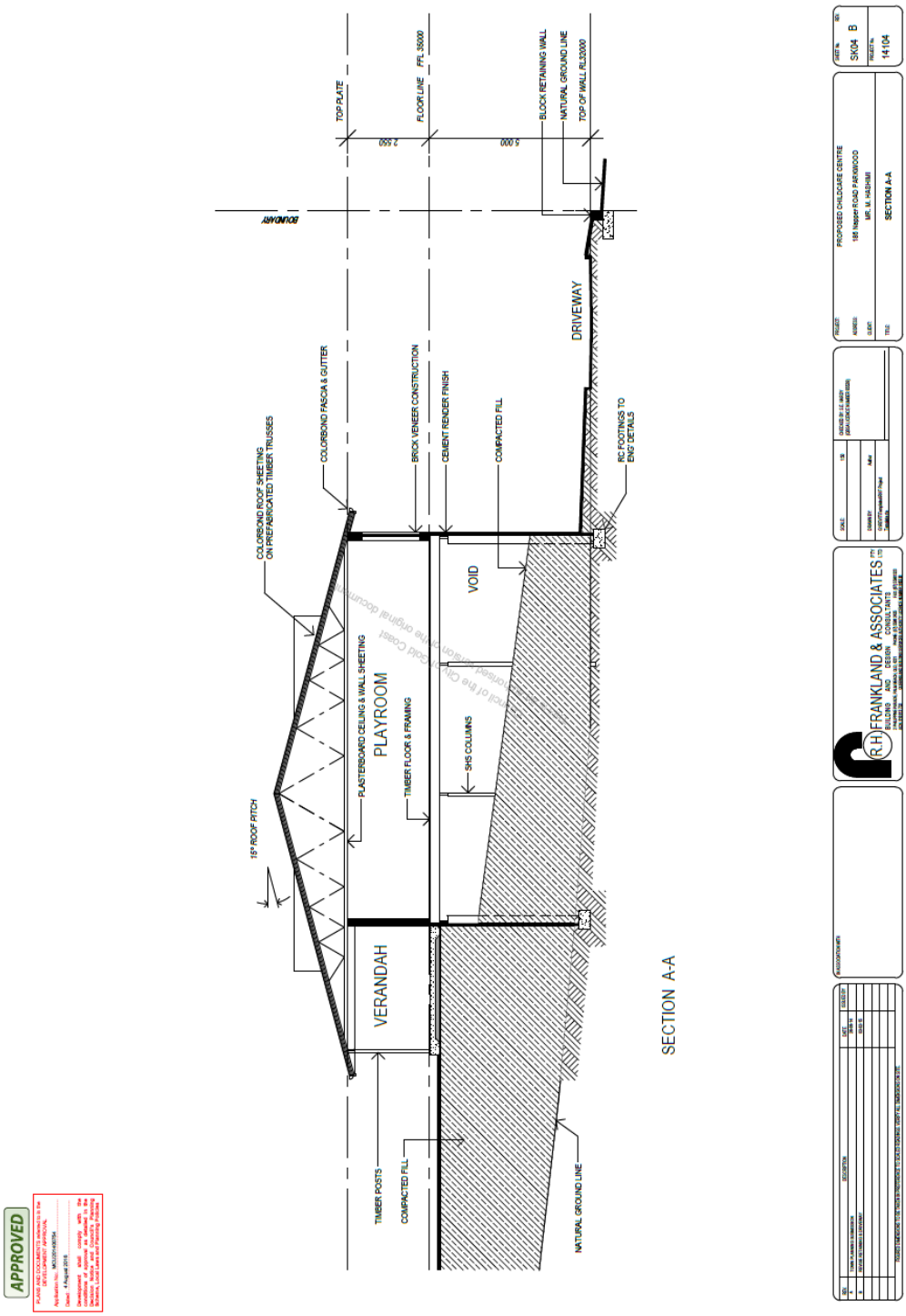
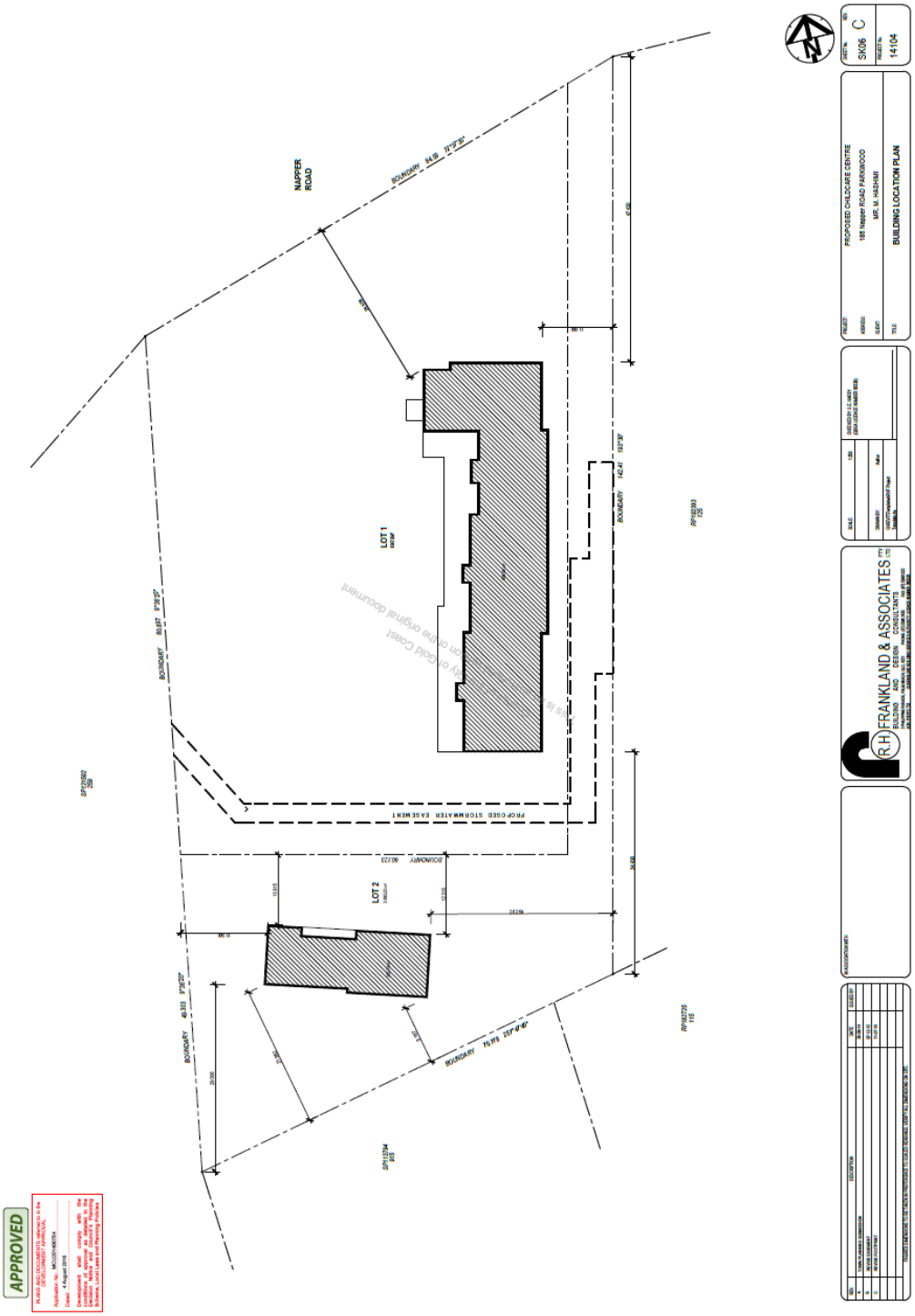


Confidential Draft

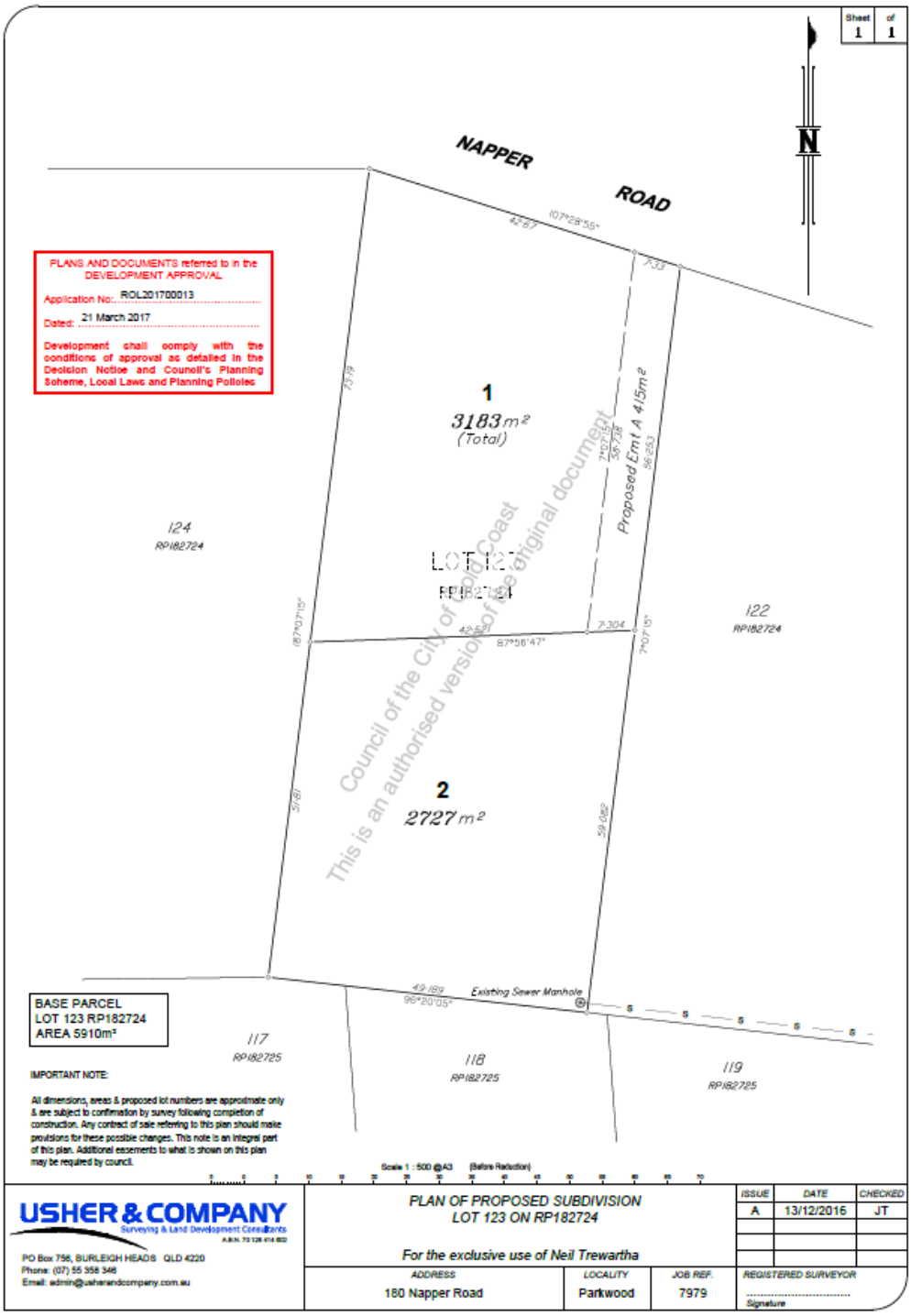


Appendix C

ROL plans 180 Napper Road

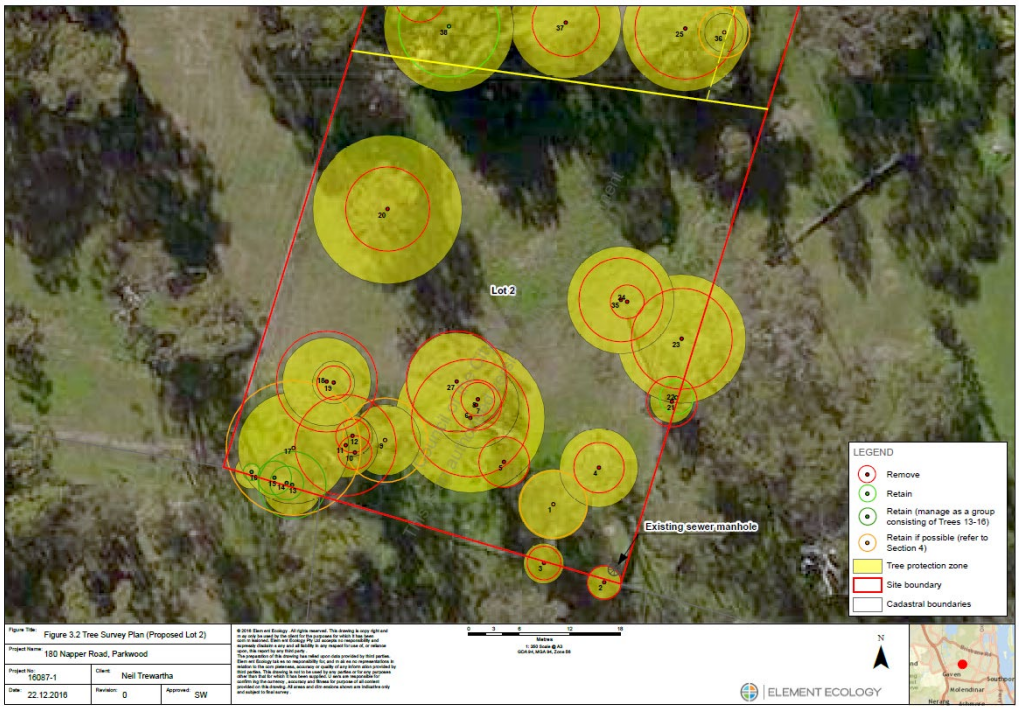
Confidential Draft

180 Napper Road – Approved ROL plan



Confidential Draft

180 Napper Road – Tree survey plan

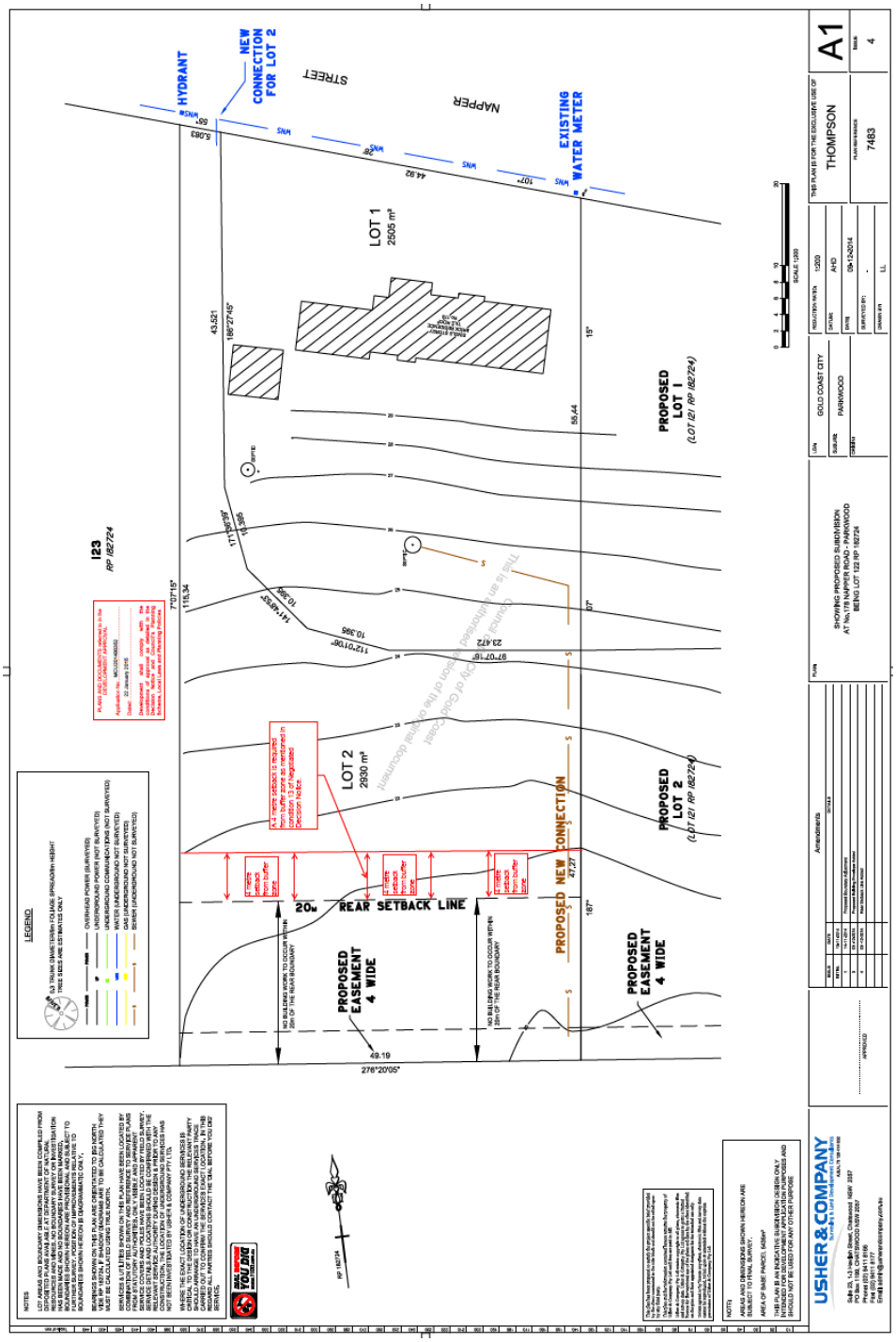


Appendix D

ROL plans 178 Napper Road

Confidential Draft

178 Napper Road – Approved DA plan



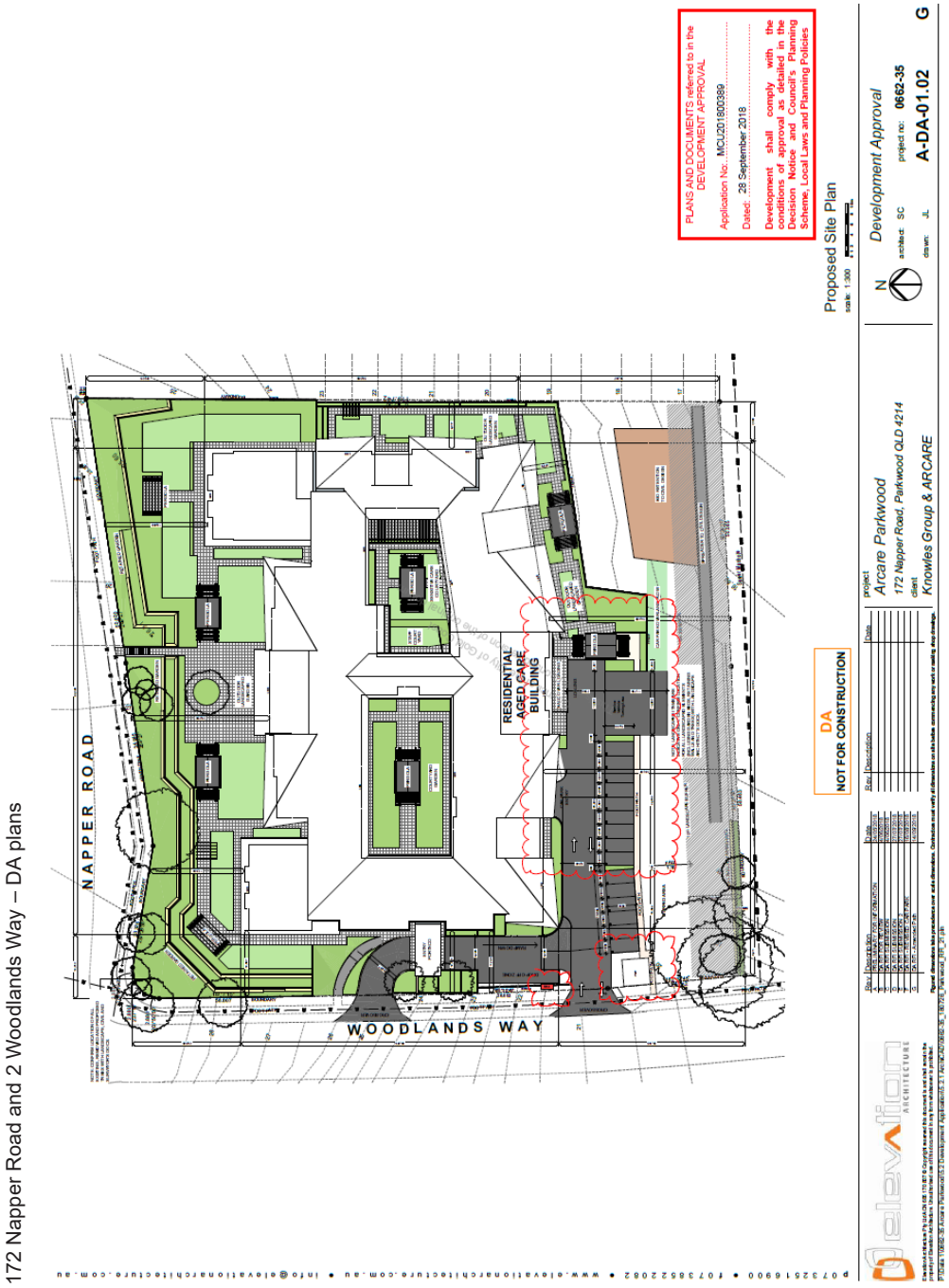
REPORT

Appendix E

DA plans 172 Napper Road and 2 Woodlands Way – Aged care (constructed and operational)

Confidential Draft

172 Napper Road and 2 Woodlands Way – DA plans



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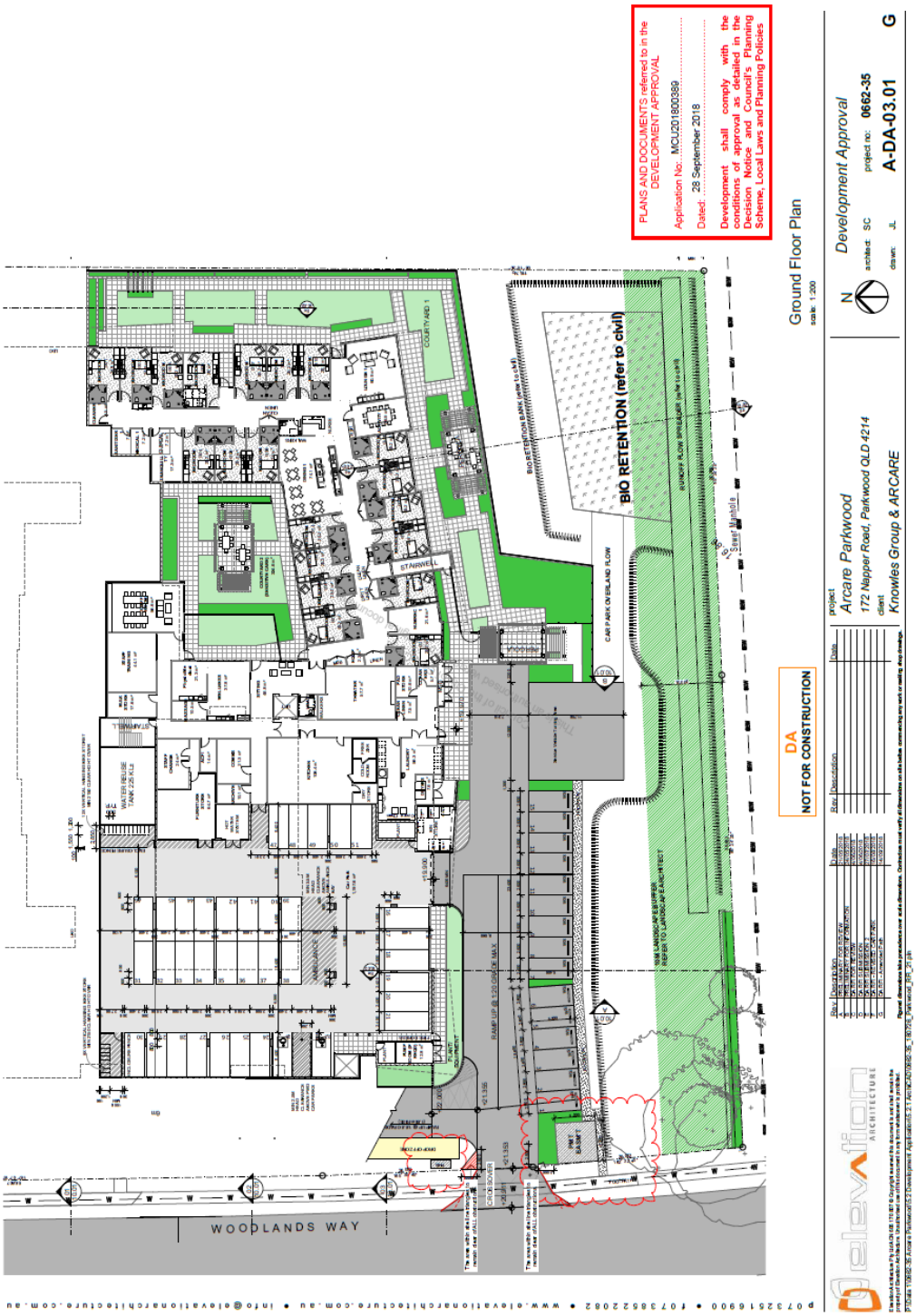

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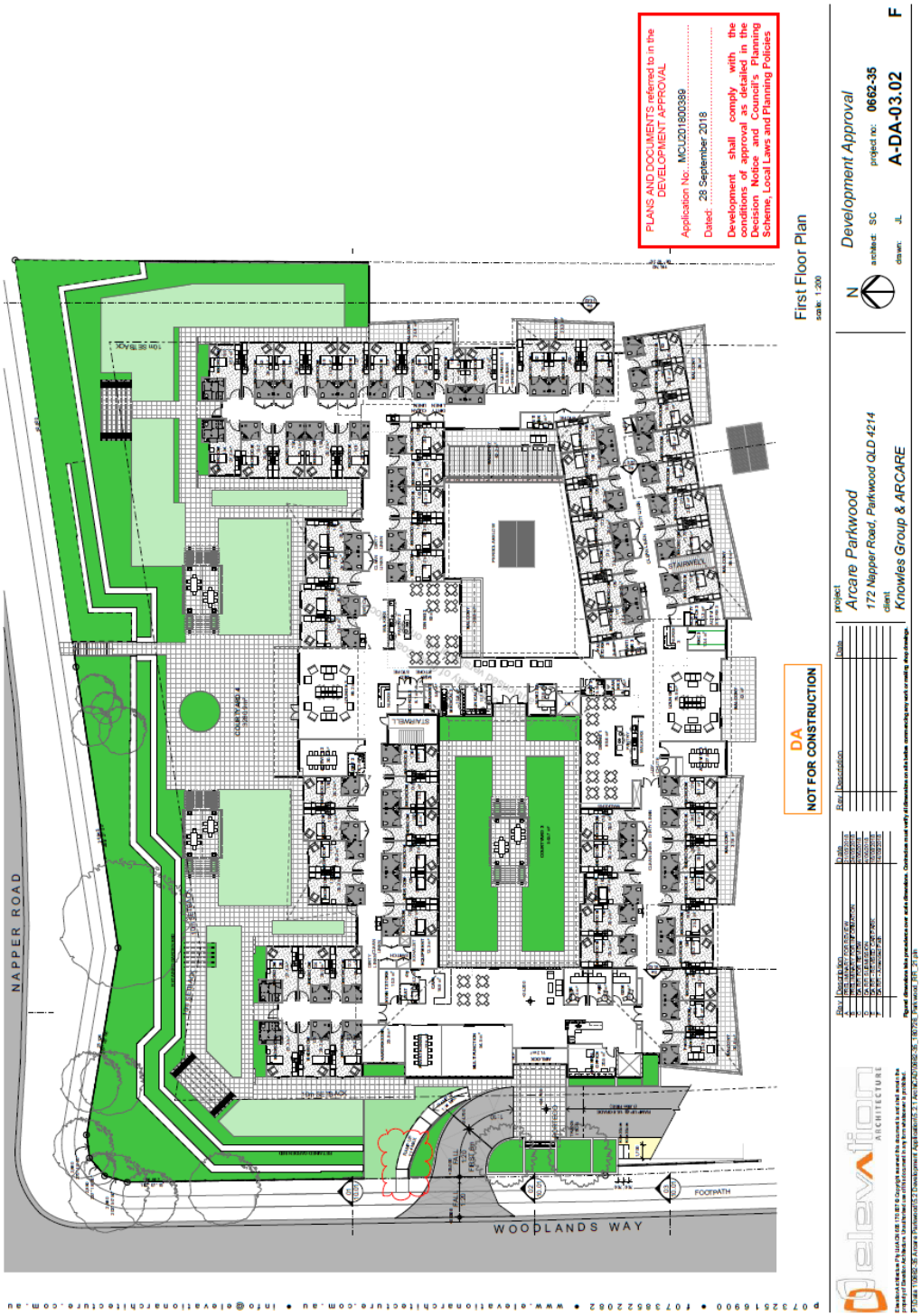

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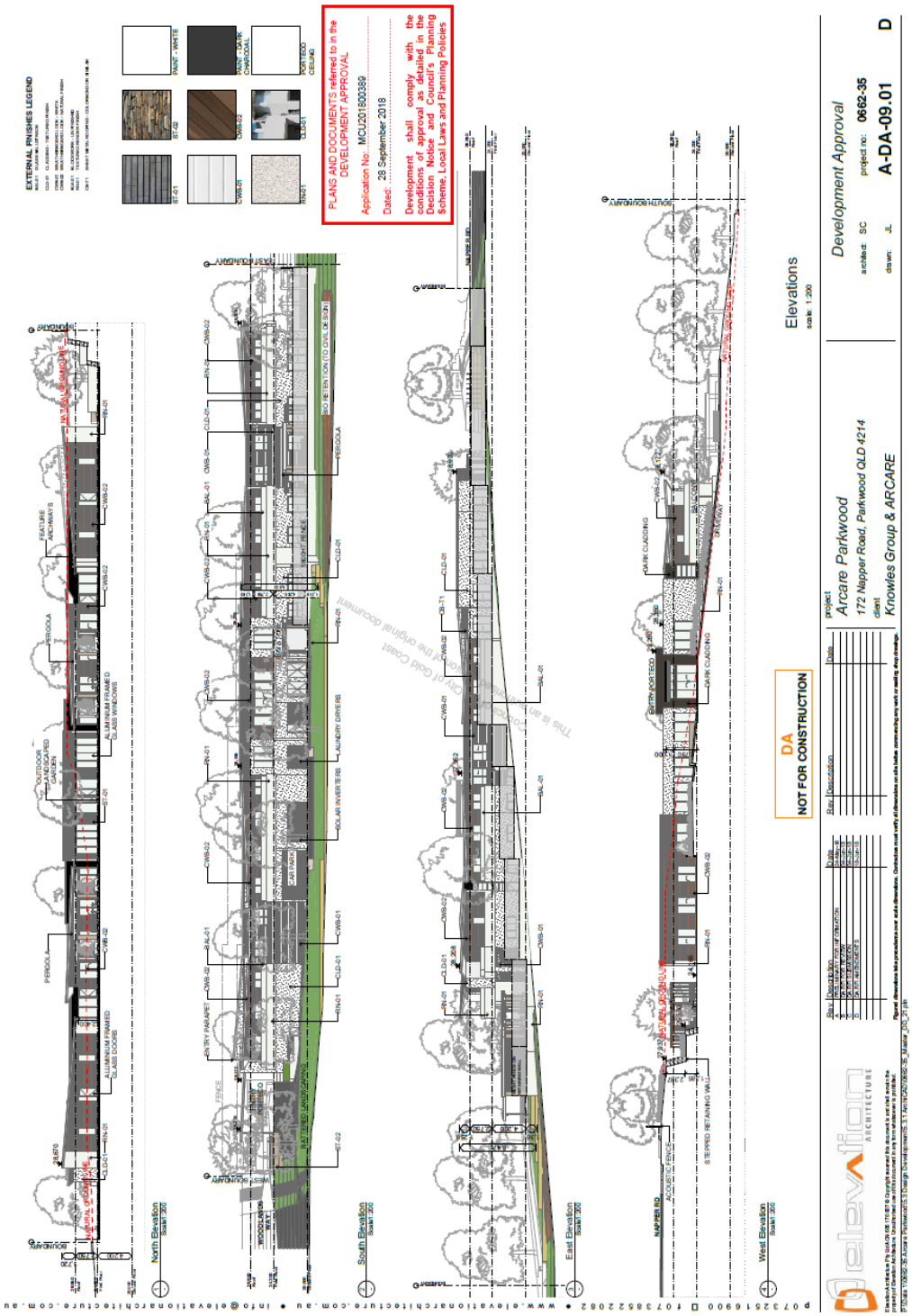

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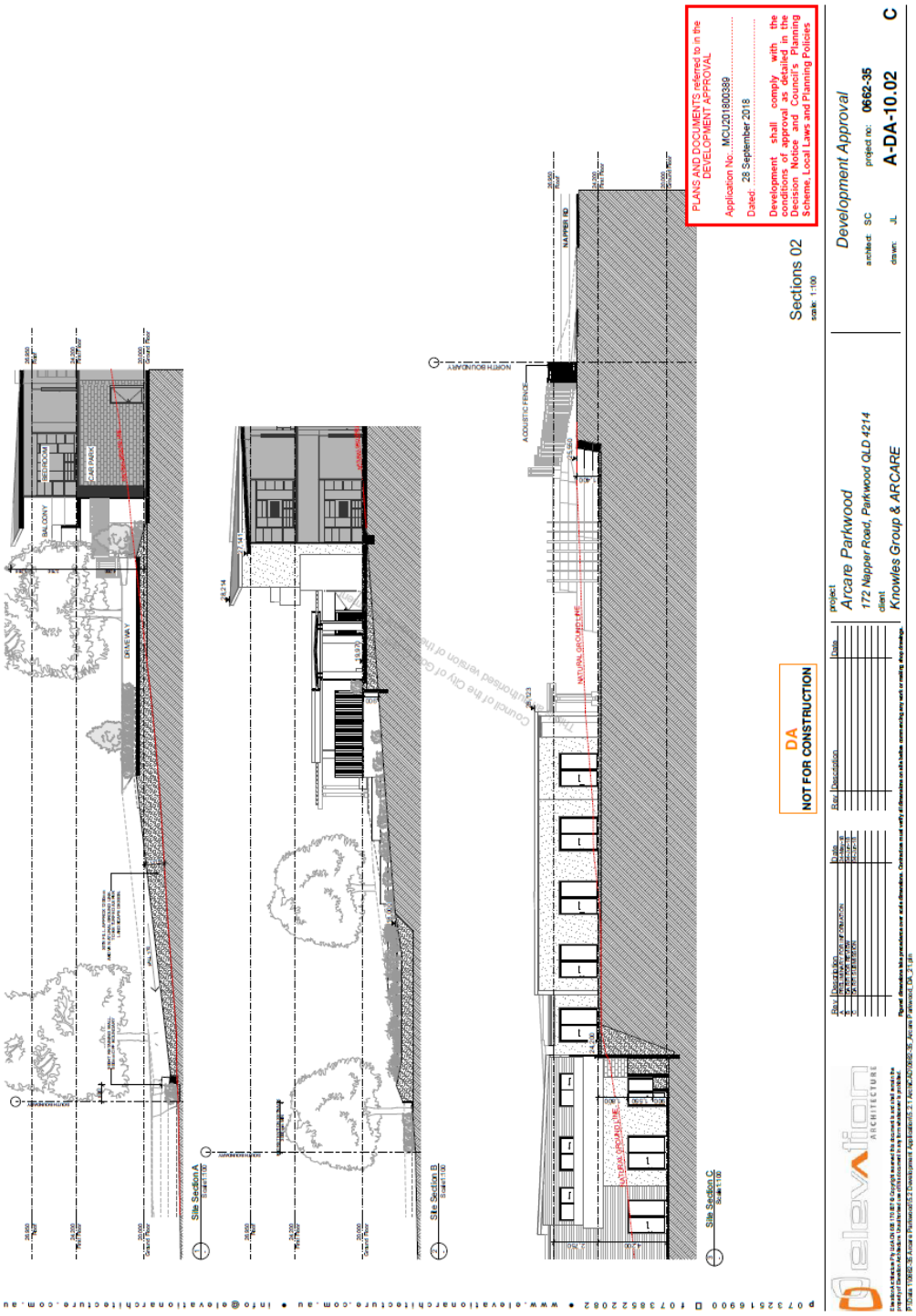
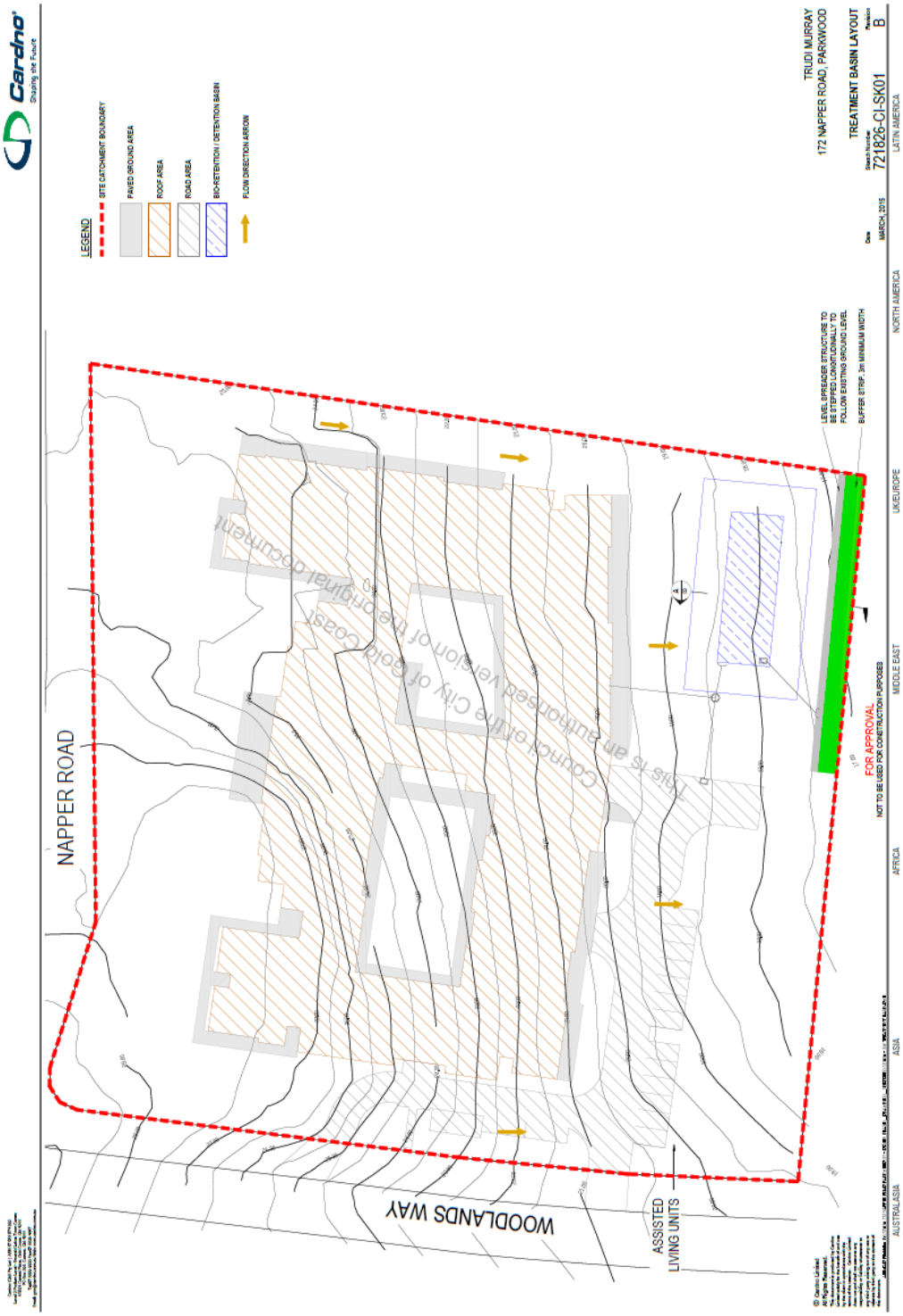


Confidential Draft

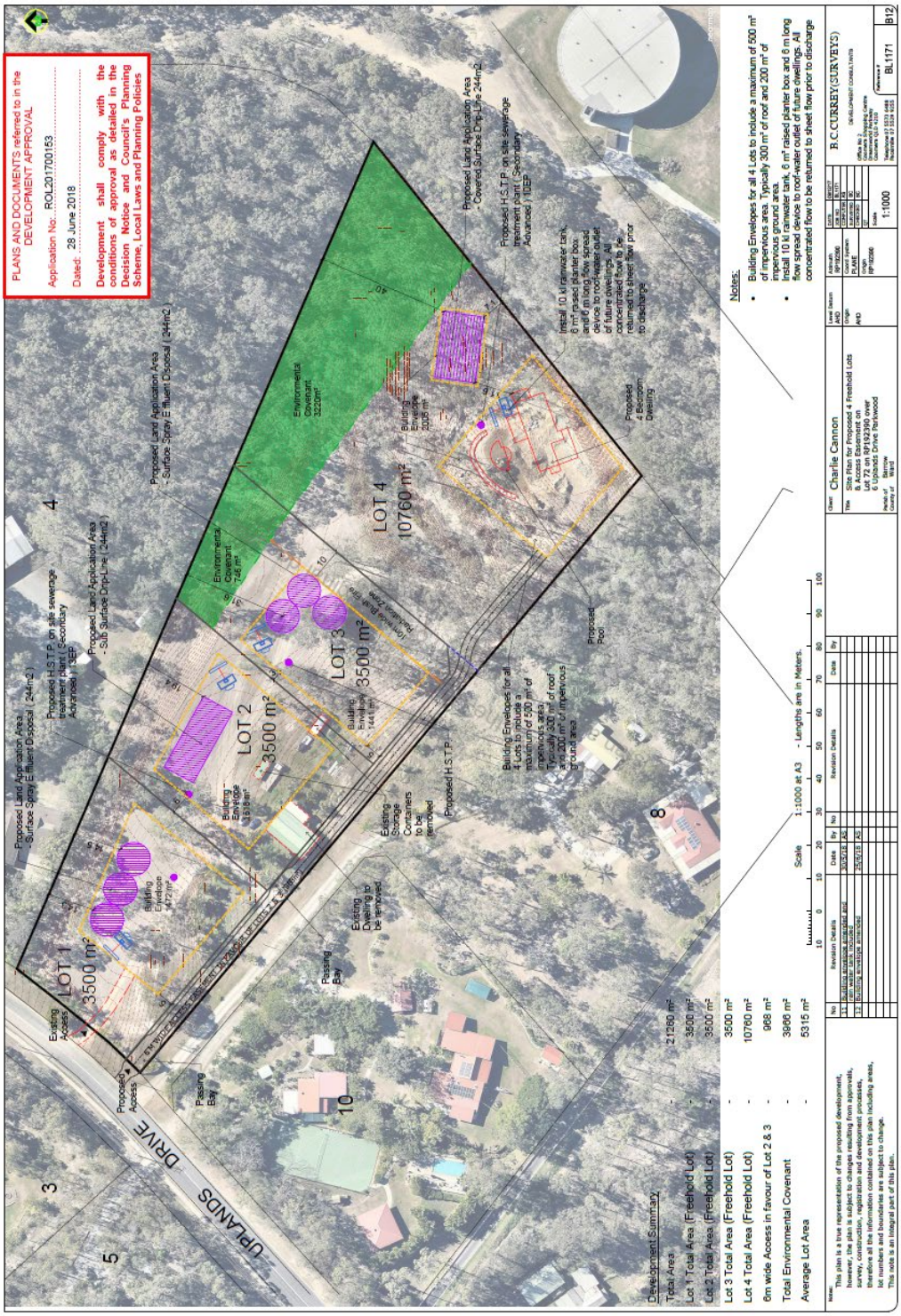


REPORT

Appendix F

DA plans 6 Uplands Drive – four lot subdivision

Confidential Draft



CITY OF GOLDCOAST.

Date: XX December 2021
Contact: Holly Lucas
Location: City Planning
Telephone: 07 5582 8896
Your reference: 76616601
Our reference: PD113/1275/14/07

(Name of addressee
Address
CITY STATE
Postcode **)**

Dear property owner,

RE: Update on Parkwood Investigation Area

I write to provide an update on the progress of the Parkwood Investigation Area.

The Investigation Areas program was identified in 2016 through City Plan to assist with reaching the population and employment benchmarks set by the South East Queensland Regional Plan – *ShapingSEQ 2017 (ShapingSEQ).*

The Parkwood Investigation Area project commenced in 2019 and provides a long-erm opportunity to support our growing city achieve better urban design outcomes, support affordable housing and support localised employment outcomes. These opportunities are likely to take many years to be fully realised and are dependent on many factors including property owners making their land available for development.

The City of Gold Coast has progressed the Parkwood Investigation Area local planning project with the following technical assessments now drafted, including:

- Draft Detailed Precinct Plan Report;
- Site-based Ecological Assessment;
- Site Context and Urban Design (SCUD) Report; and
- Land Use and Built Form Report.

These technical assessments have guided the development of two scenarios that utilise the same net developable area with differences in building height and residential dwelling type outcomes as follows:

- Scenario 1 - Townhouse style developments (RD3 - 40du/ha) achieving 166 dwellings, or
- Scenario 2 - Apartment style developments (RD4A - 66 du/ha) achieving 274 dwellings.

Feasibility testing of the two scenarios have been undertaken by City Officers and the findings of which were reported to Council on 1 December 2021 in addition to an overall project update

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and summary of recently undertaken technical assessments. The report and associated documents can be found at: https://gchaveyoursay.com.au/parkwood

The City intends to undertake further work on a natural hazard risk assessment and intensification of sensitive land uses and water and sewerage network modelling as part of the draft concept planning process, which will be reported to Council following targeted community engagement.

The following outstanding items will still require additional information prior to the finalisation of future City Plan amendment for the Parkwood Investigation Area:

- The Industry, community infrastructure and agriculture land interface area overlay code does not address post closure impacts from landfill sites (e.g. gas migration). Water and Waste Directorate has advised that an expert panel needs to be consulted to determine if gas migration presents an issue for proposed further intensification of sensitive land uses on the southern side of Napper Road. This is currently being looked at by City Officers and the findings will be presented to Council following targeted community engagement in December 2021.
- A downstream stormwater drainage issue exists for properties in Snead Court resulting from overland flow in the Investigation Area. City Assets has a project scheduled this financial year to plan for how to address this issue, which will occur concurrently while the draft Preferred concept plan is being finalised.
- Updated Sewerage and Water infrastructure network modelling from Water and Waste Directorate for proposed growth assumptions. This study will be undertaken utilising internal Water and Waste Directorate resources to determine the extent of (if any) upgrades to trunk infrastructure.
- A Natural hazard risk assessment (landslide and bushfire) is proposed to address the State Planning Policy. This can occur once the draft Preferred concept plan outcome has been determined.
- The protection of an overland flow path on 1 Uplands Drive potentially via the use of an easement.

As a directly affected property owner, should you wish to discuss the Parkwood Investigation Area in further detail you are invited to request an appointment with the Project lead (Holly Lucas) by emailing hlucas@goldcoast.qld.goc.au (before 30 January 2022).

Alternatively, if you have any further questions or feedback, please either:

- Contact the City Planning team on (07) 5582 8290 or cityplanfeedback@goldcoast.qld.gov.au
- Visit the Parkwood Investigation Area website www.gchaveyoursay.com.au/parktwood for more information about this Investigation area.

Yours faithfully,

Holly Lucas
Acting Principal Regional Planner

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6.8★ 2021-22 NATURE CONSERVATION ASSISTANCE PROGRAM ANNUAL REPORT

Objective ID: **A71092995**

File Number: **CE196/275/19/10**

Author: **Adrian Cain, Senior Conservation Partnerships Officer, City Planning**

Authoriser: **Alisha Swain, Director Economy Planning And Environment, Economy Plan & Environment**

Attachments: **1 Attachment 1 - NCAP 2021-22 Funding Recommendations ⇩**

1 BASIS FOR CONFIDENTIALITY

Not applicable.

2 EXECUTIVE SUMMARY

Not applicable.

3 PURPOSE OF REPORT

The purpose of this report is to provide an update to Council on applications which were awarded funding in the 2021-22 round of the Nature Conservation Assistance Program (NCAP) in accordance with the NCAP policy.

4 PREVIOUS RESOLUTIONS

Ex Minute G11.1205.009 (in part):

1 That Council adopt the Nature Conservation Assistance Program Policy.

5 DISCUSSION

5.1 Background

The NCAP is offered annually and provides assistance to private landholders undertaking ecological restoration projects. To be eligible, these projects must contribute to the enhancement and protection of the Gold Coast's natural values, biodiversity areas, native vegetation cover and condition, and the long-term viability of the city's conservation network.

During the 2021-22 budget process, Council endorsed an allocation of $100,000 to the NCAP. Through the NCAP, landholders can apply for assistance to carry out natural resource management activities, including:

- Environmental weed control and bush regeneration to rehabilitate areas of native vegetation, improving native vegetation condition.
- Planting of local native tubestock for the purpose of:
    - rehabilitating a degraded area unlikely to naturally regenerate.
    - establishing vegetation corridor connectivity.
    - rehabilitating the banks of natural waterways to reduce erosion and sediment run-off and increase waterway health.

5.1.1 Eligible project criteria

In accordance with the NCAP policy, to be eligible for funding, applicants must:

- be a private landholder.
- clearly demonstrate the environmental benefits beyond their property boundary (i.e. the project must contribute to the protection, enhancement or management of the City's natural values and conservation network).
- clearly demonstrate their capacity to manage the project and to properly administer any funding or other assistance provided by the City.
- ensure all permits and other approvals relating to the application are addressed and there is adequate insurance cover for the project.
- be free of debt to the City.
- have met the required acquittal conditions for any previous funding.

Successful applicants are required to contribute to the project with a co-contribution of at least 30 per cent of the funded amount. The co-contribution can be in-kind, financial, or a combination of both.

5.1.2 NCAP funding threshold

A successful applicant is able to access up to $20,000 over a total of three rounds, with one funding round offered each financial year. In any one round a minimum of $3000 and a maximum of $9000 can be awarded depending on the project requirements. Projects may be part-funded where insufficient funds remain from previous projects.

5.1.3 Program marketing activities

To ensure the program reaches a wide audience of eligible properties, the NCAP is promoted across a variety of media. Table 1 below identifies the mechanisms used to market this year's round of NCAP funding.

Table 1 - Marketing mechanisms for 2021-22 round of NCAP

Marketing tool	Date implemented
Social media link emailed to Councillors	02.07.21
Information emailed to 449 Land for Wildlife members	1.07.21 & 12.07.21
City of Gold Coast social media (approx. 70,000 Facebook users)	1 to 15.07.21

5.1.4 Application and assessment process

The application process involves four stages:

1 Interested landholders submit an Expression of Interest.

2 City officers undertake a preliminary desktop assessment and a site visit if the project is considered eligible and high value.

3 If the project has potential and aligns with the program objectives, City officers provide advice and recommend the submission of an application.

4 Applications are assessed by an internal panel comprising representatives from the Lifestyle and Community; Water, Waste and Energy; and Economy, Planning and Environment Directorates. Applications are assessed against specific criteria included in the policy. Recommended applications are then brought to the Manager City Planning for approval and endorsement (refer Attachment 1).

5.1.5 Reporting and acquittal requirements

The NCAP policy requires successful applicants to enter into a funding agreement with the City stipulating they:

- submit a mid-project report.
- submit an acquittal report upon project completion and include receipts, invoices and evidence of project expenditure, as well as a description of activities conducted.
- return any unspent funds upon project completion to the City.
- perform before and after photo monitoring of the rehabilitation site for a period of three years.

To support to effective delivery of NCAP payments Conservation Partnerships officers undertake site visits to assess project progress during project implementation and after project completion.

5.2 2021-22 Applications received and assessed

Expressions of Interest (EOI) in the 2021-22 round of funding commenced on 1 July 2021 and closed on 15 July 2021. At the conclusion of the EOI phase, 37 Expressions of Interest were submitted.

The number of completed applications lodged by the closing date, 14 August 2021, was 1, totalling $101,894 in requested funding.

In accordance with the policy, an assessment panel was convened to assess the applications. The panel recommended 16 project applications be funded to the value of $99,941. The total project value of these projects, including the landholder co-contribution (30 per cent), is $142,446 (refer Attachment 1).

This year's round of funding generated strong interest and attracted high quality project proposals, using a broad social media campaign as the main mode of communications. Unsuccessful EOI's generated seven Bushland Health Checks, two new Land for Wildlife memberships and 12 landholders were provided with support and guidance on how to improve their ecological restoration knowledge, with these landholders encouraged to apply for future rounds.

The NCAP, which is in its tenth year of operating, continues to be well supported by the community and enables significant on ground outcomes. A summary of the projects supported to date, and the hectares restored is provided in Table 2.

Table 2 - Summary of NCAP projects since program inception

Year	Number of projects supported	City funding	Total project value	Landholder contribution (% total project value)	Hectares being restored
2012-13	13	$89,444	$127,905	43%	12
2013-14	15	$87,023	$130,535	51%	16
2014-15	12	$90,667	$127,812	36%	22
2015-16	12	$85,267	$146,531	42%	25
2016-17	14	$99,988	$175,829	42%	30
2017-18	14	$99,754	$150,607	34%	50
2018-19	14	$91,225	$132,420	31%	43
2019-20	14	$95,252	$143,039	31%	70

2020-21	15	$99,981	$146,862	32%	39
2021-22*	16	$99, 941	$142,446	30%	40
					347

*projects currently underway

5.3 Conservation Partnership Program

In recognition of the critical role landholders play in managing the city's natural values, the City delivers a range of partnering schemes to achieve effective cross-tenure management of natural areas in a cost-efficient manner.

The NCAP is one of the schemes offered by the City. Other initiatives, such as Land for Wildlife and Voluntary Conservation Agreements, are also delivered through the City's Conservation Partnership Program.

By developing effective partnerships with landholders of properties with strategic and ecological value, and providing access to grant funding, technical advice and resources, the City can support on-ground outcomes at the site level, progressing corporate vegetation cover and condition targets to strategically align with the City's Corporate Plan and objectives within the Our Natural City Strategy.

6 ALIGNMENT TO THE CORPORATE PLAN, CORPORATE STRATEGIES AND OPERATIONAL PLAN

Corporate Plan – Gold Coast 2022

The NCAP's outcomes align with those of the City's Corporate Plan – *Gold Coast 2022*, specifically Outcome 1.2.

Outcome 1.2: 'We live in balance with nature' – We manage quality rural and urban living while looking after the future of the city's rainforest, bushland, waterways and open space.

Key programs of work:

Restore ecosystems and fauna habitat through weed control, natural regeneration, revegetation, maintenance, education and voluntary programs.

Management of the conservation network across private and public land, including Voluntary Conservation Agreements and the Nature Conservation Assistance Program.

Our Natural City Strategy

Key priority action 2.2: Prioritise and implement management actions to improve health, quality, condition and level of protection for our priority natural assets.

Key priority action 3.1: Establish new and grow existing partnerships with private landowners, volunteer groups and government programs to increase the area of land protected, restore strategic habitat and conserve priority species.

Key priority action 3.2: Implement a suite of tools which are fiscally responsible to enable practical, community-focused partnerships to safeguard areas of high value for their environmental, recreational and hazard mitigation functions.

Key priority action 3.4: Continue to work collaboratively with stakeholders and landowners to coordinate bushfire, pest plant and animal management in the city.

7 FUNDING AND RESOURCING REQUIREMENTS

Budget/Funding Considerations

The program is funded through the Open Space including Koala Habitat, Maintenance and Enhancement Separate Charge.

The 2021-22 budget allocated to implementing the NCAP is $100,000.

8 RISK MANAGEMENT

Risk CO000672

Critical Species Management – City wide critical species continue to decline resulting in domestic and international reputational damage impacting the economy, environment and City image.

Control CN001904

Nature Conservation Assistance Program

Risk CO000675

A reduction in the extent and quality of the City's natural assets network, green space and community access opportunities resulting in a possible decline in city liveability, image and economic potential.

Control CN001905

Nature Conservation Assistance Program

9 STATUTORY MATTERS

Not applicable

10 COUNCIL POLICIES

- Nature Conservation Assistance Program policy
- Code of Conduct
- External communication policy

11 DELEGATIONS

Under delegation number 1640, the Director Economy, Planning & Environment and Manager of City Planning are authorised to enter into, vary or discharge approved funding agreement contracts for the Nature Conservation Assistance Program.

12 COORDINATION & CONSULTATION

Name and/or Title of the stakeholder consulted	**Directorate or organisation**	**Is the stakeholder satisfied with the report and recommendations (Yes/No) (comment as appropriate)**
Naomi Soustal Team Leader Catchment Planning	Water and Waste	Yes
Frank McGrath Supervisor Natural Areas	Lifestyle and Community	Yes

13 STAKEHOLDER IMPACTS

External / Community Stakeholder Impacts

The NCAP provides community members with the opportunity to obtain advice on the ecological values and threats of their property, build their capacity in natural area restoration techniques, and participate in other Conservation Partnership Program schemes.

The NCAP's marketing and property visits generate interest in the Conservation Partnership Program and increases membership in Land for Wildlife.

A transparent process, including scoring criteria and internal panel discussion, is implemented to assess the applications, ensuring there is justification to support the recommendations.

Successful applicants will view the City's support of their project as a positive initiative. Further, successful applicants will feel valued for their contribution to the management of the city's natural assets.

Unsuccessful applicants will be advised of the City's recommendation not to fund their proposed project, be provided feedback on their application and encouraged, if appropriate, to apply in future rounds.

Internal (Organisational) Stakeholder Impacts

The Conservation Partnerships team continues to promote the NCAP and its objectives within the City, and to improve internal working relationships. By working collaboratively, the City can deliver consistent programs to the community on natural area restoration to achieve improved on-ground outcomes.

14 TIMING

Funding agreement contracts with successful applicants were executed by the Manager City Planning on 7 October 2021, with monies delivered in mid-October and projects subsequently commenced.

15 CONCLUSION

Private landholders play a critical role in the cross-tenure management of the city's natural values. The City acknowledges this role and provides funding through the NCAP to leverage private landholder investment and achieve corporate targets in a cost-efficient manner.

This year's round of funding generated strong interest and attracted high quality project proposals, using a broad social media campaign as the main mode of communications.

The assessment panel provided funding recommendations for 16 projects to the Manager City Planning for approval totalling $99,941 (refer Attachment 1). In accordance with the policy's co-contribution requirement, $42,505 in landholder co-contribution will be leveraged, providing a total project value of $142,446.

Funding agreement contracts with successful applicants have been executed, monies delivered, and projects are now underway.

16 RECOMMENDATION

It is recommended that Council resolves as follows:

That Council notes the annual report for the 2021–22 Nature Conservation Assistance Program funding round.

Attachment 1 - Nature Conservation Assistance Program 2021-22 Funding Recommendations

Table 1: Projects recommended for funding

Priority	Application ID	Property Suburb	Division	Round of funding (1st, 2nd or 3rd)	Brief project description	Project size (hectares)	Amount recomm-ended	Landholder Co-contribution	Landholder Co-contribution (% of City funding)	Total Project Value	Total Assess-ment Score (92)
1	NCAP00400	Gilston	9	3rd	This project involves the riparian restoration of a 20 HA property at Gilston. It lays within a substantial remnant biodiversity area and provides significant koala habitat and fauna linkages. It will require the control of invasive weeds using assisted natural regeneration methodology. Works will help provide a wildlife corridor, enhance the property's biodiversity values and reduce the spread of weeds downstream. This is the third and final year of the NCAP project which will consolidate and expand NCAP work undertaken between 2019-2021	6.80	**$3,993**	**$1,331**	**33%**	**$5,324**	81
2	NCAP00388	Currumbin Valley	14	3rd	Restoration of threatened, lowland sub-tropical rainforest/riparian vine forest on alluvial soils. This project will expand and consolidate NCAP works undertaken during the previous two funding rounds. This will involve controlling Camphor Laurel trees and other weeds to support natural regeneration along the watercourses, increasing habitat connectivity for native fauna.	1.90	**$6,075**	**$1,932**	**32%**	**$8,007**	80
3	NCAP00379	Currumbin Valley	14	1st	A 30ha property supporting numerous threatened flora and fauna species and a large stand of endangered RE 12.11.23- Eucalyptus pilularis open forest on coastal metamorphics and interbedded volcanics. Site is within the Currumbin Critical Corridor and adjacent to Vita Bella Park Conservation Area. Weed control will target woody weeds and vines along the edges of native tree-line and waterways of the highly disturbed southwest area.	3.20	**$8,000**	**$2,402**	**30%**	**$10,402**	80
4	NCAP00374	Springbrook	9	2nd	This project will consolidate and expand on primary and follow-up work undertaken at the landholder's expense controlling an infestation of Buddleia and other weeds including Lantana and Smooth Senna. Restoration work will include primary and follow-up weed control through regenerating rainforest. The project area is immediately adjacent to Springbrook National Park and contains a number of State and Federally listed of species of flora and fauna.	0.70	**$5,990**	**$1,804**	**30%**	**$7,794**	80
5	NCAP00373	Currumbin Valley	14	3rd	Rainforest and wet Eucalypt forest regeneration on property adjoining Springbrook National Park. The property forms part of the headwaters of Cave Creek feeding into Natural Bridge and Gold Coast water catchment area. The property has an extensive list of threatened flora & fauna including the Pink Underwing Moth and koalas. The project will consolidate and expand on weed control work already undertaken by contractors (funded by the landholder) in previous years.	3.30	**$6,000**	**$4,380**	**73%**	**$10,380**	79
6	NCAP00393	Natural Bridge	9	2nd	Rainforest and wet Eucalypt forest regeneration on property adjoining Springbrook National Park. The property forms part of the headwaters of Cave Creek feeding into Natural Bridge and Gold Coast water catchment area. The property has an extensive list of threatened flora & fauna including the Pink Underwing Moth and koalas. The project will consolidate and expand on weed control work already undertaken by contractors (funded by the landholder) in previous years.	2.60	**$6,000**	**$1,800**	**30%**	**$7,800**	78
7	NCAP00380	Tallebudgera	14	2nd	This project will continue to consolidate and expand on an NCAP project on the property under the previous owner (2017/18 and 2018/19). Restoration works will include follow-up weed control through regenerating rainforest and wet eucalypt habitat. Works will focus on controlling germinating Dutchman's pipe, Giant devil's fig and Brazilian nightshade amongst other environmental weeds.	4.00	**$6,000**	**$1,804**	**30%**	**$7,804**	78
8	NCAP00364	Tallebudgera Valley	14	2nd	This project will consolidate and expand on primary and follow-up weed control undertaken at the landholder's expense by contractors in 2019/20. Restoration works will include primary and follow-up weed control work through eucalypt and wet eucalypt vegetation. The project area connects to extensive areas of remnant vegetation on adjoining private properties.	2.30	**$7,000**	**$4,600**	**66%**	**$11,600**	73
9	NCAP00381	Luscombe	1	3rd	Restoration of endangered rainforest ecosystem along the banks and floodplain of a significant section of the Albert River. Approximately 600m of fencing has been erected to protect the project area (including an ephemeral wetland) from livestock. This third round of NCAP funding will build and expand on the planting and natural regeneration work achieved in the previous two funding rounds.	1.60	**$6,250**	**$3,360**	**54%**	**$9,610**	71
10	NCAP00385	Guanaba	5	2nd	The project involves the assisted regeneration of rainforest/eucalypt forest within the Guanaba Indigenous Protected Area. The project area includes an ephemeral waterway and provides connectivity for threatened fauna and flora on the property. The work will focus on controlling environmental weeds including trees, shrubs, vines and grasses to reduce spread of weeds downstream.	1.60	**$6,000**	**$2,680**	**45%**	**$8,680**	71
11	NCAP00391	Neranwood	9	1st	The property links to a major watercourse and supports threatened species, as well as an Of Concern Regional Ecosystem. Ecological restoration work will include comprehensive and systematic primary and follow-up work through rainforest and riparian vegetation	1.50	**$8,000**	**$3,220**	**40%**	**$11,220**	69
12	NCAP00377	Tallebudgera	14	1st	The property is significant in terms of its position in the landscape, relatively natural condition, representation of threatened species and ecosystem type, is located in the middle section of the Currumbin Critical Corridor, offers vital habitat connectivity for fauna and is adjacent to large stands of native vegetation . The project will involve the control of invasive weeds from upper hill down to the lower flats and expand on existing remnant areas of native vegetation	2.60	**$7,986**	**$2,420**	**30%**	**$10,406**	69
13	NCAP00389	Mount Nathan	9	2nd	This project is within the Clagiraba to Southern Moreton Bay Critical Corridor and the remnant vegetation on the property provides koala habitat and fauna linkages. The project will involve control of invasive weeds impacting remnant vegetation using assisted natural regeneration methodology. Works will help provide a wildlife corridor, enhance the property's biodiversity values and reduce the spread of weeds within the catchment.	1.20	**$7,000**	**$3,040**	**43%**	**$10,040**	67
14	NCAP00366	Luscombe	1	2nd	This project is within the Clagiraba to Southern Moreton Bay Critical Corridor and the remnant vegetation on the property provides koala habitat and fauna linkages. The project will continue control of invasive weeds impacting remnant vegetation using assisted natural regeneration methodology. Works will help provide a wildlife corridor, enhance the property's biodiversity values and reduce the spread of weeds within the catchment.	1.50	**$7,000**	**$2,112**	**30%**	**$9,112**	67
15	NCAP00390	Tallebudgera Valley	14	1st	This project involves the ecological restoration of a three-hectare property at Tallebudgera Valley. It lies within the Burleigh to Springbrook Critical Corridor & provides significant koala habitat and fauna linkages. It will require the control of invasive weeds using assisted natural regeneration methodology.	1.94	**$4,347**	**$1,320**	**30%**	**$5,667**	65
16	NCAP00365	Mount Nathan	9	1st	The property lies within the Clagiraba to Southern Moreton Bay Critical Corridor and adjoins Conservation Estate to the north, providing important habitat linkage. Threatened flora and fauna species occur on the property and the landholder is matching the value of Council's grant. Restoration work will involve the rehabilitation of Eucalypt forest to reconnect the remnant native patches .	2.80	**$4,300**	**$4,300**	**100%**	**$8,600**	65
Totals for recommended projects						**39.54**	**$99,941**	**$42,505**	**43%**	**$142,446**	**NA**

6.9★ DESIGNING FOR FLOOD MAJOR UPDATE - PROGRESS REPORT

Objective ID: **A70938027**

File Number: **LG/PD113/1303/01**

Author: **Maree Domelow, Environment And Natural Hazards Planner, City Planning**

Authoriser: **Alisha Swain, Director Economy Planning And Environment, Economy Plan & Environment**

Attachments: **1 PREVIOUS RESOLUTIONS - DESIGNING FOR FLOOD ⇩**

2 SCHEDULE OF WORK - WORKSTREAMS ⇩

1 BASIS FOR CONFIDENTIALITY

Not applicable.

2 CONSULTANTS

Consultants engaged to undertake modelling investigations include Water Technology Pty Ltd and WRM Water & Environment Pty Ltd.

3 EXECUTIVE SUMMARY

Not applicable.

4 PURPOSE OF REPORT

The purpose of this report is to provide a progress update to Council on the *Designing for Flood* major update to City Plan and the investigations undertaken to inform the preparation of a potential Temporary Local Planning Instrument (TLPI).

5 PREVIOUS RESOLUTIONS

See Attachment 1.

6 DISCUSSION

The City is progressing the Designing for Flood major update, guided by the endorsed detailed work program (Attachment 2).

Since the previous update in September 2021, the program priority has been preparing and delivering the flood models and investigating the preparation of a potential Temporary Local Planning Instrument (TLPI) for flood emergency management planning and shelter in place, to advance proposed amendments to the existing Flood overlay code. An update of the progress of the program workstreams is detailed below.

5.1 Workstream 1 - Generate flood hazard mapping for City Plan

The delivery of fit-for-purpose flood models for all of the city's catchments (captured in six flood models) includes the preparation of flood level, depth, velocity, hazard and inundation-time maps for a range of flood return periods from 5 per cent Annual Exceedance Probability (AEP) to 0.05 per cent AEP (1-in-20 to 1-in-2000 year) events.

The model results for all six catchments have been reviewed, with three of the models now ready for use in the risk assessment process (as per Workstream 2). The remaining models are currently being run by City officers to include additional minor refinements.

The City's new flood models are an enhancement of Council's existing flood models. Some of the key improvements include:

- The models have higher resolution, enabling more accurate flood predictions.
- Currently, the upper reaches of the Nerang, Coomera, Logan-Albert and Tallebudgera-Currumbin catchments are represented by one-dimensional hydraulic models. Utilising higher computing power, these sections of the catchments are now simulated by two dimensional models which are more accurate.
- Topographic information within the models are informed by a recent LiDAR survey and enhanced by 2021 static survey data in the Logan-Albert catchment.
- Loders plus Biggera Creeks, and similarly Tallebudgera plus Currumbin Creeks, are now combined into single catchment models, enabling better simulation of flood interactions in lower reaches of these catchments.
- The models are informed by a much longer period of historic rainfall data and calibrated by more recent flood events, in particular Ex-Tropical Cyclone Debbie in 2017. As a result, the confidence in the accuracy of flood prediction is improved.

5.2 Workstream 2 – Flood risk assessment, Feasible Alternative Assessment Report (FAAR) and major update package

The statutory process for making a major amendment to a planning scheme for integrating the State interests for natural hazards mandates undertaking a flood risk assessment and preparing a feasible alternatives assessment report (FAAR) (see Tables 1 and 2). In accordance with the work program, it is anticipated that the flood planning maps needed for these assessments will be completed in February 2022, with the subsequent risk assessment, FAAR and update package presented to Council late June 2022.

The internal Flood Risk Assessment Technical Working Group has been established to support the required flood risk assessment and flood policy development as required for the Designing for Flood major update. This working group includes technical representatives from across the organisation and will be an important contributor to the major update.

In preparation for the programmed risk assessment phase, City officers have undertaken data analyses and scoping exercises including the stocktaking of information and data needed for progressing the risk assessment and the FAAR, as well as performing test runs to analyse potential risks to property and assets using current flood mapping.

In addition, this assessment will be supported through the adoption of Microsoft Power BI, with the user interface dashboards facilitating the management and presentation of large amounts of data at a property level. This preparation and testing will facilitate an efficient city-wide, property-by-property, fit-for-purpose flood risk assessment and FAAR upon completion of the flood modelling.

There are 14 principles and objectives that underpin a flood risk assessment pursuant to the State Planning Policy (SPP) State interest guidance material for natural hazards, risk, and resilience for flood (2017) which are detailed in Table 1 below, while the requirements for preparing a FAAR as outlined in Chapter 4 of Part 2 of the Minister's Guidelines and Rules are summarised in Table 2.

Table 1: State interest flood risk assessment principles (adapted from the SPP state interest guidance material for natural hazards, risk, and resilience (flood) 2017)

State interest flood risk assessment principle
1 Flood spectrum: Consider the widest range of flood events possible across the risk spectrum (i.e. for which data is locally available).*
2 Flood behaviour: Consider factors such as depth, velocity, hazard, inundation times
3 Zoning: Analyse impact of flood on all zoned land, and to what hazard level.
4 Land use: Assess impact of flood on the number and types of properties affected, and the potential for flood damage.
5 Future urban areas: Include consideration of areas with future land release plans and review impact of flood on those areas.
6 Mitigation and immunity: Understand flood mitigation options and urban infrastructure immunity and capacity relative to the flood behaviour.
7 Disaster & emergency management: Ensure the flood risk assessment integrates with investigations related to and preparation of local disaster management plans.
8 Dams: Consider the effect of dams (both referable dams and non-referable dams, if known) on flood behaviour in the catchment, and the implications for risks to existing and future development in downstream towns.
9 Climate change: Consider how to address climate change, particularly if existing available flood studies do not include climate change factors.
10 Community at risk: Understand the demographic and socio-economic characteristics of the community at risk, to better understand community vulnerability to flood.
11 Options: Develop and test options to improve risk management outcomes.
12 Community Engagement: Consult with the community to identify tolerance to flood risk (if any) and test possible treatment options.
13 Communications and growth: Articulate flood risk implications for future growth.
14 Policy: Develop recommended policy options.

** NOTE: Council are modelling 5% AEP, 1% AEP, 0.5% AEP, 0.2% AEP and 0.05% AEP, where AEP = Annual Exceedance Probability.*

Table 2: State mandated requirements for preparing a FAAR for every property affected by a proposed planning change (adapted from Chapter 4 of Part 2 of the Minister's Guidelines and Rules).

State mandated requirements for preparing a feasible alternatives assessment report (FAAR)
• Assess and anticipate risk to premises associated with natural hazards;
• Present the outcomes of the risk assessment undertaken by Council;
• Identify how the proposed planning change is consistent with the SPP and State interest guidelines with regard to natural hazards risk and resilience;
• Canvass any alternatives available to making the planning change;
• Assess proposed planning changes in terms of mitigating the risks of the natural hazards (including the impact of not making a planning change); and
• Seek input of every property owner affected by the proposed change.

5.3 Workstream 3 – Preparing a Temporary Local Planning Instrument (TLPI)

In response to emerging issues, pending the adoption of the Designing for Flood major update, City officers investigated the option of preparing a TLPI to allow for the operation of the City Plan Flood overlay code to be altered, as it applies to:

- Flood emergency management planning (shelter in place); and
- Flood evacuation.

The investigation commenced in September 2021 to address an increasing number of development applications requiring flood emergency management plans being submitted to Council for assessment.

Subsequent stakeholder consultation has informed preparation of improved policy for flood emergency management. However, following stakeholder feedback and advice, the investigation concluded that:

i an additional flood related TLPI would be better supported following the completion of the City's flood risk assessment; and

ii assessment to improve the operation of the current Flood overlay code to address flood evacuation and flood emergency management (shelter in place) could be delivered as an interim measure via an advisory note, guideline, or fact sheet.

City officers will pursue the development of a guideline on flood emergency management planning (shelter in place) and flood evacuation through the working group and consultation with members of the Flood Forum.

5.4 Workstream 4 – Develop additional flood mapping products

The development of additional mapping products is progressing as per the work program and includes.

Emergency management and insurance maps

Unlike flood planning maps, which demonstrate flooding in year 2100, emergency management and insurance maps are being prepared which show flood behaviour under current climate conditions and cover a wide range of simulated flood events. These maps can be used by emergency managers and the insurance industry to inform assessment of address-based flood risk.

Disaster management preparedness

In addition to these current climate maps, a new set of maps that show the impact of 100 millimetre to 1000 millimetre rain over twenty-four hours on the city's catchments are being produced. These scenario maps inform the City's Disaster Management Unit's preparedness in response to flood emergencies.

Flood emergency models

Updating the flood planning models provides an opportunity to update the flood emergency models, of the City's Flood Emergency Decision Support System (FEDSS). These models will replace the existing FEDSS flood emergency models.

Flood animations

The new flood emergency models will be used to generate pre-prepared flood animations for a range of flood events to inform DMU's response to flood emergency more effectively. These products will generate additional capacity in the City's flood emergency response.

Woongoolba Flood Mitigation Scheme

The flood planning models will also be provided to City Assets for their Woongoolba Flood Mitigation Scheme (WFMS) compliance project. These latest calibrated flood models will be used to assess the performance of the WFMS drainage criteria and to test various improvement measures.

5.5 Additional policy matters

The City's flood policy currently includes avoidance or lessening the adverse impact of flooding and its contribution to the risk to life and property. Implementation of this policy uses flood models that may have a level of uncertainty referred to as 'model noise' or simply 'noise'. There is an understanding that the afflux shown during a flood impact assessment may be partly due to this noise. In assessing development, the City's current practice is to tolerate 2 millimetre as model noise.

City officers undertook a review of the approach taken by other South East Queensland Council's for tolerating model noise which indicated, in most cases, more generous thresholds from the City of Gold Coast. Flood Forum representatives continue to provide industry input and advice regarding noise. Whilst stakeholders support the City's current position of no adverse flood impact due to development, their view is that exercising some more tolerance to model noise will not undermine this principle. The findings of this work is that a model noise tolerance of 10 millimetre is more consistent with other SEQ Council's current practice. Industry feedback has also revealed however that rather than applying a fixed measure for model noise tolerance, a risk management framework should be applied to determine site-specific / land use specific / zone-specific model noise tolerance.

The outputs of these investigations will inform the Designing for Flood major update package, while in the interim a practice note outlining any improvements with application of flood models in development assessment will be prepared.

7 ALIGNMENT TO THE CORPORATE PLAN, CORPORATE STRATEGIES AND OPERATIONAL PLAN

Corporate Plan – Gold Coast 2022

3.1 Our City is Safe

Action 1.8 of Corporate Plan requires us to: 'Implement the City Plan to undertake risk-based land use planning that considers natural hazards as a fundamental element in city planning'.

City Plan section 3.8.7.1 details the overarching principles that are to guide land use development decisions in relation to natural hazards.

8 FUNDING AND RESOURCING REQUIREMENTS

No additional budget or resources are required at this time.

9 RISK MANAGEMENT

This activity supports the mitigation of Economy, Planning and Environment Directorate Risk number CO000644:

> *'Natural Hazards Resilience – The City is not adequately resilient to natural hazards shocks resulting in loss of life, cessation of Council business, reputational damage and economic downturn'.*

10 STATUTORY MATTERS

The State Planning Policy seeks to ensure the state's interests for safety and resilience to hazards are protected and delivered as part of local government planning.

Specifically, the State Planning Policy mandates that local governments undertake a fit-for-purpose risk assessment as well as prepare a feasible alternatives assessment report (FAAR) when updating a planning scheme for the purpose of integrating the state interests for natural hazards, risk and resilience.

Where an urgent need can be demonstrated, Section 23 of the *Planning Act 2016* provides the statutory basis for making or amending a TLPI.

11 COUNCIL POLICIES

Not applicable.

12 DELEGATIONS

Not applicable.

13 COORDINATION & CONSULTATION

Not Applicable.

14 STAKEHOLDER IMPACTS

The Flood Risk Assessment Technical Working Group was specifically established to assist in the city-wide fit-for-purpose flood risk assessment. This group has representation from all relevant Council Directorates.

The Flood Forum which includes internal and external stakeholders enables technical discussions to support flood and stormwater policy development and implementation.

15 TIMING

The Designing for flood major update is scheduled to be presented to Council late June 2022 in accordance with the recently endorsed work program (Attachment 2).

16 CONCLUSION

City officers are preparing the update to the Flood overlay code to ensure City Plan effectively integrates the State interests for natural hazards, risk and resilience. This update is being undertaken in accordance with the requirements and guidance material that supports the State Planning Policy and includes the mandate to undertake a city-wide flood risk assessment and a feasible alternatives assessment report to inform planning and development controls that ensure risks are maintained at an acceptable level.

The City investigated the possibility of pursuing a TLPI to address issues associated with flood emergency management planning and shelter in place. Through stakeholder feedback, it was advised that improvements to the operation of the existing Flood overlay code could be advanced using a fact sheet, guideline, or advisory note. The draft policy material generated through this investigation will constitute a key part of the Designing for Flood update.

17 RECOMMENDATION

It is recommended that Council resolves as follows:

That the progress of the *Designing for Flood* major update is noted.

ITEM X (Continued) **CITY PLANNING**
TEMPORARY LAND USE PLANNING INSTRUMENT NO.10 – REQUEST TO MAKE AND PROCEED TO ADOPTION
PD113/1303(P1) **CONFIDENTIAL**

Attachment A – Previous Resolutions

On 26 July 2016 Council resolved (G16.0726.015)
…
1) To amend the flood overlay map in the City Plan to include:
- *a) State Government mandated 80cm sea level rise*
- *b) State Government mandated 10% increase in storm tide intensity*
- *c) MTAC recommended 10% increase in rainfall intensity*
- *d) Adoption of 50% of total wave setup at the mouth of the Tallebudgera and Currumbin Creeks*
- *e) The most up-to-date flood related topographic, land use, technological and hydrological data.*

2) That the proposed flood map be included as part of Council's submission to State Government for first State interest check as part of City Plan Major update
3) That officers continue investigations regarding the wave setup at the mouth of the Tallebudgera and Currumbin Creeks.

On 30 May 2017 Council resolved (G17.0530.018)
…
to include Designing for Flood updates within the scope of the City Plan Major update 2.
(This item included the investigation of flood free access, minimum requirement of flood free land and other administrative updates to improve the workability of the code.)

On 17 October 2017 Council resolved (G17.1017.013)
…
2. To endorse the proposed minimum flood free land policy to inform updates to the Flood overlay code as part of Major update 2 package
…
5. To prepare a Temporary Local Planning Instrument to implement minimum flood free land and return a TLPI package for endorsement before making a submission to the Minister for Planning

On 24 November 2017 Council resolved (G17.1128.013)
…
that the Chief Executive Officer be authorised to write to the Minister requesting a State interest review of Major update 2 and the Minister's agreement to publicly consult on the proposed amendments

On 12 December 2017 Council resolved (G17.1208.016)
…
2 *To prepare a Temporary Local Planning Instrument to implement minimum flood free land*
3 *To endorse the proposed Temporary Local Planning Instrument No.5 (Flood Free Land and Risk Reduction) 2017*
4 *That the commencement date of Temporary Local Planning Instrument No.5 (Flood Free Land and Risk Reduction) 2017 be 8 December 2017*
5 *That Council writes to the Minister to request approval of the Temporary Local Planning Instrument No.5 (Flood Free Land and Residential Risk Reduction) 2017 and consideration of a 8 December 2017 commencement date*
6 *That Council provide the Temporary Local Planning Instrument No.5 (Flood Free Land and Residential Risk Reduction) 2017 and relevant supporting material*

ITEM X (Continued)
TEMPORARY LAND USE PLANNING INSTRUMENT NO.10 – REQUEST TO MAKE AND PROCEED TO ADOPTION
PD113/1303(P1) **CONFIDENTIAL**

On 30 April 2018 Council resolved (G18.0430.019)
…
to remove updates to the Flood overlay code that formed part of the Major update 2 amendment package, in order to progress this matter as a separate major update to City Plan.

On 29 May 2018 Council resolved (G18.0529.018)
…
to remove the flood component from the Major update 2 & 3 amendment packages.

On 28 August 2018 Council resolved (G18.0828.020)
….
a To write to the Minister and withdraw the City's submission to approve Temporary Local Planning Instrument No.5 (Flood Free Land and Risk Reduction) 2017 (TLPI No.5).

b To prepare a Temporary Local Planning Instrument in accordance in the statutory requirements of section 23 of the Planning Act 2016.

c To endorse the prepared Temporary Local Planning Instrument No.6 (Development in the Guragunbah flood plain area) 2018.

d To endorse the Temporary Local Planning Instrument Explanatory Statement No.6 (Development in the Guragunbah flood plain area).

e To write to the Minister and

a seek approval of Temporary Local Planning Instrument No.6 (Development in the Guragunbah flood plain) 2018 with the supporting Explanatory Statement.

b seek approval for commencement of Temporary Local Planning Instrument No.6 (Development in the Guragunbah flood plain) 2018 to be effective from 28 August 2018.

On 7 December 2018 Council resolved (G18.1207.023)
…
2. To endorse the amendments to Temporary Local Planning Instrument No.6 (Development in the Guragunbah flood plain area) and Temporary Local Planning Instrument Explanatory Statement No.6 (Development in the Guragunbah flood plain area).
3. To write to the Minister and
a. Advise of the amendments to the Temporary Local Planning Instrument No.6 (Development in the Guragunbah flood plain area) and Temporary Local Planning Instrument Explanatory Statement No.6 (Development in the Guragunbah flood plain area)
b. Provide copies of the amended Temporary Local Planning Instrument No.6 (Development in the Guragunbah flood plain area) and Temporary Local Planning Instrument Explanatory Statement No.6 (Development in the Guragunbah flood plain area).
4. To continue to progress with the TLPI No.6 until written confirmation has been received from the Minister regarding the tailored process and associated timeframes.

On 26 February 2019 Council resolved (G19.0226.017)
…

ITEM X (Continued)
TEMPORARY LAND USE PLANNING INSTRUMENT NO.10 – REQUEST TO MAKE AND PROCEED TO ADOPTION
PD113/1303(P1) **CONFIDENTIAL**

to note an introductory paper on the Flood Code Review Project with the scope of the review including:

- *Flooding policy review for garages, car parks and car ports; and*
- *Catchment flood storage in areas subject to storm tide.*

On 27 August 2019 Council resolved (G19.0827.030)
…
1. That Council adopts Temporary Local Planning Instrument No.6 (TLPI).
2. That the TLPI will have an effective day of 28 August 2018.

On 29 October 2019 Council resolved to (G19.1029.016)
…
to note a progress update on the Flood Code Review Project and that the Insurance Council of Australia be invited to join the Flood Forum.

On 18 June 2020 Council resolved (G20.0618.016)
…
to endorse draft TLPI No.8 to replace TLPI No.6 and submit it to the Minister for approval.

On 25 August 2020 Council resolved (G20.0825.043)
…
to adopt TLPI No.8 with an effective date of 31 August 2020.

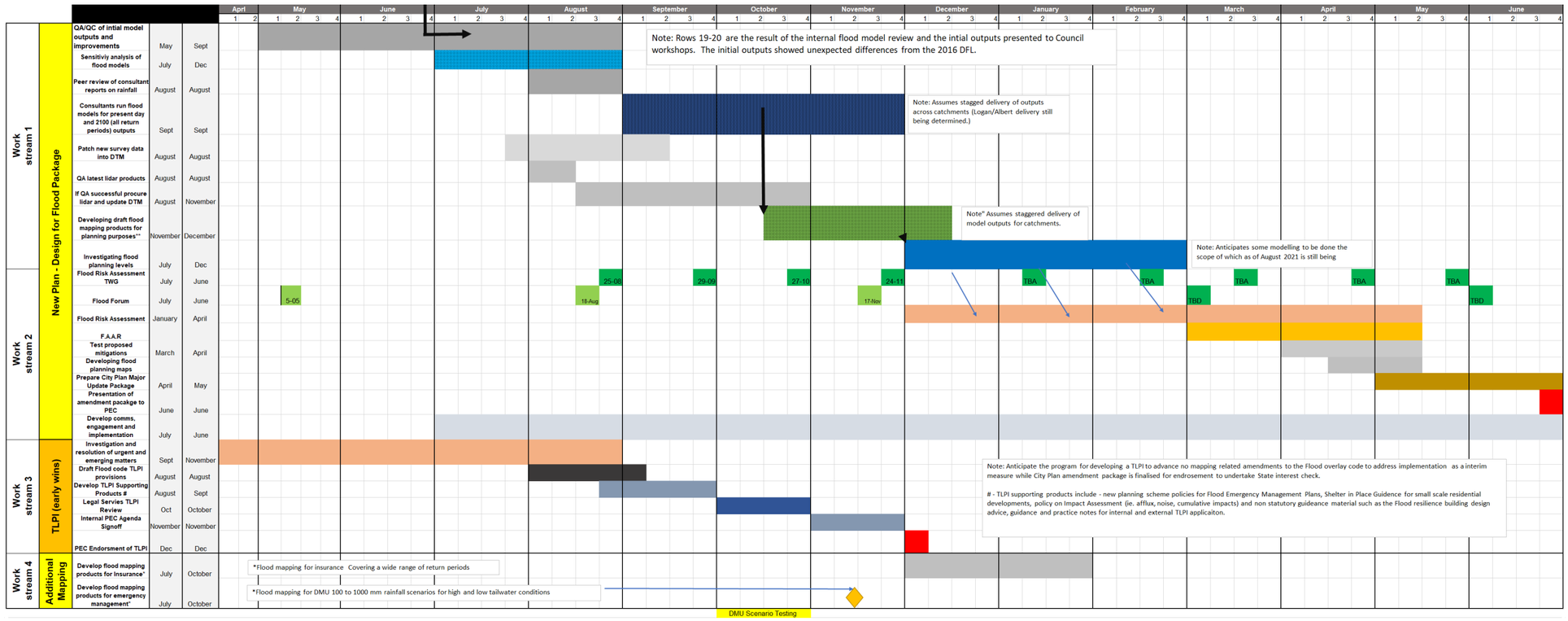
On 23 March 2021 Council resolved (G21.0323.015)
…
to note the progress of the various natural hazard major update packages detailed in this report.

On 20 July 2021 Council resolved (G21.0720.019)

1. That as detailed in this report, endorse the following inputs into the proposed new flood models:
   a. Updated design rainfalls
   b. Rainfall-runoff simulation methods
   c. New software platform
   d. Updated topography
   e. Updated land use mapping to replicate the flood plain
   f. Downstream boundary simulation methods
2. To note that the proposed new flood models and their outputs will be used to undertake flood risk assessment as part of the 'Designing for Flood' major update to City Plan.
3. To note that investigations are underway that will inform a proposed future practice note on the application of the proposed new flood models including model noise.

On 14 September 2021 Council resolved (Ex Minute PE21.0909.006)
…..
1. That Council note the updated work program to deliver the City Plan Designing for flood update.

Attachment B - Project Plan for Designing for Flood program



7 CLOSED SESSION REPORTS AND PRESENTATIONS

8 GENERAL BUSINESS