

PART 2

SUPPORTING

DOCUMENTS

- Cover Letter.
- Planning Report.
- Planning Scheme Code Assessments:
 - Neighbourhood Centre Zone Code.
 - General Development Provisions Code.
 - Multiple Accommodation Code.
 - Commercial Design Code.
 - Ridges and Significant Hills Protection Overlay Code.
 - Landscape Work Code.
 - Acid Sulfate Soils Overlay Code.
 - Airport Environs Overlay Code.
 - Environmental Significance Overlay Code.
 - Industry, Community Infrastructure and Agriculture Land Interface Area Overlay Code.
 - Landslide Hazard Overlay Code.
- City Plan Plot.
- Existing Approval & Approved Plans.
- Site Analysis.

OTHER CHANGE TO MCU/2022/588

776 PACIFIC PARADE, CURRUMBIN

JOB – 2130201



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21 March 2025

Our Ref. 2130201

Chief Executive Officer
Gold Coast City Council
PO Box 5042
Gold Coast MC 9729
[Via Electronic Lodgement](#)

Dear Sir/Madam,

RE: **OTHER CHANGE APPLICATION:**
'OTHER' CHANGE TO MCU/2022/588 – CHANGING FROM 4 X DWELLINGS TO 5 X DWELLINGS AND SHOP.
776 PACIFIC PARADE CURRUMBIN 4223.
LOT 1 ON SP348547.

Please find attached a development application seeking Council approval for 'Other' Change to MCU/2022/588 (Development Permit), specifically to change the approval for 4 x dwellings to 5 x dwellings and shop. The following application material is attached for Council's assessment:

PART 1 – DEVELOPMENT APPLICATION FORMS

- DA Form 5
- DA Form 1
- Infrastructure Charges Summary
- Current Title
- ASIC Search
- Owner's Consent

PART 2 – SUPPORTING DOCUMENTS

- Cover Letter
- Planning Report.
- Planning Scheme Code Assessments:
 - Neighbourhood Centre Zone Code.
 - General Development Provisions Code.
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 - Landslide Hazard Overlay Code.
- City Plan Plot.
- Existing Approval & Approved Plans.
- Site Analysis.

PART 3 – PLANS

- Amended Proposal Plans

PART 4 – SPECIALIST REPORTS



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- Traffic Report (including Driveways and Vehicular Crossings Code and Transport Code Assessments).
- Waste Management Plan (including Solid Waste Management Code Assessment).
- Stormwater Management Plan (including Healthy Waters Code Assessment).
- Acoustic Report

The request will be lodged electronically via Council's online system, and the application fee will be paid following receipt of Council's notice to pay. The application fee calculation is as follows:

- Multiple Dwellings (if 10 units or less) code assessable - \$7,758.00
- Total = \$7,758.00
- Note – no changes to the approved 'shop' land use are proposed, and therefore, the fee associated with the 'shop' land use do not apply to this 'other' change application.

We will await Council's Confirmation Notice in due course and should you have any questions or require additional information, please do not hesitate to contact us.

Yours Faithfully
Michel Group Services Pty Ltd

Tim Riches

Cc.: John Fuglsang Developments Pty Ltd

PLANNING REPORT

PROPOSAL

Other Change to MCU/2022/588 (Change from 4 x Dwellings to 5 x Dwellings and Shop)

ADDRESS

776 Pacific Parade, CURRUMBIN

LEGAL
DESCRIPTION

Lot 1 SP348547

CLIENT

John Fuglsang Developments Pty Ltd



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LAND AND HYDROGRAPHIC SURVEYING
TOWN PLANNING SERVICES

DATE

March 2025

AUTHOR

Tim Riches

CONTACT

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EXECUTIVE SUMMARY

SITE DETAILS

ADDRESS OF SITE	776 Pacific Parade Currumbin 4223
REAL PROPERTY DESCRIPTION	Lot 1 on SP348547
SITE AREA	772 m ²
ZONE/PRECINCT	Neighbourhood Centre
APPLICABLE OVERLAYS	Acid Sulfate Soils Airport Environs Building Height - 15 metres Dwelling House Environment Significance - Biodiversity areas Industry, community infrastructure and agriculture land interface area - Airport noise exposure area Landslide hazard Residential Density - RD5 (1 bedroom / 50 m ²) Ridges and significant hills protection
OWNER	JOHN FUGLSANG DEVELOPMENTS PTY LTD A.C.N. 009 530 812

APPLICANT DETAILS

APPLICANT	John Fuglsang Developments Pty Ltd C/ Michel Group Services Pty Ltd
CONTACT PERSON	Tim Riches
	Ph: (07) 5502 2500 Fax: (07) 5500 4890
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OUR FILE REFERENCE	2130201



1.0 INTRODUCTION

The proposed development is seeking Council approval for an 'Other' Change to MCU/2022/588 – Changing from 4 x Dwellings to 5 x Dwellings with the shop component of the proposal maintained (i.e., no changes).

The following Planning Report outlines details of the subject site, relevant background information, a summary of the surrounding pattern of development, the specific details of the proposed development and an assessment against the relevant Planning Regulations (the Planning Act 2016, the South East Queensland Regional Plan, the State Development Assessment Provisions and the Gold Coast City Plan).

It is believed that the development is appropriate and justifiable and therefore Council's favourable consideration is requested.

2.0 BACKGROUND

The current landowner/Applicant purchased the site with the intention to re-develop it, noting it had fallen into a state of disrepair and needed renewal given its prominent position on Pacific Parade and its historical use as the Elephant Rock Café.

Two buildings were present on the site, being a 2 bedroom dwelling at the rear of the site and the café building at the road frontage.

As Council may be aware, the existing cafe building was designed by Philip Folent. The proposal plan package in Part 3 includes a summary of the built form evolution. As noted, the initial design intent was lost in construction and subsequent renovations meaning the current building does not display the originally envisaged form. The proposed re-development provides the opportunity to create a landmark building that contributes positively to the character and amenity of the locality. This is the intent of the Applicant for this project – to create a high quality, visually appealing development that interacts well with all adjoining properties and spaces and will be a positive contribution to Pacific Parade.

This new building design incorporates the following design solutions to ensure that the building integrates sensitively within the local area while achieving a high standard of built form:

- An ornamental planter shelf and fractured gro-wall extends from the western ridge, east towards Pacific Parade masking the acute change in site grade and providing a soft boundary/transition to the public space.
- Dominant horizontal layered spandrels clad in bleached, oiled hardwood reduce visual building height.
- Curved roof structure and bullnose eave detailing de-weight the roof.
- Majority of glass clear butt jointed.
- Balustrades will be masked by planting.
- The finishes palette captures the site and local flora, environs, hues and textures.
- In keeping with Currumbin's eclectic commercial precinct, the recessed level 1 frontage accentuates colours and details draw inspiration from the artist Frida Kohlo's works.
- Concealed sun and privacy external retractable roller screens will be incorporated.

The above, combined with the curvaceous canopies, screens and overhangs lend to a clean free flowing form blending with the environs, providing a welcoming threshold to the public walkway and high amenity built form outcome when viewed from Pacific Parade.



3.0 PROPOSAL

3.1 PROPOSED LAND USES AND FLOOR LEVELS

As indicated above, the proposed development is seeking Council approval for an 'Other' Change to MCU/2022/588 – Changing from 4 x Dwellings to 5 x Dwellings with the shop component of the proposal maintained with no changes. The table below outlines a summary of the various aspects of the development.

Table 1: Development Summary/Details.

ASPECTS	SUMMARY/DETAILS
SUMMARY	The proposed development includes parking areas and a commercial space at ground level with residential uses above. This land use outcome is consistent with the intent of the Neighbourhood Centre Zone applicable to the site.
LEVEL 1/GROUND FLOOR	Level 1 includes the proposed Shop, parking and manoeuvring areas, bicycle parking area, lift and stairs, storage area, bin storage area and stormwater management infrastructure. Note, the Shop is identified as unit 1 on the plans.
LEVEL 2	Part of unit 2 including the balcony, open plan living, dining and kitchen area, media, storage, cellar. This level also includes common/body corporate laundry, gym, meter room and is surrounded by the ornamental planters.
LEVEL 3	Balance of unit 2 being the master bedroom and ensuite, 3rd bedroom and bathroom. Unit 3 is also located on this level including the open plan living, dining and kitchen, 1 bedroom and ensuite, laundry and private open space area. There is also common/body corporate storage provided on this level.
LEVEL 4	Unit 4 is located on this level including the balcony, open plan living, dining and kitchen area, 2 x bedrooms and ensuites, laundry and den.
LEVEL 5	Unit 5 is located on this level including the balcony, open plan living, dining and kitchen area, 2 x bedrooms and ensuites, laundry and den.
LEVEL 6	Part of unit 6 being the open plan living and dining area, balcony, bedroom and laundry.
LEVEL 7	This level contains the balance of unit 6 including bedroom, ensuites and balconies.
PROPOSED SHOP	The proposed Shop is located on the ground floor and has an area of 20m ² . This space will be available for any use consistent with the Shop definition of the City Plan with no tenant locked in at present.
PROPOSED MULTIPLE DWELLINGS	UNIT 2
	- Unit 2 gains access via the lift and stairwell. - Unit 2 is located on levels 2 and 3 with stairway access between the levels. - The private open space for this unit is the level 2 balcony which has an area of 12m².
	UNIT 3
	- Unit 3 gains access via the lift and stairwell. - Unit 3 is located entirely on level 3. - This unit is intended as a caretakers/carers unit as the owners age in place. - The private open space for this unit is the balcony which has an area of 8m².
	UNIT 4
	- Unit 4 gains access via the lift and stairwell. - Unit 4 is located on level 4. - The private open space for this unit is the level 4 balcony which has an area of 33m².
	UNIT 5
	- Unit 5 gains access via the lift and stairwell. - Unit 5 is located on level 5. - The private open space for this unit is the level 5 balcony which has an area of 13m².



UNIT 6

- Unit 6 gains access via the lift and stairwell.
- Unit 6 is located on levels 6 and 7 with stairway access between the levels.
- The private open space for this unit is balconies on levels 6 and 7 with a total area of 83.5m².

HEIGHT

The architectural plans in Part 3 include details of the proposed building height and demonstrate the proposals compliance with the 15m height limit (plan extract below).

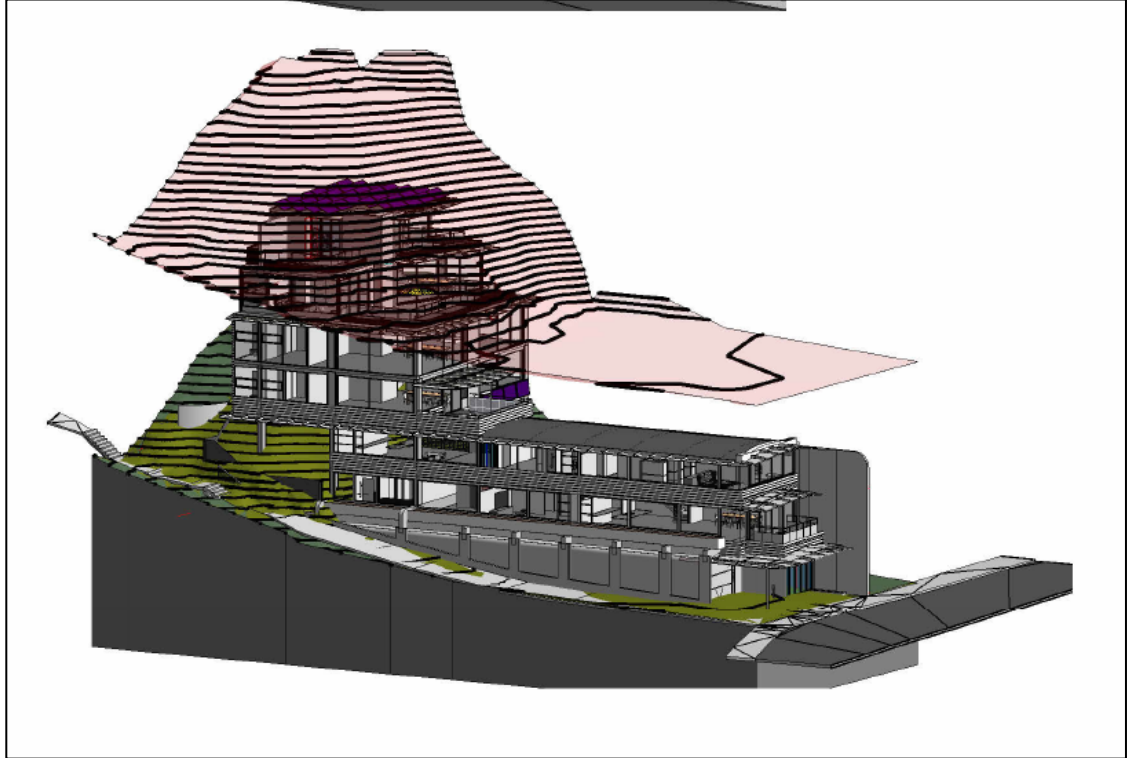


Figure 1: 15m height overlay.

The building does not exceed 3 storeys in a single vertical plane having regard to the City Plan definition of a storey. The proposal plans include various sections to demonstrate compliance – noting that the site's topography varies significantly with east west slopes and also north south. This means that sections at numerous points need to be considered to determine what is below natural ground and what elements are storey per the City Plan. As noted the proposal plans include extensive details in this regard.

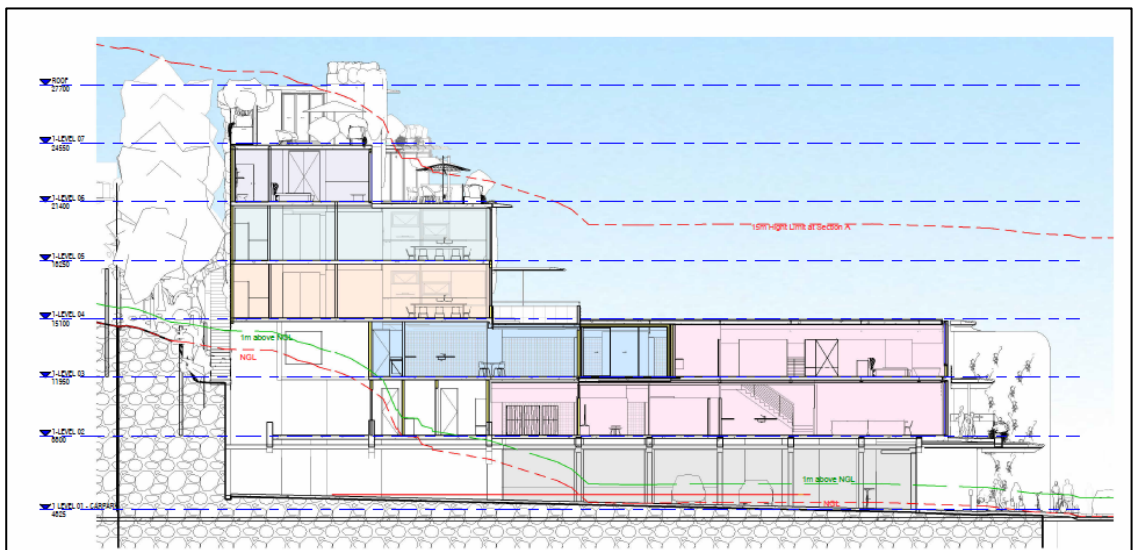


Figure 2: Example section.



PRIVATE SPACE	OPEN	As outlined above each of the 5 x units includes a private open space area being balconies with areas as follows: - Unit 2 - 12m² - Unit 3 - 8m² - Unit 4 - 33m² - Unit 5 - 13m² - Unit 5 – 83.5m²
SITE COVERAGE		60%. Reference should be made to the site cover plan in Part 3 – sheet 25.
SETBACKS		Setbacks differ across all levels of the building and are detailed on the proposal plans in Part 3. Some notable setbacks are as follows: - The building is built to the front boundary per the intent for the Neighbourhood Centre Zone Code. - The rear boundary setback is 6m - Minimum setback to the north and south boundary is 2m to the wall of the building.
BIN STORAGE		Bins will be stored on the ground level in a designated area as per the proposal plans. Also refer to the Waste Management Plan in Part 4 which includes an assessment against the Solid Waste Management Code. For collection, bins will be taken to the kerb on Pacific Parade.
PRIVACY		The design addresses privacy through use of screening, size and height of windows, landscaping etc. Conditions of approval can reflect any specific requirements of Council with regard to privacy.
DESIGN		Section 2 above contains information around the design intent and history etc., with the following further points noted: - The building design follows the topography of the site to align with Council's desired built form outcomes on sloping sites. This stepping also reduces the building bulk when viewed from street level. - The inclusion of a shop at the ground level frontage provides for interaction with the road frontage while the awning over provides for pedestrian comfort. - The frontage façade provides for passive surveillance of the street, via the level 2 balcony and the glazing to the commercial space. - Screening elements and landscaping are used to soften the built form including the parking area. - Landscaping is included throughout the development to soften the built form and contribute to character and amenity. - A variety of construction materials and finishes are used which along with the planting palette draw from the character of the surrounding environment. Overall, the proposed development is a vast improvement over the historical built form on site and it is argued that the building will be a landmark along Pacific Parade and will contribute positively to the character and amenity of the locality.
LANDSCAPING		The landscape outcome is a critical element of the design and the interface between the built form and landscape ensures a high amenity outcome for the development. The proposal plans in Part 3 include details of the planters on each level while the 3D renders show the intended landscape outcome.



Figure 3: 3D render of site frontage also illustrating treatment to walkway.

The frontage treatments are designed to soften the built form, assist in maintaining privacy and also to link the built form outcome to the coastal environment.



Figure 4: 3D render looking down the walkway towards the east showing extensive landscape.

The landscape planter shelf to level 2 is a critical component of the design in that it contributes to the amenity of the residential spaces on that level, contributes to the interface with the adjoining pedestrian walkway and the site frontage. Note, the planter sizes have been provided in accordance with Council's requirements.



Figure 5: 3D render of upper levels showing extensive use of planters.

The planting palette utilises native spaces and species found in a typical coastal environment to ensure consistency with the locality. Conditions of approval can address landscape requirements including maintenance, irrigation, need for OPW approval, Council inspections etc.

SERVICING

WATER	Water and sewer services are both located in the Pacific Parade road reserve and the site is currently connected. It is anticipated that conditions of approval will reflect Council's requirements for connection of the new development.
SEWER	
STORMWATER	Stormwater is currently discharged to the kerb and channel of Pacific Parade. The stormwater management plan in Part 4 outlines the proposed arrangements for the development including details of LPOD etc.
VEHICLE ACCESS	A new VXO from Pacific Parade will service the proposed development noting that conditions of approval can reflect any specific requirements of Council in this regard.
ENERGY EFFICIENCY/SOLAR GENERATION	The proposed building will incorporate extensive use of solar panels to reduce reliance on the electrical network and reduce the carbon footprint of the building. The highest standard of energy efficient materials will also be utilised to ensure that the building is as energy efficient as possible.

3.2 PARKING

The Traffic Report in Part 4 includes detailed information around parking, service vehicles etc including an assessment against the Transport and Driveways and Vehicle Crossing Codes of the City Plan and demonstrates compliance.

It should be noted that at present the site contains no on-site parking at all. The existing uses triggered demand for 16 parking spaces (1.25 spaces for the 2 bedroom dwelling and 14.6 spaces for the café = 15.85 spaces rounded up to 16) with this parking demand being satisfied by on-street parking spaces. As the proposal provides for removal of these historical uses and compliant parking for the proposed uses, the development represents a significant net improvement for parking in the local area.



4.0 SITE & ENVIRONMENT

4.1 CHARACTERISTICS OF SITE

4.1.1 ROAD FRONTAGE

The site has frontage to Pacific Parade with the site frontage being 10 metres. At present the site has no formal vehicle access.

4.1.2 TOPOGRAPHY

The site has a steep slope from the western boundary (rear) downwards to the eastern boundary (frontage). The eastern portion of the site is relatively flat.

4.1.3 WATERWAYS & WETLANDS

The site is 54 metres from the Coral Sea (Currumbin Beach).

4.1.4 VEGETATION

The site does not contain any significant vegetation.

4.1.5 WATER SUPPLY

The property is serviced by Council's reticulated water supply which is located within the Pacific Parade road reserve. Conditions of approval can reflect Council's requirements with regard to connection of the development to the water supply network.

4.1.6 SEWERAGE

The property is serviced by Council's reticulated sewerage system within Pacific Parade and it is noted that conditions of approval can reflect Council's requirements with regard to connection of the development to the sewerage network.

4.1.7 STORMWATER

There is existing Council stormwater infrastructure in the Pacific Parade road reserve including a piped network and kerb and channel which is the legal point of discharge for the site.



4.2 CHARACTERISTICS OF SURROUNDING ENVIRONMENT



Figure 6: Aerial View of Surrounding Areas.

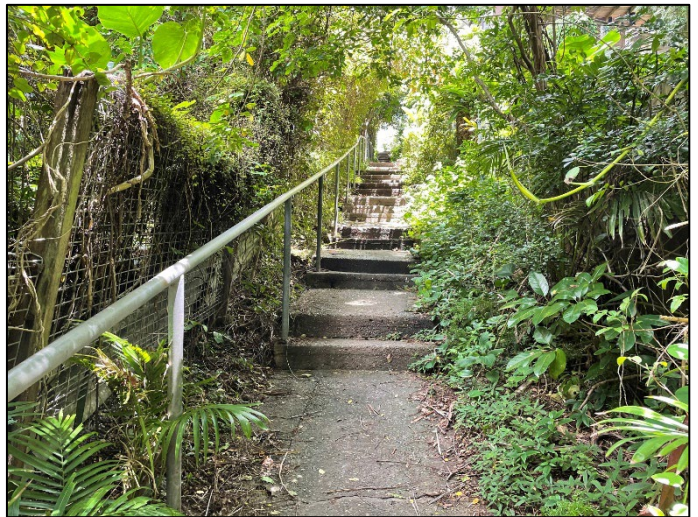
Pacific Parade is home to a variety of land uses including houses, multiple dwellings, apartments, various commercial uses including cafes and shops as well as surf clubs. There is an extensive footpath network along with beachfront parks resulting in a high amenity and highly desirable living environment. The following points provide a brief summary of the surrounding land use pattern:

- North – Food and drink outlets, shops, medium density residential developments and Currumbin Alley further north.
- South – Council park being the pedestrian linkage to Woodgee Street and medium density residential developments.
- East – Pacific Parade, Currumbin beach and Vikings Surf Life Saving Club.
- West – Low density residential dwellings fronting Woodgee Street.

It is also important to have regard to the built form character of Pacific Parade and it is noted that this varies from older original houses and apartments to modern houses and commercial buildings, mixed use buildings all with a variety of construction materials, architectural styles, heights etc. Below is a photographic summary of the locality which demonstrates the eclectic nature of the built form outcomes. It is argued that the proposed development will contribute positively to this existing character while also addressing the interface to the adjoining public walkway, site frontage etc.



3 storey dwelling at 772 Pacific Parad



Public pathway adjoining the sites southern boundary.



View of public pathway including house to rear of site (demolished). 3 storey dwellings further south on Pacific Parade.



Modern building with residential above commercial.



Multi-level building, commercial at ground level, residential above.



Original buildings.



Commercial building at ground level, residential above.



Modern houses.



Multi-level holiday apartments.



4.3 OVERLAY MAPPING

The subject site is affected by various planning scheme overlays. The following section outlines the applicable overlays, their relevance to the proposal and a summary of associated code assessments etc.

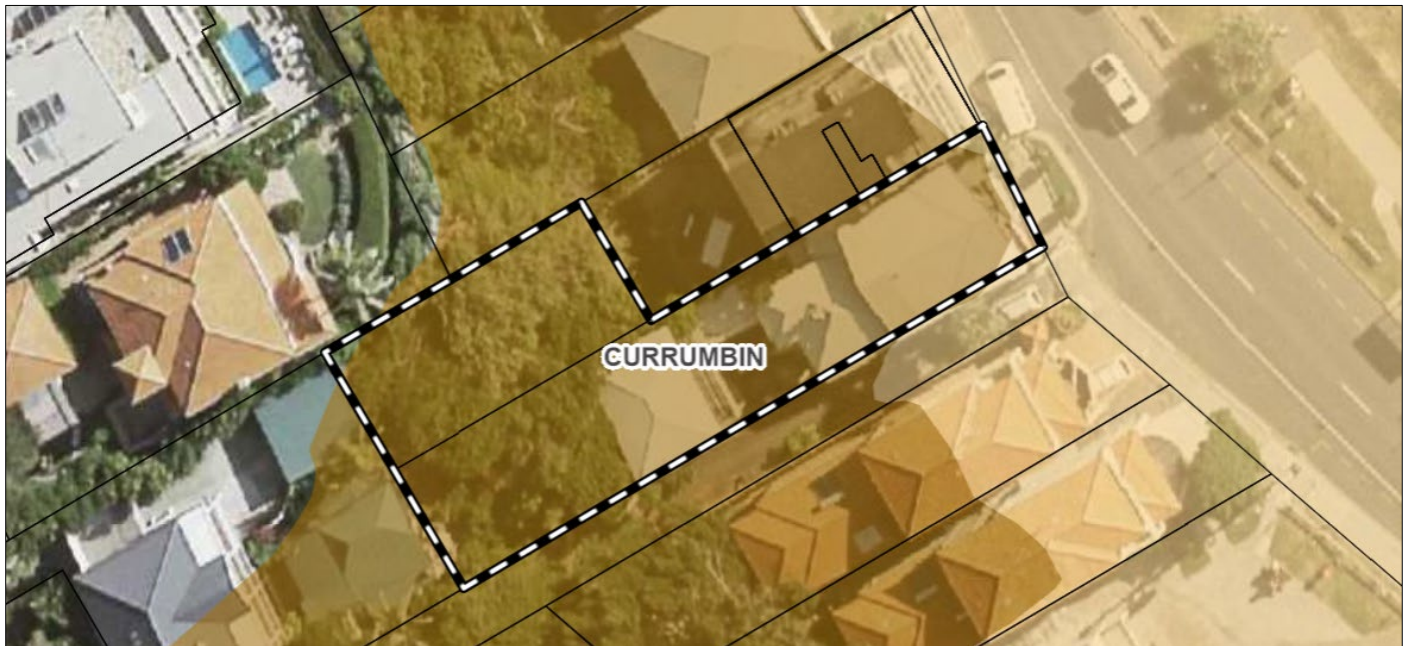


Figure 7: Acid Sulfate Soils

- Regarding figure 7, the site is within the acid sulfate soils overlay. It is anticipated that Council's conditions will reflect the construction and operational requirements in this regard including any associated approvals. Note – no significant excavation or basement is proposed this is not considered to be a significant issue.



Figure 8: Airport Environs –

- Regarding airport environ figures, the Acoustic Report in Part 4 includes an assessment of noise related issues, conditions of approval can reflect requirements for roof material, glazing etc., and note the proposed buildings will not exceed the prescribed height limit. Also refer to the overlay code assessment in Part 2.



Figure 9: Building Height – 3 Storeys / 15 metres

- Regarding figure 9, the building does not exceed the prescribed height limit of 3 storeys/15m.

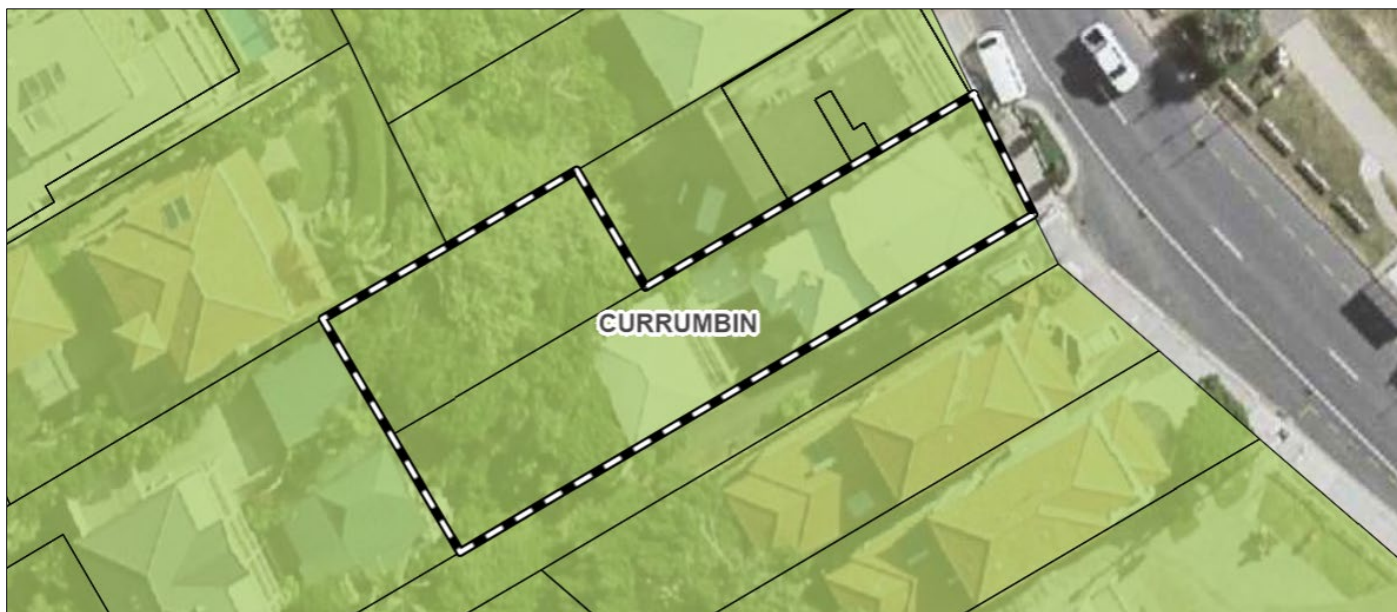


Figure 10: Environment Significance – Biodiversity Areas – Hinterland to Coast Critical Corridors

- Refer to the Environmental Significance Overlay Code assessment in Part 2; however, note the site does not contain any significant vegetation or matters of environmental significance.



Figure 11: Industry, community infrastructure and agriculture land interface area - Airport noise exposure area

- Refer to the Industry, Community Infrastructure and Agricultural Land Interface Area Code assessment in Part 2.

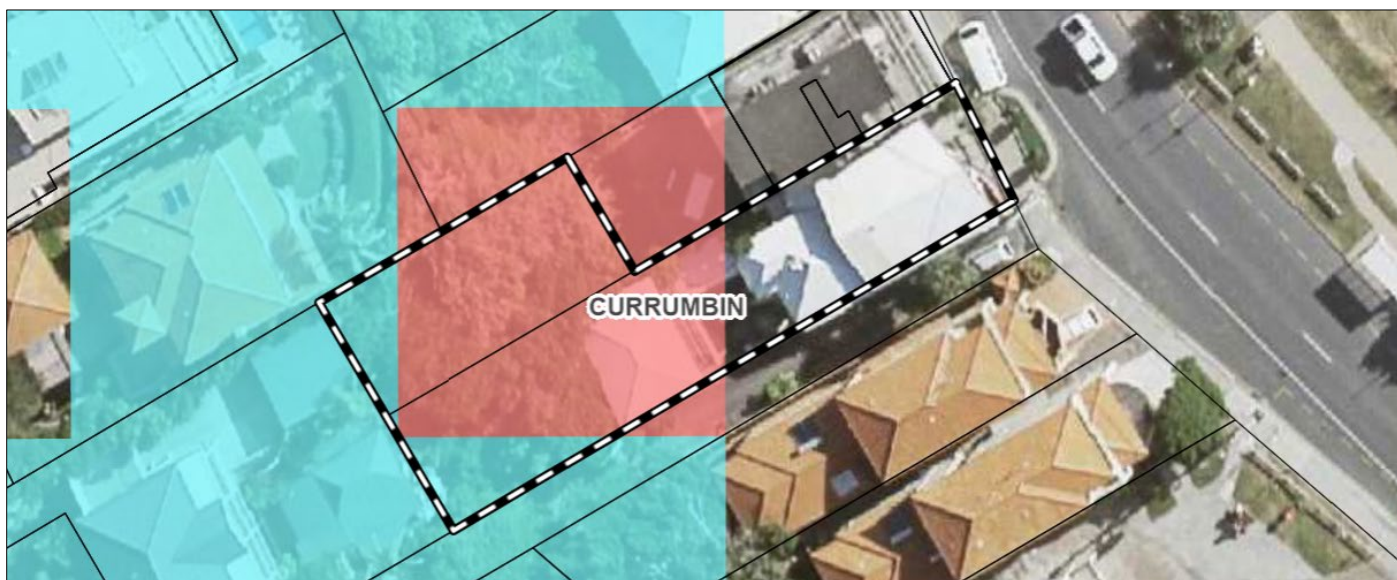


Figure 12: Landslide Hazard

- A new or updated geotechnical report is considered unnecessary, the existing report and conditions of approval are considered adequate.

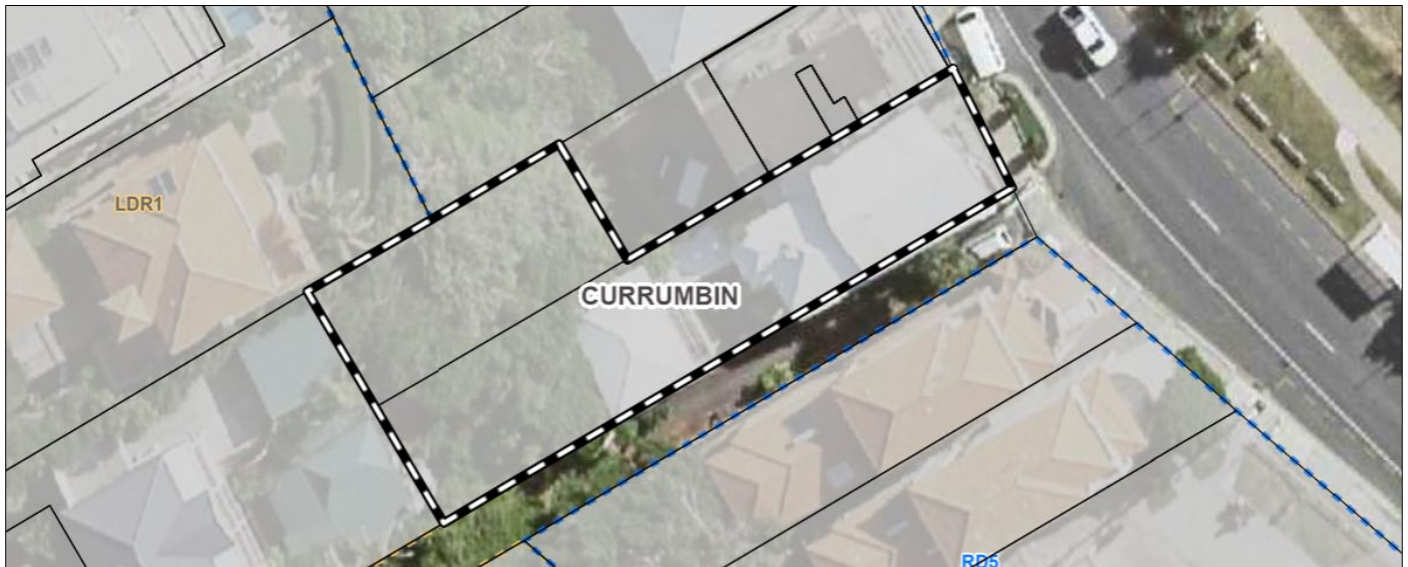


Figure 13: Residential Density – RD5 (1 bed / 50m²)

- The Residential Density applicable to the site is RD5 being 1 bedroom per 50m². Given the site area of 722m², maximum density is 14 bedrooms. As the proposal involves 9 bedrooms compliance is achieved.

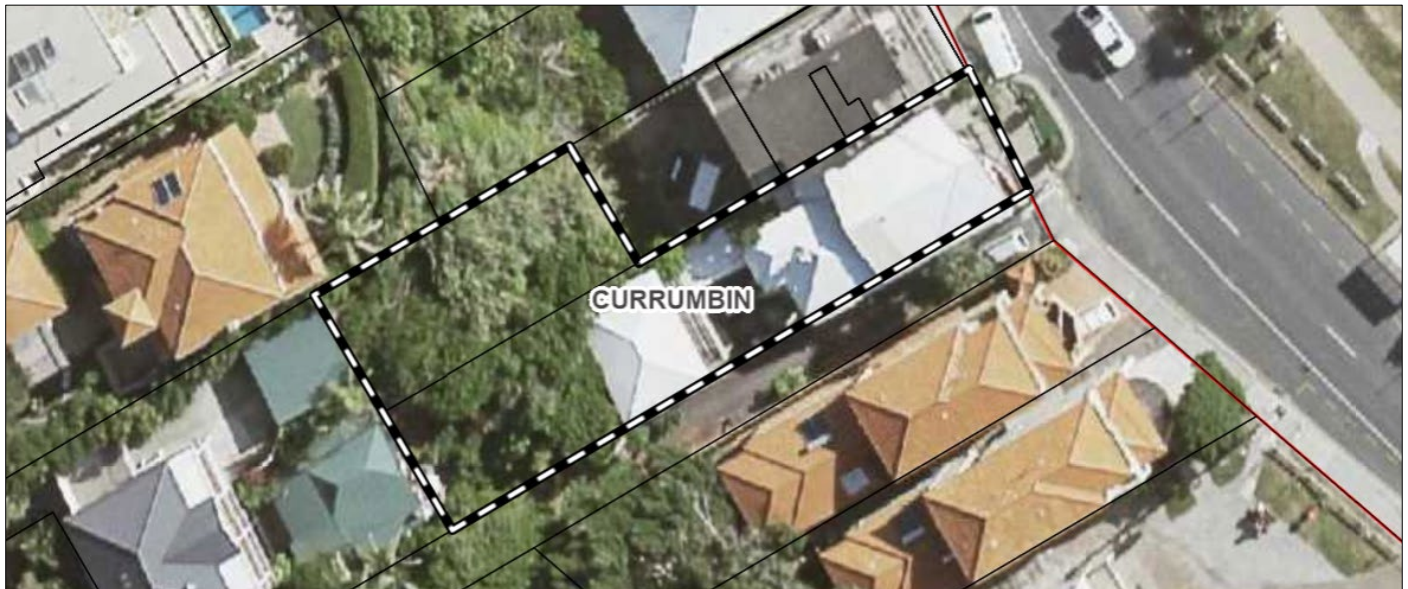


Figure 14: Ridges and significant hills protection

- Refer to the Ridges and Significant Hills Protection Overlay Code Assessment in Part 2.

5.0 PLANNING ASSESSMENT

5.1 CITY PLAN

5.1.1 APPLICABLE CODES

An assessment of the proposal against the relevant codes is outlined in Parts 2 & 4 of the application material. The following codes are relevant to the proposal, and we note that where compliance with the relevant acceptable outcome is not achieved suitable alternative solutions have been proposed:

- Neighbourhood Centre Zone Code.
- General Development Provisions Code.
- Multiple Accommodation Code.



- Commercial Design Code.
- Ridges and Significant Hills Protection Overlay Code.
- Landscape Work Code.
- Acid Sulfate Soils Overlay Code.
- Airport Environs Overlay Code.
- Environmental Significance Overlay Code.
- Industry, Community Infrastructure and Agriculture Land Interface Area Overlay Code.
- Landslide Hazard Overlay Code.
- Healthy Waters Code (within Stormwater Management Plan in Part 4).
- Transport Code (within Traffic Report in Part 4)
- Driveways and Vehicular Crossings Code (within Traffic Report in Part 4)
- Solid Waste Management Code (within Waste Management Plan in Part 4)

5.1.2 NEIGHBOURHOOD CENTRE ZONE

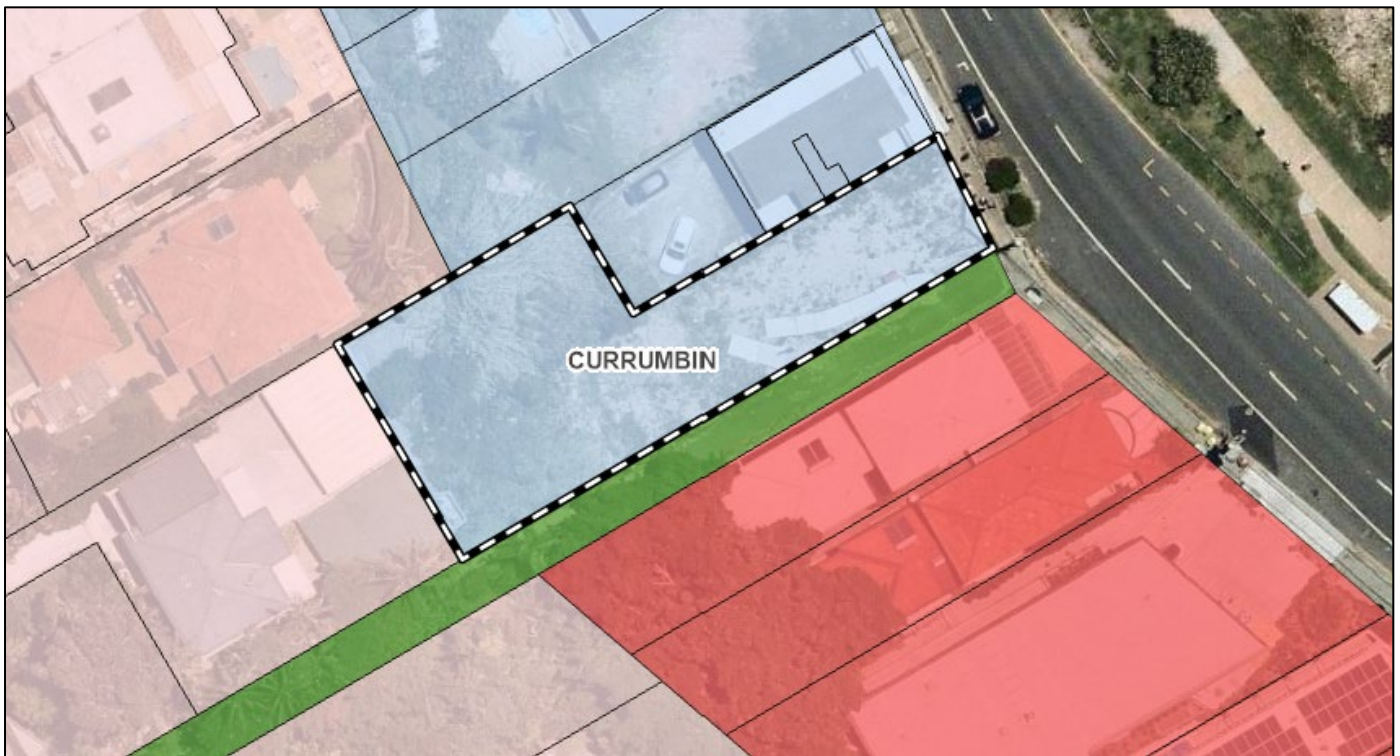


Figure 15: Subject Site Zoning Map Extract – Neighbourhood Centre Zone.

“The purpose of the Neighbourhood centre zone code is to provide for a small mix of land uses to service residential neighbourhoods. It includes small scale convenience shopping, professional offices, community services and other uses that directly support the immediate community.”

The proposal is consistent with the overall purpose statement as multiple dwellings, mixed with a commercial presence at ground level (i.e. shop) is the intended use for land within this zone, and is the development outcome proposed. Below is an assessment of the proposal against the Neighbourhood Centre Zone overall outcomes:



Table 2: Zone code overall outcomes.

OVERALL OUTCOMES	DEVELOPMENT RESPONSE
Land uses - i provide day-to-day goods and services and diverse business opportunities without exceeding the needs of the immediate neighbourhood, detracting from the residential amenity of the area or undermining the viability of mixed use or specialist centres; - ii include retail facilities such as neighbourhood stores and newsagents, cultural uses, medical and community facilities, small scale entertainment premises, educational establishments, indoor recreation, service stations and local services such as post offices; - iii include Food and drink outlets (without drive-through facilities) and Bars (with a total use area up to 100 m²); - iv involving commercial activities cease by 10 pm to limit potential social and amenity impacts arising from these uses to nearby residents; Note: It is acknowledged that on an individual basis it may be appropriate to review and adjust these operating hours based on the specific circumstances, roles and function of some centres. - v involving external patron areas, particularly where alcohol is consumed, are designed and orientated to mitigate any potential residential amenity impacts; - vi do not detract from the amenity of nearby sensitive land uses or land zoned for sensitive land uses; - vii include multiple dwelling residential development where integrated with business activities; - viii operate in a manner that do not cause nuisance to sensitive land uses; and - ix include shop, providing the GFA of any single shop does not exceed 1,500 m². 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	The proposal is consistent with the City Plan requirements as follows: ▪ The proposed development incorporates a commercial land use on the ground floor consistent with the intent of the zone, noting this space could accommodate a variety of uses. ▪ The proposal does not involve a Food and drink outlet. ▪ It is anticipated that conditions of approval will reflect the operating hours as necessary. ▪ The proposal does not involve any external patron areas. ▪ The proposal will not detract from nearby amenity and reference should be made to the Acoustic Report in Part 4. ▪ The proposed residential uses integrate with the commercial use and are consistent with the intent of the zone. ▪ The proposed development will not cause nuisance to sensitive land uses and conditions of approval can reflect any specific requirements of Council in this regard. ▪ The proposal provides for a shop on the ground floor consistent with the intent of the zone. ▪ The proposed residential uses are compliant with the City Plan in terms of height and density.
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;	The proposal is consistent with the City Plan requirements as follows: ▪ There are bus stops within a short walk of the subject site (less than 400m) along with pedestrian pathways to these facilities. ▪ The site is located in proximity to employment opportunities and high amenity features including the beach, pedestrian and cycling infrastructure. ▪ Given the proposal is consistent with the City Plan density requirements, it is assumed that there are no capacity issues with infrastructure to service the development.
Housing needs i 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;	The proposal is consistent with the City Plan requirements as follows: ▪ The proposed development will facilitate additional residential housing in the desirable Currumbin locality with a variety of dwelling sizes (i.e. bedrooms and areas) and inclusions provided.
Design and amenity - i 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; - ii retention of important elements of neighbourhood character and amenity, and cultural heritage; - iii whether adjoining residential amenity is unreasonably impacted; - iv achievement of a high quality urban design through highly functional, accessible, attractive, memorable and sustainable buildings and public spaces;	The proposal is consistent with the City Plan requirements as follows: ▪ The proposal is consistent with the City Plan in terms of height, density and intended uses. ▪ As per the plans and associated documents in Part 2, the architectural design aims to appropriately reflect and have regard to the historical design intent for the site. ▪ The proposed development will not unreasonably impact on adjoining residential amenity. ▪ The building design and landscape outcome will contribute positively to the character and amenity of the locality.



Environment i the impacts of any site constraints, including natural hazard and environmental-based constraints; and	The proposal is consistent with the City Plan requirements as follows: The proposed development has been designed to address site constraints from topography and natural hazards and potential amenity impacts. Reports in this regard are included in Part 4 of the application material.
Character consists i a variety of mixed use neighbourhood centre sizes which are determined by the needs of the immediate neighbourhood within a 1000m walking distance; ii distinctive ground floor businesses that provide a convenient and diverse shopping experience, complemented by discrete office or residential units above; iii a streetscape that is pedestrian friendly, with ample parking and framed by awning covered, attractive shop frontages; iv a high level of accessibility by walking and cycling; and v integration with existing neighbourhood focal points such as public transport services, parks and other community facilities, wherever possible.	The proposal is consistent with the City Plan requirements as follows: - The proposal is consistent with the development outcomes found along this section of Pacific Parade and will provide an appropriate 'end point' to the commercial development. - The proposal provides for commercial development and parking on the ground floor with residential uses above. - The proposed development provides appropriate pedestrian access, compliant parking and a high amenity built form outcome including an awning over the site frontage. - The locality is well serviced by pedestrian and cycling infrastructure and residents of the proposed development will take advantage of this infrastructure. - The proposed building design and landscape outcomes ensure that the development will integrate well with the adjoining public open space area and will provide a high amenity interface.
Built form i is of a height and density that complements its surrounding neighbourhood; ii on the ground floor allows for activation with the street, a flexible range of commercial opportunities and flexible re-use of non-residential space; iii is setback from road frontages to complement the streetscape character and allow for activation of the street; iv is setback from side and rear boundaries to protect the amenity of adjoining properties; v has a site cover to maximise the use of the land while providing adequate space for facilities and landscaping; vi creates strongly defined building edges and an attractive, safe and pedestrian-focused environment; and vii is not dominated by supermarkets or bulky and large built form.	The proposal is consistent with the City Plan requirements as follows: - The proposed development is compliant with the height and density provisions of the City Plan. - The proposal provides for a commercial land use on the ground floor which will allow for activation with the street. The size of the tenancy and its shape will facilitate a variety of commercial opportunities typical to this area of Currumbin. - The setbacks are consistent with the outcomes sought in the City Plan and reference should be made to the code assessments in Part 2. - The setbacks are consistent with the outcomes sought in the City Plan and reference should be made to the code assessments in Part 2. It is also noted that the proposal involves a high standard of architectural design to protect adjacent amenity. - Site cover is consistent with the outcomes sought in the City Plan also noting that a high amenity landscape outcome is proposed. - The building design, combined with the landscape outcomes proposed will result in a high amenity built form that will contribute positively to the character and amenity of the locality. It is also noted that suitable pedestrian access is provided. - The proposal does not involve a supermarket or bulky built form.

5.2 PLANNING ACT & REGULATION 2016

5.2.1 SECTION 45 OF THE ACT & SECTIONS 30 & 31 OF THE REGULATION

The following table outlines an assessment of the proposal against the application sections of the Act.

Table 3: Planning Act Assessment.

PLANNING ACT & REGULATION 2016	RESPONSE
78Making change application (1)A person may make an application (a change application) to change a development approval. Note—For the making of a change application for a development approval that was a PDA development approval, see also the Economic Development Act 2012 , sections 51AM , 51AN and 51AQ . (2)A change application must be made to the responsible entity for the application.	Council is the responsible entity for the proposed other change.
78AResponsible entity for change applications (1)The responsible entity for a change application is— (b)otherwise—the assessment manager.	As noted above, Council is the responsible entity for the proposed other change.



79 Requirements for change applications (1) A change application must be— (a) made in the approved form; and (b) accompanied by— (i) the required fee; and (ii) for an application for a minor change—a copy of any pre-request response notice for the application. (1A) Also, a change application must be accompanied by the written consent of the owner of the premises the subject of the application to the extent— (a) the applicant is not the owner; and (b) the application is in relation to— (i) a material change of use of premises or reconfiguring a lot; or (ii) works on premises that are below high-water mark and outside a canal; and (c) the premises are not excluded premises. (2) The responsible entity— (a) must accept an application that the responsible entity is satisfied complies with subsections (1) and (1A); and (b) must not accept an application unless the responsible entity is satisfied the application complies with subsection (1A); and (c) may accept an application that does not comply with subsection (1)(a) or (b)(ii); and (d) may accept an application that does not comply with subsection (1)(b)(i) to the extent the required fee has been waived under section 109(b).	The application addresses the applicable provisions of section 79 as follows: ▪ The necessary application forms have been completed. ▪ The application fee will be paid upon lodgement. ▪ Owners consent has been provided. Note that there are no referral agencies.
82 Assessing and deciding change applications for other changes (1) This section applies to a change application, other than for a minor change to a development approval. (2) For administering the change application, and assessing and deciding the change application in the context of the development approval, the relevant provisions apply— (a) as if— (i) the responsible entity were the assessment manager; and (ii) the change application were the original development application, with the changes included, but was made when the change application was made; and (b) with necessary changes. (3) However— (a) section 53 does not apply to the change application if the change is not a minor change only because the change may cause— (i) a referral to a referral agency if there were no referral agencies for the development application; or (ii) a referral to extra referral agencies; or (iii) a referral agency to assess the change application against extra matters; and (b) the power— (i) to direct that a development condition be imposed under section 56(1)(b)(i) includes a power to direct that a development condition be amended; and (ii) to impose a development condition under section 60(2)(c) or (3)(b) or 64(6)(b) includes a power to amend a development condition; and (c) if the responsible entity is, under section 78A(3), the Minister— (i) the relevant provisions apply to the change application only if, and to the extent, those provisions would apply to a development application called in by the Minister; and (ii) section 105(5) and (6) applies for assessing and deciding the change application; and (d) if the responsible entity is, under section 78A(4), the chief executive— (i) the relevant provisions apply to the change application only if, and to the extent, those provisions would apply to a development application that is declared to be an application for State facilitated development under section 106D; and (ii) section 106J(4) and (5) applies for assessing and deciding the change application.	The application addresses the applicable provisions of section 82 as follows: ▪ As the proposal involves an other change, Council basically assess the application as a new proposal. ▪ The application material includes assessment against the City Plan criteria including applicable codes. ▪ There are no referral agencies. ▪ The application is code assessable so there are no submissions.



(4) To remove any doubt, it is declared that the following matters apply, only to the extent the matters are relevant to assessing and deciding the change application in the context of the development approval—

- (a) the assessment benchmarks;
- (b) any matters a referral agency must, may, or may only assess the application against or have regard to under [section 55\(2\)](#);
- (c) if the development to which the change application relates requires code assessment—any matters the assessment must be carried out having regard to under [section 45\(3\)\(b\)](#);
- (d) if the development to which the change application relates requires impact assessment—any matters the assessment must or may be carried out against or having regard to under [section 45\(5\)\(a\)\(ii\)](#) or (b).

(5) If a change application is made within 1 year after the development approval was given, any properly made submission for the application for the development approval is taken to be a properly made submission for the change application.

(6) In this section—relevant provisions means—

- (a) [section 45\(6\)](#) to (8); and
- (b) [part 2, division 2](#), other than [section 51](#); and
- (c) [part 3](#), other than [sections 63](#) and [64\(8\)\(c\)](#); and
- (d) the development assessment rules.

5.3 CHANGES TO EXISTING APPROVAL

As the proposal involves an 'other' change to an existing approval, details of the changes sought including changes to conditions needs to be addressed. Outlined below are the conditions to be changed because of this 'other' change application including suggested wording where appropriate.

Table 4: Condition Changes.

EXISTING 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.

Landscape Assessment (Private Works)

Drawing Title	Author	Date	Drawing No.	Ver
Site cover plan	Mi Design Studio	08.01.24	A-01-01	32
Level 1 Carpark Layout	Mi Design Studio	08.01.24	A-01-02	32
Floor Plans (L1-3)	Mi Design Studio	08.01.24	A-02-01	32
Floor Plan (L4-Roof)	Mi Design Studio	08.01.24	A-02-02	32
Elevations	Mi Design Studio	08.01.24	A-03-01	32
Elevations	Mi Design Studio	08.01.24	A-03-02	32
External Colours and Materials	Mi Design Studio	08.01.24	A-03-04	32
Sections	Mi Design Studio	08.01.24	A-04-01	32
Sections	Mi Design Studio	08.01.24	A-04-02	32
Sections	Mi Design Studio	08.01.24	A-04-03	32
Height Overlay	Mi Design Studio	08.01.24	A-05-01	32

The following amendments must be included:

- i. The proposed planter troughs currently dimensioned 2000x600x800 on level 2 adjacent the southern side boundary must be consolidated to allow for a minimum four (4) larger planters equally distributed adjacent the southern side



interface. These planters must be designed to achieve a minimum dimension of 1500mm (Width) x 4000mm (Length) x 800mm (Depth).

- ii. Tuning bay be signed 'reverse in only'.
 - iii. Car park (closest to lift) and parking bay signed 'forward in only'.
 - iv. Balcony overhead structures on levels 3, 4 and 5 to be amended to demonstrate expanded metal sheeting with gaps minimum of 19mm x 50mm.
 - v. Indicate on the drawings that all ceiling lighting within the car park areas will be shielded to ensure lighting is not visible from adjoining developments or public areas around the site including the neighbouring pedestrian walkway.
- 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.

PROPOSED CONDITION 2

Amended drawings

- a) The development must be undertaken generally in accordance with the following drawings:

Landscape Assessment (Private Works)				
Drawing Title	Author	Date	Drawing No.	Ver
Site cover	JFD		25	-
Level 01 Carpark	JFD		07	-
Level 02	JFD		08	-
Level 03	JFD		09	-
Level 04	JFD		10	-
Level 05	JFD		11	-
Level 06	JFD		12	-
Level 07	JFD		13	-
Roof	JFD		14	-
Elevations east & west	JFD		15	-
Elevation north	JFD		16	-
Elevation south	JFD		17	-
15m height overlay	JFD		29	-

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.

EXISTING CONDITION 3

Approved Plans

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

Plan Title	Author	Date	Plan Reference No.	Ver
Geotechnical Investigation and Slope Stability Assessment for Proposed Residence, 776 Pacific Parade, Currumbin	Pacific Geotech	16 June 2022	PG-7503	-
Proposed Mixed-Use Development, 776 Pacific Parade, Currumbin	Acoustic Works	31 August 2022	Reference 2022341 R01A 776 Pacific Parade, Currumbin CAN ENV.docx	R01A



Waste Management Plan	Geleon	30 August 2022	50591-RP02-A	A
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PROPOSED CONDITION 3

Approved Plans

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

Plan Title	Author	Date	Plan Reference No.	Ver
Geotechnical Investigation and Slope Stability Assessment for Proposed Residence, 776 Pacific Parade, Currumbin	Pacific Geotech	16 June 2022	PG-7503	-
Proposed Mised-Use Development, 776 Pacific Parade, Currumbin – Acoustic Report	Acoustic Works	18 December 2024	Reference 2022341 R02A 776 Pacific Parade, Currumbin ACN ENV.docx	R02A
Waste Management Plan	Michel Group Services	21 March 2025	2130201	-

EXISTING CONDITION 4

Amended Plans

- a) 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:

Hydraulics and Water Quality

Plan Title	Author	Date	Plan Reference No.	Ver
Site Based Stormwater Management Plan, Proposed Residential/Commercial Development, 776 Pacific Parade, Currumbin, Lot 2 on RP58471, Prepared for John Fuglsang Developments Pty Ltd	Cozens Regan Group Pty Ltd	12 July 2023	Job Number: 220627	Revision C

The following amendments must be included:

- Provide stormwater quality management measures addressing the Healthy waters code PO1/AO1.3
- Provide drawings and sections for the stormwater quality management measures with dimensions and levels
- Provide MUSIC modelling files used in the stormwater quality management assessment
- Provide an above ground gravity draining stormwater detention tank addressing the Healthy waters code PO2/AO2
- Provide drawings and sections of the detention tank with dimensions and levels
- Provide modelling files used in the stormwater quantity management assessment
- Provide external catchments stormwater management measures, demonstrate in drawings with flow arrangements and sections with levels.

- b) Undertake and maintain the development generally in accordance with the approved plans.

PROPOSED CONDITION 4

Amended Plans

- a) 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:

Hydraulics and Water Quality

Plan Title	Author	Date	Plan Reference No.	Ver
Site Based Stormwater Management Plan, Proposed Residential/Commercial Development, 776 Pacific Parade, Currumbin, Lot 1 on	Cozens Regan Group Pty Ltd	25/02/2025	Job Number: 220627	Revision E



SP348547, Prepared for John Fuglsang
Developments Pty Ltd

The following amendments must be included:

- i. Provide stormwater quality management measures addressing the Healthy waters code PO1/AO1.3
- ii. Provide drawings and sections for the stormwater quality management measures with dimensions and levels
- iii. Provide MUSIC modelling files used in the stormwater quality management assessment
- iv. Provide an above ground gravity draining stormwater detention tank addressing the Healthy waters code PO2/AO2
- v. Provide drawings and sections of the detention tank with dimensions and levels
- vi. Provide modelling files used in the stormwater quantity management assessment
- vii. Provide external catchments stormwater management measures, demonstrate in drawings with flow arrangements and sections with levels.

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

EXISTING CONDITION 13

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 minimum of 7 car parking spaces, comprising:
 - 5 parking spaces for residents.
 - 1 parking space for residential visitors.
 - 1 parking space for staff.
 - ii. All spaces are drained, sealed and line marked.
 - iii. Clearly identified signage and directional markings including:
 - Signage, within the site and external to the secure car parking area, advising 'Staff and residential visitor parking only'.
 - Signage and line marking indicating 'resident parking', 'residential visitor parking' and 'staff parking' for resident, visitor and staff spaces.
 - Signage, within each parking space and the turning bay, identifying 'reverse in only' or 'forward in only' consistent with the approved drawings.
 - Delineation and signage indicating 'turning bay' for the vehicle turn-around 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.

PROPOSED CONDITION 13

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 minimum of 9 car parking spaces, comprising:
 - 7 parking spaces for residents.
 - 1 parking space for residential visitors.
 - 1 parking space for staff.
 - ii. All spaces are drained, sealed and line marked.
 - iii. Clearly identified signage and directional markings including:
 - Signage, within the site and external to the secure car parking area, advising 'Staff and residential visitor parking only'.
 - Signage and line marking indicating 'resident parking', 'residential visitor parking' and 'staff parking' for resident, visitor and staff spaces.
 - Signage, within each parking space and the turning bay, identifying 'reverse in only' or 'forward in only' consistent with the approved drawings.
 - Delineation and signage indicating 'turning bay' for the vehicle turn-around 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.

EXISTING CONDITION 22

Driveways and vehicular crossings

Obtain an operational works approval for the design and construction of the driveway and vehicular crossing, prior to commencement of the use at no cost to Council

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Carpark Layout	Mi Design Studio	08.01.24	A-01-02	32

and include in particular:

- Construct and position to enable the maintenance of a public road and road verge, and not cause any obstruction to pedestrians or vehicular traffic.
- Not cause damage to vehicles or road infrastructure.
- Provide effective access between the road and the property.
- Provide hydraulic capacity to allow stormwater flow towards the closest stormwater infrastructure.

PROPOSED CONDITION 22

Driveways and vehicular crossings

Obtain an operational works approval for the design and construction of the driveway and vehicular crossing, prior to commencement of the use at no cost to Council

Drawing Title	Author	Date	Drawing No.	Ver
Level 01 carpark	JFD		07	-

and include in particular:

- Construct and position to enable the maintenance of a public road and road verge, and not cause any obstruction to pedestrians or vehicular traffic.
- Not cause damage to vehicles or road infrastructure.
- Provide effective access between the road and the property.

Provide hydraulic capacity to allow stormwater flow towards the closest stormwater infrastructure.

Other conditions requiring amendment include:

- Condition 32 references to the updated stormwater management plan being:

Plan Title	Author	Date	Plan Reference No.	Ver
Site Based Stormwater Management Plan, Proposed Residential/Commercial Development, 776 Pacific Parade, Currumbin, Lot 1 on SP348547, Prepared for John Fuglsang Developments Pty Ltd	Cozens Regan Group Pty Ltd	25/02/2025	Job Number: 220627	Revision E

- Condition 34 references to the updated acoustic report being:

Plan Title	Author	Date	Plan Reference No.	Ver
Proposed Mised-Use Development, 776 Pacific Parade, Currumbin – Acoustic Report	Acoustic Works	18 December 2024	Reference 2022341 R02A 776 Pacific Parade, Currumbin ACN ENV.docx	R02A

- Condition 37 references to the updated waste management plan being:

Plan Title	Author	Date	Plan Reference No.	Ver
Waste Management Plan	Michel Group Services	21 March 2025	2130201	-



6.0 STATE PLANNING REGULATORY PROVISIONS

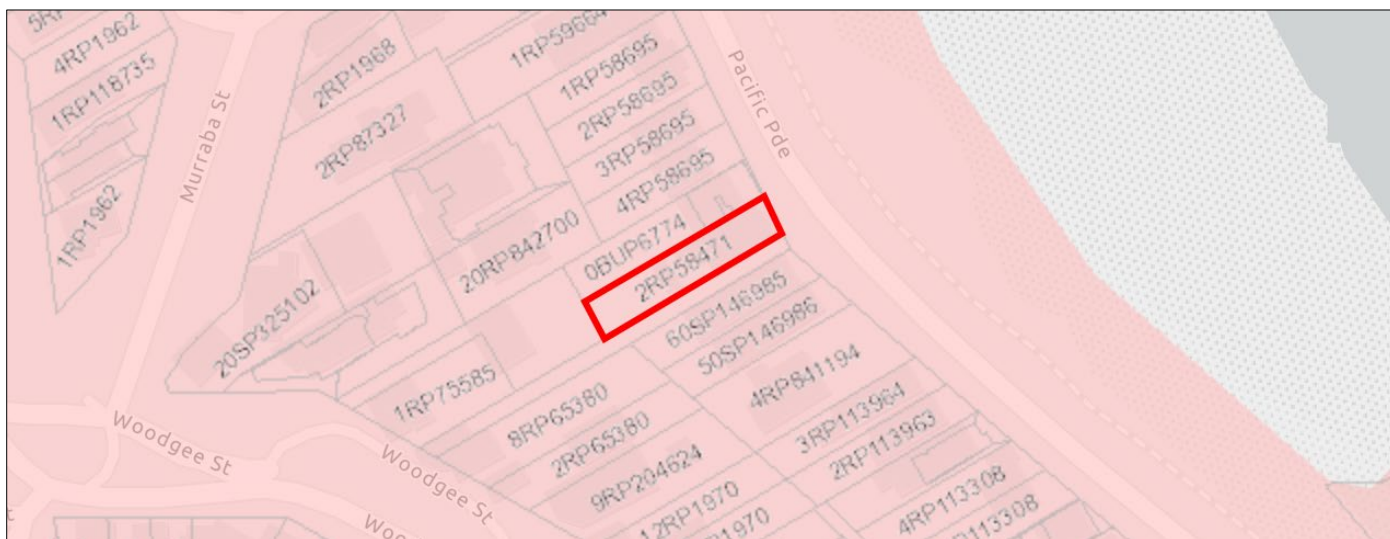


Figure 16: SARA Extract Map – Urban Footprint.

- The site is within the Urban Footprint for the purposes of the South-East Queensland Regional Plan and as urban purposes are proposed there are no associated codes, referrals etc.

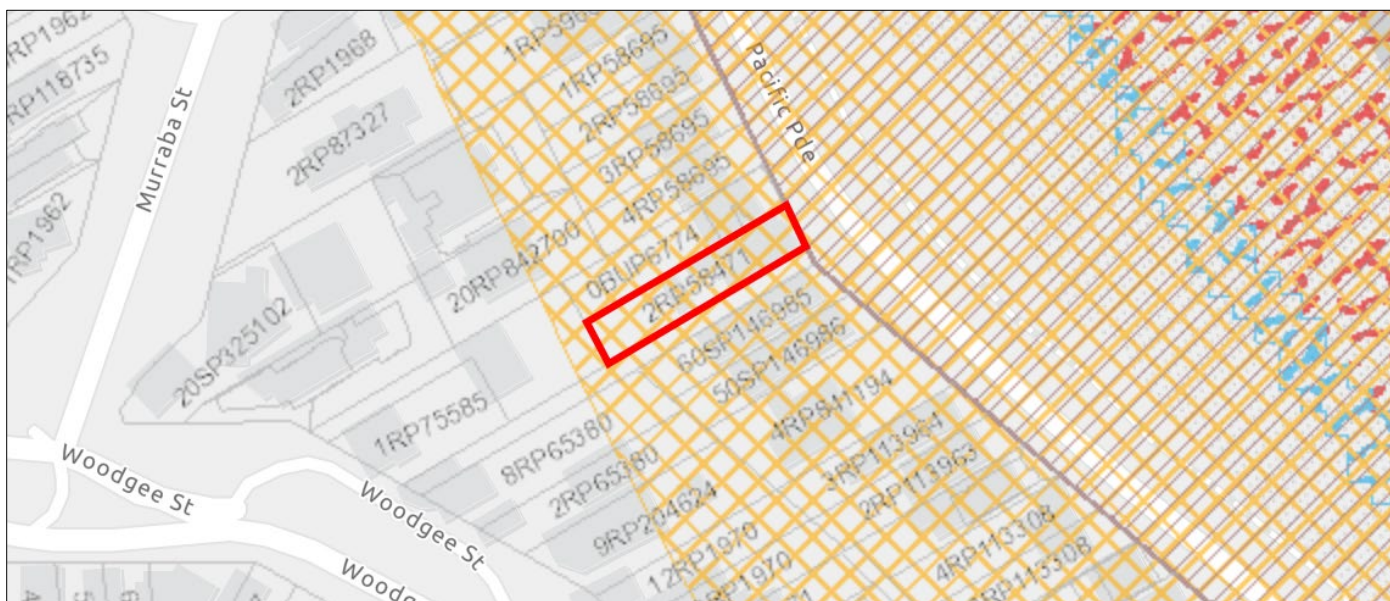


Figure 17: Coastal Area

- The site is within the coastal area but not the coastal management district and therefore there are no associated codes, referrals etc.



7.0 SPECIALIST CONSULTANTS/REPORTS

The following specialist reports have been prepared in support of the proposed development:

- Traffic Report.
- Waste Management Plan.
- Stormwater Management Plan.
- Acoustic Report.

The above reports include assessment against the applicable codes and are included in Part 4 of the application material. It should also be noted here that a new or updated geotechnical report is considered unnecessary, the existing report and conditions of approval are considered adequate.

8.0 CONCURRENCE AGENCIES & PUBLIC NOTIFICATION

The proposal does not trigger referral to concurrence agencies.

As the proposal is code assessable, public notification will not be required.

9.0 CONCLUSION

The preceding report demonstrates the suitability of the proposal in terms of the Gold Coast City Plan, the South East Queensland Regional Plan, and the Planning Act 2016. It is argued that the proposal is appropriate for the subject site and will not generate impacts on adjoining properties or the local area.

Having regard to the issues raised in this Planning Report, it is considered appropriate for Council to provide its support for the proposal and issue the necessary approvals in accordance with the Planning Act 2016.

City Plan code template

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

Please note:

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

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

6.2.5 Neighbourhood centre zone code

6.2.5.1 Application

This code applies to assessing all development in the Neighbourhood centre zone.

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

Where development is identified in the **West Burleigh historic township precinct**, additional outcomes will apply to assessment.

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

6.2.5.2 Purpose

- (1) The purpose of the Neighbourhood centre zone code is to provide for a small mix of land uses to service residential neighbourhoods.
It includes small scale convenience shopping, professional offices, community services and other uses that directly support the immediate community.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Land uses:
 - (i) provide day-to-day goods and services and diverse business opportunities without exceeding the needs of the immediate neighbourhood, detracting from the residential amenity of the area or undermining the viability of mixed use or specialist centres;
 - (ii) include retail facilities such as neighbourhood stores and newsagents, cultural uses, medical and community facilities, small scale entertainment premises, educational establishments, indoor sport and recreation, service stations and local services such as post offices;
 - (iii) may include Food and drink outlets (without drive-through facilities) and Bars (with a total use area up to 100m²);

- (iv) involving commercial activities cease by 10pm to limit potential social and amenity impacts arising from these uses to nearby residents;

Note: It is acknowledged that on an individual basis it may be appropriate to review and adjust these operating hours based on the specific circumstances, roles and function of some centres.

- (v) involving external patron areas, particularly where alcohol is consumed, are designed and orientated to mitigate any potential residential amenity impacts;
- (vi) do not detract from the amenity of nearby sensitive land uses or land zoned for sensitive land uses;
- (vii) include multiple dwelling residential development where integrated with business activities;
- (viii) operate in a manner that do not cause nuisance to sensitive land uses; and
- (ix) may include a Shop, providing the GFA of any single shop does not exceed 1,500m².

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

Orderly and economically efficient settlement pattern

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

Housing needs

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

Design and amenity

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

Environment

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

Community Benefit

- (x) where the development:

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

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

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

- (c) Character consists of:

- (i) a variety of mixed use neighbourhood centre sizes which are determined by the needs of the immediate neighbourhood within a 1000m walking distance;
- (ii) distinctive ground floor businesses that provide a convenient and diverse shopping experience, complemented by discrete office or residential units above;
- (iii) a streetscape that is pedestrian friendly, with ample parking and framed by awning covered, attractive shop frontages;
- (iv) a high level of accessibility by walking and cycling; and
- (v) integration with existing neighbourhood focal points such as public transport services, parks and other community facilities, wherever possible.

- (d) Built form:

- (i) is of a height and density that complements its surrounding neighbourhood;
- (ii) on the ground floor allows for activation with the street, a flexible range of commercial opportunities and flexible re-use of non-residential space;
- (iii) is setback from road frontages to complement the streetscape character and allow for activation of the street;
- (iv) is setback from side and rear boundaries to protect the amenity of adjoining properties;
- (v) has a site cover to maximise the use of the land while providing adequate space for facilities and landscaping;
- (vi) creates strongly defined building edges and an attractive, safe and pedestrian-focused environment; and

- (vii) is not dominated by supermarkets or bulky and large built form.
- (e) Lot design:
 - (i) lots are of a size and configuration that support viable neighbourhood centre activities.
- (f) Variations in the zone are:
 - (i) **West Burleigh historic township precinct.**
- (3) The purpose of the **West Burleigh historic township precinct** will be achieved through the following additional overall outcome:
 - (a) The historical character of the area is conserved by ensuring development incorporates design features, materials, colours, detailing and landscaping that is in keeping with the colonial style and existing historical buildings.

6.2.5.3 Specific benchmarks for assessment

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 6.2.5-2: Neighbourhood centre zone code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Setbacks			
PO1 Setbacks: (a) allow buildings to address and actively interface with streets and public spaces; (b) provide additional width to the public realm and additional space for road side dining opportunities; and (c) assist in the protection of adjacent amenity.	AO1 Setbacks are as follows:		REFER TO PLANNING REPORT FOR DELATED ASSESSMENT OF SETBACKS ETC
	Setback	Minimum distances measured in metres (m)	
		Building height	Setback
	Frontage	up to 9.5m and not more than 2 storeys	0m (maximum 2m)
		for that part exceeding 9.5m or 2 storeys	2m
	Side	up to 9.5m and not more than 2 storeys	0m where the site abuts the Centre zone, Neighbourhood centre

Performance outcomes	Acceptable outcomes			Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
			zone or Mixed use zone 2m otherwise		
		for that part exceeding 9.5m or 2 storeys	2m plus an extra 0.5m for every 3m in height or part thereof over 9.5m		
	Rear	up to 9.5m and not more than 2 storeys	2m		
		for that part exceeding 9.5m or 2 storeys	6m		

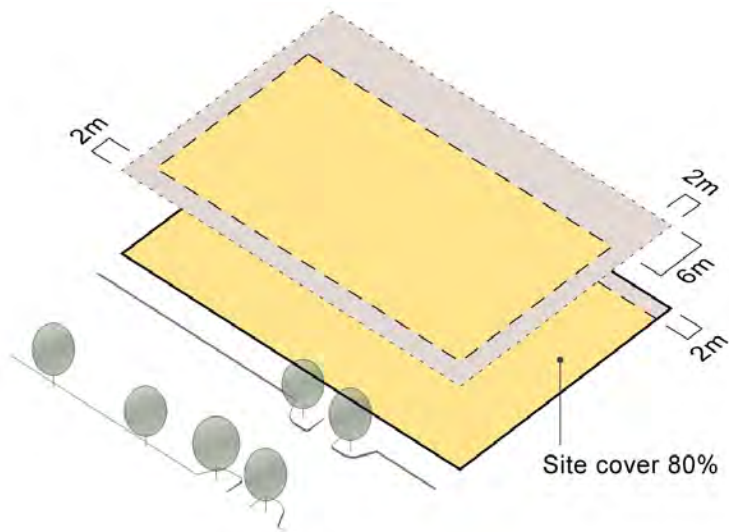


Figure 6.2.5-1
Illustration showing Neighbourhood centre zone setback and site cover outcomes

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Site cover			
PO2 Site cover: (a) ensures adequate space for storage and other necessary facilities required to support the land use; (b) allows for areas of high quality landscaping and streetscaping treatments; and (c) contributes to neighbourhood character.	AO2 Site cover does not exceed 80%.	NOT APPLICABLE Site cover is per the Ridges and significant hills overlay code in this case.	
Height			
PO3 Development is of a height that: (a) promotes the intended character of the zone; and (b) does not impact on the amenity of adjoining uses.	AO3 Building height does not exceed 2 storeys with a maximum height of 14m or that shown on the Building height overlay map . AND Structures do not exceed a height of 14m or that shown on the Building height overlay map .	COMPLIES The building is within the building height overlay and complies with the heights per that overlay.	
Density			
PO4 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 Rooming accommodation, accommodating more than four unrelated people, density does not exceed one	AO4 No acceptable outcome provided.	COMPLIES The site is within the RD5 area and based on the site area of 722m ² and a density of 1 bedroom per 50m ² , this equates to 14 bedrooms. The proposal provides for 9 bedrooms and is therefore compliant.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
bedroom per 133m ² .			
Design and appearance			
PO5 Commercial buildings present well to the street and provide awnings for the comfort of pedestrians.	AO5.1 Development provides awnings which are a minimum width of 1.5m over the pedestrian access/footpath.	COMPLIES The proposal provides for suitable awnings to the building frontage.	
	AO5.2 Footpath awnings are designed to complement and integrate with the façade and the streetscape.	COMPLIES The proposed awning integrates with the wider building form and design.	
PO6 West Burleigh historic township precinct Development incorporates design features, materials, colours detailing and landscaping to complement the colonial style and historical characteristics of the area.	AO6.1 West Burleigh historic township precinct The roof form and pitch, façade articulation and detailing, window and door proportions and features such as verandas, eaves and parapets reflect or incorporate existing design elements from other buildings within the township.	NOT APPLICABLE The site is not within the precinct.	
	AO6.2 West Burleigh historic township precinct Building design features, patterns, textures and colours used are complementary to those of nearby buildings.	NOT APPLICABLE The site is not within the precinct.	

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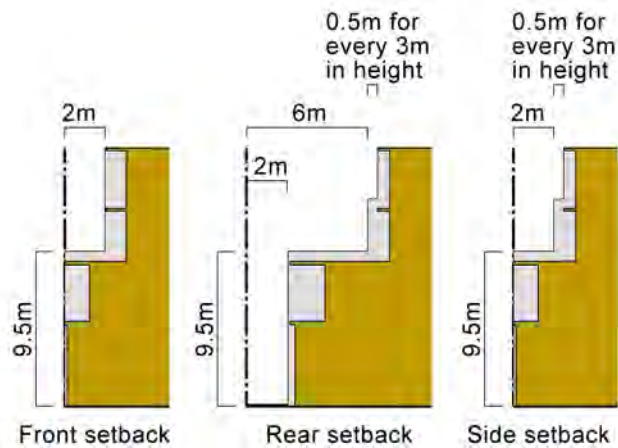
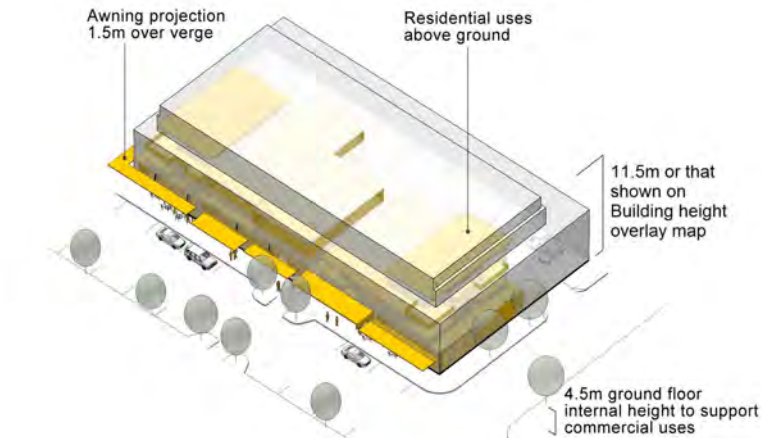


Figure 6.2.5-2
Illustration showing Neighbourhood centre zone outcomes

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Amenity			
PO7 Non-residential activities operate within appropriate hours to minimise nuisance to nearby, existing or intended sensitive land uses.	AO7 Business hours of non-residential activities are between 6am to 10pm.	COMPLIES WITH CONDITIONS Conditions of approval can reflect the operating hours per AO7.	
Land uses			
PO8 Residential land uses do not compromise the activation of ground floor storeys.	AO8 Residential uses are located above ground floor.	COMPLIES The proposal provides for residential use above the ground floor commercial space.	
PO9 Ground floor spaces are designed to enable the flexible reuse of non-residential floor area to support changing community and business needs.	AO9 The design of the ground floor services and utilities allow for easy reconfiguration of commercial tenancies. Note: To facilitate the flexible re-use of the ground floor, Council recommends an internal floor to ceiling height of 4.5m.	COMPLIES The ground floor commercial space is open in nature and would suit any shop use typical to Pacific Parade.	
PO10 Non-residential development: (a) serves the needs of the immediate neighbourhood catchment – generally calculated as the planned population and jobs within a 1,000 metre walk from the centre; (b) supports a range of neighbourhood centre uses and enterprise opportunities; and (c) provides a range of goods and services to satisfy the day to day convenience needs of the immediate neighbourhood catchment.	AO10 No acceptable outcome provided.	COMPLIES The nature of the commercial space satisfies the requirements of PO10.	
PO11	AO11	COMPLIES	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
A single tenancy does not dominate the retail GFA of the neighbourhood centre area and does not exceed 1,500m ² .	The GFA of a single shop does not exceed 1,500m ² .	The proposed commercial tenancy does not exceed 1,500m ² .	
Lot design (for subdivision only)			
PO12 Lots are of a size and configuration that support viable neighbourhood centre activities.	AO12.1 Minimum lot size is 1,000m ² .	NOT APPLICABLE Subdivision is not proposed.	
	AO12.2 Minimum road frontage for lots is 18m.	NOT APPLICABLE Subdivision is not proposed.	

City Plan code template

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

Please note:

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

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

9.4.4 General development provisions code

9.4.4.1 Application

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

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

9.4.4.2 Purpose

- (1) The purpose of the General development provisions code is to provide a consistent approach to city wide issues and avoid duplication of regulation throughout the City Plan.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is designed to maintain the expected level of amenity for the area.
 - (b) Development promotes a safe environment and reduces the potential for crime.
 - (c) Development is designed to respect the natural values of the land, including vegetation, natural topography and development on steep slopes to minimise impacts on the landscape character of the city's rural, urban and hinterland areas.
 - (d) Development does not result in unsightly retaining walls.
 - (e) Building services and storage areas are designed and located to avoid nuisance to adjoining premises and avoid an unattractive appearance when viewed from the street.
 - (f) Development does not cause adverse stormwater drainage impacts on or off the site.

- (g) Development is connected to essential services and public utilities in accordance with infrastructure provider requirements.
- (h) Development is designed and located to ensure it does not adversely impact on Council infrastructure.

9.4.4.3 Specific benchmarks for assessment

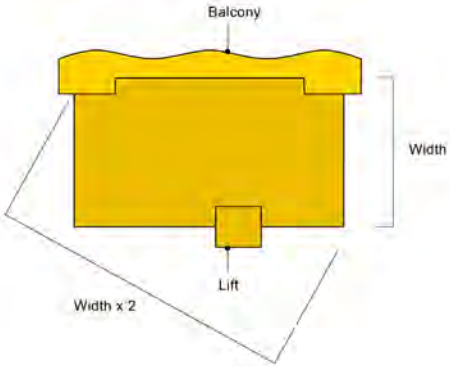
PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

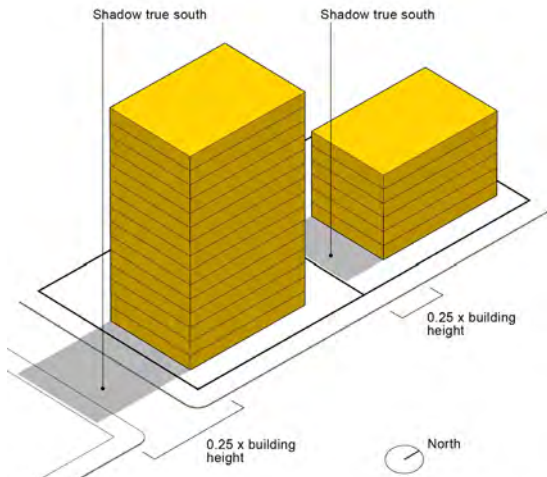
Table 9.4.4-2: General development provisions code – for assessable development

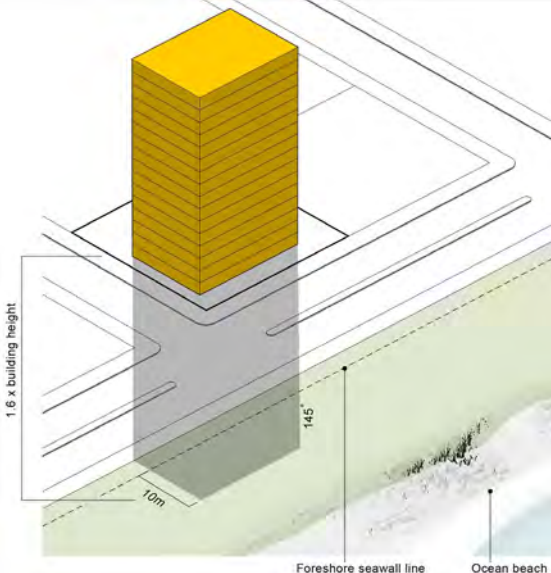
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Amenity protection			
PO1 Development mitigates any negative effects to amenity, health and safety from existing surrounding activities having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) signage; (e) visual amenity; (f) wind effects; (g) privacy; (h) vibration; (i) contaminated substances; (j) hazardous chemicals; (k) odour and emissions; and (l) safety.	AO1 No acceptable outcome provided.	COMPLIES Refer to the acoustic report in Part 4. It is also noted that the proposed use is consistent with surrounding land uses in terms of amenity etc and that the design addresses privacy.	
PO2 The proposed development prevents loss of amenity and threats to health and safety, having regard to: (a) noise;	AO2 No acceptable outcome provided.	COMPLIES Refer to the acoustic and traffic reports in Part 4. It is also noted that the proposed use is consistent with surrounding land uses in terms of amenity etc and that the design addresses privacy.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
(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.			
Development along the Pacific Motorway and heavy railway line			
PO3 Development adjacent to the Pacific Motorway and heavy railway line minimises views of the storage of outdoor plant and equipment, including service areas to provide an attractive outlook for persons using the transport network.	AO3 Where the site is adjacent to the Pacific Motorway or a heavy rail line, areas used for outdoor storage, including service areas are screened from view from users of the motorway or heavy rail line by buildings, solid fencing or vegetation.	NOT APPLICABLE The site does not adjoin the Pacific Motorway or rail line.	
Landscaping			
PO4 The proposal provides landscape work that protects and enhances the character of the local area.	AO4.1 For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences a Statement of Landscape Intent prepared in accordance with SC6.13 City Plan policy – Landscape work demonstrating that the landscaping will provide amenity for site users and will protect and enhance the character of the local area. AO4.2 An Open Space Management Statement is prepared in accordance with SC6.13 City Plan policy – Landscape work where landscape works	COMPLIES WITH CONDITIONS Conditions of approval can reflect any specific landscape requirements of Council including the need to obtain OPW approval for landscape works.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	are proposed to be undertaken on land that is or is intended to be, public open space.		
Building services			
PO5 All mechanical equipment is located and housed so as not to cause disturbance to residents within or adjoining the development.	AO5 For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences: The mechanical equipment, including air-conditioning plant and swimming pool pumps, is incorporated within the building. OR The mechanical equipment, including air-conditioning plant and swimming pool pumps, is housed external to the principal building and: (a) is contained within a solid structure; and (b) located no closer than 1.5m to any site boundary.	COMPLIES WITH CONDITIONS Conditions of approval can reflect the requirements of AO5.	
Casual surveillance and lighting			
PO6 Development facilitates casual surveillance of public areas and incorporates lighting to reduce opportunities for crime.	AO6 No acceptable outcome provided.	COMPLIES WITH CONDITIONS Conditions of approval can reflect the requirements of PO6.	
Lighting			
PO7 Lighting associated with any development does not cause a nuisance.	AO7 Direct or reflected light emissions from the premises must be positioned and shielded to prevent light spillage outside the boundaries of the site.	COMPLIES WITH CONDITIONS Conditions of approval can reflect the requirements of AO7.	
Shadow impacts – for all development 3 or more storeys			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO8 The building is designed and located to ensure that the shadow cast by the building does not detract from a comfortable living and ground level environment and the access of adequate sunlight to private and public spaces having regard to: (a) the degree of containment of the shadow on the subject site at different times of the day on the summer and winter solstice and spring and autumn equinox; (b) the cumulative impact of the shadow and existing shadows; (c) the effect of the shadow on the ocean beach, Broadwater foreshore, or riverside or beachside public open space; (d) the location of the shadow on non-residential areas external to the site; and (e) the effect of the shadow on any other site or other building.	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	REFER TO THE PROPOSAL PLANS IN PART 3	
	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.	REFER TO THE PROPOSAL PLANS IN PART 3	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	 Figure 9.4.4-2 Illustration showing southern shadow outcome		
	AO8.3 Bermuda Point precinct The shadow cast by the building in a true south direction has a length 0.25 times the height of the building, as measured from the top of the podium adjacent to the southern side of the subject building to the top of the topmost storey, and does not intrude onto any other site, or does not cast shadow onto any other building on the same site. Note: The podium is excluded from any southern shadow calculations.	NOT APPLICABLE The site is not within the precinct.	
	AO8.4 The shadow cast by any building does not cover any part of the ocean beach or Broadwater foreshore when the shadow has a bearing of 145° east of true north and the length of the shadow is	REFER TO THE PROPOSAL PLANS IN PART 3	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	1.6 times the height of the building as measured from the ground level to the top of the topmost storey. Note: For the purpose of this acceptable outcome, the ocean beach is defined as that area east of a line 10m east of and parallel to the foreshore seawall line and the Broadwater foreshore is defined as that area east of the leading edge of the revetment wall.  Figure 9.4.4-3 Illustration showing ocean beach and Broadwater foreshore shadow outcome		
	AO8.5 The shadow cast by the building in the direction of true south does not intrude more than 10m into a riverside public open space reserve.	REFER TO PROPOSAL PLANS IN PART 3	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Earthworks and treatment of retaining walls			
PO9 Earthworks and retaining walls associated with the development do not create a negative visual impact upon neighbouring properties or the streetscape.	AO9 Retaining walls and batters comply with the requirements of SC6.12 City Plan policy – Land development guidelines, Section 3 – Change to ground level standards.	NOT APPLICABLE The proposal does not involve retaining external to the building.	
Stormwater drainage			
PO10 Development does not cause adverse stormwater drainage impacts on or off the site.	AO10 All development incorporates stormwater drainage works to comply with the requirements of SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards.	COMPLIES Refer to SWMP in Part 4.	
Infrastructure			
PO11 All development ensures connection to public utilities to meet the needs of the development, including sewer, water, electricity and communications services.	AO11 All development is provided with services, as follows: (a) electricity supply and communication services (b) reticulated water supply, when within the mapped 'water supply service area' identified in the Local government infrastructure plan, and not located in the Conservation, Extractive industry, Major tourism (Island resorts precinct), Open space or Rural zones (c) reticulated sewer network, when within the mapped 'wastewater service area' identified in the Local government infrastructure plan, and not located in the Conservation, Extractive industry, Major tourism (Island resorts precinct), Open space, Rural or Rural residential zones.	COMPLIES All urban services are available to the site and conditions of the current approval address same and will be maintained in the updated other change approval.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO12 Development is undertaken in accordance with the Performance Criteria specified in the <i>Queensland Development Code MP1.4 – Building over or near relevant infrastructure</i> .	AO12 Development is undertaken in accordance with the Acceptable Solutions specified in the <i>Queensland Development Code MP1.4 – Building over or near relevant infrastructure</i> .	NOT APPLICABLE The proposal does not involve build over infrastructure.	
Site analysis			
PO13 Development is designed to: (a) complement the character and address any impacts on the amenity and environment of the local area; (b) avoid any risk to life or property arising from natural hazards; and (c) protect significant natural habitat areas, wildlife corridors, wetlands and waterway corridors.	AO13 A site analysis plan is prepared in accordance with SC6.14 City Plan policy – Site analysis .	COMPLIES Refer to site analysis in Part 2.	

City Plan code template

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

Please note:

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

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

9.3.13 Multiple accommodation code

9.3.13.1 Application

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

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

9.3.13.2 Purpose

- (1) The purpose of the Multiple accommodation code is to encourage high quality, attractive, well designed developments that promote a high standard of living for residents and make a positive contribution to the character of the city.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is designed to create attractive, high-quality visually appealing buildings and protect the privacy and amenity of the occupants of the dwelling and neighbouring residential premises.
 - (b) Development is designed and orientated to promote a safe environment within the site, adjoining streets and public realm.
 - (c) Development is complemented by high-quality landscaping that contributes to the desired character of the area.
 - (d) Development is designed to promote safe and convenient pedestrian and vehicle access to and from the site.
 - (e) Development supports the provision of diversity of housing for various types of households within the city to meet the needs of existing and future residents.

- (f) Development is designed to add visual interest to the streetscape, to contribute positively to the local and wider city character and image, and to achieve a high quality urban design, with highly functional, accessible, attractive, memorable and sustainable buildings and spaces.
- (g) Multiple dwellings, Short-term accommodation, Resort complexes, Residential care, Retirement facilities and Rooming accommodation uses up to 32 metres in height, promote a high standard of living and care for residents through their design, recreation facilities and location.
- (h) Development provides private and communal open spaces that respond to the subtropical climate, maximise outdoor living opportunities, enhance amenity for residents and provide for engagement of streets and public open spaces.
- (i) Residential care facilities and retirement facilities are provided with self contained services and recreational facilities to meet the needs of residents.

9.3.13.3 Specific benchmarks for assessment

Part A applies to accepted development subject to requirements.

Part B applies to assessable development.

PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

There are no requirements for accepted development for this code.

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 9.3.13-1: Multiple accommodation code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Road frontage			
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.	ALTERNATIVE OUTCOME The site frontage is 10.08m; however, the building design ensures safe and convenient vehicle and pedestrian access. Additionally, the proposal provides adequate landscape throughout the development having regard to the character and typical landscape outcomes found in the locality.	
PO2 The use is not established on a rear lot.	AO2 No acceptable outcome is provided.	COMPLIES The site is not a rear lot.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Design and appearance			
PO3 All buildings and ancillary structures are designed to: (a) contribute to the envisaged urban character of the local area; (b) promote casual surveillance of public streets, public open space and public areas; (c) add visual interest to the streetscape; (d) enable differentiation between buildings; and (e) avoid stark or austere appearance.	AO3.1 All development is oriented so as to address public streets, public open space and public areas.	COMPLIES The proposal addresses the public interface through design and landscaping.	
	AO3.2 Buildings located on a street corner are to address both street frontages.	NOT APPLICABLE The site is not a corner; however, the building addresses the adjoining pedestrian pathway.	
	AO3.3 All visible walls are articulated, or otherwise architecturally treated, to create visual interest and to avoid a broad expanse of featureless wall.	COMPLIES The proposed building design provides a high amenity built form outcome.	
	AO3.4 The building design and materials visually integrate with the prevailing or intended character of the area.	COMPLIES The proposed design will provide visual interest and contribute to the character and amenity of the locality.	
	AO3.5 The degree of reflection (both heat and light) of any reflective glass does not exceed 20%. Note: this provision does not apply to class 1A and class 10A buildings.	COMPLIES WITH CONDITIONS Conditions of approval can reflect the specific glazing requirements of AO3.5.	

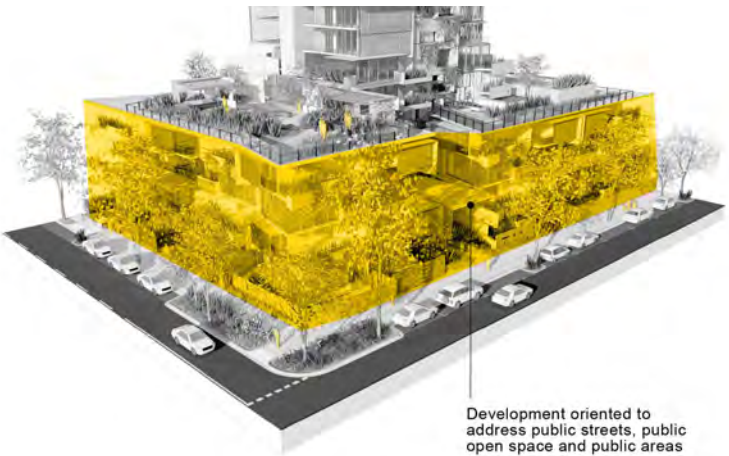
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	 Development oriented to address public streets, public open space and public areas		
	 Visible walls are articulated or treated to create visual interest Building design and materials integrate with the intended character of the area		

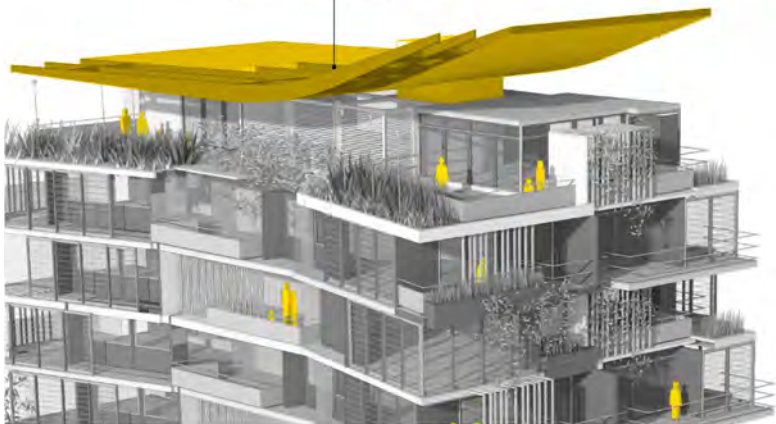
Figure 9.3.13-1
Illustration showing Multiple accommodation outcomes where all development is oriented so as to address public streets, public open space and public areas

Figure 9.3.13-2
Illustration showing Multiple accommodation outcomes where all visible walls are articulated to create visual interest

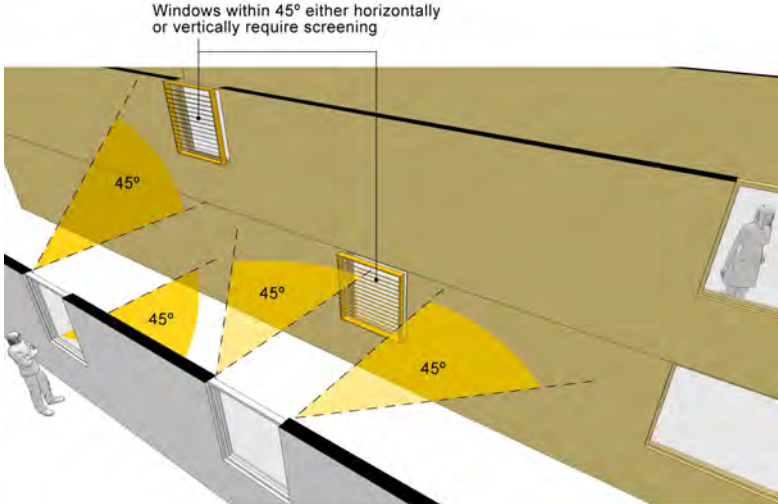
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
and the building design and materials visually integrate with the prevailing or intended character of the area			
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.	COMPLIES The proposed design is considered to meet the provisions of PO4 as: ▪ The building is sited to take advantage of prevailing views to the east. ▪ Each unit is provided with suitable outdoor living space. ▪ Privacy is addressed through screening and internal window treatments. ▪ The building is well articulated and provides adequate ventilation. ▪ The building provides for shading and is of a design to suit the coastal climate.	

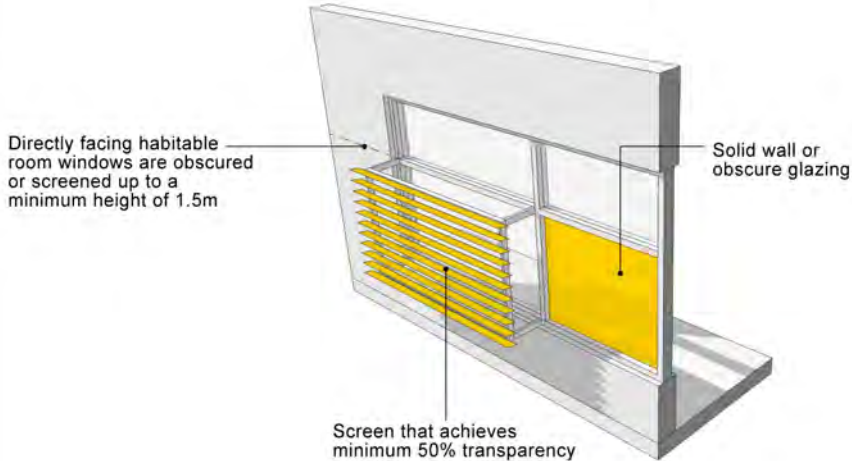
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Roof form for buildings with 3 or more storeys			
PO5 Building caps and rooftops are provided to contribute an attractive roofscape that enhances the architectural distinction of the building and effectively screens service structures, plant and equipment. Note: building height incorporates allowance for plant and equipment, attractive building caps and rooftop features.	AO5.1 Building caps and rooftops are provided to contribute an attractive roofscape that enhances the architectural distinction of the building	COMPLIES The rooftop is of a suitable design etc.	
	AO5.2 Service structures, lift motor rooms and mechanical plant are: (a) designed as an architectural feature of the building; (b) incorporated into the roof form; or (c) screened effectively.	COMPLIES The proposal incorporates the service structures into the building design.	
	AO5.3 The rooftop and roof form is designed to enable future inclusion of plant and equipment such as satellite dishes/telecommunications facilities in an unobtrusive manner.	COMPLIES The roof form allows for services etc.	
	AO5.4 Where rooftops are used for open space, plant and equipment is visually and acoustically screened from the communal open space and the open space area is integrated into an attractive roofscape to enhance the architectural distinction of the building.	NOT APPLICABLE The roof top will not be used for open space.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	Building caps and rooftops provide an attractive roofscape  Figure 9.3.13-3 Illustration showing Multiple accommodation outcomes for building caps and rooftops		

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Rooftop and roof form are designed for unobtrusive future inclusion of plant and equipment  Figure 9.3.13-4 Illustration showing Multiple accommodation outcomes for rooftop and roof form			
Ground floor and entry requirements for buildings with 3 or more storeys			
PO6 The ground floor entrance area is easily identifiable and built to a human scale.	AO6 No acceptable outcome provided	COMPLIES The ground floor design is suitable and provides for access etc.	
Privacy			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
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.	COMPLIES WITH CONDITIONS Windows are suitably screened and conditions of approval can reflect any specific requirements of Council in this regard.	
	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.	NOT APPLICABLE There is no direct overlooking into adjoining dwellings open space areas.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Windows within 45° either horizontally or vertically require screening  Figure 9.3.13-5 Illustration showing Multiple accommodation design privacy outcomes where windows and doors are appropriately obscured by screening.			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
 Directly facing habitable room windows are obscured or screened up to a minimum height of 1.5m Solid wall or obscure glazing Screen that achieves minimum 50% transparency Figure 9.3.13-6 Illustration showing Multiple accommodation outcomes for privacy			

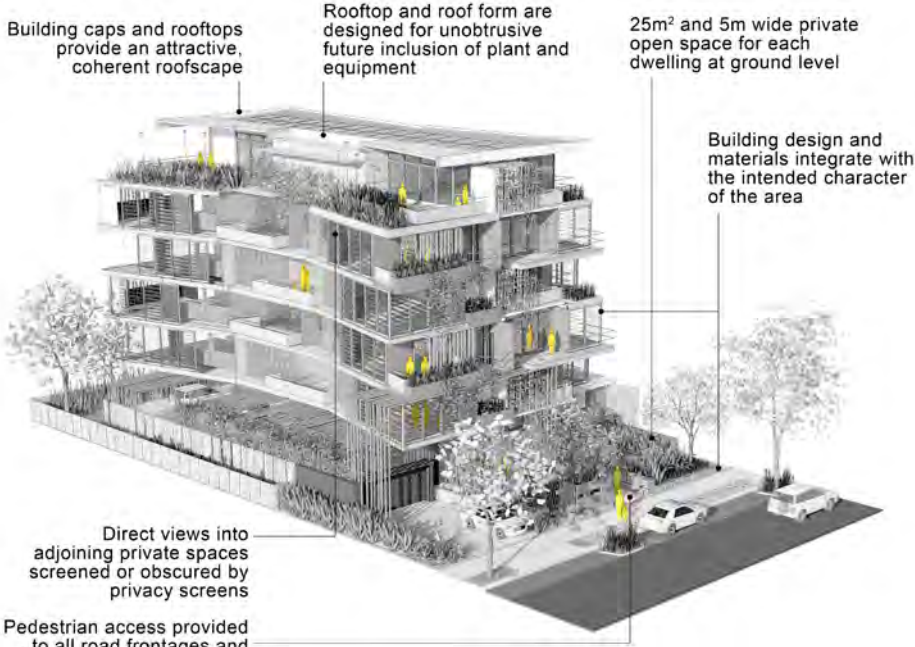
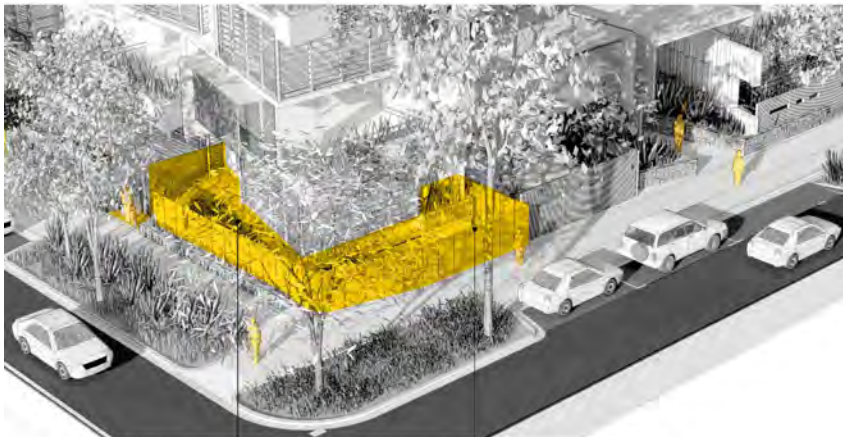
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	Building caps and rooftops provide an attractive, coherent roofscape Rooftop and roof form are designed for unobtrusive future inclusion of plant and equipment 25m² and 5m wide private open space for each dwelling at ground level Building design and materials integrate with the intended character of the area Direct views into adjoining private spaces screened or obscured by privacy screens Pedestrian access provided to all road frontages and easily identified  The illustration shows a modern, multi-story residential building with a complex roof structure featuring terraces and greenery. Callouts point to specific design features: building caps and rooftops for an attractive roofscape; rooftop and roof form for future plant and equipment; a 25m² and 5m wide private open space at ground level; building design and materials integrating with the area's character; direct views into adjoining private spaces screened by privacy screens; and pedestrian access provided to all road frontages and easily identified.		

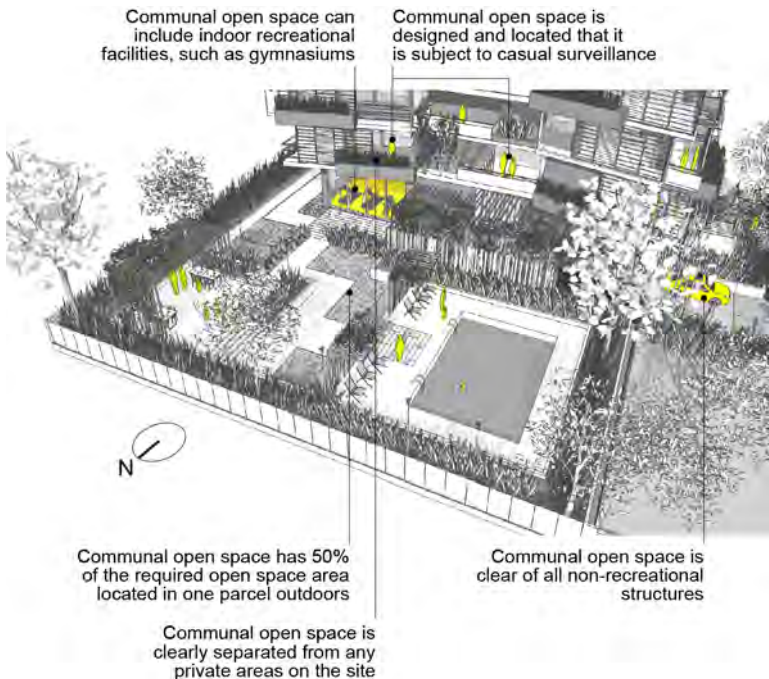
Figure 9.3.13-7
Illustration showing Multiple accommodation outcomes

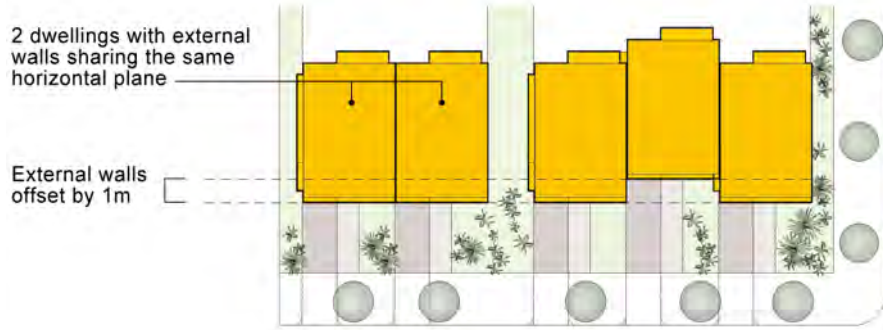
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Direct views into adjoining private spaces screened or obscured by privacy screens Where private space is sufficiently set back screening is not required  Figure 9.3.13-8 Illustration showing Multiple accommodation outcomes for privacy			

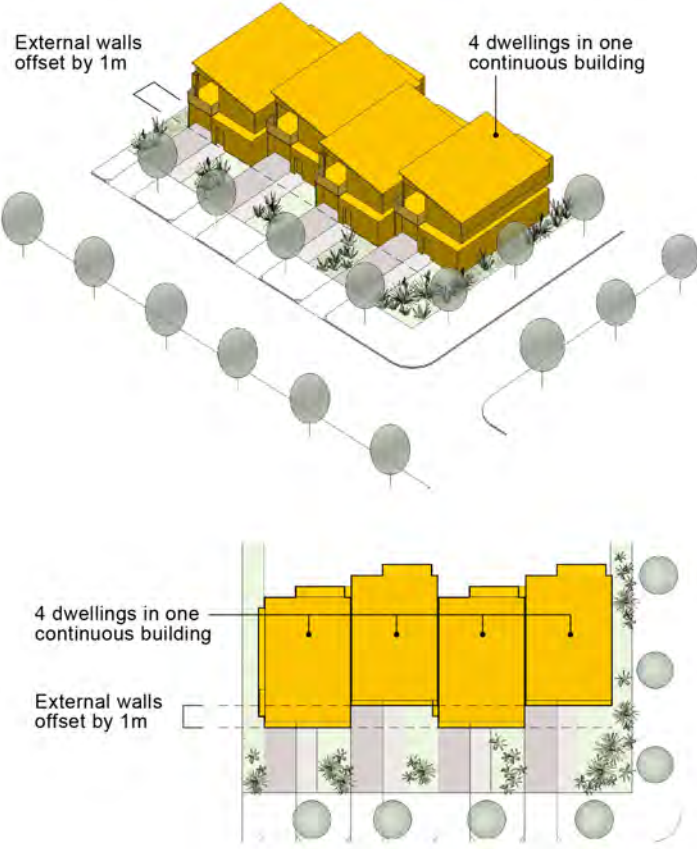
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use									
Private open space												
PO8 Development provides attractive, accessible and functional private open space for residents, which is designed for the subtropical climate, to maximise outdoor living opportunities and enhance amenity for residents.	AO8 If the dwelling is located 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:	REFER TO THE PLANNING REPORT FOR DETAILS OF POS ETC										
	<table><tr><th>No. of bedrooms</th><th>Minimum balcony area</th></tr><tr><td>1 bedroom and studio</td><td>9m² with a minimum dimension of 3m</td></tr><tr><td>2 bedrooms</td><td>12m² with a minimum dimension of 3m</td></tr><tr><td>3 or more bedrooms</td><td>16m² with a minimum dimension of 3m</td></tr></table>			No. of bedrooms	Minimum balcony area	1 bedroom and studio	9m² with a minimum dimension of 3m	2 bedrooms	12m² with a minimum dimension of 3m	3 or more bedrooms	16m² with a minimum dimension of 3m	
	No. of bedrooms			Minimum balcony area								
	1 bedroom and studio			9m² with a minimum dimension of 3m								
	2 bedrooms			12m² with a minimum dimension of 3m								
	3 or more bedrooms			16m² with a minimum dimension of 3m								
	OR If the dwelling is located at ground level, private open space for each dwelling: (a) has a minimum area of 25m²; (b) has a minimum width of 5m; (c) is located adjacent to each dwelling unit; (d) is accessible from the living room; (e) has a maximum gradient not exceeding one in ten; and (f) is sufficiently screened or elevated for privacy											
OR Bermuda Point precinct												
<table><tr><th>No. of bedrooms</th><th>Minimum balcony areas</th></tr><tr><td>1, 2, 3 or more bedroom/studio</td><td>8m² with a minimum dimension of 2m</td></tr></table>	No. of bedrooms	Minimum balcony areas	1, 2, 3 or more bedroom/studio	8m² with a minimum dimension of 2m								
No. of bedrooms	Minimum balcony areas											
1, 2, 3 or more bedroom/studio	8m² with a minimum dimension of 2m											

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	OR For residential care facilities, no acceptable outcome provided.		
 Private open space is adjacent to its dwelling and accessible from the living room 25m² and 5m wide private open space for each dwelling at ground level Figure 9.3.13-9 Illustration showing Multiple accommodation outcomes for private open space			
Communal open space			
PO9 Where the development includes ten or more dwellings, communal open space is provided on site that: (a) is accessible, useable and safe; (b) is designed for the subtropical climate,	AO9.1 Principal communal 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. OR	NOT APPLICABLE The proposal involves only 5 units.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
maximising outdoor living opportunities, and enhancing amenity for residents; (c) is available for the recreational use of all occupants of the development; (d) provides outdoor recreational areas required to service the open space needs of residents or guests of the development; (e) aesthetically complements buildings on the site; (f) provides opportunities for social interaction; (g) is designed and located to reduce internal and external impacts on the amenity of residents and neighbouring premises; and (h) creates a pleasant streetscape by establishing landscaped (incorporating shade trees where practicable) areas adjoining the frontages of the development.	Bermuda Point precinct Principal communal open space areas are orientated to the north.		
	AO9.2 Where the development includes ten or more dwellings, communal open space (including any landscaped areas) is provided at a rate of 6.5m² per dwelling.	NOT APPLICABLE The proposal involves only 5 units.	
	AO9.3 The communal open space required in AO9.2: (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; (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) includes an area being at least 10% for deep planting; (f) is designed and located so that it is subject to casual surveillance; (g) utilises hard and soft landscape treatment; (h) is clearly separated from any private areas of the site; and (i) can include indoor recreation facilities such as gymnasiums.	NOT APPLICABLE The proposal involves only 5 units.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Communal open space can include indoor recreational facilities, such as gymnasiums Communal open space is designed and located that it is subject to casual surveillance  Communal open space has 50% of the required open space area located in one parcel outdoors Communal open space is clearly separated from any private areas on the site Communal open space is clear of all non-recreational structures Figure 9.3.13-10 Illustration showing Multiple accommodation outcomes for communal open space, landscaping and design			
	AO9.4 Where the communal open space is for a residential care facility or retirement facility, the open space is provided with outdoor facilities for the health and wellbeing of residents such as sheltered gardens, circuit walkways, gardening beds and a space of sufficient size for a resident to take a visiting family with young children.	NOT APPLICABLE The proposal involves only 5 units.	
Additional design and appearance requirements for multiple dwellings comprising townhouses			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO10 Multiple dwellings comprising townhouses are designed 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.	AO10.1 No more than two adjacent dwellings have external walls in the same horizontal plane, unless they are offset by at least 1m.	NOT APPLICABLE The proposal does not involve townhouses.	
	AO10.2 The number of dwellings in the one continuous building does not exceed four.	NOT APPLICABLE The proposal does not involve townhouses.	
 2 dwellings with external walls sharing the same horizontal plane External walls offset by 1m Figure 9.3.13-11 Illustration showing Multiple accommodation outcomes for additional design and appearance requirements for multiple dwellings comprising townhouses			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
 Figure 9.3.13-12 Illustration showing Multiple accommodation outcomes for additional design and appearance requirements for multiple dwellings comprising townhouses			
Pedestrian access			
PO11 Safe and convenient access is provided for	AO11.1 Pedestrian access is provided to all road frontages	COMPLIES Suitable pedestrian access is provided	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
pedestrians.	and is easily identified.	considering the site constraints, built form outcomes etc.	
	AO11.2 Footpaths are provided to connect dwellings with communal open-space areas, external roads and public open space. OR In low-speed traffic environments, driveways are designed to be a shared space.	COMPLIES There is no communal open space provided however suitable pedestrian connections are provided.	
 Pedestrian access provided to all road frontages and easily identified			
Figure 9.3.13-13 Illustration showing Multiple accommodation outcomes for pedestrian access			
Car park areas			
PO12 The car parking area and associated	AO12 No acceptable outcome provided.	COMPLIES The parking areas are on the ground floor behind	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
structures do not dominate the street frontage of the development.		the commercial space.	
Provision of access for multiple dwellings comprising townhouses			
PO13 Multiple dwellings, in the form of townhouse development, integrate within the overall street network.	AO13 Pedestrian and cycle connections are provided to adjoining streets.	NOT APPLICABLE The proposal does not involve townhouses.	
Safety and security			
PO14 Building design enhances safety and security on and off the site.	AO14.1 Above ground floor dwellings have windows or balconies that provide clear lines of sight towards private access ways, the street, and all adjacent public space.	COMPLIES The design ensures that the residential component of the use provides for passive surveillance etc.	
	AO14.2 Lighting is provided to driveways, property entrances, pathways, communal service areas, car-parking areas, lobbies stairwells, steps and ramps.	COMPLIES WITH CONDITIONS Conditions of approval can reflect any specific lighting requirements etc.	
	AO14.3 Entrances and exits to the street are directly accessible, illuminated and highly visible from public areas.	COMPLIES WITH CONDITIONS The proposed design provides for visible entrances and conditions of approval can reflect any specific lighting requirements etc.	
	AO14.4 Dead-end corridors, alleyways, pathways and refuse areas are secured to prevent unauthorised access.	COMPLIES The design satisfies the provisions of AO14.4.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Housing need and choice			
PO15 Development provides a mix of housing sizes and affordability outcomes to meet housing needs.	AO15 No acceptable outcome provided.	COMPLIES The proposal provides both 1 and 2 bedroom units and a variety of apartment sizes to ensure a mix of housing sizes and affordability etc.	
 Figure 9.3.13-14 Illustration showing Multiple accommodation outcomes where above ground floor dwellings have windows and balconies that provide clear lines of sight towards private access ways, the street, and all adjacent public space			
Services and recreational facilities for residential care facilities and retirement facilities			
PO16 A range of self-contained services and recreational facilities are provided.	AO16 Developments that have between 11 and 25 units include a community meeting room. OR Developments that have 26 units or more include a community meeting room and one or more of the	NOT APPLICABLE The proposal does not involve residential care or retirement facilities.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	following: (a) community vehicle; (b) on-site personal care; (c) on-site meal service; and (d) recreational facilities, in addition to the communal open space requirements in PO9 .		

City Plan code template

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

Please note:

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

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

9.3.4 Commercial design code

9.3.4.1 Application

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

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

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

9.3.4.2 Purpose

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

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

9.3.4.3 Specific benchmarks for assessment

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

When this code is referred to in a table of assessment in **Part 5**:

- (1) **Part A** applies to accepted development subject to requirements.
- (2) **Part B** applies to assessable development as follows:
 - (a) **Table 9.3.4-2** applies to any non-residential use (excluding that described in point (b)); and
 - (b) **Table 9.3.4-3** applies to any non-residential use that is a stand-alone small scale use up to 150m².

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 9.3.4-2: Commercial design code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Design and appearance			
PO1 Development presents an attractive frontage to all streets and enhances the desired character of the area through: (a) its interface with the street and open space; (b) providing opportunities for casual surveillance; (c) clearly defined building entrances; and (d) visually integrating service and utility cabinets.	AO1.1 Windows and balconies located above the ground floor overlook the street and public open spaces to provide opportunities for casual surveillance.	COMPLIES The building includes balconies and windows above the ground floor.	
	AO1.2 Building entrances are clearly visible from the street.	COMPLIES The building entrance to the commercial space is clearly visible.	
	AO1.3 A minimum of 80% of the ground floor facade is windowed.	COMPLIES The front façade of the commercial space will be glazed.	
	AO1.4 The maximum screening of ground floor windows is 50%.	COMPLIES The ground floor windows are not intended to be screened.	
	AO1.5 Ground floor windows are no more than 900mm above ground level.	COMPLES The ground floor glazing is full height.	
	AO1.6 Service and utility cabinets are visually integrated into building facades.	COMPLIES There are no service or utility cabints on the front façade.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
			
Figure 9.3.4-1 Example of large scale commercial development incorporating AO1.1 – AO1.6			
PO2 Buildings are visually interesting through a combination of: (a) balconies and recesses; (b) variation in materials, colours, or textures; (c) recessions and projections in the roof and wall plane; or (d) variations in the building form.	AO2 No acceptable outcome is provided.	COMPLIES The proposed building includes balconies, recesses, variety in materials and colours etc to achieve a visually interesting built form.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO3 Large scale uses are sensitively placed within buildings and are sleeved by smaller tenancies or provide a shopfront presentation to the street.	AO3 No acceptable outcome is provided.	NOT APPLICABLE The proposal does not involve any large scale uses.	
PO4 Roof forms provide a clean appearance where plant and equipment is integrated into the roof design.	AO4 Roof top plant and equipment are: (a) contained within roof forms; (b) grouped together in one area; and (c) screened.	NOT APPLICABLE No roof top plant is proposed.	
PO5 Development creates a safe and comfortable pedestrian experience.	AO5 Continuous shade is provided along all building frontages through the use of: (a) awnings; (b) overhanging first floor balconies; or (c) shade sails.	COMPLIES The proposal provides for an awning to the front of the building.	
Off-street parking areas			
PO6 Mixed use centres Off-street parking areas are located behind or within the building to maintain and improve the amenity of the street.	AO6 Mixed use centres No acceptable outcome provided.	NOT APPLICABLE	
PO7 Neighbourhood centres Off-street parking areas are located to minimise impacts on adjoining sensitive land uses, improve safety and are treated to minimise their visual impact from the street as required.	AO7 Neighbourhood centres No acceptable outcome provided.	COMPLIES The parking area for the use is behind the shop on the ground level of the building and is well screened.	
PO8	AO8	NOT APPLICABLE	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
All other areas Off-street parking areas are located beside, behind or within the building and are treated to minimise their visual impact from the street as required.	All other areas No acceptable outcome provided.		
Service and loading areas			
PO9 Service and loading areas are: (a) located underground; (b) behind the use; or (c) visually screened from public areas.	AO9 No acceptable outcome provided.	COMPLIES Parking is located behind the shop while service vehicles will utilise the existing loading bays on Pacific Parade. Garbage collection will be via standard wheelie bins.	
Land use			
PO10 Ground floor spaces are designed to enable flexible reuse of the tenancies to support changing community and business needs.	AO10 No acceptable outcome provided.	COMPLIES The ground floor space is open in nature and would suit any small-scale shop typical of the Currumbin area.	
PO11 Active uses are located on the ground floor to encourage pedestrian activity and interaction. Note: An example of 'active uses' could include uses such as shops and food and drink outlets.	AO11 No acceptable outcome provided.	COMPLIES The proposal provides for a retail use to the ground floor to activate the frontage.	

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

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
Design and appearance			
PO12 Development maintains a compatible form and scale to nearby development.	AO12 No acceptable outcome provided.		

City Plan code template

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

Please note:

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

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

8.2.15 Ridges and significant hills protection overlay code

8.2.15.1 Application

This code applies to assessing material change of use for development subject to the Ridges and Significant Hills protection overlay within **Part 5.10 Categories of development and assessment – Overlays**.

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

8.2.15.2 Purpose

- (1) The purpose of the Ridges and significant hills protection overlay code is to regulate development to ensure the protection, maintenance and enhancement of the natural and scenic values of identified ridges and significant hills within the city.
- (2) The purpose of the code will be achieved through the following overall outcome:
 - (a) The landscape significance of the major ridgelines and minor ridgelines, including Burleigh Ridge and Currumbin Hill are characterised by their steep slopes and native vegetation cover, is protected by retaining and enhancing vegetation cover where possible and ensuring building designs preserve the existing natural landform and complement the vegetated hillscape character.

8.2.15.3 Specific benchmarks for assessment

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 8.2.15-2: Ridges and significant hills protection overlay code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Site cover			
PO1 Site cover is controlled to (a) reduce dominance of buildings and structures; (b) protect scenic and amenity values; and (c) maintain existing vegetation cover.	AO1 Site cover does not exceed 40% or that identified in the relevant zone, whichever is the lesser. OR If located in the Neighbourhood centre zone , site cover does not exceed 60%.	COMPLIES Site coverage is 60% per the proposal plans in Part 3.	
Design and appearance			
PO2 Building colours blend in with the natural landscape to soften the visual impact of buildings.	AO2 All buildings, structures, roofs and trims, where they are painted use the colours listed in Table 8.2.15-3: Building colours .	COMPLIES The colour palette reflects the colours per the code, refer to plans in Part 3.	
PO3 The building design: (a) minimises visual impact and prevents buildings from dominating the natural landscape; (b) is compatible with the natural characteristics of the area; and (c) avoids skyline intrusion.	AO3 No acceptable outcome provided.	COMPLIES The proposed building design includes extensive landscaping to soften the built form, does not intrude into the skyline when considering adjoining and nearby buildings and includes landscaping on upper levels to maintain the “green band”.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO4 Buildings are sited to minimise the impact on the natural landscape and topographical features and to avoid any unnecessary removal of vegetation.	AO4 No acceptable outcome provided.	COMPLIES The proposed building steps up the hill to minimise height in a vertical plane. It is also noted that no significant vegetation is present on site.	

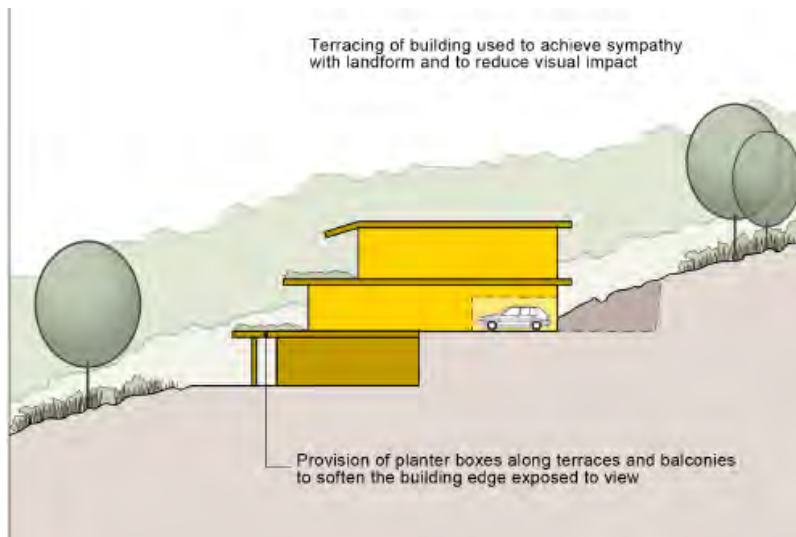


Figure 8.2.15-1
Illustration showing terracing of building to reduce visual intrusion

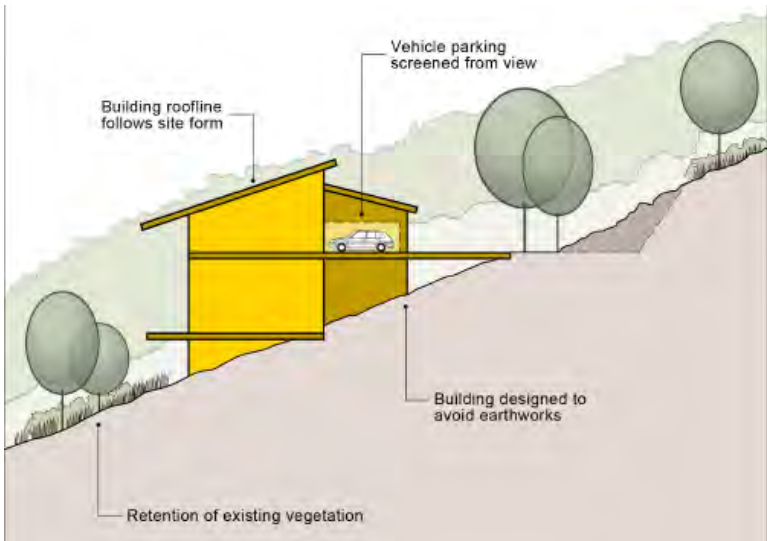
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
 Figure 8.2.15 - 2 Illustration showing building siting to avoid removal of vegetation			
Amenity			
PO5 Landscaping and revegetation planting: (a) uses plant species native to the area; (b) preserves the habitat value of any existing vegetation; and (c) maintains and enhances the visual quality of the existing vegetation cover.	AO5 No acceptable outcome provided.	COMPLIES WITH CONDITIONS The proposed building design provides adequate landscape and it is noted that conditions of approval can reflect any specific requirements Council in this regard including the need to obtain OPW approvals etc.	

Table 8.2.15-3: Building colours

Part of building	Colour	Australian Standard reference (AS 2700-2011 Colour standards for general purposes)
- Walls - Dominant sections of building and structures	Sand	Y44
	Deep Stone	Y55
	Sandstone	Y53
	Green Grey	N32
	Blue Grey	N53
	Bright Blue (for Pacific Parade, Durangan Street and Hooper Drive (between Fielding Street and Panorama Drive) properties only)	B23
	Red (for Pacific Parade, Durangan Street and Hooper Drive (between Fielding Street and Panorama Drive) properties only)	-
	Yellow (for Pacific Parade, Durangan Street and Hooper Drive (between Fielding Street and Panorama Drive) properties only)	-
	Cream (for Pacific Parade, Durangan Street and Hooper Drive (between Fielding Street and Panorama Drive) properties only)	Y34
Trim	Cream	Y34

Part of building	Colour	Australian Standard reference (AS 2700-2011 Colour standards for general purposes)
	Coffee	X52
	Deep Indian Red	R64
	Deep Bronze Green	G63
	Dark Grey	N64
	Charcoal	B64
	Blue Grey	N53

City Plan code template

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

Please note:

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

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

9.4.6 Landscape work code

9.4.6.1 Application

This code applies to assessing Operational work – landscape work where indicated within **Part 5 Tables of assessment**.

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

9.4.6.2 Purpose

- (1) The purpose of the Landscape Work code is to ensure high-quality landscape works that are consistent with the local landscape character and contribute to the overall image of the city.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Landscape work enhances the visual and built form attributes of the development.
 - (b) The identified landscape character, including areas of high scenic amenity of the locality is retained, reflected and enhanced by development.
 - (c) Landscape work does not include any known pest species.
 - (d) Vegetation to be retained is protected during construction.
 - (e) Landscape work promotes safe and high quality places.
 - (f) Landscape work is designed to promote conservation of natural resources and energy and water efficiency outcomes.
 - (g) Landscape work is consistent with all relevant Australian/New Zealand Standards.
 - (h) Landscape work is designed to complement the built form and provide enjoyable urban environments.

- (i) Landscape work is supported by efficient ongoing maintenance programmes.
- (j) Landscape works contributes to an attractive and shaded city.

9.4.6.3 Specific benchmarks for assessment

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 9.4.6-1: Landscape work code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Landscape design			
PO1 All landscape work complements and enhances new and existing development and landscape values by: (a) responding to the opportunities and constraints of the site; (b) creating a sense of place and character; (c) providing long-term visual amenity; (d) reinforcing and enhancing the local landscape character; (e) ensuring it is suited to the environmental, climatic, soil and aspect conditions of the area; (f) having regard for ongoing efficient maintenance outcomes; and (g) contributing to a safe and inclusive environment through design. Note: A Detailed landscape plan, prepared in accordance with SC6.13 City Plan policy – Landscape work, is required to demonstrate compliance with this provision. Note: Where a Statement of landscape intent has been endorsed through an	AO1 No acceptable outcome provided.	COMPLIES The proposal provides adequate landscape areas to achieve the outcomes sought in PO1.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
earlier approval, the Detailed landscape plan should be in accordance with that approval.			
Selection of plant species			
PO2 Species selection must be those which respect the landscape character of the site and surrounds, the city image and which are best suited to the use, function, environmental, climatic, soil and aspect conditions.	AO2 Landscape work utilises plant species that meet the Guidelines for plant selection and planting, contained in accordance with SC6.13 City Plan policy – Landscape work.	COMPLIES WITH CONDITIONS It is to utilise suitable plant species however conditions of approval can reflect specific requirements of Council in this regard including the need to obtain OPW approval, Council inspections etc.	
PO3 Landscape work does not include any recognised pest species.	AO3 Landscape Work does not include any undesirable plants as identified in SC6.13 City Plan policy – Landscape work.	COMPLIES WITH CONDITIONS It is not intended to utilise any pest species however conditions of approval can reflect specific requirements of Council in this regard including the need to obtain OPW approval, Council inspections etc.	
Retaining vegetation			
PO4 Best management practices must be utilised for all pre and post works treatment and all operational works associated with any tree or vegetation to be retained and protected, relocated or propagated.	AO4 Trees identified in a landscape intent or development approval for retention are protected in accordance with the Guidelines for retaining and protection of existing vegetation within the SC6.13 City Plan policy – Landscape work.	NOT APPLICABLE There is no significant vegetation on site that warrants retention.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Safety			
PO5 Landscaping contributes to a safe environment by: (a) providing clear sightlines; (b) minimising concealment spots; and (c) providing good visibility to entrance and exit points.	AO5 No acceptable outcome provided. Note: Refer to SC6.13 City Plan policy – Landscape work and SC6.12 City Plan policy – Land development guidelines, Section 5 – Public open space standards for guidance.	COMPLIES The landscape design provides for safety, sight lines etc.	
Mounding			
PO6 Mounding is sensitively designed as an integral part of the site works by being appropriate to their function, enhancing aesthetic appeal, and having regard for maintenance issues including future costs.	AO6 Mounding is designed in accordance with SC6.13 City Plan policy – Landscape work.	NOT APPLICABLE Mounding will not be used.	
Batters			
PO7 Batters must: (a) be sensitively designed as an integral part of the development works, with the design being appropriate to their function and location; (b) be stabilised through sufficient landscape works to control soil erosion; and (c) enhance visual amenity.	AO7 Batters are designed in accordance with SC6.13 City Plan policy – Landscape work.	NOT APPLICABLE The proposal will not involve batters.	
Irrigation			
PO8 All planting must aim to be maintained without the use of potable water from the City's water reticulation system for irrigation purposes.	AO8 No acceptable outcome provided. Note: Refer to SC6.13 City Plan policy – Landscape work for guidance.	COMPLIES WITH CONDITIONS It is intended to utilise irrigation on site and conditions of approval can reflect any specific requirements if Council in this regard.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Hard surfacing			
PO9 All hard surfacing in open space areas and areas external to buildings must be designed to provide for safety, be functionally appropriate, enhance visual amenity, and have regard for ongoing maintenance requirements.	AO9 Hard surfacing is designed in accordance with SC6.13 City Plan policy – Landscape work.	NOT APPLICABLE The proposal does not involve significant external hard surfacing, all is contained within the building.	
Public open space areas			
PO10 Landscape works in public open space areas (including open space dedicated as an open space contribution) must be designed to be appropriate to their function and location by: (a) utilising suitable land for its intended purpose; (b) incorporating, complementing and enhancing existing vegetation and ecological systems; (c) enhancing the visual amenity of local area and contributing to the amenity of the region; (d) providing an inclusive and sustainable community resource; and (e) reinforcing and enhancing hydraulic or drainage regimes on the site and within the adjacent surrounding areas.	AO10 No acceptable outcome provided. Note: Refer to SC6.13 City Plan policy – Landscape work and SC6.12 City Plan policy – Land development guidelines, Section 5 – Public open space standards for guidance.	NOT APPLICABLE No public open space is proposed.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO11 Landscape works in public open space areas (including open space dedicated as an open space contribution) are appropriately managed during the construction and subsequent maintenance phases.	AO11 An Open Space Management Plan prepared in accordance with SC6.13 City Plan policy – Landscape work is submitted where the site includes one or more of the following: (a) threatened flora or habitat for threatened fauna under the <i>Nature Conservation Act 1992</i>; (b) assessable vegetation; (c) includes retention of matters of environmental significance; (d) includes extensive areas of replanting and large rehabilitation areas; (e) includes wetlands, waterways and other drainage corridors; (f) requires storage of materials on-site during construction; (g) forms part of a wider open space system; (h) may be subject to sediment deposition or erosion; (i) includes fauna habitats that require protection or expansion, including habitat features; (j) includes areas of land subject to the Bushfire hazard overlay map; (k) incorporates significant public facilities or spaces likely to attract high visitation and use; or (l) incorporates treatment to the banks of wetlands, waterways or edges of other water bodies and other drainage corridors. Note: Where an Open Space Management Statement has been endorsed through an earlier approval, the Open Space Management Plan should be in accordance with that approval.	NOT APPLICABLE No public open space is proposed.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO12 Landscape work is designed and constructed to achieve a reasonable and practicable response to all public risk – duty of care issues.	AO12 The design and construction of Landscape work in public open space areas is consistent with all relevant Australian standards or other international landscape standards where a standard is not available in Australia or New Zealand for the specific work item or practice.	NOT APPLICABLE No public open space is proposed.	
Road reserves			
PO13 Landscape works undertaken in road reserve areas must be designed to provide: (a) a contribution to the greenscape of the city; (b) for safe movement of vehicular traffic and pedestrians including visibility and lighting; (c) appropriate species selection and sizes; (d) adequate growing medium for planting above and below ground; (e) water infiltration and subsoil drainage; (f) aesthetically pleasing streetscapes; (g) shade; (h) innovation in civic areas, such as engineered root volume solutions, permeable paving, aeration and deep watering systems; and (i) for functional operation of underground and above ground service infrastructure.	AO13 No acceptable outcome provided. Note: Refer to SC6.13 City Plan policy – Landscape work for guidance.	NOT APPLICABLE No works are proposed in the road reserve.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Car parking			
PO14 Landscape works associated with car park areas are to: (a) provide a contribution to the greenscape of the city; (b) be sited appropriately; (c) provide adequate growing medium for planting above and below ground; (d) utilise appropriate species, hardsurfacing and associated hardscape with relation to the function, use and character of the locality; (e) reduce the visual impact of the carpark from surrounding areas; and (f) provide shade and screening where appropriate.	AO14 No acceptable outcome provided. Note: Refer to SC6.13 City Plan policy – Landscape work for guidance.	NOT APPLICABLE The proposed parking area is under the building and therefore does not necessitate landscape treatments.	
Landscape buffer			
PO15 Landscaped buffers: (a) are sensitively designed as an integral part of the site; (b) incorporate retained native vegetation; (c) are appropriate to their function; (d) are of a sufficient width; (e) enhance visual amenity; and (f) have appropriate maintenance regimes.	AO15 No acceptable outcome provided. Note: Refer to SC6.13 City Plan policy – Landscape work for guidance.	NOT APPLICABLE The proposal does not involve landscape buffers.	

City Plan code template

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

Please note:

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

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

8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

This code applies to assessing material change of use, reconfiguring a lot and operational work, for development subject to the Acid sulfate soils overlay where indicated within **Part 5.10 Categories of development and assessment – Overlays**.

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

8.2.1.2 Purpose

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

8.2.1.3 Specific benchmarks for assessment

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 8.2.1-1: Acid sulfate soils overlay code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Acid sulfate soils			
PO1 The extent and severity of the acid sulfate soils risk is accurately characterised.	AO1 Acid sulfate soils are identified through an acid sulfate soils investigation, carried out in accordance with SC6.2 City Plan policy – Acid sulfate soils management .	COMPLIES WITH CONDITIONS In this case the proposal involves minimal earthworks as no basement is proposed. If deemed necessary conditions of approval can reflect the need for submission of ASS reports etc as part of subsequent construction stage approvals.	
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	COMPLIES WITH CONDITIONS In this case the proposal involves minimal earthworks as no basement is proposed. If deemed necessary conditions of approval can reflect the need for submission of ASS reports etc as part of subsequent construction stage approvals.	

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

City Plan code template

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

Please note:

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

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

8.2.2 Airport environs overlay code

8.2.2.1 Application

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

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

8.2.2.2 Purpose

- (1) The airport environs overlay deals with issues relating to development in the vicinity of certain airports and aviation facilities. This includes:
 - the Obstacle Limitation Surface (OLS)
 - public safety area
 - wildlife hazard buffer zones
 - lighting area buffer zones
 - Australian Noise Exposure Forecast (ANEF) contour
 - Procedures for Air Navigation Services – Aircraft Operational (PANS-OPS) surfaces
 - aviation facilities
 - it may also include locally identified issues that relate to airport environments.
- (2) The purpose of the Airport environs overlay code is to
 - (a) recognise Gold Coast Airport as essential economic infrastructure and protect and assure its ongoing operation and continued development;

- (b) regulate development that may affect the operational efficiency of Gold Coast Airport at Coolangatta and the Airservices Australia Aviation Facilities related to the operation of the airport;
 - (c) minimise incompatible development within the public safety area adjacent to the airport;
 - (d) minimise the adverse impacts of airport noise on residential and other noise sensitive land uses in the vicinity of the airport.
- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) The Gold Coast Airport continues to contribute to the tourism industry, the business sector and communities of Gold Coast.
 - (b) Development does not impact on the operation of Gold Coast Airport.
 - (c) The maximum height of buildings and other structures, within the area designated as the airport's 'prescribed airspace' pursuant to the Airports (Protection of Airspace) Regulations 1996, as shown in the mapping of the **Obstacle Limitation Surface (OLS)** and the **Procedures for Air Navigation Services – Aircraft Operational (PANS-OPS) surfaces**, is not exceeded.
 - (d) Buildings and other structures do not encroach into the sensitive areas around aviation facilities pursuant to International Civil Aviation Organisation (ICAO) principles and *Air Services Act 1996*.
 - (e) The operation of artificial lighting sources does not exceed the maximum light source intensities imposed by the Gold Coast Airport Master Plan and the Civil Aviation Safety Authority.
 - (f) Potential hazards to safety of aircraft operations brought about by bird or bat strikes are minimised.
 - (g) Potential hazards to safety of aircraft operations resulting from the emission of smoke, dust or other particulate matter, or creation of air turbulence are minimised.
 - (h) Potential hazards to safety of aircraft operations resulting from reflection of sunlight, and any another potential causes of temporary interference with pilot vision are minimised.
 - (i) New development within the public safety area of the airport does not significantly increase population density or the use and storage of hazardous materials within this area.
 - (j) Potential impacts on residential and other noise-sensitive development in close proximity to the airport are minimised by ensuring that new development is subject to appropriate acoustic treatment pursuant to *AS 2021:2015 Acoustics – Aircraft noise intrusion – Building siting and construction*, according to noise contours shown on **Airport environs – Australian Noise Exposure Forecast (ANEF) contour overlay map**.

8.2.2.3 Specific benchmarks for assessment

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 8.2.2-2: Airport environs overlay code – for assessable development

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

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Acoustic treatment to buildings to lessen the impact of aircraft noise (on land within the Airport environs – Airport Noise Exposure Forecast (ANEF) contour overlay map)			
PO2 Development, other than an extension to an existing Dwelling house, on land within the 20 ANEF contour or greater as shown on the latest approved ANEF plan for Gold Coast Airport, is designed and constructed to prevent adverse impacts from aircraft noise. Note: The current ANEF mapping for Gold Coast Airport as at the date of adoption of the planning scheme is shown in Airport environs – Australian Noise Exposure Forecast (ANEF) contour overlay map.	AO2 Development within the 20 ANEF contour or greater, as identified on Airport environs – Australian Noise Exposure Forecast (ANEF) contour overlay map is acoustically insulated to the applicable standard required by AS 2021:2015 <i>Acoustics – Aircraft noise intrusion – Building siting and construction</i> .	NOT APPLICABLE The site is not within the 20 ANEF contour.	
Reflective roof materials, advertising devices and artificial light sources (on land within the Gold Coast Airport lighting zone)			
PO3 Development involving reflective roof materials, illuminated advertising devices or other artificial light sources, including street lighting and coloured lights, do not create a visual hazard for aircraft operation on approach to, or take off from, the Gold Coast Airport. Note: For advice on how to meet aviation safety requirements refer to <i>Civil Aviation Safety Authority (CASA) guidelines: Lighting in the Vicinity of Aerodromes – Advice to Lighting Designers</i> . Note: Use of a reflective roof surface in the Lighting Zone of Gold Coast Airport constitutes a 'controlled activity', and	AO3.1 The illuminated advertising device or artificial light source does not exceed the maximum intensity of illumination within the respective light intensity zone, as identified on Airport environs – lighting area buffer zones overlay map . AO3.2 Configurations of lights in straight parallel lines 500m to 1,000m long (e.g. sporting fields and large parking areas) are not located within the Outer lighting zone, as identified on Airport environs – lighting area buffer zones overlay map .	COMPLIES WITH CONDITIONS The proposal does not involve any illuminated advertising devices and if deemed necessary conditions of approval can reflect any specific intensity requirements. COMPLIES The proposal does not involve any straight lighting lines etc.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
requires approval from the operator of Gold Coast Airport. (Roof materials having solar absorbency greater than 0.35 are deemed to be pre-approved).	AO3.3 Glare or flashes (e.g. sporting stadia), flare plumes, refineries, upward shining lights, laser lights, flashing or sodium (yellow) lighting are not located within 6 km of the airport runway, as identified on Airport environs – lighting area buffer zones overlay map .	NOT APPLICABLE The proposal does not involve any glare or flashing generation.	
	AO3.4 The roof of any building located on land identified on Airport environs – lighting area buffer zones overlay map has a solar absorbency greater than 0.35.	COMPLIES WITH CONDITIONS Conditions of approval can reflect the requirements of AO3.4 with same to be addressed at building approval stage.	
Development within public safety areas			
PO4 Development within the Public Safety Area for Gold Coast Airport as identified on Airport environs – public safety area overlay map does not increase the amount of people living and using the area or increase the risk to airport operations.	AO4 Development within the Public Safety Area for the Gold Coast Airport as identified on the Airport environs – public safety area overlay map does not: (a) Increase the number of people living in the area, and proposes no greater density than a Dwelling house. (b) Introduce or intensify community, commercial, industrial or any other uses. (c) Involve the manufacturing or bulk storage of hazardous (explosive or noxious) or flammable materials.	NOT APPLICABLE The site is not within the public safety area.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Aviation facilities			
PO5 Development in the area, around Airservices Australia Aviation Facilities identified on Airport environs – Airservices Australia aviation facilities overlay map , does not adversely impact on the functioning of these facilities. Note: If development has the potential to adversely affect the functioning of Airservices Australia Aviation Facilities, approval is required from the Manager, Operational Requirements and Services (Airservices Australia).	AO5.1 Development that involves electrical or electromagnetic fields (e.g. arc welding) or that creates a permanent or temporary physical line of sight obstruction between transmitting and receiving devices, is not located within the VHF 500m buffer overlay for the Springbrook VHF facility (as identified on the Airport environs – Airservices Australia aviation facilities overlay map).	NOT APPLICABLE The site is not within the mapped overlay area.	
	AO5.2 Development that involves any of the following, is not included within the VOR 1000m buffer overlay for the Jacobs Well VOR facility (as identified on Airport environs – Airservices Australia aviation facilities overlay map): (a) creating a permanent or temporary physical line of sight obstruction; (b) overhead lines exceeding 5m in height; (c) metallic structures exceeding 8m in height; (d) trees and open lattice towers exceeding 10m in height; (e) wooden structures exceeding 13m in height.	NOT APPLICABLE The site is not within the mapped overlay area.	
	AO5.3 Development that involves any of the following, is not located within the	NOT APPLICABLE The site is not within the mapped overlay area.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	building restricted area for the Mt Somerville PSR and SSR facilities (as identified on the Airport environs - Airservices Australia aviation facilities overlay map). (a) creating a permanent or temporary physical line of sight obstruction; (b) overhead lines exceeding 5m in height; (c) metallic structure exceeding 8m in height.		
	AO5.4 Development that involves any of the following, is not located within the building restricted area for the Coolangatta DVOR, DME and NDB facilities (as identified on the Airport environs - Airservices Australia aviation facilities overlay map). (a) creating a permanent or temporary physical line of sight obstruction; (b) overhead lines exceeding 5m in height; (c) metallic structures exceeding 8m in height.	NOT APPLICABLE The site is not within the mapped overlay area.	
Potential bird or bat strike on aircraft (on land within the Gold Coast Airport wildlife hazard buffer zones)			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO6 Development in the bird/bat strike zones of Gold Coast Airport, as identified on Airport environs – wildlife hazard buffer zones overlay map , does not exacerbate the potential for bird or bat strike on aircraft.	AO6.1 In locations within 3km of the Gold Coast Airport, as identified on Airport environs – wildlife hazard buffer zones overlay map , where planting as part of a development could result in increased attraction of birds or bats, with the possibility of creating a hazard for aircraft operations, plant species will be selected which are not subject to heavy flowering or fruiting. Editors Note: The operator of Gold Coast Airport maintains a preferred plant species list that is available for the assistance of development proponents, if required.	NOT APPLICABLE The site is not within the mapped overlay area.	
	AO6.2 In the case of any development within an allotment located within 3km of the Gold Coast Airport, as identified on Airport environs – wildlife hazard buffer zones overlay map , with the potential to create or increase a hazard of bird or bat strike on aircraft evidence is provided to confirm that approval has been obtained from the operator of Gold Coast Airport.	NOT APPLICABLE The site is not within the mapped overlay area.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	AO6.3 The following land uses are not located within 3km of the airport runway, as identified on Airport environs – wildlife hazard buffer zones overlay map: (a) Cropping (turf farm or fruit tree farm) (b) Intensive animal industry (piggery) (c) Aquaculture (fish processing/packing plant) (d) Conservation state (e.g. wetland) (e) Major sport, recreation and entertainment facility (showground) (f) Low impact industry, Medium impact industry, high impact industry (food processing plant) (g) Food/organic waste facility: and (h) Putrescible waste facility (e.g. landfill, transfer station)	NOT APPLICABLE The site is not within the mapped overlay area.	
	AO6.4 Where the uses listed in AO6.3 are located between 3km and 13km from the airport runway, as identified on the Airport environs – wildlife hazard buffer zones overlay map, measures that prevent wildlife attraction are undertaken (e.g. covering of potential food/waste sources and other wildlife deterrence methods). Note: Where exceptional circumstances justify approval of development within 3km – 13km of the airport runway, rigorous wildlife management measures to avoid	NOT APPLICABLE The site is not within the mapped overlay area.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	attracting wildlife should be incorporated in the development proposal.		
	AO6.5 The following land uses include appropriate measures that prevent wildlife attraction (e.g. covering of potential food/waste sources and other wildlife deterrence methods) if located within 13km of the airport runway, as identified on the Airport environs – wildlife hazard buffer zones overlay map : (a) Animal husbandry (cattle/dairy farm); (b) Intensive animal industry (poultry farm); (c) Conservation estate (all other than mentioned in AO6.3); (d) Major sport, recreation and entertainment facility (all other than mentioned in AO6.3); (e) Outdoor sport and recreation; (f) Park; (g) Non-putrescible waste facility (e.g. landfill, transfer station) (h) Sewerage/wastewater treatment facility	NOT APPLICABLE The site is not within the mapped overlay area.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Emission of particulate matter and air turbulence (inside the outer horizontal surface 15km)			
PO7 Development in the Gold Coast Airport's prescribed airspace does not compromise the operation of aircraft engines or create air turbulence or a potential visual hazard for aircraft operation around the Gold Coast Airport due to emission of smoke, steam or other particulate matter. Note: The Gold Coast Airport's 'Prescribed Airspace' is indicated by the OLS and the PANS-OPS on Airport environs – Procedures for Air Navigation Services – Aircraft Operational (PANS-OPS) surfaces overlay map and Airport environs – Obstacle Limitation Surface (OLS) overlay map. Note: If development has the potential to cause a hazard to aircraft operations through the emission of particulate matter, approval of the operator of Gold Coast Airport is required.	AO7.1 The development will not cause a potential hazard to the operation of aircraft through the emission of smoke, steam, dust or other particulate matter.	COMPLIES The proposal does not involve any emission generation.	
	AO7.2 The development will not cause a potential hazard to the operation of aircraft through the emission of a gaseous plume at a velocity exceeding 4.3m per second.	COMPLIES The proposal does not involve any emission generation.	
Transient aviation activities			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO8 Development does not adversely impact on the Gold Coast Airport's prescribed airspace. Note: The Gold Coast Airport's 'Prescribed Airspace' is indicated by the OLS and the PANS-OPS on Airport environs – Procedures for Air Navigation Services – Aircraft Operational (PANS-OPS) surfaces overlay map and Airport environs – Obstacle Limitation Surface (OLS) overlay map.	AO8 Activities involving transient intrusions such as parachuting, hot air ballooning or hang gliding are not located within the airspace of the Gold Coast Airport.	COMPLIES The proposal does not involve any transient aviation activities/intrusions.	

City Plan code template

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

Please note:

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

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

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

8.2.6 Environmental significance overlay code

8.2.6.1 Application

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

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

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

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

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

8.2.6.2 Purpose

- (1) The purpose of the Environmental significance overlay code is to identify and protect matters of environmental significance and ensure that development is consistent with, and contributes to, the achievement of the objectives of the Our Natural City Strategy.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Matters of environmental significance are identified, protected in situ and enhanced to maintain flora and fauna diversity within:
 - (i) Hinterland core habitat systems;
 - (ii) Coastal wetlands and islands core habitat systems;

- (iii) Substantial remnants; and
 - (iv) Hinterland to coast critical corridors.
- (b) Degraded matters of environmental significance are protected and rehabilitated.
- (c) High priority vegetation is protected in situ.
- (d) Outside of Biodiversity Areas:
 - (i) Disturbance to regulated and general priority vegetation is minimised;
 - (ii) Impacts on medium priority vegetation are managed, in order of priority, by:
 - (A) avoiding significant adverse impacts;
 - (B) mitigating significant adverse impacts where these cannot be avoided; and
 - (C) offsetting any significant residual impacts.
 - (iii) State and local significant species and their habitat are identified and protected.
 - (iv) The quality or connectivity of habitat for State and local significant species (including the koala) is improved.
- (e) Wetlands, waterways and their associated buffers (as prescribed in RO2) are protected and enhanced.
- (f) Buffers are provided between matters of environmental significance and any proposed development, to manage impacts.
- (g) Appropriate tenure and management arrangements are provided to protect matters of environmental significance and their associated buffers.
- (h) Where offsets are required, these are consistent with the *Environmental Offsets Act 2014*.
- (i) Management strategies and appropriate clearing practices are implemented to ensure any fauna impacted by development activities are managed and protected during works.

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

8.2.6.3 Specific benchmarks for assessment

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 8.2.6-2: Environmental significance overlay code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Ecological site assessment			
PO1 All matters of environmental significance on and adjacent to the development site are identified and protected. Note - An Ecological Site Assessment prepared in accordance with SC6.7 City Plan policy – Ecological site assessments, is Council's preferred method for addressing this performance outcome.	AO1 Proposed works do not impact on: (a) areas identified on Environmental significance – vegetation management overlay map; (b) buffers to wetlands and waterways being: (i) 100m from the mapped boundary of a State significant aquatic area, as identified on Environmental significance – wetlands and waterways overlay map; (ii) 100m from the outer landward boundary of a State significant wetland, as identified on Environmental significance – wetlands and waterways overlay map; (iii) 100m from the outer landward boundary of a Local significant wetland, as identified on Environmental significance – wetlands and waterways overlay map; (iv) 60m from the outer bank of a Major Waterway identified on Environmental significance – wetlands and waterways overlay map; or (v) 30m from the outer bank of a Waterway identified on Environmental significance – wetlands and waterways overlay map; and (c) individual trees within areas mapped on the Environmental significance – priority species overlay map.	COMPLIES The site does not contain matters of environmental significance.	
Biodiversity areas			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO2 Development does not impact on Protected Areas as identified on the Environmental significance– biodiversity areas overlay map .	AO2.1 No acceptable outcome provided.	COMPLIES The site is not a protected area.	
PO3 Development within the Hinterland to Coast Critical Corridors as identified on the Environmental significance – biodiversity areas overlay map is located and designed to: (a) provide corridors of sufficient dimensions and characteristics that will enable adequate movement of fauna through the site; (b) protect in situ matters of environmental significance and associated buffers; (c) protect in situ, vegetation identified on the Environmental significance – vegetation management overlay map and habitat for native flora and fauna; (d) link matters of environmental significance, existing corridors and/or conservation estate/reserves on adjacent properties; (e) maintain and improve upon the regional connectivity of the Hinterland to Coast Critical Corridors; and (f) allow for the rehabilitation of disturbed, cleared or modified areas that form part of the Hinterland to Coast Critical Corridors. Note: Recommendations provided in an	AO3.1 No acceptable outcome provided.	COMPLIES The site does not contain matters of environmental significance and the proposal does not alter corridors.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
ecological site assessment (prepared in accordance with SC6.7 City Plan policy – Ecological site assessments) are Council's preferred method for determining corridor dimensions.			
PO4 Development within Hinterland Core Habitat Systems, Coastal Wetlands and Islands Core Habitat Systems and Substantial Remnant Areas as identified on the Environmental significance – biodiversity areas overlay map is located and designed to: (a) protect in situ matters of environmental significance and associated buffers; (b) protect in situ vegetation identified on the Environmental significance – vegetation management overlay map and habitat for native flora and fauna; and (c) allow for the rehabilitation of disturbed, cleared or modified areas.	AO4 No acceptable outcome provided.	NOT APPLICABLE The site is not within the identified overlay area.	
Wetland and waterway			
PO5 Buffers are provided to wetlands and waterways identified on the Environmental significance – wetlands and waterways overlay map to ensure the: (a) protection of matters of environmental significance mapped onsite or identified through an ecological site assessment; (b) unimpeded movement of fauna	AO5.1 Buffers at least 100m wide are provided between the development and the mapped boundary of a State significant aquatic area, as identified on Environmental significance – wetlands and waterways overlay map .	NOT APPLICABLE The site is not within the identified overlay area.	
	AO5.2 Buffers at least 100m wide are provided between the development and the outer landward boundary of a State significant wetland, as identified on Environmental significance – wetlands and waterways overlay map .	NOT APPLICABLE The site is not within the identified overlay area.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
along the waterway; (c) water quality is maintained; (d) bank stability; and (e) protection of property and infrastructure. Note: The buffer width for wetlands is measured from the outer, landward boundary of the mapped wetland, as shown on Environmental significance – wetlands and waterways overlay map. Note: Recommendations provided in an ecological site assessment (prepared in accordance with SC6.7 City Plan policy – Ecological site assessments) is Council's preferred method for determining alternative buffer widths. Note: Artificial waterways are to be addressed through the Coastal erosion hazard overlay code and map. Where a waterbody contains both natural and artificial banks, the natural banks are to be assessed in accordance with this performance outcome.	AO5.3 Buffers at least 100m wide are provided between the development and the outer landward boundary of a Local significant wetland as identified on the Environmental significance – wetlands and waterways overlay map. AO5.4 Buffers at least 60m wide are provided between the development and the outer bank of a Major Waterway as identified on the Environmental significance – wetlands and waterways overlay map. AO5.5 Buffers at least 30m wide are provided between the development and the outer bank of a waterway as identified on the Environmental significance – wetlands and waterways overlay map.	NOT APPLICABLE The site is not within the identified overlay area. NOT APPLICABLE The site is not within the identified overlay area. NOT APPLICABLE The site is not within the identified overlay area.	
Vegetation management			
PO6 Regulated vegetation is protected in situ when it is: (a) identified on the Environmental significance – vegetation management overlay map; and (b) within biodiversity areas as identified on the Environmental significance – biodiversity areas overlay map.	AO6 Development does not impact on regulated vegetation.	NOT APPLICABLE The site is not within the identified overlay area.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO7 Development is designed to maintain regulated vegetation and minimise disturbance when it is: (a) identified on the Environmental significance – vegetation management overlay map ; and (b) outside of biodiversity areas as identified on the Environmental significance – biodiversity areas overlay map .	AO7 Development avoids impacts on regulated vegetation.	NOT APPLICABLE The site is not within the identified overlay area.	
PO8 High priority vegetation as identified on the Environmental significance – vegetation management overlay map is protected in situ.	AO8 No acceptable outcome provided.	NOT APPLICABLE The site is not within the identified overlay area.	
PO9 Medium and general priority vegetation as identified on the Environmental significance – vegetation management overlay map within biodiversity areas as identified on the Environmental significance – biodiversity areas overlay map is protected in situ.	AO9 No acceptable outcome provided.	NOT APPLICABLE The site is not within the identified overlay area.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO10 Vegetation is protected when it is: (a) identified as medium priority vegetation on the Environmental significance – vegetation management overlay map; and (b) located outside the biodiversity areas identified on the Environmental significance – biodiversity areas overlay map.	AO10 Vegetation is not damaged when it is: (a) identified as medium priority vegetation on the Environmental significance – vegetation management overlay map; and (b) located outside the Environmental significance – biodiversity areas overlay map. OR Where all attempts have been made to avoid and minimise damage to vegetation as stated above, any significant residual impact is offset consistent with the <i>Environmental Offsets Act 2014</i> , at a ratio of 3:1 (area) in accordance with SC6.9 City Plan policy – Environmental offsets . OR Damage to medium priority vegetation identified on the Environmental significance – vegetation management overlay map and located outside the biodiversity areas identified on the Environmental significance – biodiversity areas overlay map is for committed development.	NOT APPLICABLE The site is not within the identified overlay area.	
PO11 Disturbance to vegetation is minimised when it is: (a) identified as General priority vegetation on the Environmental significance – vegetation management overlay map; and (b) located outside the Environmental significance – biodiversity areas overlay map.	AO11 Development avoids impacts on general priority vegetation. Any damage is minimised to the greatest extent possible.	NOT APPLICABLE The site is not within the identified overlay area.	
PO12 Buffers are provided that protect the long term viability of high priority and regulated vegetation located on or adjacent to the site.	AO12 Buffers at least 30m wide are provided between the development and any retained vegetation identified as high priority or regulated vegetation on the Environmental significance – vegetation management overlay map on or	NOT APPLICABLE The site is not within the identified overlay area.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	adjacent to the site.		
Priority species			
PO13 Assessable koala feed and shelter trees are protected in situ when they are located: (a) in koala habitat areas as identified on the Environmental significance – priority species overlay map ; and (b) within biodiversity areas as identified on the Environmental significance – biodiversity areas overlay map .	AO13 Development does not impact on assessable koala feed and shelter trees.	NOT APPLICABLE The site is not within the identified overlay area.	
PO14 Assessable koala feed and shelter trees are protected when they are: (a) in koala habitat areas as identified on the Environmental significance – priority species overlay map ; and (b) outside biodiversity areas as identified on the Environmental significance – biodiversity areas overlay map .	AO14 Development avoids impacts on assessable koala feed and shelter trees. Any damage is minimised to the greatest extent possible.	NOT APPLICABLE The site is not within the identified overlay area.	
PO15 Site design provides safe koala movement opportunities by incorporating measures to maintain connectivity between areas of koala habitat on and adjacent to the site. Note : <i>DEHP's Koala-Sensitive Design Guideline</i> should be consulted for suitable measures to provide for safe koala movement.	AO15 No acceptable outcome provided.	NOT APPLICABLE The site does not contain any koala habitat.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO16 During the clearing and construction phases, measures are incorporated to protect koalas from death or injury.	AO16 Threats to koalas as a result of clearing and construction activities are mitigated by: (a) ensuring no tree in which a koala is present or a tree with a crown overlapping a tree containing a koala is cleared; (b) undertaking clearing of vegetation in stages, and ensuring: (i) no more than 1 ha is cleared per day for sites less than 6 ha in size; (ii) no more than 2 ha is cleared per day for sites greater than 6 ha in size; (iii) that between each stage there is at least 12 hours where no clearing occurs; and (iv) koala habitat is always linked to allow koalas to move out of the site; (c) use of qualified koala spotters; (d) prohibition of domestic dogs and security dogs on site; and (e) use of koala safety fencing.	NOT APPLICABLE The site does not contain any koala habitat.	
PO17 State significant species, and their habitat, are protected in situ when it is: (a) identified on the Environmental significance – priority species overlay map , or through an ecological site assessment; and (b) within biodiversity areas as identified on the Environmental significance – biodiversity areas overlay map .	AO17 Development does not impact on State significant species, and their habitat.	NOT APPLICABLE The site is not within the identified overlay area.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO18 Development protects state significant species, and their habitat or is designed to minimise and mitigate impacts on habitat values when it is: (a) identified on the Environmental significance – priority species overlay map ; and (b) outside of biodiversity areas as identified on the Environmental significance – biodiversity areas overlay map .	AO18.1 Development avoids impacts on state significant species, and their habitat.	NOT APPLICABLE The site is not within the identified overlay area.	
	AO18.2 Where development impacts on state significant species and their habitat, the following occurs: (a) flora species are propagated and used in rehabilitation and landscaping onsite; and (b) fauna species are safely relocated by a qualified fauna spotter catcher.	NOT APPLICABLE The site is not within the identified overlay area.	
PO19 Local significant species, and their habitat, are protected in situ when it is: (a) identified on the Environmental significance – priority species overlay map , or through an ecological site assessment; and (b) within biodiversity areas as identified on the Environmental significance – biodiversity areas overlay map .	AO19 Development does not impact on local significant species, and their habitat.	NOT APPLICABLE The site is not within the identified overlay area.	
PO20 Development protects local significant species, and their habitat or is designed to minimise and mitigate impacts on habitat values when it is: (a) identified on the Environmental significance – priority species overlay map ; and (b) outside of biodiversity areas as identified on the Environmental significance – biodiversity areas overlay map .	AO20.1 Development avoids impacts on local significant species, and their habitat.	NOT APPLICABLE The site is not within the identified overlay area.	
	AO20.2 Where development impacts on local significant species and their habitat, the following occurs: (a) flora species are propagated and used in rehabilitation and landscaping onsite; and (b) fauna species are safely relocated by a qualified fauna spotter catcher.	NOT APPLICABLE The site is not within the identified overlay area.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Fauna management			
PO21 Development design and location provides for the safe movement of native fauna through the site.	AO21 Where infrastructure crosses native fauna movement paths, the design of new development incorporates fauna friendly movement solutions. Note: Fauna friendly movement solutions developed in accordance with the <i>Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices</i> ; and the <i>QLD Government Koala-Sensitive Design Guidelines</i> is Council's preferred method for addressing this outcome.	NOT APPLICABLE The site is not considered to be a fauna movement path.	
PO22 Where fauna habitat is proposed to be damaged, management strategies must be implemented to ensure: (a) the native fauna is safely relocated to an area of similar habitat; (b) the sequence of habitat disturbance ensures that fauna is not isolated from adjoining areas of habitat; (c) fauna relocation occurs immediately prior to habitat disturbance; (d) accredited and experienced spotter catchers, licensed by the Queensland Parks and Wildlife Service, are to be present on the site to direct and undertake the removal and relocation of fauna; and (e) where possible, damaged habitat and nesting sites are rehabilitated outside of development areas. Note: A Fauna Management Plan prepared by a suitably qualified person and in accordance with SC6.8 City Plan policy – Environmental management plans	AO22 No acceptable outcome provided.	NOT APPLICABLE The site is not considered to be a fauna movement path.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
is Council's preferred method for addressing this outcome.			
Tenure, ownership and management arrangements			
PO23 Matters of environmental significance and associated buffers, mapped areas as identified on the Environmental significance – vegetation management overlay map proposed for retention and areas requiring rehabilitation are suitably protected in perpetuity and will: (a) enable necessary fire management in accordance with an approved fire management plan and any adopted bushfire management plan; (b) allow unimpeded movement of native fauna through matters of environmental significance and associated buffers; (c) enable maintenance access and regular management; (d) enable auditing and reporting of maintenance and management activities; (e) provide for public access along major waterways, where such access is consistent with the ecological functions; (f) allow for linkages and buffers to adjacent areas of ecological significance; and (g) allow for a coordinated approach to the management of adjacent areas of conservation estate.	AO23 Matters of environmental significance and associated buffers, mapped areas as identified on the Environmental significance – vegetation management overlay map proposed for retention and areas requiring rehabilitation are transferred to Council ownership as Public Open Space. OR Where not required for public access, matters of environmental significance and associated buffers, and mapped areas as identified on the Environmental significance – vegetation management overlay map proposed for retention and areas requiring rehabilitation are retained in private ownership and protected under a statutory covenant (under the <i>Land Title Act 1994</i>). Note: Where the area is adjacent to existing public open space, or is a buffer to a major waterway, Council's preference is for the land to be dedicated as Public Open Space.	NOT APPLICABLE The site does not contain matters of environmental significance.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO24 An Open Space Management Plan prepared in accordance with SC6.13 City Plan policy – Landscape work is prepared for areas to be dedicated to Council as Public Open Space.	AO24 No acceptable outcome provided.	NOT APPLICABLE The site does not contain matters of environmental significance.	
PO25 A Covenant Management Plan is prepared for areas to be protected under a statutory covenant. The management plan must include the following details: (a) rehabilitation area and strategy of works; (b) weed eradication and control requirements; (c) how the covenant area will be maintained and managed in perpetuity; (d) feral and domestic animal exclusion requirements; and (e) required maintenance access. Note: A Covenant Management Plan is prepared by a suitably qualified person and in accordance with SC6.8 City Plan policy – Environmental management plans is Council's preferred method for addressing this performance outcome.	AO25 No acceptable outcome provided.	NOT APPLICABLE The site does not contain matters of environmental significance.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Rehabilitation			
PO26 Disturbed, cleared or modified areas are rehabilitated where they form part of: (a) an ecological corridor; or (b) matters of environmental significance and associated buffers; or (c) areas identified within an Ecological Site Assessment as requiring rehabilitation. Note: A Rehabilitation Management Plan prepared in accordance with the <i>South East Queensland Ecological Restoration Framework</i> and SC6.8 City Plan policy – Environmental management plans is Council's preferred method for addressing this outcome.	AO26 No acceptable outcome provided.	NOT APPLICABLE The site does not contain matters of environmental significance.	

State Planning Policy July 2017

Policies	Demonstrate how the proposal meets the policy?	Internal use
State interest – water quality		
ASSESSMENT BENCHMARK 4 (POLICY 4): At the construction phase, development achieves the applicable stormwater management design objectives in table A (appendix 2) of the State Planning Policy.	STORMWATER MANAGEMENT PLAN HAS BEEN PREPARED – REFER TO PART 4.	
ASSESSMENT BENCHMARK 5 (POLICY 5): (5) At the post-construction phase,	STORMWATER MANAGEMENT PLAN HAS BEEN PREPARED – REFER TO PART 4.	

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

City Plan code template

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

Please note:

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

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

8.2.10 Industry, community infrastructure and agriculture land interface area overlay code

8.2.10.1 Application

This code applies to assessing material change of use and reconfiguring a lot for development for a sensitive land use subject to the Industry, community infrastructure and agriculture land interface area overlay and where identified in **Part 5.10 Categories of development and assessment – Overlays**.

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

8.2.10.2 Purpose

- (1) The purpose of the Industry, community infrastructure and agriculture land interface area overlay code is to:
 - (a) manage development that may have an adverse impact on the current or future viability of community infrastructure and medium and high impact industry land; and
 - (b) ensure that areas identified as comprising agricultural land are not compromised by development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Subdivision, residential and other sensitive land uses do not constrain or adversely impact on the safe and optimal operation of existing and planned community infrastructure, agricultural land or medium and high impact industry land.
 - (b) Development for sensitive land uses mitigates the risk to amenity, health and safety that may arise as a result of noise, odour and/or air quality from community infrastructure facilities associated with sewage treatment plants, effluent re-pump facilities, waste recycling and waste transfer centres and landfill sites. Where it is not possible to mitigate the impacts to an acceptable or tolerable level, development avoids being located within the Community infrastructure interface area.

8.2.10.3 Specific benchmarks for assessment

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 8.2.10-2: Industry, community infrastructure and agriculture land interface area overlay code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Sensitive land uses (including a Dwelling house) within the Industry interface area as shown on the Industry, community infrastructure and agriculture land interface area overlay map			
PO1 Development for a sensitive land use (including a Dwelling house) within the Industry interface area as shown on the Industry, community infrastructure and agriculture land interface area overlay map is designed to mitigate the amenity and health and safety impacts of existing and potential industrial development.	AO1 No acceptable outcome provided.	NOT APPLICABLE The site is not within the mapped overlay area.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Sensitive land uses (excluding a Dwelling house or Dual occupancy) within the Agriculture land interface area			
PO2 Development for a sensitive land use (excluding a Dwelling house or Dual occupancy) within the Agriculture land interface area, as shown on the Industry, community infrastructure and agriculture land interface area overlay map , includes buffers and other design features that mitigate the risk to amenity and health and safety that may arise from existing and future agricultural uses as a result of: (a) noise; (b) odour; (c) dust, smoke and ash; or (d) chemical spray drift.	AO2 No acceptable outcome provided.	NOT APPLICABLE The site is not within the mapped overlay area.	
Residential sensitive land uses within the Community infrastructure interface area as shown on the Industry, community infrastructure and agriculture land interface area overlay map			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO3 Development for residential activities only occurs in an area affected by odour and/or air quality from sewage treatment plant facilities and effluent re-pump facilities as identified on the Industry, community infrastructure and agriculture land interface area overlay map, where the risks to amenity health and safety are mitigated to an acceptable level. Note: Where odour and/or air quality impact is the concern; an odour and/or air quality impact assessment is the preferred method for addressing this performance outcome. Refer to the <i>Environmental Protection (Air) Policy 2019</i> which provides the acceptable level for air quality/odour objectives. For odour impact assessments, refer to the Odour Impact Assessment from Developments guideline provided by the Department of Environment and Science. Note: Where more than one Community infrastructure interface buffer applies (e.g. Sewage treatment plant and waste and recycling centre interface buffer), development is to assess amenity risks against the infrastructure buffer/s it falls within.	AO3.1 Development does not increase the number of dwellings located in the Community infrastructure interface area.	NOT APPLICABLE The site is not within the mapped overlay area.	
	AO3.2 Reconfiguring a lot does not result in the creation of additional residential lots in the Community infrastructure interface area.	NOT APPLICABLE The site is not within the mapped overlay area and does not involve ROL.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO4 Development for residential activities only occurs in an area affected by noise, odour and/or air quality from landfill facilities, waste recycling and waste transfer centres as identified on the Industry, community infrastructure and agriculture land interface area overlay map, where the risks to amenity, health and safety are mitigated to an acceptable level. Note: Where odour and/or air quality impact is the concern; an odour and/or air quality impact assessment is the preferred method for addressing this performance outcome. Refer to the <i>Environmental Protection (Air) Policy 2019</i> which provides the acceptable level for air quality/odour objectives. For odour impact assessments, refer to the Odour Impact Assessment from Developments guideline provided by the Department of Environment and Science. Note: Where noise impact is the concern; a noise impact assessment is the preferred method for addressing this performance outcome. Refer to the <i>Environmental Protection (Noise) Policy 2019</i> which provides the acceptable level for acoustic quality objectives. Note: Where more than one Community infrastructure interface buffer applies (e.g. Sewage treatment plant and waste and recycling centre interface buffer), development is to assess amenity risks against the	AO4.1 Development does not increase the number of dwellings located in the Community infrastructure interface area.	NOT APPLICABLE The site is not within the mapped overlay area.	
	AO4.2 Reconfiguring a lot does not result in the creation of additional residential lots in the Community infrastructure interface area.	NOT APPLICABLE The site is not within the mapped overlay area.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
infrastructure buffer/s it falls within.			
Non-residential sensitive land uses within the Community infrastructure interface area as shown on the Industry, community infrastructure and agriculture land interface area overlay map			
PO5 Development for non-residential sensitive land uses mitigates the risk to amenity and health and safety that may arise as a result of odour and/or air quality from the ultimate operation of sewage treatment plant facilities and effluent re-pump facilities. Note: Where odour and/or air quality impact is the concern; an odour and/or air quality impact assessment is the preferred method for addressing this performance outcome. Refer to the <i>Environmental Protection (Air) Policy 2019</i> which provides the acceptable level for air quality/odour objectives. For odour impact assessments, refer to the Odour Impact Assessment from Developments guideline provided by the Department of Environment and Science. Note: Where more than one Community infrastructure interface buffer applies (e.g. Sewage treatment plant and waste and recycling centre interface buffer), development is to assess amenity risks against the infrastructure buffer/s it falls within.	AO5 No acceptable outcome provided.	NOT APPLICABLE The site is not within the mapped overlay area.	
PO6 Development for non-residential sensitive	AO6 No acceptable outcome provided.	NOT APPLICABLE The site is not within the mapped overlay	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
land uses mitigates the risk to amenity and health and safety that may arise as a result of noise, odour and/or air quality from the ultimate operation of landfill facilities, waste recycling and waste transfer centres. Note: Where odour and/or air quality impact is the concern; an odour and/or air quality impact assessment is the preferred method for addressing this performance outcome. Refer to the <i>Environmental Protection (Air) Policy 2019</i> which provides the acceptable level for air quality/odour objectives. For odour impact assessments, refer to the Odour Impact Assessment from Developments guideline provided by the Department of Environment and Science. Note: Where noise impact is the concern; a noise impact assessment is the preferred method for addressing this performance outcome. Refer to the <i>Environmental Protection (Noise) Policy 2019</i> which provides the acceptable level for acoustic quality objectives. Note: Where more than one Community infrastructure interface buffer applies (e.g. Sewage treatment plant and waste and recycling centre interface buffer), development is to assess amenity risk against the infrastructure buffer/s it falls within.		area.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Sensitive land uses within the Community infrastructure interface area as shown on the Industry, community infrastructure and agriculture land interface area overlay map			
PO7 Development for a sensitive land use mitigates the risk to amenity, health and safety that may arise as a result of noise and air quality from the ultimate operation of Motor sport facilities. Note: Where more than one Community infrastructure interface buffer applies (e.g. Sewage treatment plant and waste and recycling centre interface buffer), development is to assess amenity risk against the infrastructure buffer/s it falls within.	AO7 No acceptable outcome provided	NOT APPLICABLE The site is not within the mapped overlay area.	

City Plan code template

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

Please note:

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

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

8.2.11 Landslide hazard overlay code

8.2.11.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational work for development located on any lot partially or completely subject to the Landslide hazard overlay and identified within **Part 5.10 Categories of development and assessment – Overlays**.

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

8.2.11.2 Purpose

- (1) The Landslide hazard overlay code deals with areas of land identified in the local government area as having landslide potential. It applies, at a minimum, to development that:
 - (a) increases the number of people living and working in the natural hazard management area, except where the premises are occupied on a short term or intermittent basis; or
 - (b) involves institutional uses where evacuating people may be difficult; or
 - (c) involves the manufacture or storage of hazardous materials in bulk.
- (2) The purpose of the Landslide hazard overlay code is to regulate development which occurs on land or part of any land containing steep slopes or unstable slopes.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The potential for erosion or landslide is minimised.

- (b) The risk of landslides damaging property or endangering persons is minimised.
- (c) Stormwater runoff and waste water disposal is effectively managed so that it does not increase landslide risk on the site or neighbouring sites.
- (d) Erosion events on slopes exceeding an average gradient of 20% are minimised.
- (e) Safe and efficient vehicular access onto steeply sloping land is provided.
- (f) Development does not occur at the expense of other environmental values.

8.2.11.3 Specific benchmarks for assessment

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 8.2.11-2: Landslide hazard overlay code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Site slope constraints			
PO1 Development must be certified by an RPEQ as being responsive to the constraints of steeply sloping land. Note: For guidance on how to meet this performance outcome, refer to SC6.10 City Plan policy – Geotechnical stability assessment guideline.	AO1 Development is not to be undertaken on any lot partially or completely identified on the Landslide hazard overlay map , unless certification is provided by an RPEQ, confirming that the proposed development is appropriate for the sloping nature of the site, and that the risk of landslide adversely affecting the subject lot, adjoining properties and the proposed development is at a low level.	COMPLIES A geotechnical report was prepared in support of the original DA and the recommendations of same remain. It is also noted that the conditions of approval reflect requirements to comply with the report, certification etc.	
Stormwater drainage			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO2 Development must ensure that stormwater runoff does not increase the susceptibility of the site to landslide and does not cause any detriment to the natural environment or to any other lots.	AO2.1 Stormwater drainage (including roof guttering and rainwater tank overflows) is managed to avoid an increase in on-site groundwater, ponding of water and water concentration into slopes and discharges to a lawful point of discharge.	COMPLIES Refer to the SWMP in Part 4.	
	AO2.2 Stormwater drainage is in accordance with SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design.	COMPLIES WITH CONDITIONS Conditions of approval can reflect any specific requirements if Council with regard to stormwater however it is assumed that the recommendations of the report are adequate.	
Cut and fill work			
PO3 Cut and fill work must not adversely affect slope stability or create erosion potential.	AO3.1 Cuts and fills should be minimised. The height of cut and/or fill, whether retained or not, does not exceed: (a) 900mm adjoining a public area (e.g. roads, public open space areas); (b) 1200mm adjoining a residential site; (c) 2500mm adjoining a non-residential site. OR Cuts greater than 900mm height are separated by terraces with a minimum width of 1.2m or equal to the height of the cut, whichever is greater, that incorporates drainage provisions in accordance with Council's SC6.12 City Plan policy – Land development guidelines, Section 3 – Change to ground level standards and	NOT APPLICABLE All earthworks will be undertaken in association with the building works and will be addressed at building approval stage.	

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

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

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	(vi) off-street parking locations, building locations and setback dimensions; (vii) earthwork details and building pad levels; (viii) retaining wall locations, type, extent, height, and offset from boundaries; (ix) existing and proposed onsite drainage systems; (x) identification of trees to be removed or retained; (xi) fencing extent, location, height and depth; (xii) swimming pool location, level and depth; (xiii) ancillary structures, such as pergolas and sheds; (xiv) landscaping, lawn areas, paved areas, mass planting areas and trees; (xv) slope angles; (xvi) slope shape and features; (xvii) parent rock type/soil type; (xviii) engineering properties of sub-surface materials; (xix) concentration of surface water; (xx) concentration of ground water; (xxi) evidence of instability on the site and adjoining areas; (xxii) history of instability on the site and adjoining areas; and (xxiii) geotechnical model of the site.		

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

Access (for subdivision only)

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

City Plan property report

Economy, Planning and Environment Directorate
Planning Enquiries Centre
City Development Branch
 PO Box 5042 GOLD COAST MC QLD 9729
P: (07) 5582 8708
E: mail@goldcoast.qld.gov.au
W: cityofgoldcoast.com.au

Property Details

Property address	776 PACIFIC PARADE, CURRUMBIN, 4223
Lot and Plan	1SP348547
Area	722 m ²

City Plan content

Zone map



Residential zones category

- Low density residential
- Low density residential, Large lot precinct
- Low density residential, Calypso Bay precinct
- Medium density residential
- Medium density residential, Calypso Bay precinct
- High density residential

Centres zones category

- Centre
- Neighbourhood centre
- Neighbourhood centre, West Burleigh historic township precinct

Recreation zones category

- Sport and recreation
- Sport and recreation, Bond University precinct
- Sport and recreation, Bundall equestrian area precinct
- Open space

Tourism zones category

- Major tourism
- Major tourism, Island resorts precinct
- Major tourism, Sea World precinct
- Major tourism, The Spit northern tourism precinct
- Major tourism, The Spit eastern tourism precinct
- Major tourism, The Spit southern tourism precinct
- Major tourism, Wildlife park precinct

Environment zones category

Conservation

Industry zones category

- Low impact industry
- Low impact industry, Future low impact industry precinct
- Medium impact industry
- Medium impact industry, Future medium impact industry precinct
- High impact industry
- High impact industry, Future high impact industry precinct
- Waterfront and marine industry
- Waterfront and marine industry, The Spit marine industry precinct

Other zones category

- Community facilities
- Emerging community
- Emerging community, Upper Coomera precinct
- Extractive industry
- Extractive industry, Extractive industry indicative buffer
- Innovation
- Innovation, Bond University precinct
- Innovation, Gold Coast cultural precinct
- Limited development (constrained land)
- Mixed use
- Mixed use, Bermuda Point precinct
- Mixed use, Fringe business precinct

- Rural
- Rural, Rural landscape and environment precinct
- Rural residential
- Rural residential, Rural residential landscape and environment precinct
- Special purpose
- Special purpose, Special development areas precinct
- Township
- Township, Commercial precinct
- Township, Large lot precinct
- Unzoned

- Property boundaries
- Selected property

Applicable mapping content		Related City Plan content	
Division			
Division 14 (view divisional contact details)			
Zones			
Neighbourhood centre zone		Neighbourhood centre zone code Tables of assessment: • Material change of use • Reconfiguring a lot • Building work • Operational work	
Overlay maps			
Acid sulfate soils: • Land at or below 5m AHD		Acid sulfate soils overlay code Tables of assessment: • Acid sulfate soils overlay	
Acid sulfate soils: • Land at or below 20m AHD		Acid sulfate soils overlay code Tables of assessment: • Acid sulfate soils overlay	
Airport environs – Airservices Australia aviation facilities: • Airport infrastructure		Airport environs overlay code Tables of assessment: • Airport environs overlay	
Airport environs - Australia noise exposure forecast (ANEF) contour: • 2031 Australian Noise Exposure Forecast contour		Airport environs overlay code Tables of assessment: • Airport environs overlay	
Airport environs - lighting area buffer zones: • Lighting area buffer zones		Airport environs overlay code	
Airport environs- Obstacle Limitation Surface (OLS): • Obstacle Limitation Surface (OLS)		Airport environs overlay code Tables of assessment: • Airport environs overlay	
Airport environs - Procedures for Air Navigation Services, Aircraft Operational (PANS-OPS) surfaces: • PANS-OPS contour		Airport environs overlay code Tables of assessment: • Airport environs overlay	
Airport environs - wildlife hazard buffer zones: Wildlife hazard buffer zones		Airport environs overlay code	
Building height			

Environmental significance – biodiversity areas	Environmental significance overlay code		
Matters of local environmental significance: Hinterland to coast critical corridors	Tables of assessment: Environmental significance- biodiversity areas overlay		
Industry, community infrastructure and agriculture land interface area: Airport noise exposure area			
Landslide hazard	Landslide hazard overlay code Tables of assessment: Landslide hazard overlay		
Residential density			
Ridges and significant hills protection	Ridges and significant hills protection overlay code Tables of assessment: Ridges and significant hills protection overlay		
LGIP			
Local Government Infrastructure Plan: Priority infrastructure area	Local Government Infrastructure Plan		
Local Government Infrastructure Plan: LGIP projection areas	Local Government Infrastructure Plan		
Date created	2 Oct 2024	Version	v11 - Current

Our reference: MCU/2022/588

Decision notice — approval (with conditions)

(Given under section 63(2) of the *Planning Act 2016*)

Date of decision notice: 7 February 2024

Applicant details

Applicant name: John Fuglsang Developments Pty Ltd
Applicant contact details: C/- Michel Group Services Pty Ltd
PO BOX 2695
NERANG QLD 4211

Application details

Application number: MCU/2022/588
Approval sought: Material Change of Use
Details of proposed development: 4 x Multiple dwelling and Shop

Location details

Street address: 776 Pacific Parade, Currumbin Qld 4223
Real property description: Lot 2 RP58471

Decision

Date of decision: 1 February 2024
Decision details: Under Delegated Authority, the Manager of Planning Assessment has resolved to Approve the development application in full with conditions.

Referral agency(s) for the application

Not applicable – no part of the application required referral.

Details of the approval

Development approval: Material change of use to establish 4 x Multiple dwelling and Shop at 776 Pacific Parade, Currumbin

Conditions

The conditions that have been imposed by Council, as Assessment manager, are enclosed.

Further development permits

The following development permits are required to be obtained before the development can be carried out:

- Operational works – vehicle access works
- Operational works – removal/relocation of existing infrastructure, structures and services
- Operational works – change to ground level
- Permit for plumbing and drainage works
- Operational works – infrastructure
- Application to work on City infrastructure
- Referral agency assessment

Notwithstanding the above, other approvals/development permits may be required.

Properly made submissions

Not applicable—No part of the application required public notification.

Currency period for the approval (section 85 of the Planning Act 2016)

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of six years

Approved plans and drawings

Approved plans and drawings are attached and are identified in the conditions imposed by Council as the Assessment manager.

Appeal rights

Applicant	You have appeal rights in relation to this decision. An appeal may be made against, as applicable: • the refusal of part of the development application; or • a provision of the development approval; or • if a development permit was applied for, the decision to give a preliminary approval. An appeal must be started within 20 business days after this notice is given to you. An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the <i>Planning Act 2016</i>, 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 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 <i>Planning Act 2016</i>. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal. An extract of Chapter 6, Part 1 and Schedule 1 of the <i>Planning Act 2016</i> is attached to this notice, which sets out further information about the appeal rights.
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For further information please contact Zoe Lewis, Planner on p: 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY

A handwritten signature in black ink, appearing to be 'AB' or similar initials, written in a stylized, cursive manner.

Adam Brown

Supervising Planner (South)

For the Chief Executive Officer

Council of the City of Gold Coast

enc:

Conditions imposed by Council as Assessment manager
Statement of reasons (given under section 63(4) of *Planning Act 2016*)

Attach:

Stamped approved plans and drawings
Infrastructure charges notice for the approved development
Appeal rights extracts

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. <table><tr><th colspan="5">Landscape Assessment (Private works)</th></tr><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Site cover plan</td><td>Mi Design Studio</td><td>08.01.24</td><td>A-01-01</td><td>32</td></tr><tr><td>Level 1 Carpark Layout</td><td>Mi Design Studio</td><td>08.01.24</td><td>A-01-02</td><td>32</td></tr><tr><td>Floor Plans (L1-3)</td><td>Mi Design Studio</td><td>08.01.24</td><td>A-02-01</td><td>32</td></tr><tr><td>Floor Plan (L4-Roof)</td><td>Mi Design Studio</td><td>08.01.24</td><td>A-02-02</td><td>32</td></tr><tr><td>Elevations</td><td>Mi Design Studio</td><td>08.01.24</td><td>A-03-01</td><td>32</td></tr><tr><td>Elevations</td><td>Mi Design Studio</td><td>08.01.24</td><td>A-03-02</td><td>32</td></tr><tr><td>External Colours and Materials</td><td>Mi Design Studio</td><td>08.01.24</td><td>A-03-04</td><td>32</td></tr><tr><td>Sections</td><td>Mi Design Studio</td><td>08.01.24</td><td>A-04-01</td><td>32</td></tr><tr><td>Sections</td><td>Mi Design Studio</td><td>08.01.24</td><td>A-04-02</td><td>32</td></tr><tr><td>Sections</td><td>Mi Design Studio</td><td>08.01.24</td><td>A-04-03</td><td>32</td></tr><tr><td>Height Overlay</td><td>Mi Design Studio</td><td>08.01.24</td><td>A-05-01</td><td>32</td></tr></table> The following amendments must be included: - i The proposed planter troughs currently dimensioned 2000x600x800 on level 2 adjacent the southern side boundary must be consolidated to allow for a minimum four (4) larger planters equally distributed adjacent the southern side interface. These planters must be designed to achieve a minimum dimension of 1500mm (Width) x 4000mm (Length) x 800mm (Depth). - ii Tuning bay be signed ‘reverse in only’. - iii Car park (closest to lift) and parking bay signed ‘forward in only’. - iv Balcony overhead structures on levels 3, 4 and 5 to be amended to demonstrate				Landscape Assessment (Private works)					Drawing Title	Author	Date	Drawing No.	Ver	Site cover plan	Mi Design Studio	08.01.24	A-01-01	32	Level 1 Carpark Layout	Mi Design Studio	08.01.24	A-01-02	32	Floor Plans (L1-3)	Mi Design Studio	08.01.24	A-02-01	32	Floor Plan (L4-Roof)	Mi Design Studio	08.01.24	A-02-02	32	Elevations	Mi Design Studio	08.01.24	A-03-01	32	Elevations	Mi Design Studio	08.01.24	A-03-02	32	External Colours and Materials	Mi Design Studio	08.01.24	A-03-04	32	Sections	Mi Design Studio	08.01.24	A-04-01	32	Sections	Mi Design Studio	08.01.24	A-04-02	32	Sections	Mi Design Studio	08.01.24	A-04-03	32	Height Overlay	Mi Design Studio	08.01.24	A-05-01	32
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	expanded metal sheeting with gaps minimum of 19mm x 50mm. v Indicate on the drawings that all ceiling lighting within the car park areas will be shielded to ensure lighting is not visible from adjoining developments or public areas around the site including the neighbouring pedestrian walkway. 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: <table><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Geotechnical Investigation and Slope Stability Assessment for Proposed Residence, 776 Pacific Parade, Currumbin</td><td>Pacific Geotech</td><td>16 June 2022</td><td>PG-7503</td><td>-</td></tr><tr><td>Proposed Mixed-Use Development, 776 Pacific Parade, Currumbin</td><td>Acoustic Works</td><td>31 August 2022</td><td>Reference 2022341 R01A 776 Pacific Parade, Currumbin ACN ENV.docx</td><td>R01A</td></tr><tr><td>Waste Management Plan</td><td>Geleon</td><td>30 August 2022</td><td>50591-RP02-A</td><td>A</td></tr></table>	Plan Title	Author	Date	Plan Reference No.	Ver	Geotechnical Investigation and Slope Stability Assessment for Proposed Residence, 776 Pacific Parade, Currumbin	Pacific Geotech	16 June 2022	PG-7503	-	Proposed Mixed-Use Development, 776 Pacific Parade, Currumbin	Acoustic Works	31 August 2022	Reference 2022341 R01A 776 Pacific Parade, Currumbin ACN ENV.docx	R01A	Waste Management Plan	Geleon	30 August 2022	50591-RP02-A	A
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4	Amended Plans a 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: <table><tr><th colspan="5">Hydraulics and Water Quality</th></tr><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>SITE BASED STORMWATER MANAGEMENT PLAN, Proposed Residential/Commercial Development, 776 Pacific Parade, Currumbin, Lot 2 on RP 58471, Prepared for: JOHN FUGLSANG DEVELOPMENTS PTY LTD</td><td>Cozens Regan Group Pty Ltd</td><td>12 July 2023</td><td>Job Number: 220627</td><td>Revision C</td></tr></table> The following amendments must be included: i Provide stormwater quality management measures addressing the Healthy waters code PO1/AO1.3 ii Provide drawings and sections for the stormwater quality management measures with dimensions and levels iii Provide MUSIC modelling files used in the stormwater quality management assessment iv Provide an above ground gravity draining stormwater detention tank addressing the Healthy waters code PO2/AO2 v Provide drawings and sections of the detention tank with dimensions and levels	Hydraulics and Water Quality					Plan Title	Author	Date	Plan Reference No.	Ver	SITE BASED STORMWATER MANAGEMENT PLAN, Proposed Residential/Commercial Development, 776 Pacific Parade, Currumbin, Lot 2 on RP 58471, Prepared for: JOHN FUGLSANG DEVELOPMENTS PTY LTD	Cozens Regan Group Pty Ltd	12 July 2023	Job Number: 220627	Revision C					
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	- vi Provide modelling files used in the stormwater quantity management assessment - vii Provide external catchments stormwater management measures, demonstrate in drawings with flow arrangements and sections with levels. b Undertake and maintain the development generally in accordance with the approved plans.
5	Studies and / or multi-purpose rooms Studies and/or multi-purpose rooms must not be converted into bedrooms at any time.
6	Balcony overhead structures Balcony overhead structures on levels 3, 4 and 5 to be expanded metal sheeting with gaps minimum of 19mm x 50mm to be considered pervious.
Amenity	
7	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.
8	Lighting All ceiling lighting within the car park areas to be shielded to ensure lighting is not visible from adjoining developments or public areas around the site including the neighbouring pedestrian walkway.
Property	
9	Private infrastructure - a Ownership, operation and maintenance of the following private infrastructure is to vest at all times with Body Corporate and /or legal authority. - i Stormwater management devices and infrastructure monitor and managed in accordance with City Plan Policy SC6.12 – Land development guidelines/4 Stormwater drainage and water sensitive urban design standards. - 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.
10	Restrictions regarding Council sewer and water supply 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 sewerage infrastructure including the property inspection opening (IO).

Environmental and Landscaping

11 Landscaping works on private land

- a Obtain an operational works approval to landscape the site generally in accordance with the Statement of Landscape Intent (SLI) listed below, prior to the commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Amended Landscape Plan	John Fuglsang Developments Pty Ltd	July 2023	-	-

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 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 All landscaping vegetation installed within the subject site must be native species.
 - vii Incorporate a combination of feature shrubs and cascade plantings within the planters along the southern boundary.
 - viii Include additional details on the nominated 'Atlantis Gro Wall' product on the rear of the building and the nominated plantings relating to access and maintenance schedules.
 - 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 Any small tree planting provided on the southern side boundary must be nominated within a planter capable of support a minimum soil width of 1.5 metres, a minimum surface area of 6m² and support a minimum soil depth of 800mm.
 - xi An automatic irrigation system must be provided to all planters on site. Details must be provided with the detailed landscape plans.
 - xii A permanent drainage system must be installed for all planters on site. Details must be provided within the detailed landscape plans.
 - 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.
- b In addition to the landscaping design nominated within the above Statement of Landscape Intent, the operational works approval is to include a landscaping buffer to the rear of the site to maintain the natural and scenic values of the Ridges and Significant Hills code by including the following:
- i A landscape buffer facilitating deep planting for the full extent of the rear property boundary.
 - ii Include the planting of three large native trees with a minimum bag size of 100L every 6m and a variety of shrubs at 1m centres.
- c Construct and maintain the private landscaping identified above at no cost to Council at all times.

12	Maintenance of podium planters (<i>specific condition</i>) The Community Management Statement (CMS) must state that ongoing maintenance of all 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	
13	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 minimum of 7 car parking spaces, comprising: • 5 parking spaces for residents. • 1 parking space for residential visitors. • 1 parking space for staff. - ii All spaces are drained, sealed and line marked. - iii Clearly identified signage and directional markings including: • Signage, within the site and external to the secure car parking area, advising 'Staff and residential visitor parking only'. • Signage and line marking indicating 'resident parking', 'residential visitor parking' and 'staff parking' for resident, visitor and staff spaces. • Signage, within each parking space and the turning bay, identifying 'reverse in only' or 'forward in only' consistent with the approved drawings. • Delineation and signage indicating 'turning bay' for the vehicle turn-around 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.
14	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 minimum of 3 security level B (resident), 1 security level B (staff) and 1 security level C (visitor) bicycle parking spaces. - ii Signage to identify the location of visitor bicycle to be provided in accordance with AS2890.3. b Undertake and maintain all works prior to commencement of the use at no cost to Council at all times.
15	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.
16	Security gate requirements Staff must be provided with means of access to car parking facilities (for example, via a remote control / swipe device, keypad, or similar) to ensure that access to staff parking is facilitated during the hours of operation of the development.

Engineering															
17	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.														
18	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 electricity to the subject building/s and all proposed dwellings. 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).														
19	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: i Provide telecommunications to the subject building/s and all proposed dwellings, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice. ii 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. iii Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).														
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. Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.														
21	Existing infrastructure, structures and services Obtain an operational works approval (as necessary) for the removal / relocation of existing infrastructure, structures and services prior to commencement of the use at no cost to Council: and include in particular: i Remove the traffic island fronting the subject lot. ii Reinstate the road surface from the kerb to the lane edge line. iii Remove any redundant stormwater kerb adaptors and disused service pits from the kerb and channel (including any associated pipework across the footpath). Construct and maintain the identified Council infrastructure at no cost to Council prior to commencement of the use at no cost to Council.														
22	Driveways and vehicular crossings Obtain an operational works approval for the design and construction of the driveway and vehicular crossing, prior to commencement of the use at no cost to Council														
<table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Proposed Car Park Layout</td><td>Mi Design studio</td><td>08.01.24</td><td>A-01-02</td><td>32</td></tr></table>						Drawing Title	Author	Date	Drawing No.	Ver	Proposed Car Park Layout	Mi Design studio	08.01.24	A-01-02	32
Drawing Title	Author	Date	Drawing No.	Ver											
Proposed Car Park Layout	Mi Design studio	08.01.24	A-01-02	32											

	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.
23	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.
Stormwater Drainage	
24	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	
25	Sewer connection Obtain an operational works approval for the design and construction of a sewer connection for the site to Council's sewer network at the existing 300mm main in Pacific Parade, 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 development is permitted with a single sewer connection to Council's sewerage network. - iii 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 - 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 screwtrap lid. - v Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. - vi Remove / seal / cap redundant sewer property services. <i>Note:</i> <i>An "Application Work on the City's infrastructure" form is required for the above works.</i> 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 Design, construct and connect the site to Council's water network at the existing 225mm main in Pacific Parade, prior to commencement of the use at no cost to Council and include in particular: - i The development is permitted with a single potable water connection (and single master meter) to Council's water network. - ii Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. - iii 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. - iv Water meters must be in accordance with the Metering Technical Specifications and Council's standard water meter drawings - v Remove redundant water meters / connections. <i>Note:</i> An "Application Work on the City's infrastructure" form is required for the above works.
27	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.
28	Fire loading Ensure the fire loading does not exceed 15L/s for 4 hours. Provide certification from a suitably qualified building certifier that fire loading does not exceed the fire loading above, prior to the commencement of the use, at no cost to Council. Refer to 'Certification of works' condition contained within this decision notice.
Solid Waste Management	
29	Bin type, storage capacity and storage points Provide the following equipment to service the development prior to commencement of the use at no cost to Council: i Common Bins: 2x360L general waste wheelie bins and 2x360L recycling wheelie bins to service the ultimate development
30	Storage point – Wheelie 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. - vi Screened.

Construction Management					
31	Certification of works – Landscape Assessment (Private works) Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:				
	Operational Works – Landscape Assessment (Private works)				
	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 07 55828866
	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 <i>Australian Standard AS4654.2 – 2012 - Waterproofing Membranes for External Above-Ground Use, Section 2.13 Planter Boxes</i> and the Landscape Architect specifications.				
32	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	Amended and approved "SITE BASED STORMWATER MANAGEMENT PLAN, Proposed Residential/Commercial Development, 776 Pacific Parade, Currumbin, Lot 2 on RP 58471, Prepared for: JOHN FUGLSANG DEVELOPMENTS PTY LTD" by Cozens Regan Group 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 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	
Engineering	At the time of	Amended and	Registered	Hvdraulics	

	design drawing	lodgement of any development application for operational works (works for infrastructure)	approved "SITE BASED STORMWATER MANAGEMENT PLAN, Proposed Residential/Commercial Development, 776 Pacific Parade, Currumbin, Lot 2 on RP 58471, Prepared for: JOHN FUGLSANG DEVELOPMENTS PTY LTD" by Cozens Regan Group Pty Ltd	Professional Engineer Queensland (RPEQ)	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 stormwater management plan.																																		
33	Certification of works - Geotechnical Engineering Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows: <table><tr><th colspan="5">Geotechnical Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Post- construction certification</td><td>Immediately after completion of all works on site</td><td>-</td><td>Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering</td><td>Development Compliance</td></tr></table> The certification is to confirm: All geotechnical engineering works were supervised and all advice, landslide risk mitigation measures and recommendations of the geotechnical report titled: "Geotechnical Investigation and Slope Stability Assessment for Proposed Residence, 776 Pacific Parade, Currumbin", prepared by Pacific Geotech, project No. PG-7503, dated 16 June 2022., have been complied with and implemented on site. <table><tr><th colspan="5">Geotechnical Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Site excavation retention design certification</td><td>Prior to the issue of a development permit for building works</td><td>-</td><td>Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering</td><td>Geotechnical Engineering</td></tr></table> The certification is to confirm: i The site excavation retention system has been adequately designed based on existing geotechnical conditions of the site.					Geotechnical Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Post- construction certification	Immediately after completion of all works on site	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Development Compliance	Geotechnical Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Site 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
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Post- construction certification	Immediately after completion of all works on site	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Development Compliance																															
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Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section																															
Site 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																															

	- ii Detailed stability analyses have been carried out for the designed site excavation retention system. - iii The designed site 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 site 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 site 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 site excavation/construction period.				
	Geotechnical Engineering				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Post- construction certification	Immediately after completion of the site structure up to natural ground level	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Development Compliance
	The certification is to confirm: - i All geotechnical engineering works in relation to the site excavation/construction were supervised. - ii The site 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.				
34	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 mixed-use development, 776 Pacific Parade Currumbin Acoustic Report, prepared by 'Acoustic Works' dated 31 August 2022, Reference R01A 776 Pacific Parade,	Acoustic Engineer	Health and Regulatory Services

			Currumbin ACN ENV.docx																																
	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.																																		
35	Certification of works - Subdivision Engineering Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows: <table border="1"> <tr> <th colspan="5">Subdivision Engineering</th> </tr> <tr> <th>Certified document</th> <th>Certification date</th> <th>Plan/ Drawing</th> <th>Expert discipline</th> <th>Requesting Council Section</th> </tr> <tr> <td>Certificate for electricity supply</td> <td>Prior to the commencement of the use</td> <td>-</td> <td>An authorised supplier (e.g. Energex)</td> <td>Development Compliance</td> </tr> </table> The certification is to confirm: Electricity supply is available to the subject building/s and all proposed dwellings. <table border="1"> <tr> <th colspan="5">Subdivision Engineering</th> </tr> <tr> <th>Certified document</th> <th>Certification date</th> <th>Plan/ Drawing</th> <th>Expert discipline</th> <th>Requesting Council Section</th> </tr> <tr> <td>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).</td> <td>Prior to the commencement of the use</td> <td>-</td> <td>The authorised telecommunication carrier (e.g. Telstra, NBN Co)</td> <td>Development Compliance</td> </tr> </table> The certification is to confirm: 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 electricity supply	Prior to the commencement of the use	-	An authorised supplier (e.g. Energex)	Development Compliance	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 the commencement of the use	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Development Compliance
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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 the commencement of the use	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Development Compliance																															
36	Certification of works - Water and Waste Provide Council with a certificate prepared by qualified experts from the discipline listed below, confirming as follows: <table border="1"> <tr> <th>Certified document</th> <th>Certification date</th> <th>Expert discipline</th> <th>Requesting Council Section</th> </tr> </table>					Certified document	Certification date	Expert discipline	Requesting Council Section																										
Certified document	Certification date	Expert discipline	Requesting Council Section																																

	Fire loading certification	Prior to a commencement of the use	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Water and Waste															
37	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: <table><tr><th colspan="5">Water and Waste</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td> - Waste Management compliance report; - Waste servicing point and bin carting route; - Waste storage room design and construction; </td><td>Prior to commencement of the use</td><td>Waste Management Plan, Ref 50591-RP02-A, Revision A by Geleon dated 30 August 2022</td><td>Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier</td><td>Water and Waste</td></tr></table> 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.				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, Ref 50591-RP02-A, Revision A by Geleon dated 30 August 2022	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Water and Waste
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- 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, Ref 50591-RP02-A, Revision A by Geleon dated 30 August 2022	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Water and Waste															
38	Construction management plan Prepare and submit for approval a Construction management plan prior to any works commencing. a The Construction management plan must be prepared by a suitably qualified professional and include in particular: i Provide details of any gantries or overhead protective awnings proposed over the road or footpath. ii Specify the type and height of perimeter security fencing and lockable gates to be used by vehicular or and pedestrian traffic. iii Provide details for the parking of site workers vehicles. iv Provide details on the location of street lights, fire hydrants, sewer and stormwater pipes and manholes and footpaths around/across the perimeter of the site. Include details of any proposed service protection measures to be installed during works. v Location and size of work zones for the loading and unloading of materials and deliveries and any construction zones or occupied space on the external verge or pavement within the road reserve. vi Location and details of public information signs with contact name/s and phone numbers. vii Provide details of proposed sediment and erosion control measures including any																		

	rubble grids or shakers. - viii Provide specific details for the storage of any hazardous or dangerous material on site and the particulars and location of any required signage as applicable. - ix Provide details of how the general public and the surrounding residents will be informed of changes in traffic flows during construction, (newspaper, leaflet, community liaison meeting, etc.). - x Provide details of any proposed staging of works and the timing of deliveries inclusive of concrete pours. - xi Provide details of any proposed temporary vehicle crossing points. - xii Location of buildings and structures on adjacent properties. - xiii Provide details of how pedestrian movement around the site will be managed during and outside work hours. - xiv Provide details of traffic controllers required to coordinate traffic flow around surrounding roads and any specific controls for concrete pours or mobile crane lifting movements during building and construction works. - xv Provide hours of construction. - xvi Details on the presentation of hoarding to the street. - xvii Provide details for tree management. - xviii Demonstrate how the general public will be protected from construction activities. - xix Provide details on how the building site will be kept clean and tidy to maintain public safety and amenity including collection, storage and disposal of all waste materials. - xx Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers - xxi 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. - xxii Identify measures and work practices to ensure non-recyclable debris transported from the site is disposed of at an approved waste facility. - xxiii 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. b Implement the Construction management plan during all construction works at no cost to Council.
39	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. <i>Note:</i> <i>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.</i>
40	Dust management plan - a Prepare and submit for approval a Dust management plan generally in accordance with the City 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.
41	Construction documentation drawings – Architecture and Urban Design (<i>specific condition</i>) - a Prepare and submit for approval by Architecture Assessment, 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: - iii Details of roof design, including the feature metal soffit/ceiling and shade structures. - iv Details of feature powder coated awning to the street frontage. - v Details of elevated landscape planter boxes and facades. - c The construction documentation drawings approved in accordance with this condition must form part of an approval for a Development Permit for Building Work.
42	Erosion and sediment control - a Undertake Erosion and sediment control measures generally in accordance with the Healthy waters code of the City Plan and include in particular: - i Sediment control structures e.g.: a sediment fence is placed at the base of all materials imported on site to mitigate sediment run-off. - ii A perimeter bund and/or diversion drain is constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted polluted/contaminated stormwater. - iii All polluted/contaminated water from the site, including dewatering discharge, is treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DEHP 2009) prior to discharging from the site. - iv Inspections for erosion and sediment control measures occur in accordance with the compliance procedures in City Planning Policy SC6.12 – Land development guidelines, Section 4.5.17.1.2 – Compliance.
43	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.												
44	Hold point inspection – Solid Waste 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: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Bin storage point</td><td>Within 5 business days of the bin storage point being completed.</td><td>Water and Waste INSPECTIONS@goldcoast.qld.gov.au</td></tr><tr><td>Bin carting route between storage point and servicing point</td><td>Within 5 business days of the bin carting route area being completed including any doorways, ramps and speed control devices.</td><td>Water and Waste INSPECTIONS@goldcoast.qld.gov.au</td></tr><tr><td>Confirm works for the bin storage has been undertaken in accordance with the approved MCU drawings.</td><td>Within 5 business days of bin servicing point and vehicle access being completed.</td><td>Water and Waste INSPECTIONS@goldcoast.qld.gov.au</td></tr></table>	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 works for the bin storage has 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
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45	Supervision of works During construction of any works the following professionals must be appointed to supervise the below described actions: <table><tr><th colspan="2">Geotechnical Engineering</th></tr><tr><th>Expertise required of the suitably qualified professional</th><th>Actions to be overseen by the professional</th></tr><tr><td>Registered Engineer of Queensland (RPEQ), specialising in geotechnical engineering</td><td>Supervise all geotechnical engineering works in relation to the proposed site excavation/construction and ensure no adverse effects on the stability and integrity of the adjacent buildings, properties and infrastructure.</td></tr></table>	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 site excavation/construction and ensure no adverse effects on the stability and integrity of the adjacent buildings, properties and infrastructure.						
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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 and Commencement of use 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														
48	Plumbing and drainage works Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing. <i>Note:</i> <i>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).</i>													
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: <table><tr><td>City Assets</td></tr><tr><td>- Operational works - vehicle access works</td></tr><tr><td>- Operational works – removal/relocation of existing infrastructure, structures and services</td></tr></table> <table><tr><td>Geotechnical Engineering</td></tr><tr><td>- Operational works - change to ground level</td></tr></table> <table><tr><td>Plumbing and Drainage</td></tr><tr><td>- Permit for plumbing and drainage work</td></tr></table> <table><tr><td>Transport Impact Assessment</td></tr><tr><td>- Operational works - vehicle access works</td></tr></table> <table><tr><td>Water and Waste</td></tr><tr><td>- Operational works - infrastructure</td></tr><tr><td>- Application to work on the City's infrastructure</td></tr><tr><td>- Referral Agency Assessment</td></tr></table> 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).	City Assets	- Operational works - vehicle access works	- Operational works – removal/relocation of existing infrastructure, structures and services	Geotechnical Engineering	- Operational works - change to ground level	Plumbing and Drainage	- Permit for plumbing and drainage work	Transport Impact Assessment	- Operational works - vehicle access works	Water and Waste	- Operational works - infrastructure	- Application to work on the City's infrastructure	- Referral Agency Assessment
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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 <i>Aboriginal Cultural Heritage Act 2003</i> ('ACHA') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). 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 DSDSATSIP's Cultural Heritage Coordination Unit on 1300 378 401 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	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 limiting 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 commenced 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 <i>Environment Protection Act 1994</i> 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 <i>Survey and Mapping Infrastructure Act 2003</i>. - 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.
G	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.
H	Fire ant control A significant portion of the Gold Coast is within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <i>Biosecurity Act 2014</i> 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 Fire Ants Portal (daf.qld.gov.au).
I	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.
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) 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.
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 <i>Commonwealth Disability Discrimination Act (1992)</i> and the Disability (Access to Premises – Buildings) Standards 2010.
L	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.
M	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.

N	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.
O	Works in properties other than the development land Where development works or works required to service the development require access, works or otherwise on land that is not part of the development approval, the applicant is solely responsible for obtaining consent and providing such with the "Application to work on City's infrastructure". Council will not become involved in any disputes arising from attempts to obtain neighbouring landowners' consent and assumes no responsibility for any impacts this has on the development. Council shall not be held responsible for any delays, complications or otherwise related to obtaining consent from neighbouring landowners as this is a civil matter to be resolved between the relevant parties.
P	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
Q	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.
R	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.
S	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, principal contractor or other relevant party. If further, more permanent repairs are required, such as replacement of water and sewer mains, the landowner, principal 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, principal contractor or other relevant party.

T	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
U	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
V	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.
W	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.
X	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 <i>Planning Act 2016</i>) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.
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/2022/588. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

Statement of reasons (given under section 63(4) of the *Planning Act 2016*)

Details of proposed development	The proposed development is for Material change of use for Multiple dwelling and Shop.
Assessment benchmarks	The following assessment benchmarks applied to the proposed development: • Neighbourhood centre zone code • Acid Sulfate Soils Overlay • Airport Environs Overlay • Environmental Significance Overlay • Industry, Community Infrastructure and Agriculture Land Interface Area Overlay • Landslide Hazard Overlay • Ridges and Significant Hills Protection Overlay • Multiple accommodation code • Driveways and vehicle crossings code • General development provisions code • Healthy waters code • Transport code
Relevant matters	Not applicable – Code assessment
Matters raised in submissions	No applicable – Code assessment
Reasons for decision	An assessment of the development application was carried out against the assessment benchmarks listed above and was determined to comply. A summary of the main reasons for the decision are as follows: • The proposed development locates a ground floor commercial tenancy at the sites frontage that will enable activation of the public space and provides engagement and passive surveillance to the streetscape. • The proposal does not appear as a bulky dominant built form due to the architecture and urban design outcome. The building form incorporates a high degree of articulation and modulation through geometric forms, variety of quality materials, finishes, and integrated landscaping. • The development achieves a maximum height of 14.5 metres and incorporates a stepped design towards the rear of the site, in line with the natural topography of the site, minimises visual impacts from the streetscape and is sympathetic of the natural hill scape and topographical features of the subject site • The business hours of the non-residential activities are to be between 6am and 10pm, Monday to Sunday, in accordance with the intentions of the neighbourhood centre zone code and therefore will not result in any unreasonable amenity impacts on the surrounding developments. • The development provides sufficient car parking for the needs of the residents and commercial tenancy.
Matters prescribed by a regulation	Not applicable

LOT NO. 2
776 PACIFIC PDE
CURRUMBIN
COUNCIL : GOLD COAST CITY COUNCIL

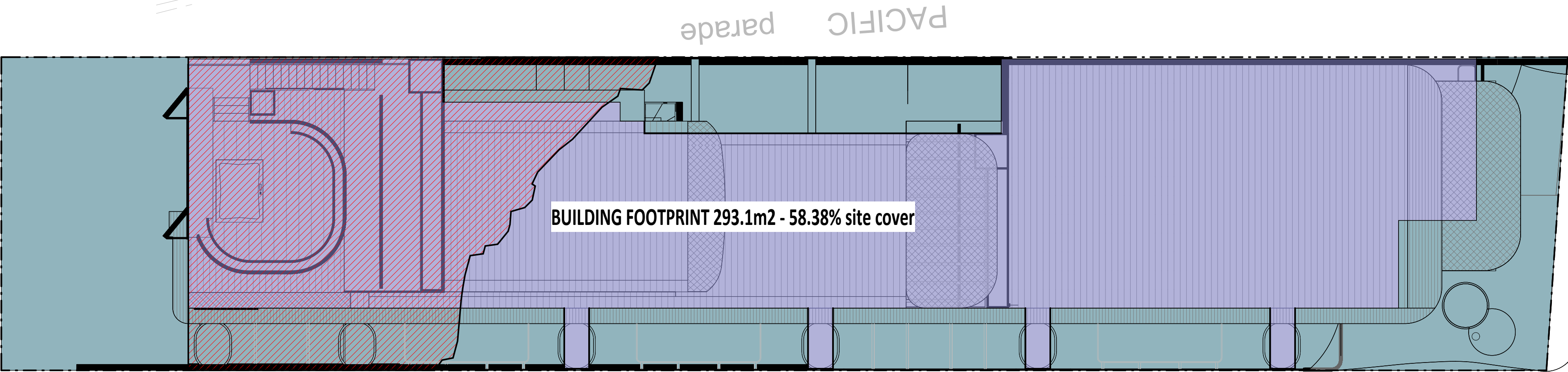
SITE AREA 502m2
FOOTPRINT 293.1m2
SITE COVERAGE 58.38%

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.:MCU/2022/588

Dated: 9 April 2024

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



BUILDING FOOTPRINT 293.1m2 - 58.38% site cover

HATCH PATTERN INDICATES CUT OF BASEMENT BELOW NGL

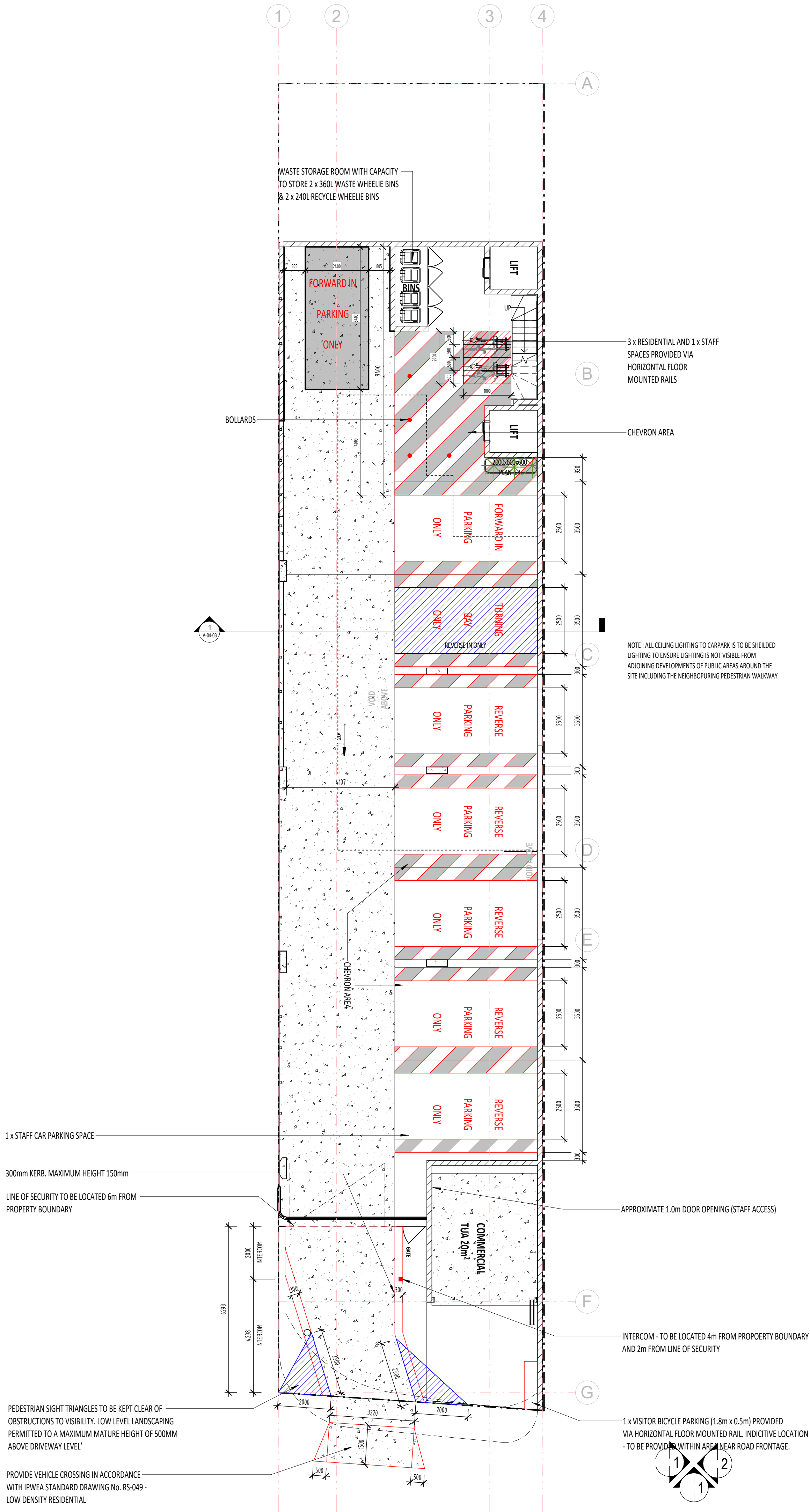
NOTE:
REFER TO TRAFFIC ENGINEERS REPORT
FOR FURTHER DETAILS. (50591-DR001A)

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NON STOREY, UNDERCROFT, VOID AREA.
Ref - GCCC STOREY DEFINITION.

ORNAMENTAL LANDSCAPE AREA

NON COMPLIANT TO 2m SETBACKS

NOTE: -
REFER TO SHEET A-01-02 & TRAFFIC ENGINEERS
REPORT FOR FURTHER DETAILS. (50591-DR001A)

WASTE MANAGEMENT
PROPOSED DEVELOPMENT - 1x3 BED, 1x2 BED, 2x1 BED

REQUIRED WASTE -	3 BED - 120L	120L	RECYCLING -	80L	80L
	2 BED - 100L	100L		60L	60L
	1 BED - 80L	160L		50L	100L
	TOTAL	380L		TOTAL	240L

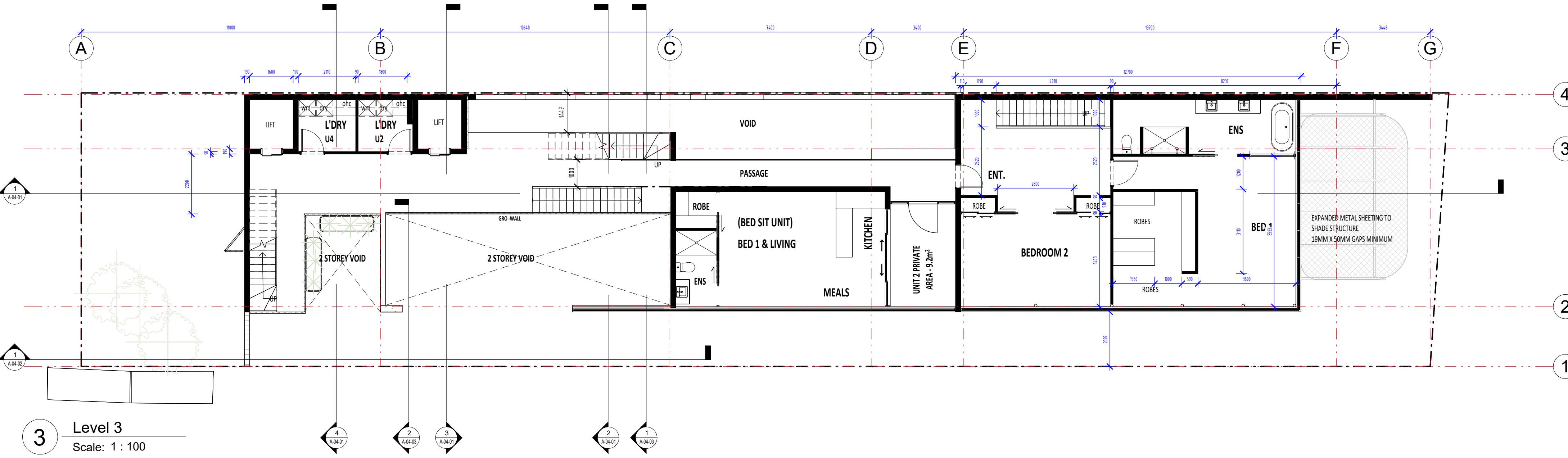
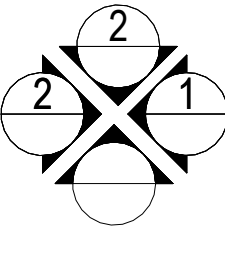
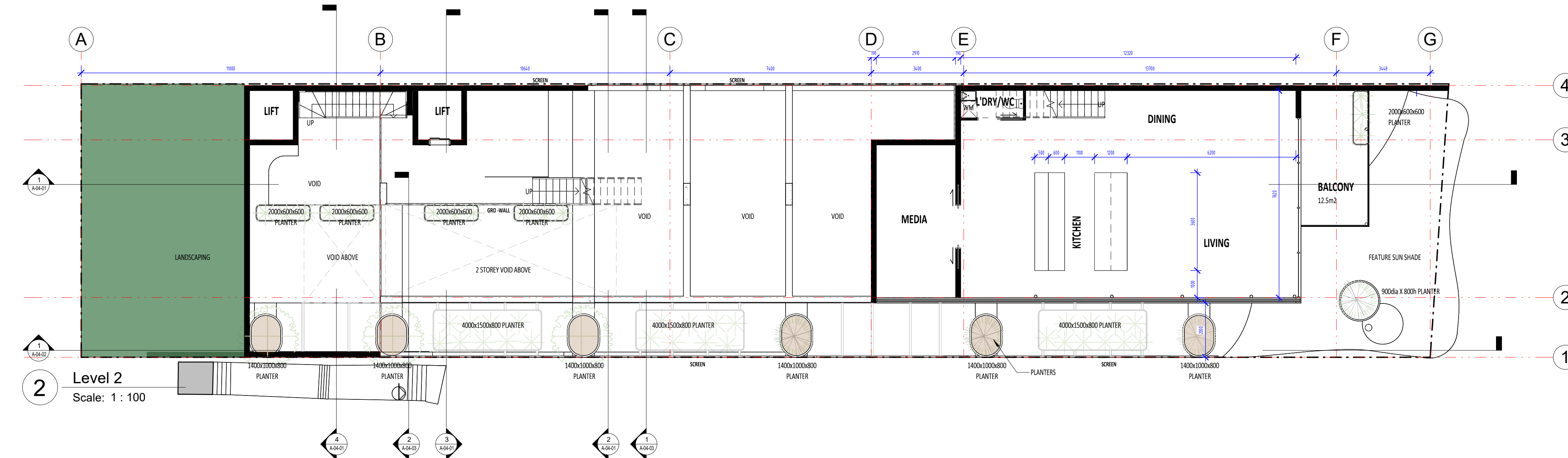
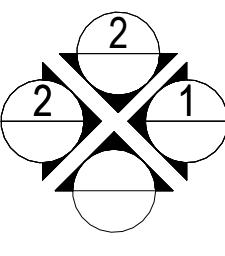
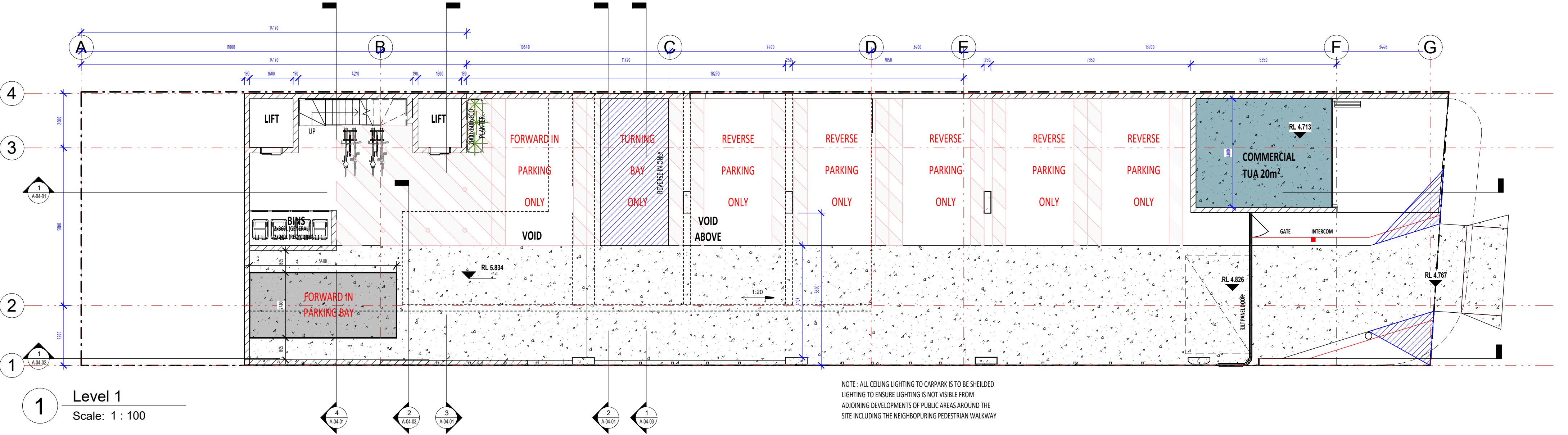
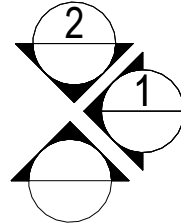
PROVIDED - WASTE - 2 x 240L = 480L RECYCLING - 2 x 240L = 480L

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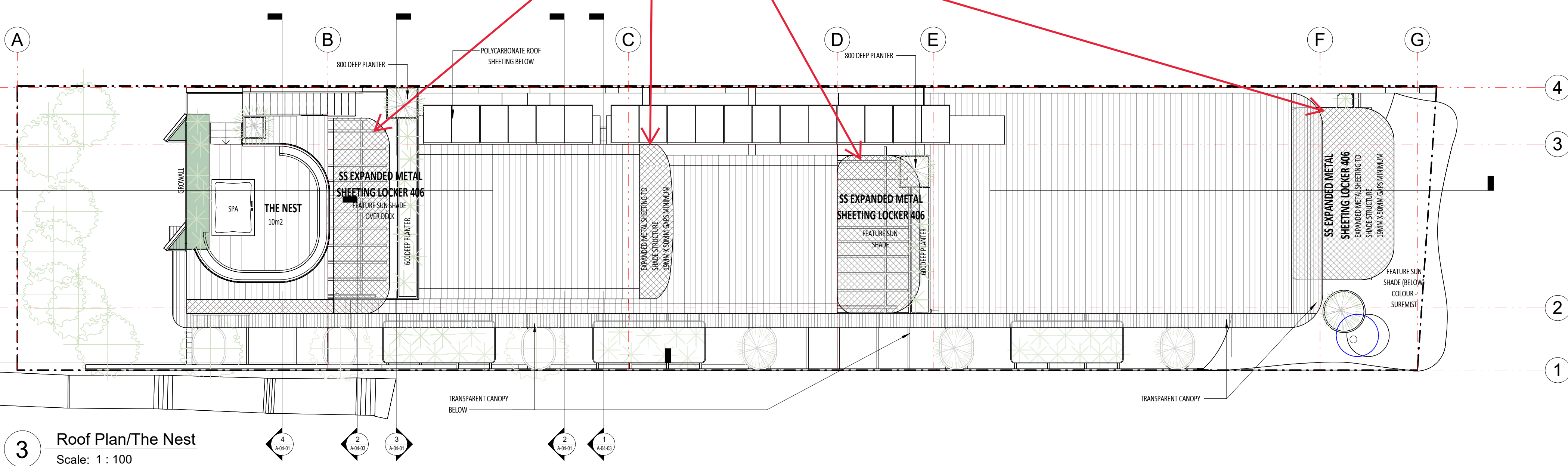
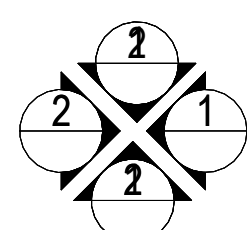
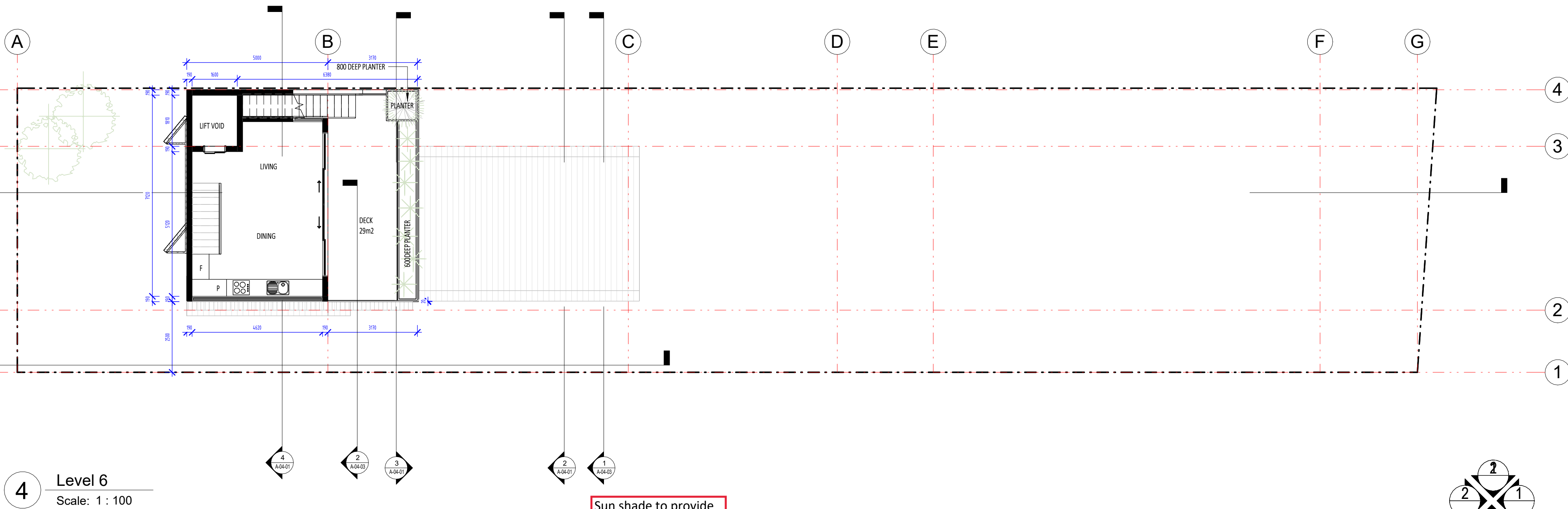
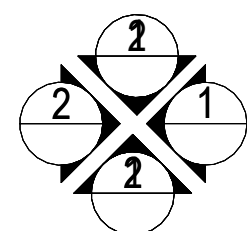
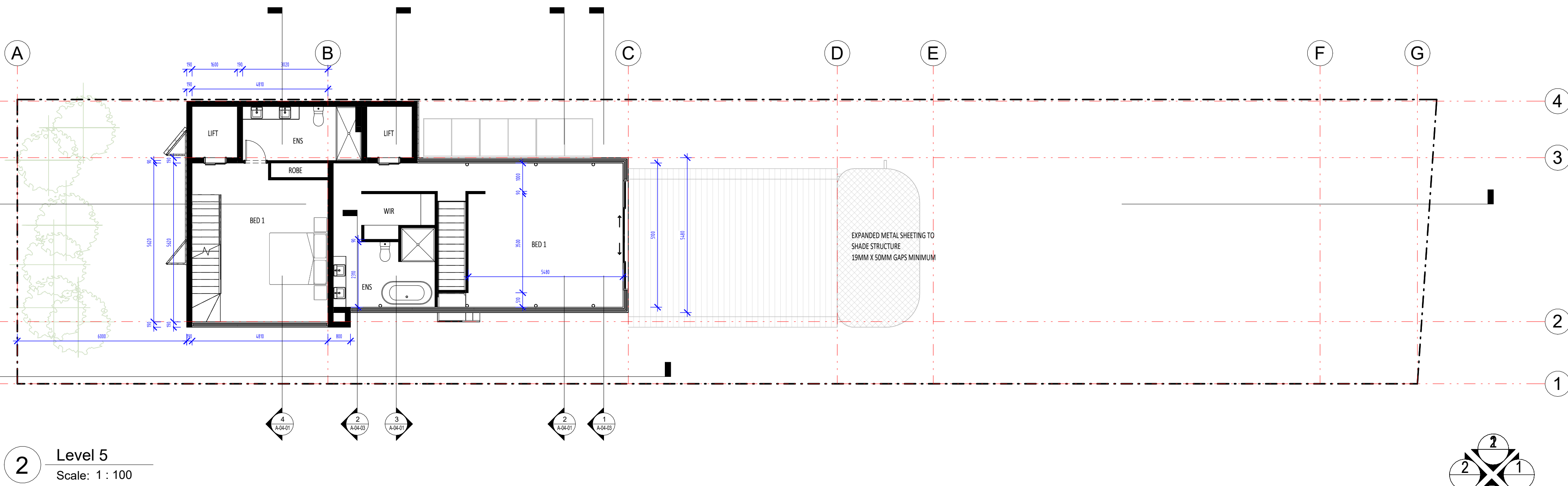
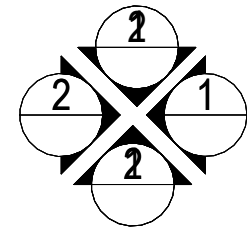
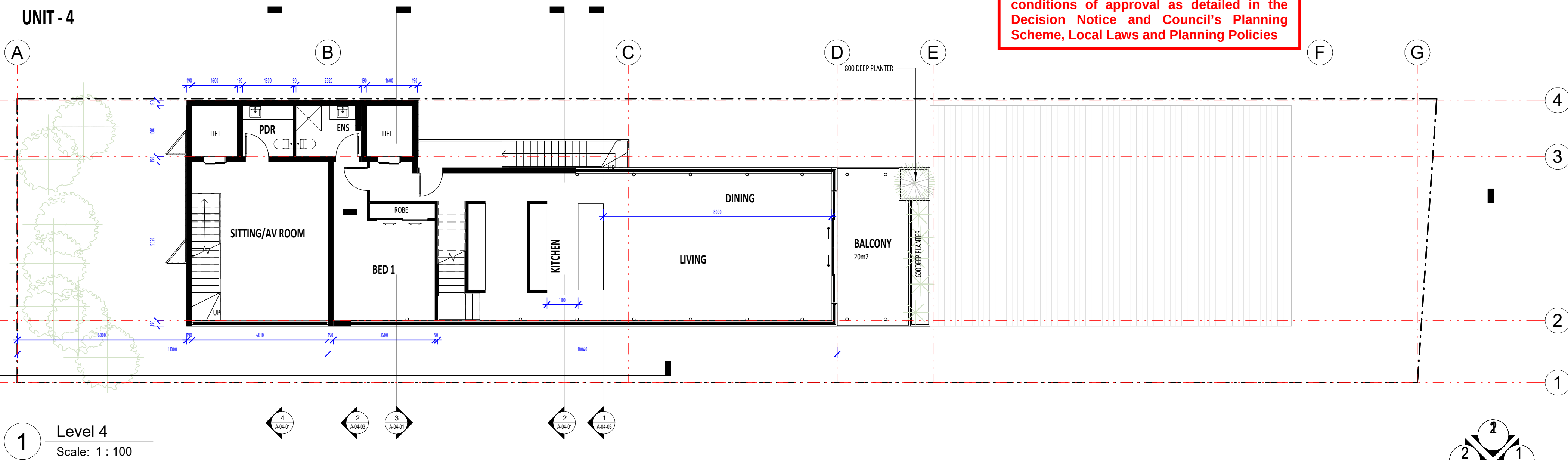
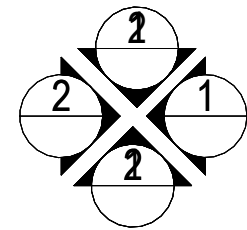
- UNIT - 1
- UNIT - 2
- UNIT - 3
- UNIT - 4

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2022/588

Dated: 9 April 2024

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





Scale: 1 : 100

LI SOFFIT - SURFMIST



ACCENT COLOUR - LIGHT TERRACOTTA
(ONSITE EXPOSED ROCK HUE)

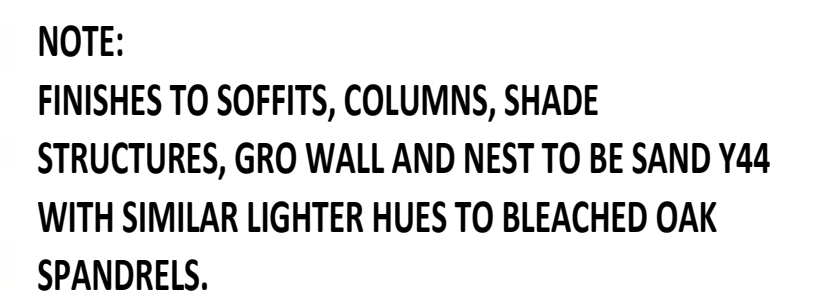
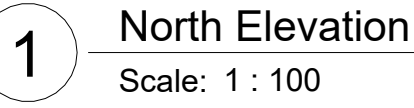
NOTE:
NON-STOREY/VOID AND CARPARK TO HAVE
DOWNWASH AND BOLLARD LIGHT FITTINGS

2022 JFD

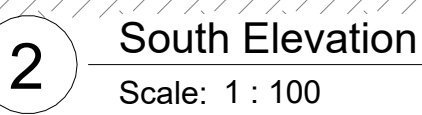


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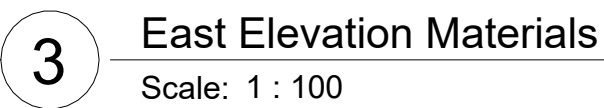
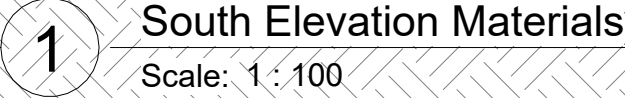
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

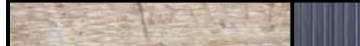
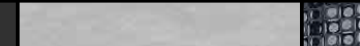
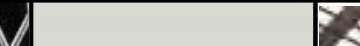


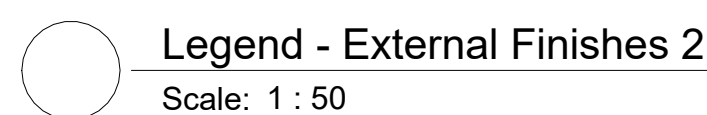
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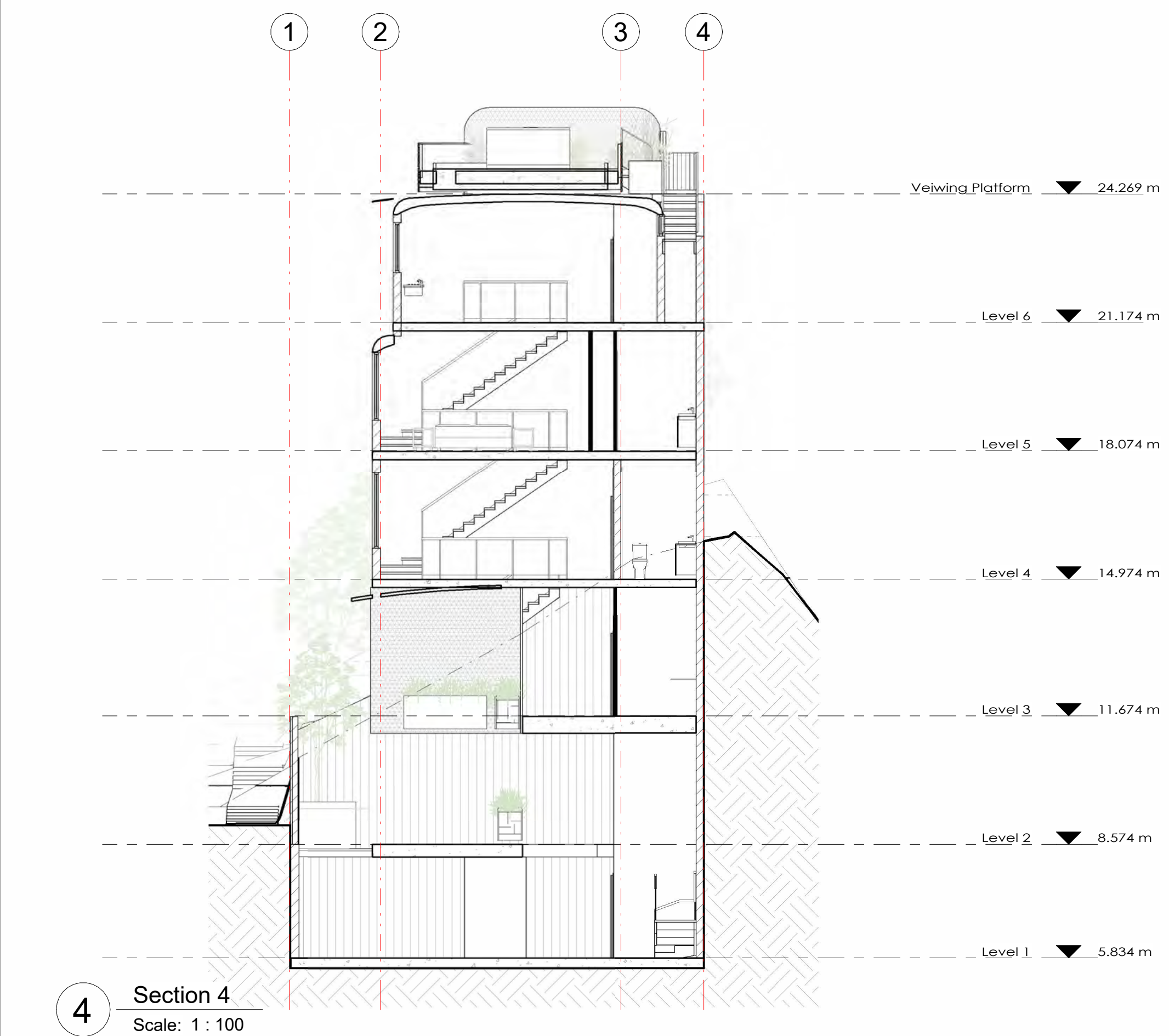
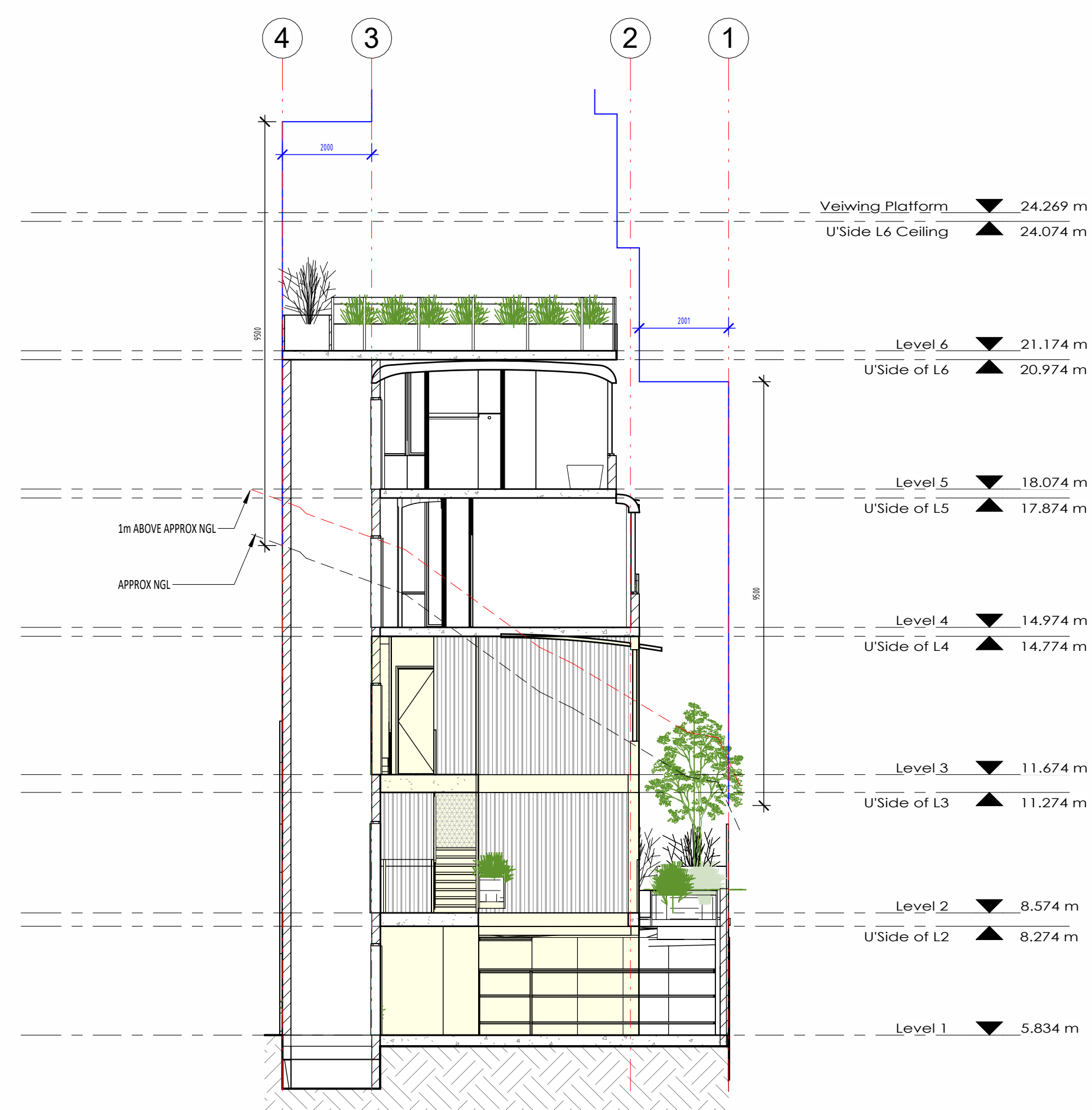
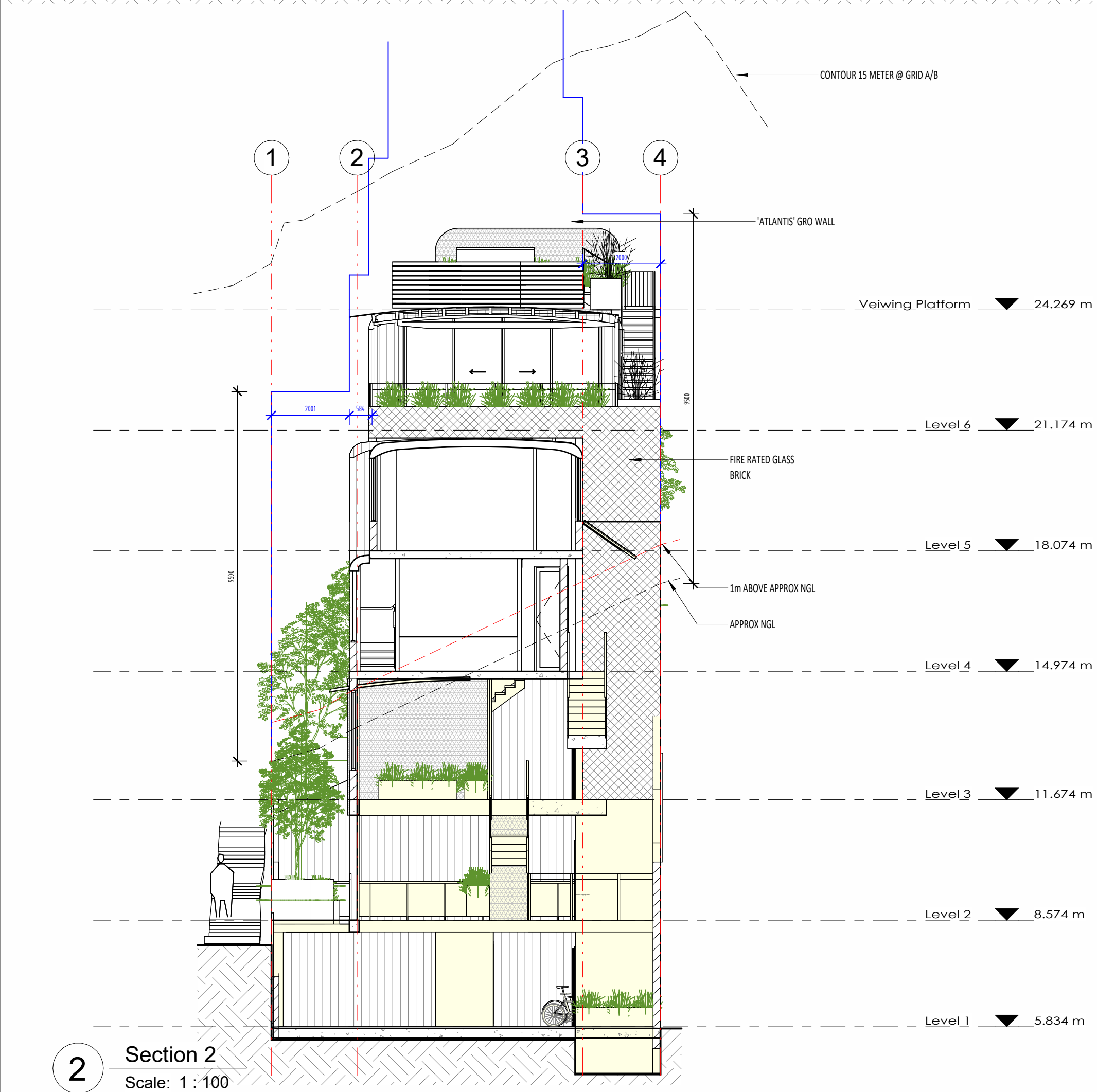
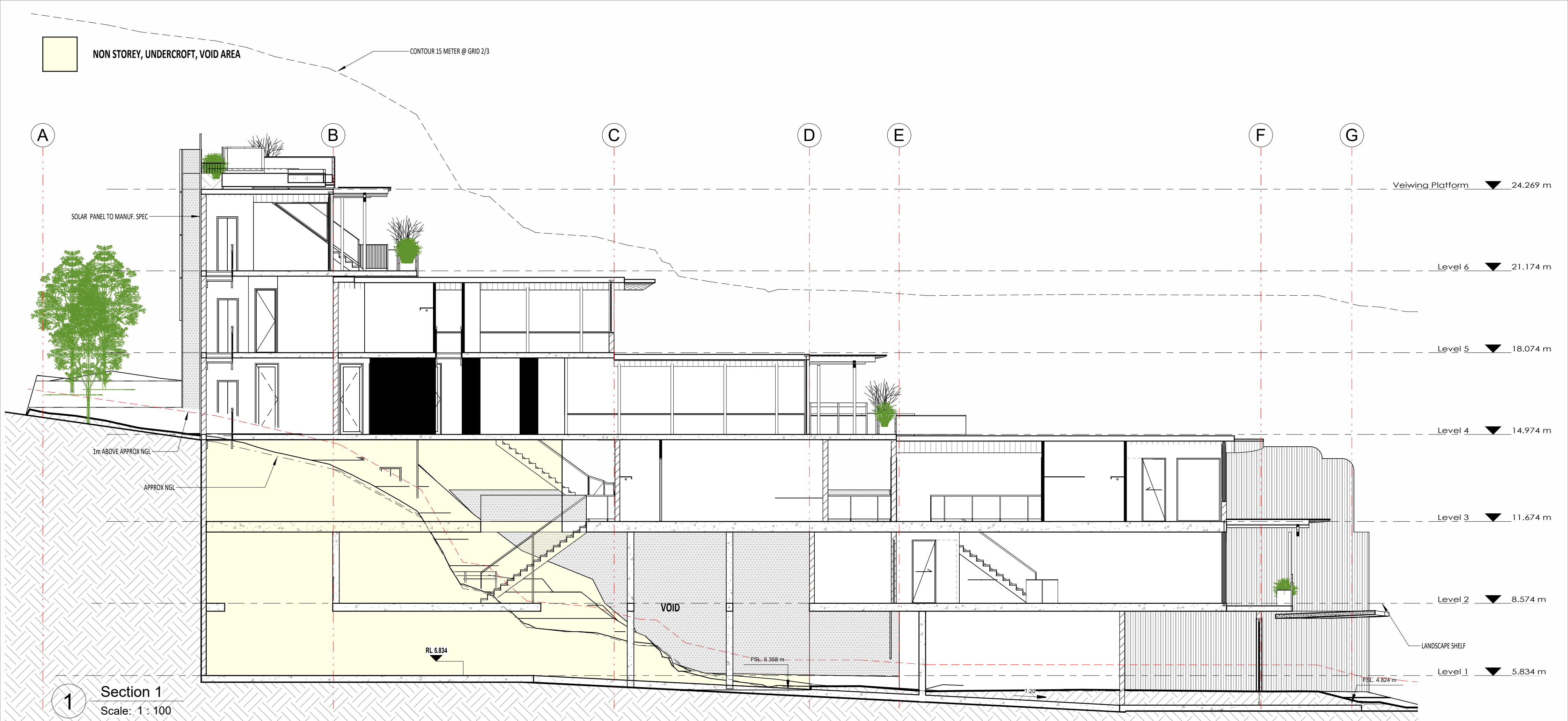


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FINISHES	1. TIMBER CLADDING	2. ROOF FINISH	3. FASCIA & GUTTER	4. GLAZING FINISH	5. DRIVEWAY FINISH	6. PRIVACY SCREENS	7. GARAGE DOOR	8. SHADE STRUCTURE	9. AWNING	10. FEATURE SOFFIT/CEILING
										
	BLEACHED AND OILED OFF SAW OAK	COLORBOND ULTRA CUSTOMORB - 'MONUMENT'	COLORBOND 'MONUMENT'	POWDERCOATED ALUMINIUM 'MONUMENT'	PLAIN CONCRETE SMOOTH FINISH	GROWWALL- FACADE 50mm	GLASS	EXPANDED METAL SS 406	POWDERCOATED ALUMINIUM 'SURFMIST'	POWDERCOATED ALUMINIUM 75x25 'SURFMIST' @ 150c/s



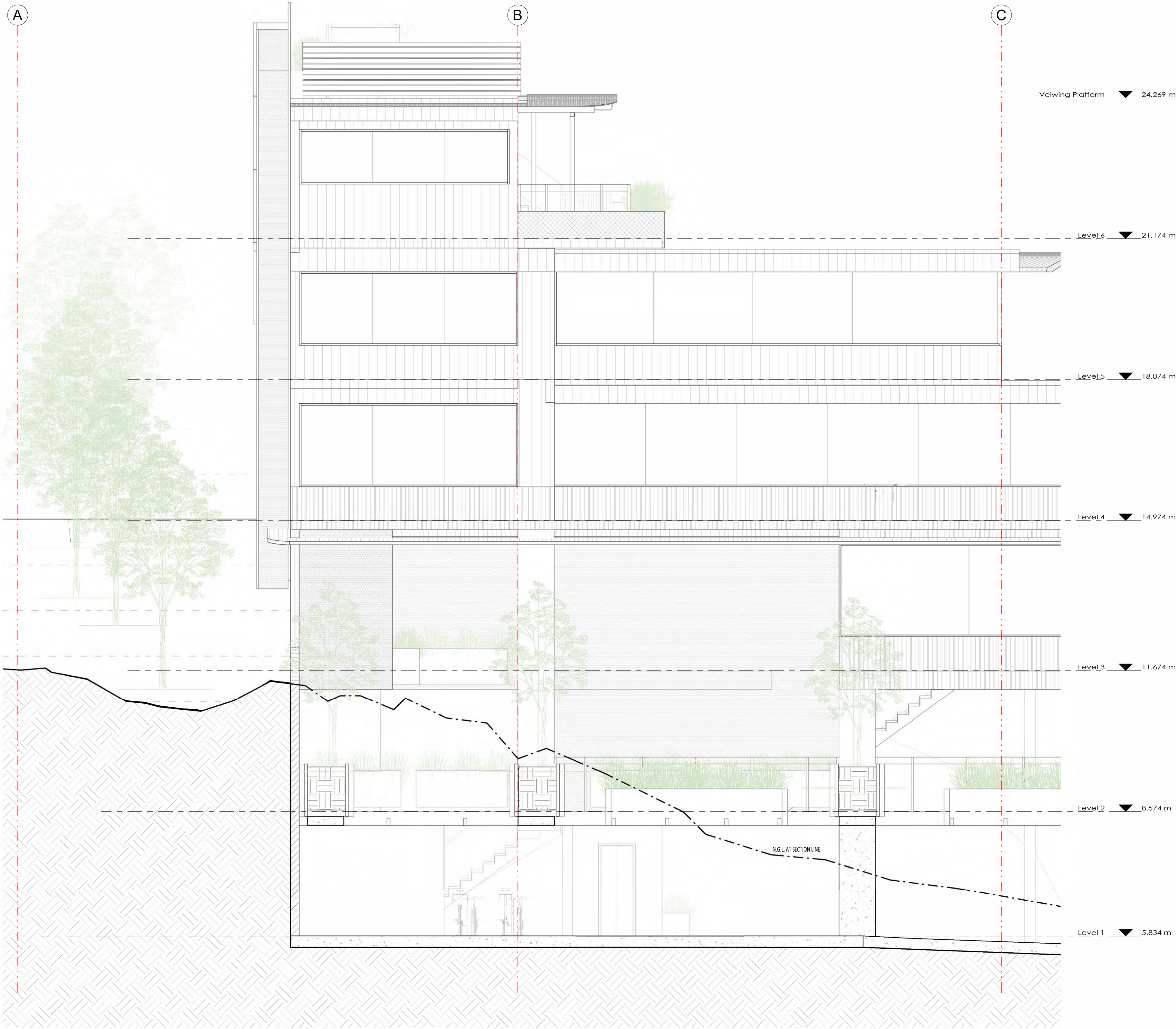


PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MCU/2022/588

Dated: 9 April 2024

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



1 Section 8
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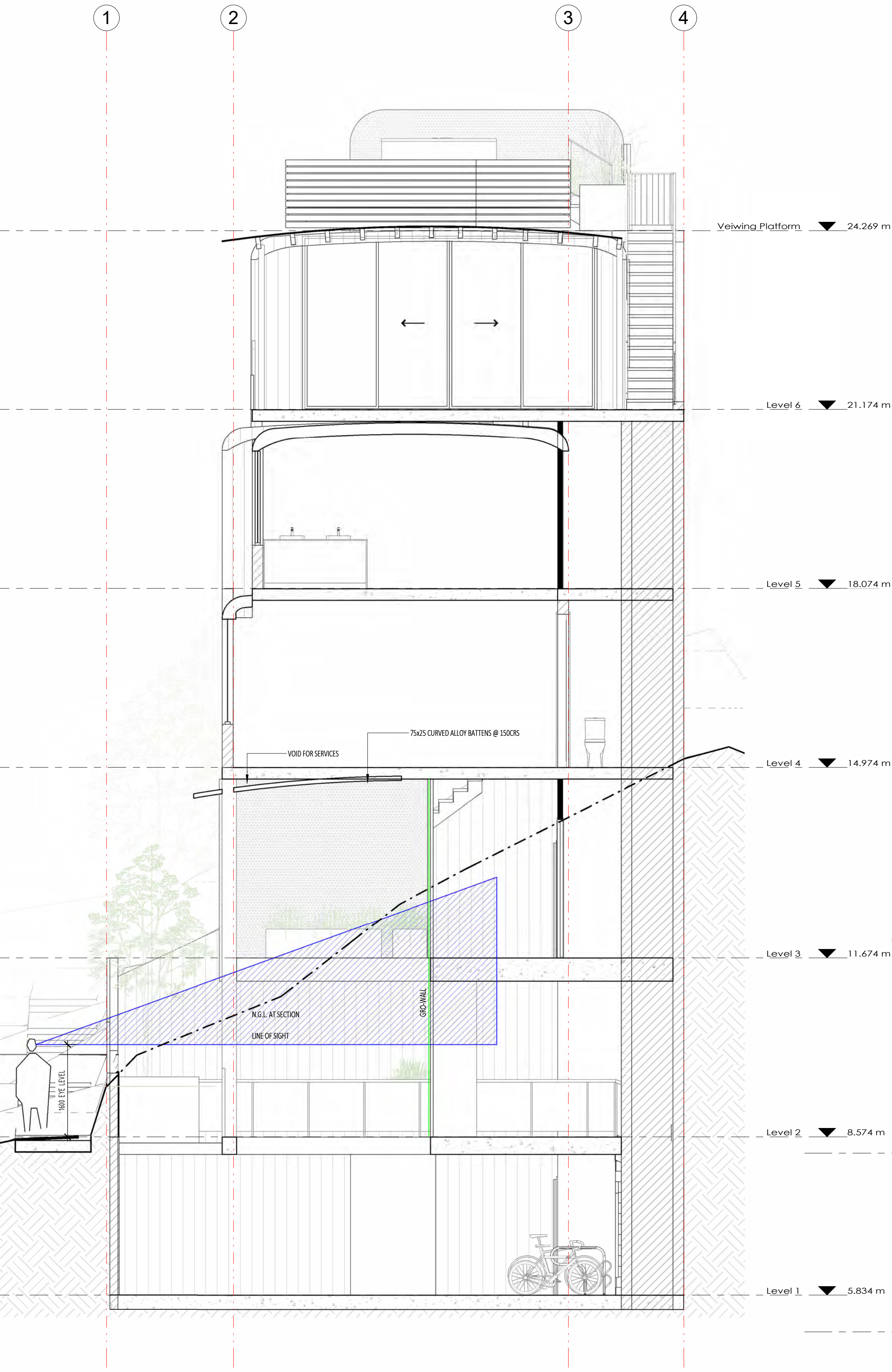
PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MCU/2022/588

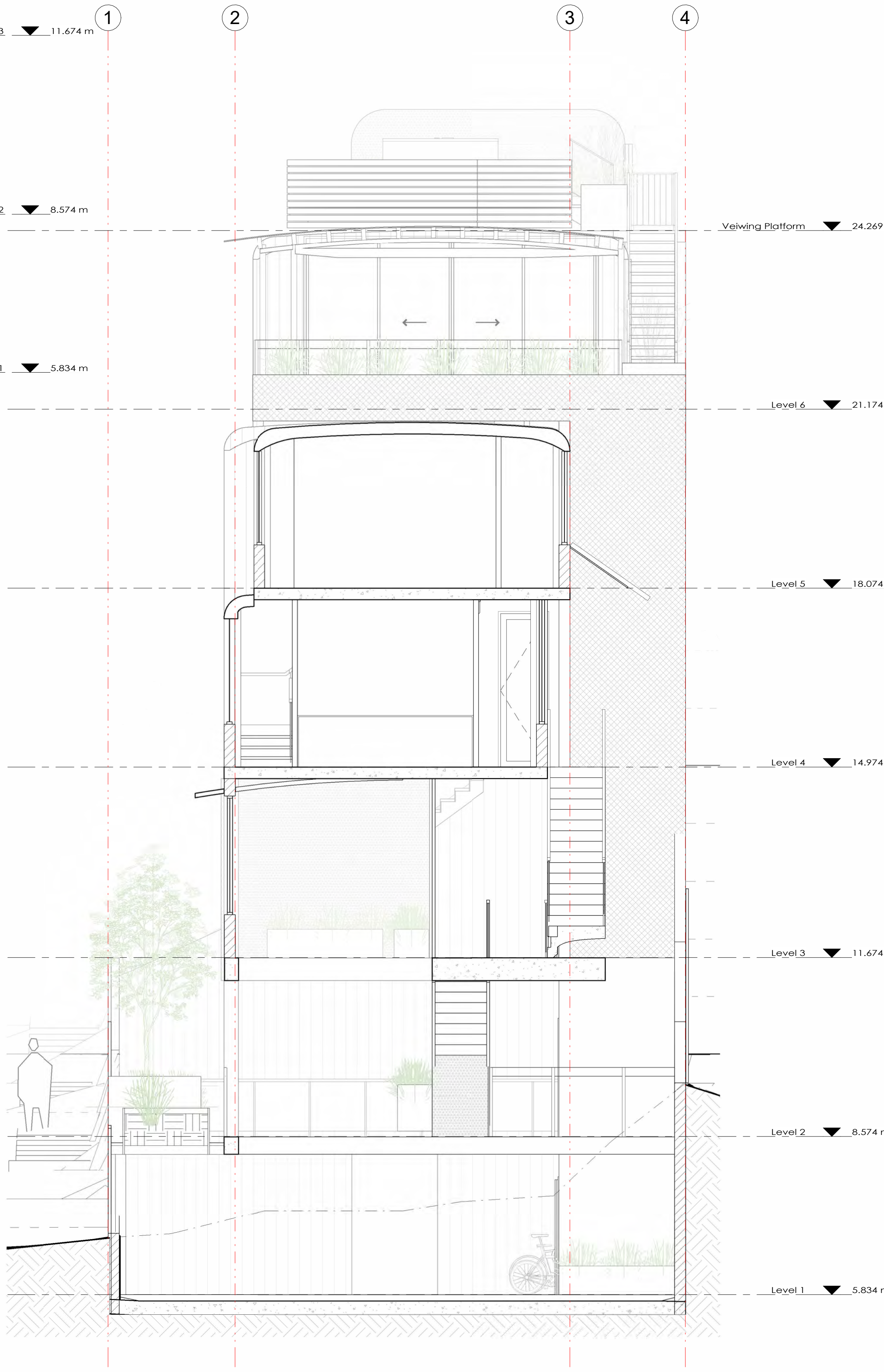
Dated: 9 April 2024

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





2 Section 9
Scale: 1 : 50



1 Section 10
Scale: 1 : 50

SITE ANALYSIS

ADDRESS: 776 PACIFIC PARADE CURRUMBIN 4223
RPD: LOT 1 SP348547
CLIENT: JOHN FUGLSANG DEVELOPMENTS PTY LTD



Figure 1 – Aerial view, source: QLD Globe



Figure 2 – View to the east from the rear of the property.



Figure 3 – View to the north from the connection path.



Figure 4 – View of the slope at the rear of the property.



Figure 5 – View of subject site from road frontage.



Figure 6 – View of the slope at the rear of the property.

Notes:

- The subject site is 776 Pacific Parade, Currumbin (Lot 1 SP348547)
- The site historically contained a dwelling house to the rear and a former food and drink outlet (Elephant Rock Café) at the site frontage. These structures have recently been demolished noting they were deteriorating and in need of repairs.
- Recently a boundary realignment result in increasing the size of the subject site by 220 m².
- The site is located within the neighbourhood centre zone.
- The site is proximity to Currumbin Beach, Vikings Surf Life Saving Club, shops, food and drink outlets, apartments etc.