

Foreshore Design Essentials

November 2017



Stockland
it's your place

Foreshore
COOMERA

stockland.com.au/foreshore



The Design Essentials

Introduction

The Vision for Foreshore

There's a place where the convenience of the city meets the water, an idyllic escape located with convenient access to the Gold Coast and far enough away to truly escape.

At Foreshore, you can enjoy a unique family-friendly waterside lifestyle with the things you need and want close to home.

Taking pride of place at the Gold Coast, the Foreshore community will provide a wide range of waterside homes suitable for different lifestyle needs.

Approval Process

Stockland has prepared these Design Essentials to guide house design at Foreshore, and should be read in conjunction with the Foreshore Coomera Development Code, which applies for this development site.

To ensure a smooth design approval process, please pass this document to your builder/architect so that a Home Design Package can be prepared for endorsement by Stockland. This package must include a Site Plan (1:200), Floor Plan, Elevation Plans, Section Plan (1:100), External Colours, Landscaping, Fencing, and Retaining Wall Plans.

The key steps in the design approval process are outlined in the following chart:



Further Information

Visit the Stockland website at stockland.com.au/residential/qld to view the Building Journey, handy tips and how-to videos.

Handy fact sheets about building a new home are available at www.yourhome.gov.au, which is a joint initiative of the Australian Government and the design and construction industries.

Important information about planning and development can be found on Council's website at www.goldcoast.qld.gov.au or visit in person at one of their Customer Service Centres.



Presenting your home to the street

Setbacks and Siting

The minimum boundary setbacks and maximum site coverage must be as per the Foreshore Coomera Development Code provided by Stockland in your Land Contract of Sale.

Front Façade

Walls may be up to 7.5m long before a change in setback and eave line of at least 450mm is required.

The design of the home must incorporate either a porch, portico or verandah that is:

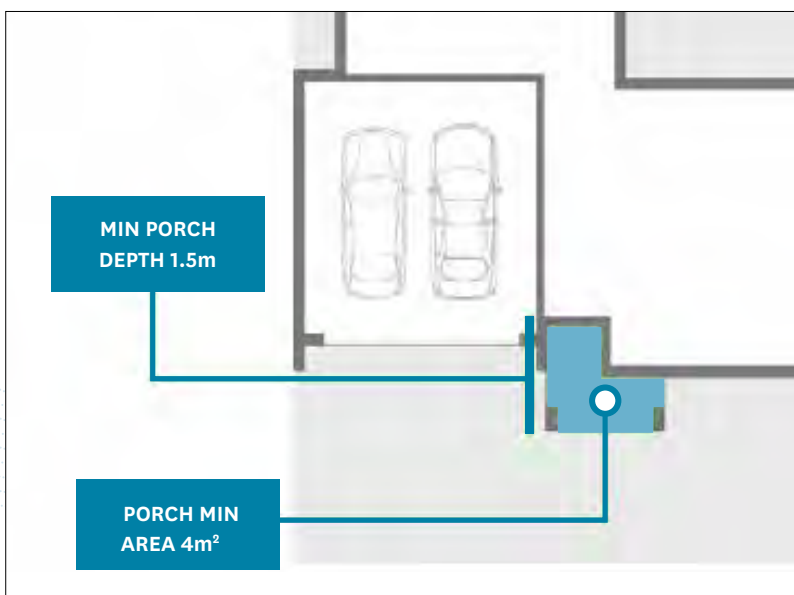
- At least 4m² with a minimum depth of 1.5m; and
- Adequately covered, clearly defined and visible from the street.



Visibility

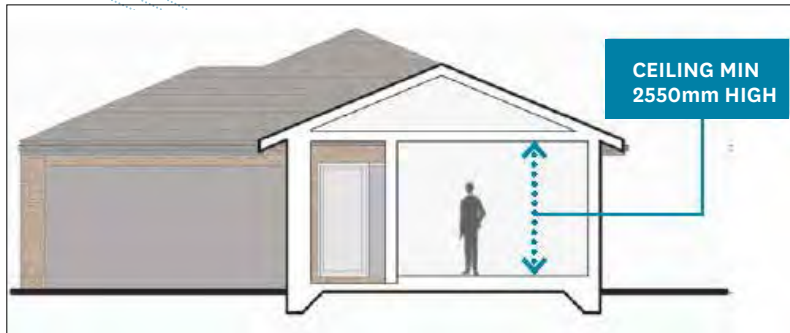
The façade area (excluding the garage door) facing a street or public area is to include sufficient glazing (minimum 10%) to allow for passive surveillance of the property.

A minimum of one (1) habitable room window having an area of 1m² on each level is required to overlook each adjoining public space (i.e. street, public open space or laneway).



Ceiling Height

Single storey homes must have a minimum ceiling height of 2550mm.



Roof

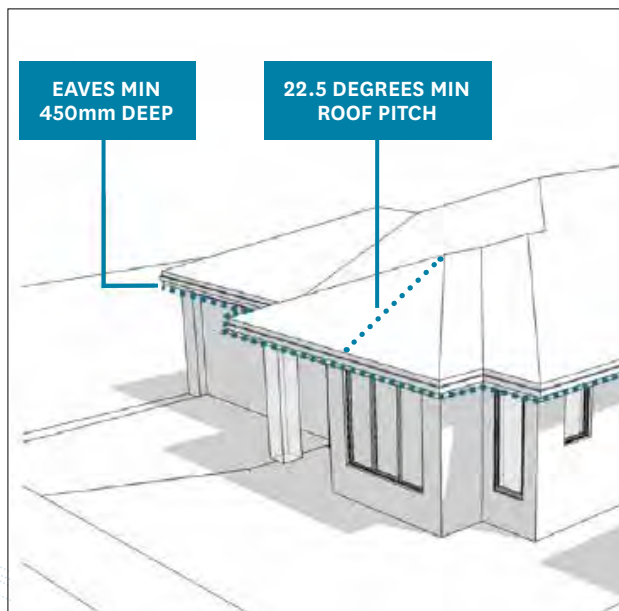
Pitch

Roofing must be of a scale and form representative of contemporary Queensland Architecture.

- Hip and gable roofs must have a minimum pitch of 22.5 degrees.
- Skillion roof planes should not exceed a maximum pitch of 15 degrees, unless it can be demonstrated where a higher roof pitch forms an integral part of the overall architectural design of the home.
- Flat or contemporary roof designs will be considered individually on their merits where they complement the overall character of the home.

Eaves

- Hip and gable roofs must have eaves overhanging by a minimum 450mm (excluding fascia and gutter) and applied to 70% of all façades visible from the street or public areas (excluding built to boundary wall).
- Eaves are encouraged to assist with shading of windows, minimising heat gain during the day, and helping to moderate the internal temperature of the home.
- Where the design is contemporary and does not allow for eaves, the use of awnings and/or sun shade materials is strongly encouraged where there is a window to improve energy efficiency.



Materials

Roof materials are limited to:

- Corrugated pre-finished coloured metal sheets (e.g. Colorbond); or
- Flat profile roof tiles.

Corner lot

Wrapping the Corner

Houses on corner lots must have some form of articulation that addresses both streets, and is visible to the public. The articulation should be incorporated on the primary façade, wrap around the corner, and then be replicated on the secondary façade. For instance:

- A portico, pergola or verandah of substantial bulk that utilises and wraps around both façades, or
- Recessing or projecting architectural elements that are substantial enough to articulate the corner, or
- Windows that address both streets, or
- A minimum of one (1) habitable room window having an area of 1m² on each level that overlooks each adjoining public space (i.e. secondary street, public open space or laneway).

Secondary Street Treatment

On the wall facing the secondary street (including facades visible from road reserves, easements, public walkways or parks) no straight section of the wall is to be longer than 12m. A step of at least 450mm is to be incorporated to break up this section and provide interest to the wall facing the secondary street.

Building materials

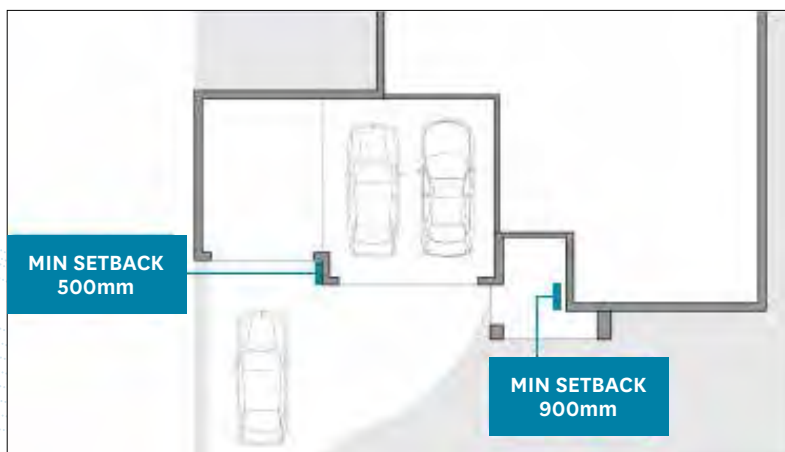
Materials & Colours

Homes are to be constructed to reflect contemporary Queensland architecture and have regard to the climatic conditions of the area and the estate's unique location. Colours are to be modern and contemporary and reflect the colours of the Foreshore landscape. Non-reflective, natural earthy or green colours are encouraged. Bright colours (e.g. red, yellow, violet, pink) are not permitted.

- A minimum of 2 materials and 2 colours are to be applied to the front and secondary street façades. No one material or colour can be more than 80% of a façade area.
- Face brickwork is not permitted to any elevation of the home. Minor feature elements may be provided in feature brickwork where they complement the overall design of the home.
- Unfinished 'commons' bricks are not permitted.

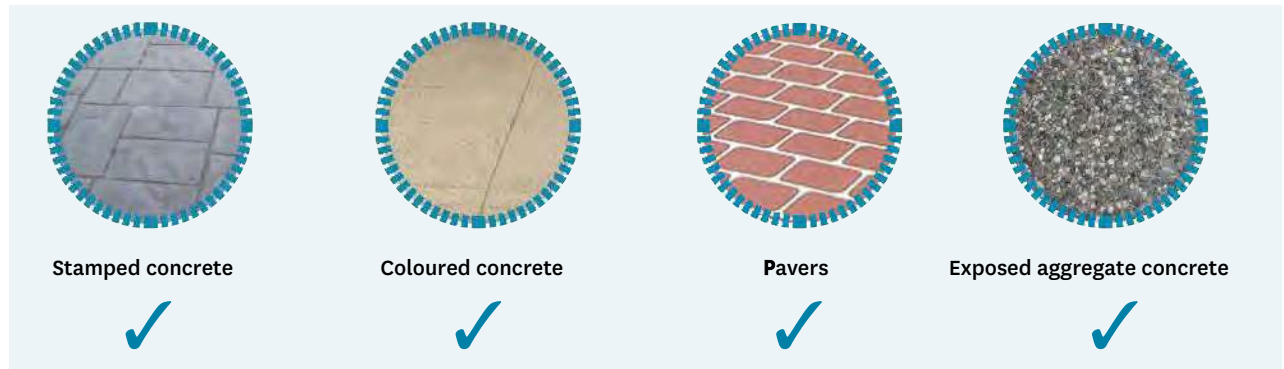
Garage

- A freestanding or attached garage must include a roof design and features that are consistent with the form and materials of the home.
- Carport design, materials and colours (including roof) must be consistent with the design, materials and colours of the home.
- Garage is to be recessed a minimum of 900mm from the front building line of the home. Or as an option for two storey designs on lots 12.5m wide or less, the garage is to be recessed 1m behind the front wall or balcony of the upper level.
- Where a triple garage is to be constructed, the third garage must be setback a minimum of 500mm from the other garage doors.



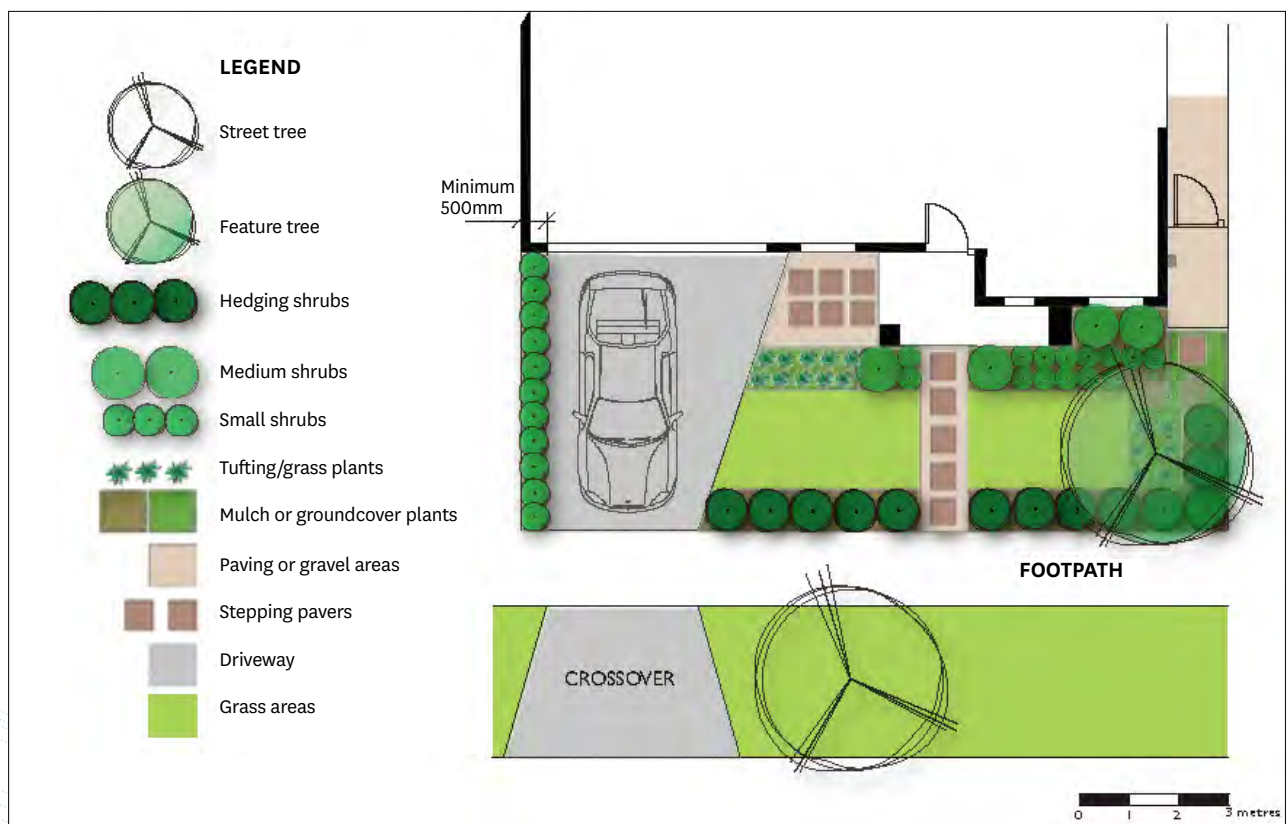
Driveway and crossover

- Driveway is to be offset at least 500mm from the nearest side boundary to allow for turf. A planted garden bed with small trees, shrubs, groundcover, mulch and edging is encouraged here, but optional.
- Driveway must not be constructed from plain concrete.
- Crossover is limited to a maximum width of 40% of the road frontage or 4.8m, whichever is the lesser.
- Driveway and crossover are to be completed prior to occupation.
- Parking areas and hardstand materials are to be designed so that they integrate with the landscape concept for the front yard.



Landscaping

Landscaping is a fundamental element in creating quality streetscapes and provides the final character to the home. An example of landscaping to the front yard is shown below to assist in developing a cohesive link between the home and the street.



Landscaping

Landscaping to the Front

Each lot is to have:

- Planted garden beds that occupy a minimum of 30% of the primary frontage (& secondary street frontage) of the lot.
- Planted garden beds are to be mulched and edged.
- Turf between the front building line and kerb-line (except where an alternative landscape treatment is provided).
- Turf to the front yard is to be planted natural grass. Artificial or synthetic turf is not permitted.

All landscaping to the front of the property is to be completed within 3 months of handover from the builder.

Any nature strip, road verge or grassed footpath facing the front (or side/secondary street) of a private residential property is to be mowed and kept maintained at all times by the owner/resident, on the basis that owners/residents with civic pride undertake this activity as a contribution to the amenity of the waterside community.



Landscaping Bond Refund

Where the driveway and all landscaping to the front of the property are completed within 3 months of handover from the builder and is inspected and approved by Stockland, the owners shall apply for a \$2,000 Landscaping Bond Refund from Stockland.

Fencing

Front Fencing

In order to ensure a predominance of landscaping in front of homes, soft enclosures and demarcations of the front property boundary (e.g. hedges, landscape planting etc) are encouraged.

Fencing constructed forward of the front building line must be:

- Rendered and/or masonry piers (located at regular intervals) and plinth (a minimum of 300mm high) with matching masonry or other appropriate infill panels.
- Maximum height of 1.8m.

Gates may be incorporated across the driveway where a front fence is constructed.



Fencing

Side and Rear Fencing

Fencing constructed along the side and/or rear boundaries must be:

- Maximum height of 1.8m.
- Have a stained or painted finish.
- Not constructed from pre-finished coloured metal sheets (e.g. Colorbond) or unfinished materials (e.g. unfinished common bricks).
- Where no front fence is constructed, the side fence must return to the house a minimum of 1m behind the front building line.
- Where the side boundary forms the rear boundary of an adjoining lot, the side fence may continue to the front of the lot.

Fences or walls that adjoin public open space areas (other than conservation purpose areas) are to be at least 50% transparent and less than or equal to 1.5m in height. Please discuss proposed fencing with your adjoining neighbours prior to construction and refer to the relevant Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 legislation and guidelines in your state and local government area.

Side Fencing on Corner Lot (facing Secondary Street Frontage)

Where fencing has not been provided by Stockland to the secondary street frontage, fencing is to be (as viewed from the street or public space):

- Maximum height of 1.8m.
- Articulated at even intervals and planted with shrubs.
- Return a minimum of 1m behind the front building line, where no front fence is constructed.
- Not constructed from pre-finished coloured metal sheets (e.g. Colorbond) or unfinished materials (e.g. unfinished common bricks).
- If constructed from timber:
 - Lapped timber palings with a matching top rail.
 - A minimum of 150mm x 150mm hardwood posts expressed to the street.
 - A stained or painted finish.
 - Recessed sections of a minimum dimension of 4m x 0.75m provided every 12m.

Fencing to Conservation Land

Any boundary abutting conservation land must be designed to a “fauna exclusion” standard as follows:

- Fence is to be non-climbable from the outside (conservation side).
- Bracing and supports are on the inside (residential) side of the fence.
- No gaps under the fence.
- Minimum height of 1.5m.
- Tree canopies trimmed near fences.



Retaining walls

Materials and Height

Retaining walls visible from the street or public space must be:

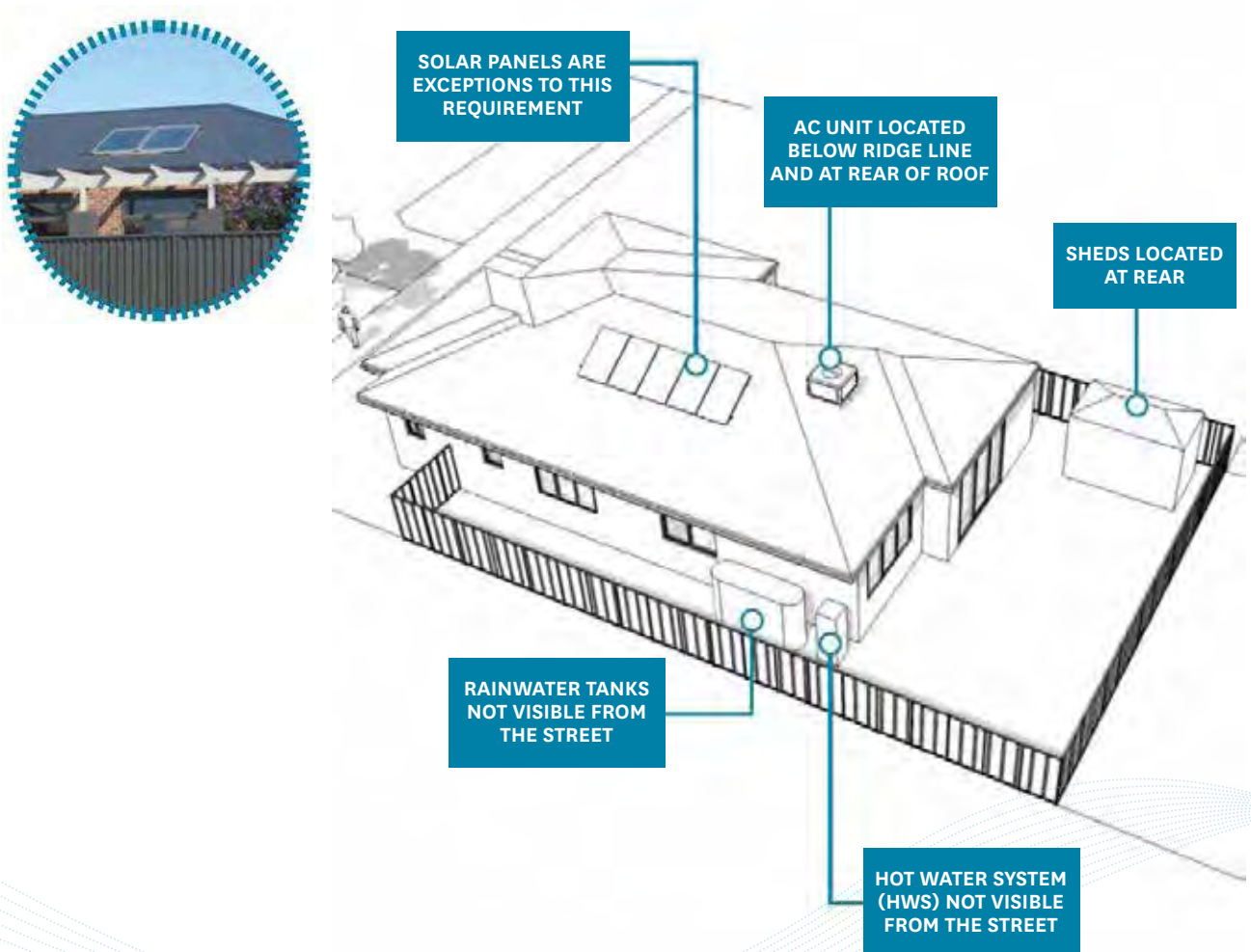
- Maximum height of 1.8m before use of a 500mm wide landscape terrace.
- Constructed from stone or masonry.

Please discuss proposed retaining walls with your adjoining neighbours prior to construction to ensure that the height of each retaining wall is appropriate to suit the finished ground levels on each adjacent block.

Exterior

Screening

- All ground mounted equipment are to be adequately screened from any street or public space. This includes (but is not limited to): rubbish bins, air con units, hot water systems, gas bottles, pool equipment, pool pumps, water tanks, clothes hoists etc.
- Non-ground mounted equipment visible from any street or public space must be minimal. This includes (but is not limited to): tv aerials, satellite dishes, air con units, pool equipment, pool pumps, clotheslines, powerwall/battery/EV charging stations/units etc.
- Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise their effectiveness.



Exterior

Outbuildings

Any outbuildings or garden sheds should be carefully designed and:

- Constructed in an approved finish / (and design, materials and colours) to complement the house.
- Constructed behind the front (and secondary) building line, unless it can be shown that it is adequately screened and not visible from the street or public spaces.

Alterations, Additions and Ancillary Structures

- Any alterations, additions and extensions such as (but not limited to) patios, pergolas, verandahs, sheds, decks, and swimming pools are subject to design approval prior to construction and must be constructed in an approved finish (i.e. design, materials and colours) to complement the house.
- Shade sails are to be installed behind the front building line of the home.
- Sheds greater than 9m² are considered an extension of the home and must therefore satisfy the building setbacks and external material and colour finish requirements as per the home.

Construction obligations

Please refer the Built Form Code for further details and requirements.

- Provide a bin or enclosure on site for the duration of the construction period.
- Site cleanliness is to be maintained.
- Where the developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the owners to the standard to which it was constructed.

Design variations

Where a design is proposed to vary from the Design Essentials, it will be assessed on merit by the Stockland Foreshore Design & Project Team.

A variation will only be considered and approved where it can be demonstrated that the design still achieves the desired objectives for the creation of an aspirational waterside community at Foreshore.



All details, images, and statements are based on the intention of, and information available to, Stockland as at the date of publication November 2017 and may change due to future circumstances. All images and photographs are conceptual and indicative only. An approval issued by Stockland under these Design Essentials is not an approval or certification from the local Council, from an accredited certification authority or under the requirements of any legislation. Any building plans submitted to Stockland are not checked by Stockland for compliance with structural, health or planning requirements, or for the suitability of the building for your intended use. Stockland reserves the right to approve designs and works which do not comply with these Design Essentials where considered to be of merit, and to vary, relax or waive any of the requirements in this document, at its absolute discretion. If Stockland exercises any of these rights, this will not set a precedent or imply that the same or similar approval will be repeated by Stockland in the future.

Sales & Information Centre

Corner of Foxwell Road and
Oakey Creek Road
Coomera QLD 4209

P: 07 5502 8355

F: 07 5502 8388

Stockland Development Pty Ltd

Level 4, 99 Melbourne Street
South Brisbane QLD 4101

P: 07 3305 8615

F: 07 3181 8620



Stockland
it's your place



stockland.com.au/foreshore

FORESHORE COOMERA

DEVELOPMENT CODE
VERSION 3.0

26 APRIL 2017



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No:.....MCU201601037

Dated:9 May 2017

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

PREPARED FOR



Stockland
it's your place

Foreshore
COOMERA



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Matthew Schneider
Senior Consultant	Martin Garred
Project Code	GP0022
Revision Number	Version 3
Date	26 April 2017

TABLE OF CONTENTS

1.	Introduction	1
1.1.	Administrative Relationship to IPA & 2003 Gold Coast Planning Scheme	1
1.2.	Land to which the Preliminary Approval Relates	1
1.3.	Development approved by the Preliminary Approval	1
1.4.	Variation of The Effect of The Local Planning Instrument	1
1.5.	Structure of the Foreshore Coomera Development Code	2
1.6.	Interpretation	2
2.	Foreshore Coomera Development Outcomes	3
2.1.	Foreshore Coomera Vision	3
2.2.	Elements of the Foreshore Coomera Development Plan	3
2.2.1.	Element 1: Land Uses	3
2.2.2.	Element 2: Access and Mobility	3
2.2.3.	Element 3: Density and Built Form	3
2.2.4.	Element 4: Public Realm & Open Space	4
2.3.	Precincts	4
2.3.1.	Urban Residential Precinct	4
2.3.2.	Open Space Precinct	4
3.	Table of Development	6
4.	Relevant Development Codes	9
5.	Foreshore Coomera Code	11
5.1.	Application	11
5.2.	Development Provisions	11
6.	Specific Built Form Code: Detached Dwellings on Small Lots	23
6.1.	Purpose Statement	23
6.2.	Application of Development Provisions	23
6.3.	Development Provisions	23
7.	Specific Built Form Code: Attached Dwellings	27
7.1.	Purpose Statement	27
7.2.	Application of Development Provisions	27
7.3.	Development Provisions	27

Appendix A Development Code Maps

FIGURES:

Figure 1	– Illustration showing small lot housing design outcomes (<i>Source: City of Gold Coast, 2016</i>)	24
Figure 2	– Illustration showing design outcomes (<i>Source: City of Gold Coast, 2016</i>)	29
Figure 3	– Illustration showing privacy outcomes (<i>Source: City of Gold Coast, 2016</i>)	29

1. INTRODUCTION

The Foreshore Coomera Development Code has been prepared in the context of the *Gold Coast Planning Scheme 2003 Version 1.2 (Amended January 2010)*, to guide the future development of the Foreshore site (the site).

1.1. ADMINISTRATIVE RELATIONSHIP TO IPA & 2003 GOLD COAST PLANNING SCHEME

The Foreshore Coomera Development Code comprises information relevant to the Preliminary Approval sought under Section 3.1.6 of the *Integrated Planning Act 1997*.

The Foreshore Coomera Development Code contains information pertaining to:

- the land to which the Preliminary Approval relates.
- the development approved by the Preliminary Approval.
- the way in which the Preliminary Approval varies the effect of the local planning instrument being the *Gold Coast Planning Scheme 2003 Version 1.2 (Amended January 2010)*.
- the levels of assessment for the approved development.
- the Foreshore Coomera Code, which is to apply to all subsequent development envisaged under the Preliminary Approval.

1.2. LAND TO WHICH THE PRELIMINARY APPROVAL RELATES

The land to which the Preliminary Approval relates (the Foreshore Coomera Development Area) is identified in the **Foreshore Coomera Development Area and Precinct Plan - Map 1** and includes all or part of land described as Lot 1 on SP150729 and part of Lot 2 on SP156726 (for the purposes of vegetation clearing to mitigate bushfire hazard risk).

1.3. DEVELOPMENT APPROVED BY THE PRELIMINARY APPROVAL

The Preliminary Approval approves the following development in accordance with the Foreshore Coomera Code:

- a maximum of 747 residential dwellings;
- a maximum of 1,500m² of commercial / retail floor space;
- a marina; and
- a range of open space areas to be used for conservation, recreation and stormwater management purposes.

1.4. VARIATION OF THE EFFECT OF THE LOCAL PLANNING INSTRUMENT

The Section 3.1.6 Preliminary Approval varies the effect of the local planning instrument by:

- 1) Stating the levels of assessment for the approved development in Section 3 - Table of Development of this document, which are to prevail over the levels of assessment for that development in the local planning instrument.
- 2) Identifying the Foreshore Coomera Code in Section 5 of this document, prevails over a range of development parameters that are contained in the local planning instrument, including:
 - a) Coomera Local Area Plan Place Code;
 - b) Attached Dwellings and Medium Density Detached Dwellings Specific Development Code;

- c) Detached Dwellings Specific Development Code; and
 - d) Reconfiguring a Lot Specific Development Code.
- 3) Identifying Other Specific Development Codes and Constraint Codes contained in the Gold Coast Planning Scheme 2003 that may be relevant to assessable development within Foreshore Coomera are identified in Section 4 - Relevant Codes of this document.

Note: Where there are any inconsistencies with the Foreshore Coomera Code and Specific Built Form Codes and the requirements of the Gold Coast Planning Scheme 2003, the Foreshore Coomera Code shall prevail.

Note: The Foreshore Coomera Table of Development contained in Section 3 of this document identifies the level of assessment for all assessable development envisaged within the Foreshore Coomera Development Area. It should be noted that self assessable development identified in the Table of Development is consistent with the intent of the Foreshore Coomera Development Code, and therefore only needs to comply with the relevant acceptable solutions of the Foreshore Coomera Code and Specific Built Form Codes.

1.5. STRUCTURE OF THE FORESHORE COOMERA DEVELOPMENT CODE

The Foreshore Coomera Development Code comprises:

- 1) A Table of Development that specifies the level of assessment applicable to all development within the Foreshore Coomera Development Area.
- 2) The Foreshore Coomera Code that contains general development provisions that applies to all development within the Foreshore Coomera Development Area.
- 3) Specific Built Form Codes that apply to particular development types within the Foreshore Coomera Development Area, which include:
 - a) Detached Dwellings on Small Lots Code; and
 - b) Attached Dwellings Code.
- 4) A suite of maps (**Appendix A**) that support the implementation of the Foreshore Coomera Development Code, including:
 - a) Map 1 - Development Area and Precinct Plan.
 - b) Map 2 – Building Height.
 - c) Map 3 – Residential Density.

1.6. INTERPRETATION

Terms used in the Foreshore Coomera Development Code have the meaning given in the *Gold Coast Planning Scheme 2003 Version 1.2 Amended January 2010*, unless otherwise noted in this section. In the Foreshore Coomera Development Code the following terms have the meaning ascribed to them:

Duplex:	A form of attached dwellings involving two dwellings on a single allotment.
Partial 3rd Storey:	A Partial third storey has a Gross Floor Area no greater than 50% of the storey immediately below.
Significant Vegetation:	Vegetation that is equal to or in excess of 40 centimetres in girth, when measured at 1.4 metres above ground level.
Small Lot:	Is an allotment that is equal to or less than 400m ² in area. Any detached dwellings established on a small lot needs to be assessed against Section 6.0 - Specific Built Form Code - Detached Dwellings on Small Lots.
Terrace dwellings:	A form of attached dwellings provided on contiguous freehold allotments, where the dwellings are built in a row and attached on both sides.
Walkable catchment:	An allotment or development site is within a walkable catchment where it is within a 400 metre linear distance of a particular location.

2. FORESHORE COOMERA DEVELOPMENT OUTCOMES

2.1. FORESHORE COOMERA VISION

The vision for Foreshore Coomera is as follows:

- To provide for a range and mix of dwelling types supported by community uses and small-scale services and facilities that cater for local residents.
- To deliver a mix of housing form, sizes and affordability outcomes that meet the housing needs of the community.
- To create a well-designed and high amenity residential development focused on the riverfront setting of the site.
- To create a residential community that is characterised by walking and cycling paths, street trees and local streets for shared car and bike use.
- To respect the strong natural landforms across the site and takes advantage of the topography to offer views, catch breezes and to create an interesting character and a sense of place.
- To design buildings that contribute to transitioning density, positively interface with the street reduce building dominance and provide areas for landscaping.
- To preserve the large connected open space areas that is shaped by the prerequisites of drainage, coastal management, hydraulic and environmental constraints. All onsite open space will be an integrated series of amenity areas that will significantly enhance the lifestyle, liveability and sustainability of the community.
- To preserve the site's important ecological and conservation values (including wetlands, waterways and significant vegetation) and restore the structure and function of conservation areas through natural regeneration.

2.2. ELEMENTS OF THE FORESHORE COOMERA DEVELOPMENT PLAN

2.2.1. Element 1: Land Uses

Foreshore Coomera is principally a residential neighbourhood, with high quality public and private open spaces. To minimise car dependency and improve the amenity of future residents, minor convenience retail/commercial development may occur within the Residential Precincts. It is important to note that a maximum of 1,500m² of commercial / retail gross floor area is envisaged within the Foreshore Coomera Development Area.

2.2.2. Element 2: Access and Mobility

The Foreshore Coomera movement network will be directly connected to the surrounding existing road network via Oakey Creek Road, which will be upgraded as part of this development.

The movement network within Foreshore Coomera will follow a clear and legible street hierarchy that offers choice and efficient and direct journeys to places of interest. Pedestrian and cycleways will provide future residents with convenient links from their homes to public transport, convenience shops, open spaces and to surrounding community services and facilities.

2.2.3. Element 3: Density and Built Form

The Foreshore Coomera Development Code will incorporate a flexible range of dwelling yields to achieve sustainability in terms of more efficient use of land. The general residential density and built form parameters for the Foreshore Coomera Development Code are:

- A maximum residential density of 747 dwellings.
- A diverse range of building heights will be promoted throughout the site up to a maximum of six (6) storeys, generally consistent with the **Foreshore Coomera Building Height Plan – Map 2**.

- The scale and massing of the built form will be highly articulated.
- A diversity of dwelling types is to be provided to cater for a range of lifestyle choices and to provide for visually interesting built form within the development.
- A diverse mix of parking arrangements (on-site, on-street and internal garages) will be provided.

2.2.4. Element 4: Public Realm & Open Space

Foreshore Coomera benefits from a river and wetland setting and features a varied range of natural environmental assets. The Foreshore Coomera Development Area was established by taking into account the natural assets of the site. To protect the ecological values of Foreshore Coomera, land will be dedicated (in stages) to the City of Gold Coast and to the State of Queensland for coastal protection purposes.

2.3. PRECINCTS

To ensure that development responds positively to the particular settings within the Foreshore Coomera Development Area, two precincts have been identified (shown on the **Foreshore Coomera Development Area and Precinct Plan - Map 1**), which are as follows:

- Urban Residential Precinct; and
- Open Space Precinct.

Given that these Precincts have distinctive characteristics and require a particular development outcome, the broad intents of the Precincts are provided below:

2.3.1. Urban Residential Precinct

The intent of this precinct is to provide for a range of residential uses (such as detached dwellings, duplexes, attached dwellings and apartments) that enhance the sense of community within Foreshore Coomera. Small scale services and facilities that cater for local residents may also be provided, where appropriate.

The precinct is characterised by a high level of amenity and a sense of openness, with buildings that present well to the street and are set amongst generous landscaping.

Buildings and landscaping should express an urban but relaxed coastal character. Development is designed to create attractive, high-quality visually appealing buildings and protect the privacy and amenity of neighbouring residential premises. Buildings are designed and orientated to promote a safe environment within the site, adjoining streets and public realm and are complemented by high-quality landscaping.

The marina waterbody and adjoining development is included within this precinct and is to provide marina style living in a unique setting, with views of the Coomera River to the east and open space to the north and west. All buildings adjoin the marina should be designed and orientated to address the street, the Marina basin and open space areas.

2.3.2. Open Space Precinct

The intent of this precinct is to provide for a range of open space uses within Foreshore Coomera. The specific use for each open space area is detonated on the **Foreshore Coomera Development Area and Precinct Plan - Map 1**, and includes:

- Recreation purposes;
- Conservation purposes; and
- Stormwater management purposes.

The recreational purpose areas are intended to meet the recreation requirements of the v community and includes a one (1) hectare local recreation park required by the Priority Infrastructure Plan.

The conservation purpose areas are intended to protect the site's most significant ecological values. The landform and landscape is intended to be maintained in its natural state and rehabilitation works are envisaged, only where necessary. Development is not supported within designated conservation areas, apart from that necessary for:

- Low impact walking trails.

- Facilitating sustainable forms of maintenance access to coastal and fisheries resources contained within the Conservation Precinct and adjoining reaches of the Coomera River and Oaky Creek, including:
 - A fishing/viewing platform on Oakey Creek.
 - A pontoon/canoe launching jetty on Oakey Creek to support the use of the surrounding waterways network for non-motorised boating activities.
- Fire management trails, which will be constructed to provide for fire emergency access, where required. These will form the basis for the walking trails network, to limit the quantity of disturbance necessary to achieve both objectives.
- a viewing platform associated with the internal wetland to provide opportunities for viewing wildlife.

The stormwater management purpose areas will support complementary interaction between habitat connectivity, on-site stormwater treatment, and the recreational requirements of the community.

3. TABLE OF DEVELOPMENT

The Foreshore Coomera Table of Development identifies the land uses for Foreshore Coomera that are considered to be complementary to the development of the area.

Note: This table must be read in conjunction with the land use definitions contained within the Gold Coast Planning Scheme 2003 Version 1.2 Amended January 2010.

A: Material Change of Use			
Exempt	Self Assessable	Code Assessable	Impact Assessable
Urban Residential Precinct			
	Attached Dwelling and Medium Density Detached Dwelling if: a) duplex where located on a corner lot. Detached Dwelling Display Home Caretakers Residence Estate Sales Office Home Office	Aged Persons Accommodation Attached Dwellings and Medium Density Detached Dwellings n.e.i. Apartment Café* Child Care Centre Convenience Shop* Education Establishment if a Captain's School Marina Market Office* Restaurant* Shop* Take-Away Food Premises*	Café^ Convenience Shop^ Restaurant^ Shop^ Take-Away Food Premises^ Home Occupation
<p>* The GFA of an individual tenancy is less than 200m² and the total GFA of all commercial / retail uses does not exceed 1,500m² within the Foreshore Coomera Development Area.</p> <p>^ The GFA of an individual tenancy is greater than 200m² and the total GFA of all commercial / retail uses does not exceed 1,500m² within the Foreshore Coomera Development Area.</p> <p>Note: Any commercial / retail development that exceeds the allowable 1,500m² of GFA within the Foreshore Coomera Development Area is not consistent with this Preliminary Approval.</p>			
Open Space Precinct			
Conservation (natural area management) Public Utility if: a) identified for stormwater management purposes on the Foreshore Coomera Development Area and Precinct Plan - Map 1	Park if: b) identified for recreational purposes on the Foreshore Coomera Development Area and Precinct Plan - Map 1	Community Purposes Park n.e.i.	

B: Material Change of Use			
Exempt	Self Assessable	Code Assessable	Impact Assessable
Material Change of Use involving Building Work that:			
		Exceeds two storeys due to the inclusion of a partial third storey.	Exceeds the building height as identified on the Foreshore Coomera Building Height Plan – Map 2.
			Exceeds the maximum density as identified on the Foreshore Coomera Residential Density Plan – Map 3.

C: Operational Work - Change to Ground Level			
Exempt	Self Assessable	Code Assessable	Impact Assessable
Operational Work that involves extraction, excavation or fill that:			
		Exceeds a volume of 50 cubic metres of fill or excavation and is closer than two metres from an allotment boundary.	

D: Operational Work - Advertising			
Exempt	Self Assessable	Code Assessable	Impact Assessable
Operational Work that involves Advertising Devices that:			
	Are directly associated with the marketing of the Foreshore Coomera development and: a) is not internally illuminated or animated; and b) the total area of signage per street frontage does not exceed 20m ² .	Advertising Device n.e.i	

E: Operational Work - Infrastructure & Landscape Works			
Exempt	Self Assessable	Code Assessable	Impact Assessable
Operational Work that Involves:			
Minor Landscape Work	Landscape Works associated with a:	Landscape Work n.e.i. Works for Infrastructure	

E: Operational Work - Infrastructure & Landscape Works			
Exempt	Self Assessable	Code Assessable	Impact Assessable
Landscape Works associated with a: a) Detached Dwelling n.e.i. b) Display Home; c) Caretaker's Residence; or d) Estate Sales Office.	a) Attached Dwelling and Medium Density Detached Dwelling if a terrace dwelling; or b) Detached dwelling on a small lot.		

F: Operational Work - Vegetation Clearing			
Exempt	Self Assessable	Code Assessable	Impact Assessable
Vegetation Clearing that:			
	Results in the removal of, or damage to significant vegetation and complies with the Acceptable Solutions of Specific Development Code 36 – Vegetation Management.	Results in the removal of, or damage to, significant vegetation, and alternate solutions to the Acceptable Solutions of Specific Development Code 36 – Vegetation Management are proposed.	

G: Reconfiguring A Lot			
Exempt	Self Assessable	Code Assessable	Impact Assessable
Reconfiguring a Lot that:			
		results in no lots with an area less than 250m ² and complies with the preferred allotment range stipulated in AS18.1 OR entails only a Community Title Subdivision (including standard format plans and/ or volumetric lots) or a volumetric lot within a building or leasehold subdivision of an existing or approved development	results in one or more lots with an area less than 250m ² OR results in no lots with an area less than 250m ² and an alternative solution is proposed in relation to the preferred allotment range stipulated in AS18.1

4. RELEVANT DEVELOPMENT CODES

The Foreshore Coomera Code and Specific Built Form Codes are relevant to all assessable development within the Foreshore Coomera Development Area. The range of development codes that are relevant to the assessment of subsequent assessable developments are listed in the following tables.

Note: Gold Coast Planning Scheme codes are those within the *Gold Coast Planning Scheme 2003 Version 1.2 Amended January 2010*.

The following development codes apply to development that is **Self Assessable** identified in the Foreshore Coomera Table of Development:

Self Assessable Development		
Place Code	Specific Development Codes	Constraint Codes
1. Foreshore Coomera Code	<ol style="list-style-type: none"> 1. Detached Dwellings on Small Lots Specific Built Form Code 2. Attached Dwellings Specific Built Form Code 3. Gold Coast Planning Scheme Codes, being: <ul style="list-style-type: none"> • Caretaker's Residence • Display Homes and Estate Sales Offices • Family Accommodation • Working from Home 	<ol style="list-style-type: none"> 4. Gold Coast Planning Scheme Codes, being: <ul style="list-style-type: none"> • Car Parking, Access and Transport Integration

The following codes apply to development that is **Code Assessable** or **Impact Assessable Material Change of Use** identified in the Foreshore Coomera Table of Development:

Material Change of Use		
Place Code	Specific Development Codes	Constraint Codes
1. Foreshore Coomera Code	<ol style="list-style-type: none"> 1. Detached Dwellings on Small Lots Specific Built Form Code 2. Attached Dwellings Specific Built Form Code 3. Gold Coast Planning Scheme Codes, being: <ul style="list-style-type: none"> • Aged Persons Accommodation • Caretaker's Residence • Child Care Centres • Display Homes and Estate Sales Offices • Family Accommodation • Landscape Work • Low Rise Apartment Building • Office • Private Recreation 	<ol style="list-style-type: none"> 4. Gold Coast Planning Scheme Codes, being: <ul style="list-style-type: none"> • Car Parking, Access and Transport Integration • Natural Wetland Areas and Natural Waterways • Nature Conservation

Material Change of Use		
Place Code	Specific Development Codes	Constraint Codes
	<ul style="list-style-type: none"> Retail and Related Establishments Working from Home Works for Infrastructure 	

The following codes apply to development that is **Code Assessable** or **Impact Assessable Operational Work - Change to Ground Level, Operational Work - Advertising Devices, Operational Work - Landscape Work** or **Operational Works - Infrastructure Works** identified in the Foreshore Coomera Table of Development:

Operational Work - Change to Ground Level, Advertising Devices, Landscape Works & Infrastructure Works		
Place Code	Specific Development Codes	Constraint Codes
1. Foreshore Coomera Code	1. Gold Coast Planning Scheme Codes, being: <ul style="list-style-type: none"> Advertising Devices Changes to Ground Level and Creation of New Waterbodies Landscape Work Works for Infrastructure 	1. Gold Coast Planning Scheme Codes, being: <ul style="list-style-type: none"> Sediment and Erosion Control

The following codes apply to development that is **Code Assessable** or **Impact Assessable Operational Work -Vegetation Clearing** identified in the Foreshore Coomera Table of Development:

Operational Work - Vegetation Clearing		
Place Code	Specific Development Codes	Constraint Codes
1. Foreshore Coomera Code	1. Gold Coast Planning Scheme Codes, being: <ul style="list-style-type: none"> Vegetation Management 	1. Gold Coast Planning Scheme Codes, being: <ul style="list-style-type: none"> Sediment and Erosion Control Natural Wetland Areas and Natural Waterways Nature Conservation

The following codes apply to development that is **Code Assessable** or **Impact Assessable Reconfiguring a Lot** identified in the Foreshore Coomera Table of Development:

Reconfiguring A Lot		
Place Code	Specific Development Codes	Constraint Codes
1. Foreshore Coomera Code	1. Gold Coast Planning Scheme Codes, being: <ul style="list-style-type: none"> Changes to Ground Level and Creation of New Waterbodies Landscape Work Reconfiguring a Lot Vegetation Management Works for Infrastructure 	1. Gold Coast Planning Scheme Codes, being: <ul style="list-style-type: none"> Car Parking, Access and Transport Integration Natural Wetland Areas and Natural Waterways Nature Conservation Sediment and Erosion Control

5. FORESHORE COOMERA CODE

The Foreshore Coomera Code establishes a set of detailed planning provisions that will facilitate the long-term coordinated development of this master planned community, which seeks to promote the achievement of the Vision and Development Elements as set out in Section 2 of this document.

5.1. APPLICATION

- 1) The Foreshore Coomera Code applies to all development indicated as self, code or impact assessable in the Table of Development set out in Section 3 of this document.
- 2) All development must comply with the Performance Criteria in order to be consistent with the Vision and Elements set out in Section 2 of this document.
- 3) The stated Acceptable Solutions represent one way in which the relevant Performance Criteria maybe met. Development that does not comply with an Acceptable Solution may present an alternative solution to demonstrate compliance with the relevant Performance Criteria and the purpose of the Foreshore Coomera Development Code.
- 4) For development identified as Self Assessable in Section 3 of this document, only the Acceptable Solutions to Performance Criteria PC1 – PC15 apply.
- 5) Performance Criteria PC1 – PC26 apply to all Code and Impact Assessable development in this Development Code.

5.2. DEVELOPMENT PROVISIONS

The following development provisions are divided into two columns being performance requirements and acceptable solutions.

The performance requirements and acceptable solutions have been grouped by the areas of development that require assessment.

Performance Criteria	Acceptable Solutions
Development that is Self Assessable, Code Assessable or Impact Assessable	
Building Height	
PC1 All buildings within the Foreshore Coomera Development Area must be of a height that is in keeping with the intended residential character of the locality. Building height must vary to create an interesting and diverse built form and streetscape.	AS1.1 The building is not more than 8.5 metres in height and has a maximum of two storeys. OR AS1.2 The height of buildings does not exceed the maximum building height as shown on the Foreshore Coomera Building Height Plan – Map 2.
Density	
PC2 Development yield within the Foreshore Coomera Development Area does not exceed 747 dwellings taking into consideration: <ul style="list-style-type: none"> the site's natural attributes; 	AS2.1 Density does not exceed the maximum residential density shown on the Foreshore Coomera Residential Density Plan - Map 3. AS2.2 Total density within the Foreshore Coomera Development Area does not exceed 747 dwellings in total.

Performance Criteria	Acceptable Solutions														
<ul style="list-style-type: none"> its proximity to the Coomera Town Centre; its proximity to open space; and its proximity to existing and future public transport facilities. 															
Site Cover															
PC3 To maintain a high quality urban streetscape, the site coverage of development must ensure that the built form is of an appropriate scale and mass, and the separation between buildings is maximised.	AS3 The maximum site coverage of any development does not exceed the following: <table> <tr> <td colspan="2">Detached Dwelling:</td></tr> <tr> <td>Where on a lot equal to or less than 400m²</td><td>60%</td></tr> <tr> <td>Where on a lot greater than 400m²</td><td>55%</td></tr> <tr> <td>All other development</td><td>50%</td></tr> </table>	Detached Dwelling:		Where on a lot equal to or less than 400m ²	60%	Where on a lot greater than 400m ²	55%	All other development	50%						
Detached Dwelling:															
Where on a lot equal to or less than 400m ²	60%														
Where on a lot greater than 400m ²	55%														
All other development	50%														
Building Setbacks															
PC4 All buildings must provide for setbacks to ensure that: <ul style="list-style-type: none"> sites are able to be used in an efficient manner; development responds to the emerging character of Foreshore Coomera; there is no significant loss of amenity to residents on adjoining sites; there is no significant reduction in daylight to private open space and habitable rooms in dwellings on adjacent sites; and to provide adequate onsite car parking which does not dominate the street frontage. 	AS4 Setbacks for detached dwellings are provided in accordance with Table to Acceptable Solution 4 . OR Setbacks for all other development are as follows: <table> <tr> <td colspan="2">Front</td></tr> <tr> <td>Wall</td><td>3 metres</td></tr> <tr> <td>Garage</td><td>5.5 metres</td></tr> <tr> <td colspan="2">Side and Rear</td></tr> <tr> <td>where the height of that part is 4.5 metres or less</td><td>1.5 metres</td></tr> <tr> <td>where the height of that part is greater than 4.5 metres but not more than 7.5 metres</td><td>2 metres</td></tr> <tr> <td>where the height is greater than 7.5 metres</td><td>an extra 0.5 metres is added for every 3 metres in height or part thereof over 7.5 metres.</td></tr> </table> <p>Note:</p> <ol style="list-style-type: none"> All setbacks are measured to the outer edge of the wall or balcony. Eaves, sun hoods, screens and projected architectural elements are permitted to extend a maximum of 1 metre into the setbacks or to a minimum of 450mm from the boundary, whichever is less. Where a built to boundary wall could be built adjoining one on the neighbouring lot, the wall has to be setback a minimum of 50mm. The maximum 100mm gap between the adjoining wall is to be covered with a fence post, timber batten or capping. 	Front		Wall	3 metres	Garage	5.5 metres	Side and Rear		where the height of that part is 4.5 metres or less	1.5 metres	where the height of that part is greater than 4.5 metres but not more than 7.5 metres	2 metres	where the height is greater than 7.5 metres	an extra 0.5 metres is added for every 3 metres in height or part thereof over 7.5 metres.
Front															
Wall	3 metres														
Garage	5.5 metres														
Side and Rear															
where the height of that part is 4.5 metres or less	1.5 metres														
where the height of that part is greater than 4.5 metres but not more than 7.5 metres	2 metres														
where the height is greater than 7.5 metres	an extra 0.5 metres is added for every 3 metres in height or part thereof over 7.5 metres.														

Table to Acceptable Solution 4				
Frontage Width	7.5m – 12.99m	13m – 14.99m	15m – 17.99m	18m +
Front Setback				
Wall	3	3	3	3
Garage	5.5	5.5	5.5	5.5
Side Setback				
Side Boundary (First Storey)	1	1	1.5	1.5
Side Boundary (Second Storey)	1	1.2	1.5	2
Built to Boundary Wall (one side setback only)	0	0	0	0
No built to boundary setback is permitted on a side boundary adjoin park or open space.				
Corner lots – Secondary Frontage	2	2	2	3
Rear Setback				
Rear (non-laneway)	1.5	1.5	1.5	1.5
Rear (on laneway boundary)	0.5	0.5	0.5	0.5
Garage (on laneway boundary)	1	1	1	1
Park and Open Space	3	3	3	3
Other requirements				
Built to boundary permitted to one side only, where:				
<ul style="list-style-type: none"> As % of boundary length or 14 metres, whichever is greater. 	50%	50%	50%	50%
<ul style="list-style-type: none"> Maximum height of built to boundary walls. 	3.5m	3.5m	3.5m	3.5m
No built to boundary setback is permitted on a side boundary adjoin park or open space.				

Performance Criteria	Acceptable Solutions
Private Open Space	
<p>PC5</p> <p>All dwellings must be provided with sufficient outdoor private recreation for the reasonable recreation needs of residents, having regard amongst other things to the site's accessibility to areas of public open space.</p>	<p>AS5.1</p> <p>All Detached Dwellings provide a private open space area that is at least 25m² with a minimum width of 3 metres.</p> <p>AS5.2.1</p> <p>All Attached Dwellings and Apartments provide a private open space area that is at least 12m² with a minimum dimension of 3 metres, which is directly accessible from a living space, other than a bedroom.</p> <p>OR</p>

Performance Criteria	Acceptable Solutions
	<p>AS5.2.2</p> <p>Where the dwelling unit is located entirely above ground floor level, the private open space consists of a balcony or roof area open to the sky, and is a minimum area of 12m² and a minimum dimension of 3 metres, directly accessible from a living room.</p>
Fencing	
<p>PC6</p> <p>Fencing design and construction provides for passive surveillance to public spaces including roads and parks. Fencing should create a pedestrian friendly environment and an attractive streetscape whilst maintaining privacy between neighbouring dwellings.</p>	<p>AS6.1</p> <p>Fences or walls that adjoin public open space areas (other than conservation purpose areas) are at least 50% transparent and are less than or equal to 1.5 meters in height.</p> <p>AS6.2</p> <p>Fences forward of the main building line or adjoining a public road shall have a maximum height of 1.5 metres. Up to 1.2 metres may be visually solid. Between 1.2 metres and 1.5 metres high fencing must be at least 50% transparent.</p> <p>AS6.3</p> <p>Where a corner lot exists, fencing on the secondary frontage shall:</p> <ul style="list-style-type: none"> • have a maximum height of 1.8 metres; • be articulated at even intervals and planted with shrubs; • return a minimum of 1 metre behind the front building line, where no front fence is constructed; • not constructed from pre-finished coloured metal sheets (e.g. Colorbond) or unfinished materials (e.g. unfished common bricks); and • If constructed from timber: <ul style="list-style-type: none"> – Lapped timber palings with a matching top rail; – A minimum of 150mm x 150mm hardwood posts expressed to the street; – A stained or painted finish; and – Recessed sections of a minimum distance of 4 metres x 0.75 metres, provided for every 12 metres of fencing. <p>AS6.4</p> <p>Fences on side boundaries to dwellings shall have a maximum height of 1.8 metres in height to provide privacy.</p> <p>AS6.5</p> <p>Fencing within public open space areas is to be of a fauna friendly design, unless an alternative design is required for reasons of public or native fauna health and safety (e.g. safety fencing around viewing platforms).</p> <p>Note: Fauna Friendly Fencing is to be of a design that is generally in accordance with the following guidelines:</p> <ul style="list-style-type: none"> • Redland City Council's Fauna Friendly Fencing Guideline; • Koala Safety Fencing and Measures Guideline: A Guideline for the draft South East Queensland Koala Conservation State Planning Regulatory Provisions (December 2009);

Performance Criteria	Acceptable Solutions
	<ul style="list-style-type: none"> <i>Koala-sensitive Design Guideline: A guide to koala-sensitive design measures for planning and development activities published by the Department of Environment and Heritage Protection (November 2012); or</i> <i>Any other relevant fauna friendly guideline formulated or adopted by Council.</i> <p>AS6.6</p> <p>All fencing of the common boundary between public open space areas (conservation purpose) and development lots is to be of a form that restricts the entry of native fauna into the housing lots and the movement of domestic pets into the adjacent open space areas (i.e. exclusion fencing).</p>
Car Parking and Access	
<p>PC7</p> <p>Sufficient car parking must be provided, consistent with the needs of the development and the intent of encouraging a walkable neighbourhood that supports the nearby Coomera Railway Station.</p>	<p>AS7</p> <p>Off- street car parking spaces are provided in accordance with the rates specified in Table to Acceptable Solution 7.</p>

Table to Acceptable Solution 7	
Aged Persons Accommodation	<ul style="list-style-type: none"> Low care facility - 1 per independent living, self contained dwelling plus 1 per 4 dwellings for visitor car parking, and 1 per staff based on maximum residential occupancy Medium care facility - 1 per 2 beds plus 1 per 2 dwellings for visitor car parking, and 1 per staff based on maximum residential occupancy High care facility - 1 per 4 beds plus 1 per 2 dwellings for visitor car parking, and 1 per staff based on maximum residential occupancy
Apartments	<ul style="list-style-type: none"> 1 space per 1 bedroom apartment 1.25 spaces per 2 bedroom apartment 1.5 spaces per 3 bedroom apartment 2 spaces per 4 bedroom apartment 1 space per 10 apartments for visitors
Attached Dwellings	<ul style="list-style-type: none"> 1 space per 1 bedroom apartment 1.25 spaces per 2 bedroom apartment 1.5 spaces per 3 bedroom apartment 2 spaces per 4 bedroom apartment 1 space per 10 apartments for visitors
Cafe	5 spaces per 100m ² of GFA
Caretakers Residence	2 spaces
Child Care Centre	<p>1 space per employee,</p> <p>1 space for every 5 children enrolled (which may be provided as a passenger set-down/pick-up area)</p>

Table to Acceptable Solution 7	
Community Purposes	6 spaces per 100m ² of GFA
Convenience Shop	5 spaces per 100m ² of GFA
Detached Dwellings	<ul style="list-style-type: none"> 1 space per 1 bedroom dwelling 2 spaces per dwelling with 2 or more bedrooms
Display Home	0 spaces
Estate Sales Office	5 spaces
Family Accommodation	1 space
Home Office	1 space for the purpose of the Home Office, in addition to the spaces required for the dwelling.
Marina	<ul style="list-style-type: none"> 0.6 spaces per wet berth designed for boats 10m and under; 0.8 spaces per wet berth designed for boats between 10m and 15m; 1 space per wet berth designed for boats greater than 15m; 0.2 spaces per dry berth or swing mooring; plus 0.5 spaces per staff; and 1 space per 50m² of TUA for ancillary activities
Market	1 space per 2 stalls
Office	3 spaces per 100m ² of GFA
Restricted Club	6 spaces per 100m ² of GFA
Restaurant	5 spaces per 100m ² of GFA
Shop	5 spaces per 100m ² of GFA
Take-Away Food	5 spaces per 100m ² of GFA

Performance Criteria	Acceptable Solutions
Development that is Self Assessable, Code Assessable or Impact Assessable	
Non Residential Car Parking	
PC8 Off-street parking areas are located to minimise impacts on adjoining development, improve safety and are treated to minimise their visual impact from the street as required.	AS8 Off-street parking areas are located beside, behind or within the building.
Vehicular Crossings	
PC9 Vehicular crossings must be designed and constructed to ensure:	AS9 The vehicular crossing is provided and designed in accordance with Part 10, Division 1 – Standard Drawings:

Performance Criteria	Acceptable Solutions
<ul style="list-style-type: none"> a safe footpath environment; safe vehicular access to the property; and no damage to vehicle or road infrastructure. 	<ul style="list-style-type: none"> Drawing No. 59217 (Driveway and Verges Low Density Residential); and Drawing No. 59218 (Driveways Industrial, Commercial and Multi-Unit Residential). <p>Note: All vehicular crossings require an approval in accordance with Local Law No 11 – Roads and Malls.</p>
Infrastructure Provision	
<p>PC10</p> <p>All development must be provided with an acceptable standard of water supply, waste water disposal and electricity supply, relative to its location.</p>	<p>AS10.1</p> <p>All development is connected to reticulated water supply, sewerage, electricity and telecommunications.</p> <p>AS10.2</p> <p>Electricity supply and telecommunications infrastructure are provided underground.</p> <p>AS10.3</p> <p>Reticulated water supply, reticulated sewerage and street lighting are provided in accordance with Planning Scheme Policy 11 – Land Development Guidelines.</p>
Bushfire	
<p>PC11</p> <p>The siting and design of buildings, structures and landscaping in areas of Bushfire Hazard mitigates fire hazard.</p>	<p>AS11</p> <p>The siting and design of buildings, structures and landscaping comply with the approved Bushfire Management Plan.</p>
Development that is Code Assessable or Impact Assessable	
Amenity Protection	
<p>PC12</p> <p>The proposed use must not detract from the amenity of the local area, having regard, but not limited, to the impact of:</p> <ul style="list-style-type: none"> noise; hours of operation; traffic; lighting; signage; visual amenity; privacy; and odour and emissions. 	<p>AS12</p> <p>No acceptable solution provided.</p>

Performance Criteria	Acceptable Solutions
Building Design	
<p>PC13</p> <p>Design and siting of new buildings in a new street must achieve a variety of building forms.</p>	<p>AS13.1</p> <p>The building entry and/or habitable rooms windows are oriented to the principle road frontage. Building entries should be clearly defined and provided with covered awning and pergolas.</p> <p>AS13.2</p> <p>Facades contribute to the visual amenity of the precinct by providing differentiation between dwellings and incorporating a variety of materials, colours and finishes.</p> <p>AS13.3</p> <p>Where pitched roofs are used, the roof pitch must be a minimum of 22.5 degrees.</p> <p>OR</p> <p>Flat contemporary roof forms must incorporate provisions for parapets.</p> <p>AS13.4</p> <p>Roof forms incorporate eaves to provide weather protection and shading.</p> <p>AS13.5</p> <p>Architectural design elements, including fenestrations, windows, verandas, materials and colour finishes are incorporated to articulate building mass.</p> <p>AS13.6</p> <p>All elevations must be designed utilising a range of design and construction techniques that provide visual interest and enhance the character of the precinct.</p>
<p>PC14</p> <p>Where a building has more than one road frontage or adjoins public open space, the building design must ensure an attractive appearance is presented to:</p> <ul style="list-style-type: none"> • both road frontages; and/or • the public open space areas. 	<p>AS14</p> <p>When on a corner site or adjacent to public open space, the building must address both street frontages or the frontage to public open space through the inclusion of one or more of the following design elements:</p> <ul style="list-style-type: none"> • veranda; • porch; • deck; • balcony; and/or • large windows openings incorporating a hood or extended overhangs.
Communal Open Space	
<p>PC15</p> <p>Developments with more than five dwellings on a lot must provide communal open space that is:</p> <ul style="list-style-type: none"> • usable; • clearly defined; and • a safe and attractive recreation environment. 	<p>AS15</p> <p>Developments with more than five dwellings on a lot (other than development within 200 metres of the open space precinct) provide communal open space that is:</p> <ul style="list-style-type: none"> • at least 15% of the site area; • is provided in addition to private open space areas; • has a minimum dimension of 6 metres; • is readily accessible to residents;

Performance Criteria	Acceptable Solutions								
	<ul style="list-style-type: none"> has a maximum gradient not exceeding 1:10; is subject to informal surveillance from dwellings on the site; and is delineated from private areas of the site by a fence or landscaping. 								
Building Services									
<p>PC16</p> <p>Appropriate building services and safety measures must be incorporated into all Attached Dwellings (excluding duplexes), Apartments and all non-residential buildings to allow for the safe operation and convenient use and maintenance of these buildings.</p>	<p>Entrances</p> <p>AS16.1</p> <p>Separate pedestrian entrances are provided between commercial / retail and residential land uses. If required, separate elevators are installed to separate residential access from business access.</p> <p>Refuse Areas</p> <p>AS16.2</p> <p>Provision is made for the storage of refuse on-site and suitable access for the removal of refuse.</p> <p>AS16.3</p> <p>All outdoor storage or refuse disposal areas are screened from public view by a fixed screen, fence or landscaping.</p> <p>Mechanical Equipment</p> <p>AS16.4</p> <p>The mechanical equipment, including air conditioning plant and swimming pool pumps, is incorporated within the building or screened from public view by a fixed screen, fence or landscaping.</p>								
Reconfiguration of a Lot Provisions									
<p>PC17</p> <p>All residential lots must have the appropriate area and dimensions to enable:</p> <ul style="list-style-type: none"> siting and construction of buildings to minimise risk of soil erosion, flooding and bushfire; provision of private outdoor space and on-site landscaping; convenient vehicle access and onsite parking. 	<p>AS17.1</p> <p>The minimum lot size is 250m².</p> <p>AS17.2</p> <p>The minimum road frontage is 10 metres.</p> <p>OR</p> <p>Where the lot is accessed from a rear lane, the minimum road frontage is 5 metres.</p> <p>AS17.3</p> <p>There are multiple connections and intersections for all roads and streets within the subdivision.</p>								
<p>PC18</p> <p>Lots are of a size and configuration to supports a mix and variety of housing forms envisaged within the development, that:</p> <ul style="list-style-type: none"> avoids a concentration of small lot housing; delivers a 'salt and peppering' of lots under 300m² to maintain 	<p>AS18.1</p> <p>The size of residential housing allotments within the development is consistent with the preferred allotment range, being:</p> <table> <tr> <th>Lot Size Range (m²)</th><th>Maximum % within the project</th></tr> <tr> <td>Up to 249m²</td><td>8%</td></tr> <tr> <td>250m² to 299m²</td><td>12%</td></tr> <tr> <td>Larger than 300m²</td><td>No maximum applies</td></tr> </table>	Lot Size Range (m ²)	Maximum % within the project	Up to 249m ²	8%	250m ² to 299m ²	12%	Larger than 300m ²	No maximum applies
Lot Size Range (m ²)	Maximum % within the project								
Up to 249m ²	8%								
250m ² to 299m ²	12%								
Larger than 300m ²	No maximum applies								

Performance Criteria	Acceptable Solutions
<p>streetscape and neighbourhood character;</p> <ul style="list-style-type: none"> limits the total number of lots under 300m² throughout the subdivision to deliver an appropriate transition in lot size; and seeks to locate lots under 300m² within well serviced locations. 	<p>AS18.2</p> <p>There are no more than six (6) contiguous lots with an area less than 250m².</p> <p>AND</p> <p>Where six (6) contiguous lots are proposed with an area less than 250m², no less than two (2) lots with an area above 300m² are provided as separation from other lots with an area less than 250m².</p> <p>AS18.3</p> <p>Development ensures that a lot which is less than 250m² is:</p> <ul style="list-style-type: none"> Located in a group, but more than six (6) to enable integrated design and construction; or Located adjacent to or within a walkable catchment to recreational open space areas within the development; or Located within a walkable catchment to neighbourhood services; or Located on an Esplanade Road to provide for sufficient on street car parking access; or Located within 400 metres of roads capable of supporting a bus route.
Landscape Work	
<p>PC19</p> <p>Landscape design must contribute to the creation of a distinctive, memorable and legible neighbourhood at Foreshore Coomera.</p>	<p>AS19.1</p> <p>Street design and plantings and major pedestrian paths are aligned to take advantage of views and other important landscape elements.</p> <p>A19.2</p> <p>Footpath paving treatments and street furniture integrate with adjoining development, and setback areas are integrated with public footpaths.</p> <p>AS19.3</p> <p>Landscape planting to utilise native species native and endemic to the site locally to the greatest extent possible.</p>
Open Space	
<p>PC20</p> <p>The development must provide land for recreational facilities at a minimum rate to meet the local recreational needs of the development.</p>	<p>AS20</p> <p>Open Space (Recreation) is provided in accordance with the Foreshore Coomera Development Area and Precinct Plan - Map 1.</p>
<p>PC21</p> <p>The development must provide land for conservation and stormwater management purposes to meet the needs of the development.</p>	<p>AS21</p> <p>Open Space (Conservation) and Open Space (Stormwater) are provided in accordance with the Foreshore Coomera Development Area and Precinct Plan - Map 1.</p>
Stormwater Management	
<p>PC22</p> <p>The development must not cause an adverse impact from changes in</p>	<p>AS22</p>

Performance Criteria	Acceptable Solutions
quality and/or quantity of stormwater discharges during the construction or operational phases of the development.	A Stormwater Management Plan is prepared that reflects the objectives of the approved Stormwater Management Plan or as otherwise formally approved by the City of Gold Coast.
Bicycle Parking	
<p>PC23</p> <p>Bicycle parking facilities, including parking provision (relevant to each user type) are provided as part of the development to encourage the use of alternative travel modes and accommodate expected pedestrian and cyclist demands.</p>	<p>AS23</p> <p>Bicycle parking is provided in accordance with AS2890.3:2015 and the rates specified in Table to Acceptable Solution 23.</p> <p>Note: This AS does not apply to the following uses:</p> <ul style="list-style-type: none"> • Attached dwellings; • Caretakers residence; • Detached Dwelling; • Display Homes; • Estate Sales Office; • Family Accommodation; • Home Office; • Marina; and • Market.

Table to Acceptable Solution 23		
Land Use	Long and medium term off-street bicycle parking (staff – Class 2)	Short term off-street bicycle parking (visitors – Class 3)
Aged Persons Accommodation	1 space per 7 beds	1 space per 60 beds
Apartments	1 space per dwelling	1 space per 4 dwellings
Cafe	1 space per 100m ² GFA	2 spaces
Child Care Centre	1 space per 10 staff	2 spaces
Community Purposes	1 space per 1,500m ² GFA	2 spaces
Convenience Shop	1 space per 300m ² GFA	1 space per 500m ² GFA
Office	1 space per 200m ² GFA	1 space per 750m ² GFA
Restaurant	1 space per 100m ² GFA	2 spaces
Shop	1 space per 300m ² GFA	1 space per 500m ² GFA
Take-Away Food	1 space per 100m ² GFA	2 spaces

Performance Criteria	Acceptable Solutions
Environmental Management	
<p>PC24</p> <p>Development is designed to maintain the sites ecologically significant areas and minimise impacts.</p>	<p>AS24</p> <p>Environmental management of development within Foreshore Coomera is to be carried out in general accordance with the specifications of the Environmental Management Plans approved by Council.</p>

6. SPECIFIC BUILT FORM CODE: DETACHED DWELLINGS ON SMALL LOTS

6.1. PURPOSE STATEMENT

The Detached Dwellings on Small Lots Specific Built Form Code seeks to ensure that a high quality design outcome is achieved on all allotments that are less than 400m² in area. The purpose will be achieved through the following outcomes:

- Small lot housing is well designed to protect the privacy of adjoining development and to maintain a high level of residential amenity.
- Development is orientated to appropriately address the street frontage and public open space to allow for casual surveillance.
- Encouraging efficient site designs to cater for sufficient space for appropriate landscaping.
- Covered car parking spaces and their associated vehicular access do not dominate the street frontage.

6.2. APPLICATION OF DEVELOPMENT PROVISIONS

- 1) The Detached Dwellings on Small Lots Specific Built Form Code applies to all detached dwellings established on allotments less than 400m² in area within the Foreshore Coomera Development Area, indicated as Self, Code or Impact Assessable in the Table of Development at Section 3.0 of this document.
- 2) The following development provisions are in addition to the general code provisions of the Foreshore Coomera Code. Where there are any inconsistencies with the Foreshore Coomera Code and the requirements of this Specific Built Form Code, the Specific Built Form Code shall prevail.
- 3) Performance Criteria PC1 – PC6 apply to all Self, Code and Impact Assessable development in this Specific Built Form Code.

6.3. DEVELOPMENT PROVISIONS

The following development provisions are divided into two columns being performance requirements and acceptable solutions.

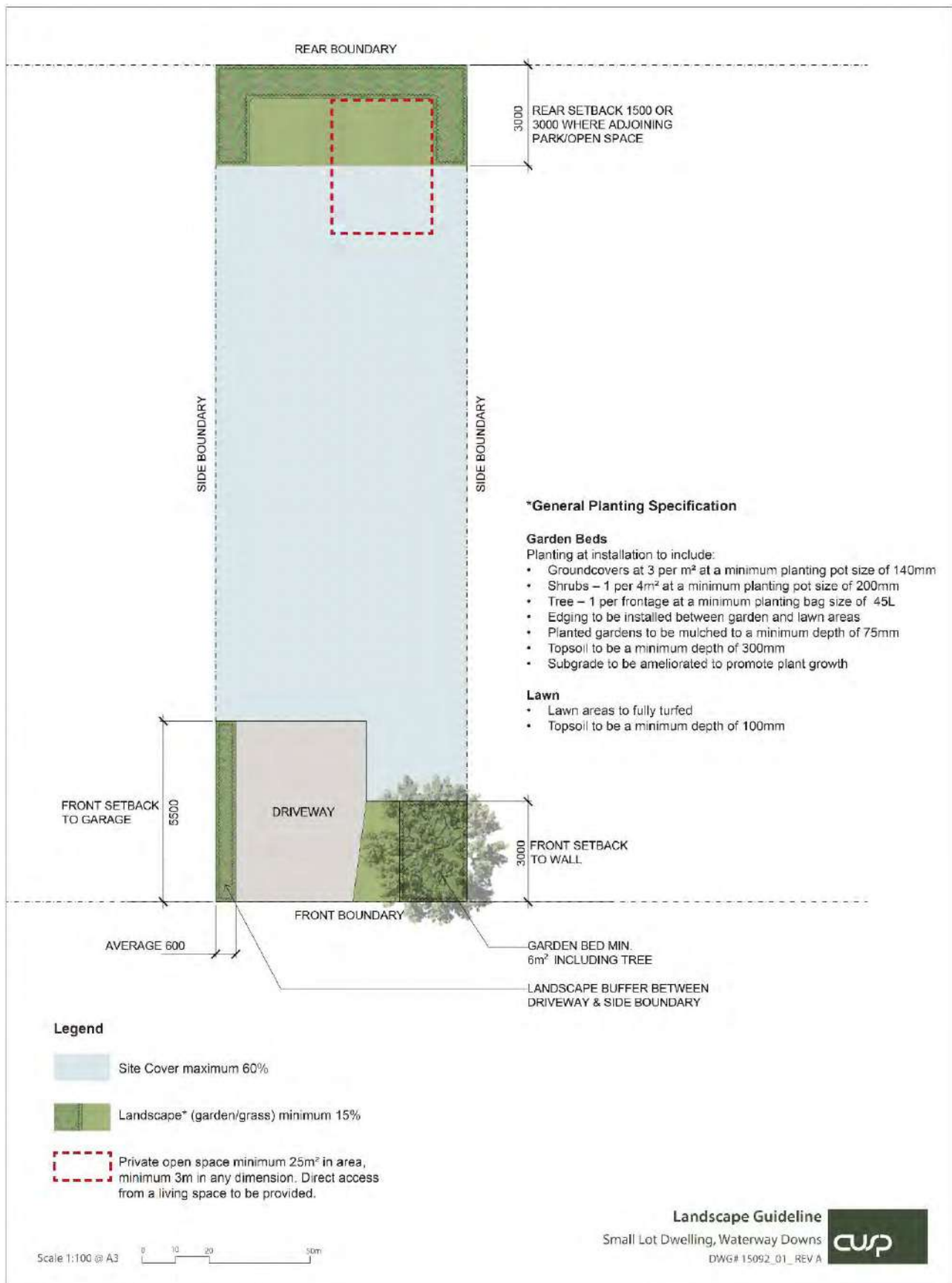
Performance Criteria	Acceptable Solutions
Development that is Self Assessable, Code Assessable or Impact Assessable	
Building Design	
PC1 Development results in building length and bulk of a domestic scale which minimises overbearing for adjoining dwellings and their private open space.	AS1.1 A length of wall in excess of 15 metres in one plane is offset a minimum of 1.0 metre and is punctuated by either decks, balconies, verandahs and/or other projections. AS1.2 Wall materials on the front façade comprise more than one facade material.
PC2 Building design facilitates casual surveillance of street frontages and any adjacent public space.	AS2.1 The front door and at least one habitable room window is visible to the street. AS2.2 Where adjacent to public open space, built form addresses these spaces with:

Performance Criteria	Acceptable Solutions
	<ul style="list-style-type: none"> a deck, balcony or veranda; or overlooking windows to provide casual surveillance.
Off-street car parking	
<p>PC3</p> <p>Covered car parking spaces and their vehicular access ways do not dominate the street front, and do not detract from pedestrian amenity and the established character of the neighbourhood streetscape.</p>	<p>AS3.1</p> <p>Where the street frontage is less than 10m wide, the dwelling house is limited to a single opening covered car parking space unless access is by a rear lane, or the dwelling house involves more than one storey and has a habitable window above ground level that addresses the street frontage.</p> <p>AS3.2</p> <p>Where rear lanes exist they must be used for vehicular access.</p>
Privacy	
<p>PC4</p> <p>Privacy for users and neighbouring properties is accomplished by windows and doors that are appropriately obscured by glazing, shuttering, location or other similar treatments.</p>	<p>AS4.1</p> <p>Windows of habitable rooms may not be treated for privacy where:</p> <ul style="list-style-type: none"> located in building facades that overlook a street or open space; located in building facades where there is 10m or more between buildings; and located on the ground level and separated by a 1.8m high fence. <p>AS4.2</p> <p>Where a direct view exists into the private open space of an adjoining dwelling, the outlook from windows, landing stairs, terraces, decks and balconies is screened by privacy screens which achieve at least 50% transparency.</p>

Figure 1 – Illustration showing small lot housing design outcomes (Source: City of Gold Coast, 2016)



Performance Criteria	Acceptable Solutions
Refuse Storage	
<p>PC5</p> <p>Refuse storage areas are sited and designed in an unobtrusive and convenient manner.</p>	<p>AS5</p> <p>A waste and recycling bin storage area is provided that is completely screened from view from any street or public space.</p>
Landscaping	
<p>PC6</p> <p>Landscaping is provided to soften the visual effects of the built environment, screen driveways from adjoining properties and add interest to the street frontage.</p>	<p>AS6</p> <p>Landscaping is provided in accordance with Image to Acceptable Solution 6 and includes:</p> <ul style="list-style-type: none"> • A landscape vegetated buffer of an average width of 600mm between the driveway and the side boundary; • A minimum 6m² planted garden within the frontage, which is to include a shade tree with a planting bag size of at least 45 litres. The shade tree shall be separated from the dwelling by a minimum of 3 metres or a root barrier is installed aligned with the building footings where 3 metre separation cannot be achieved; and • A minimum of 15% of the site is planted or grassed landscaping.



7. SPECIFIC BUILT FORM CODE: ATTACHED DWELLINGS

7.1. PURPOSE STATEMENT

The Attached Dwellings Specific Built Form Code seeks to ensure that a high quality design outcome is achieved whilst supporting housing choice and diversity. The purpose will be achieved through the following outcomes:

- Development is designed to create attractive, high-quality visually appealing buildings that add visual interest to the streetscape.
- Development is designed and orientated to promote a safe environment within the site, adjoining streets and public realm.
- Encouraging efficient site designs to cater for sufficient space for appropriate landscaping.
- Avoiding car parks and driveways dominating the building frontage.
- Encouraging adequate private open space.
- Ensuring that built form is designed to achieve adequate levels of both visual and acoustic privacy between dwellings.

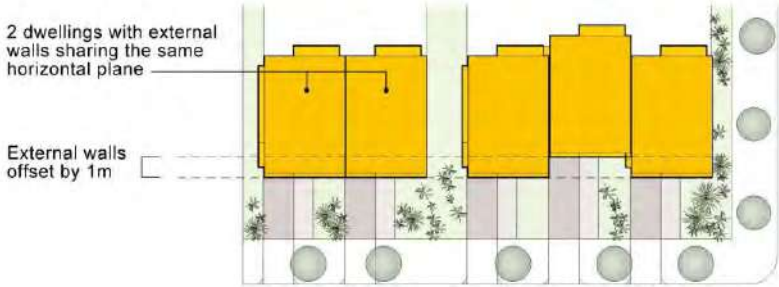
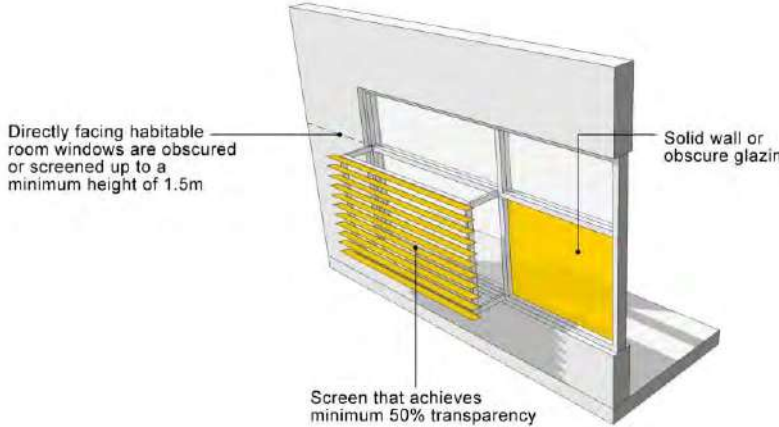
7.2. APPLICATION OF DEVELOPMENT PROVISIONS

- 1) The Attached Dwellings Specific Built Form Code applies to all attached dwellings and medium density detached dwellings established within the Foreshore Coomera Development Area, indicated as Self, Code or Impact assessable in the Table of Development at Section 3.0 of this document.
- 2) The following development provisions are in addition to the general code provisions of the Foreshore Coomera Code. Where there are any inconsistencies with the Foreshore Coomera Code and the requirements of this Specific Built Form Code, the Specific Built Form Code shall prevail.
- 3) Performance Criteria PC1 – PC12 apply to all Self, Code and Impact Assessable development in this Specific Built Form Code.

7.3. DEVELOPMENT PROVISIONS

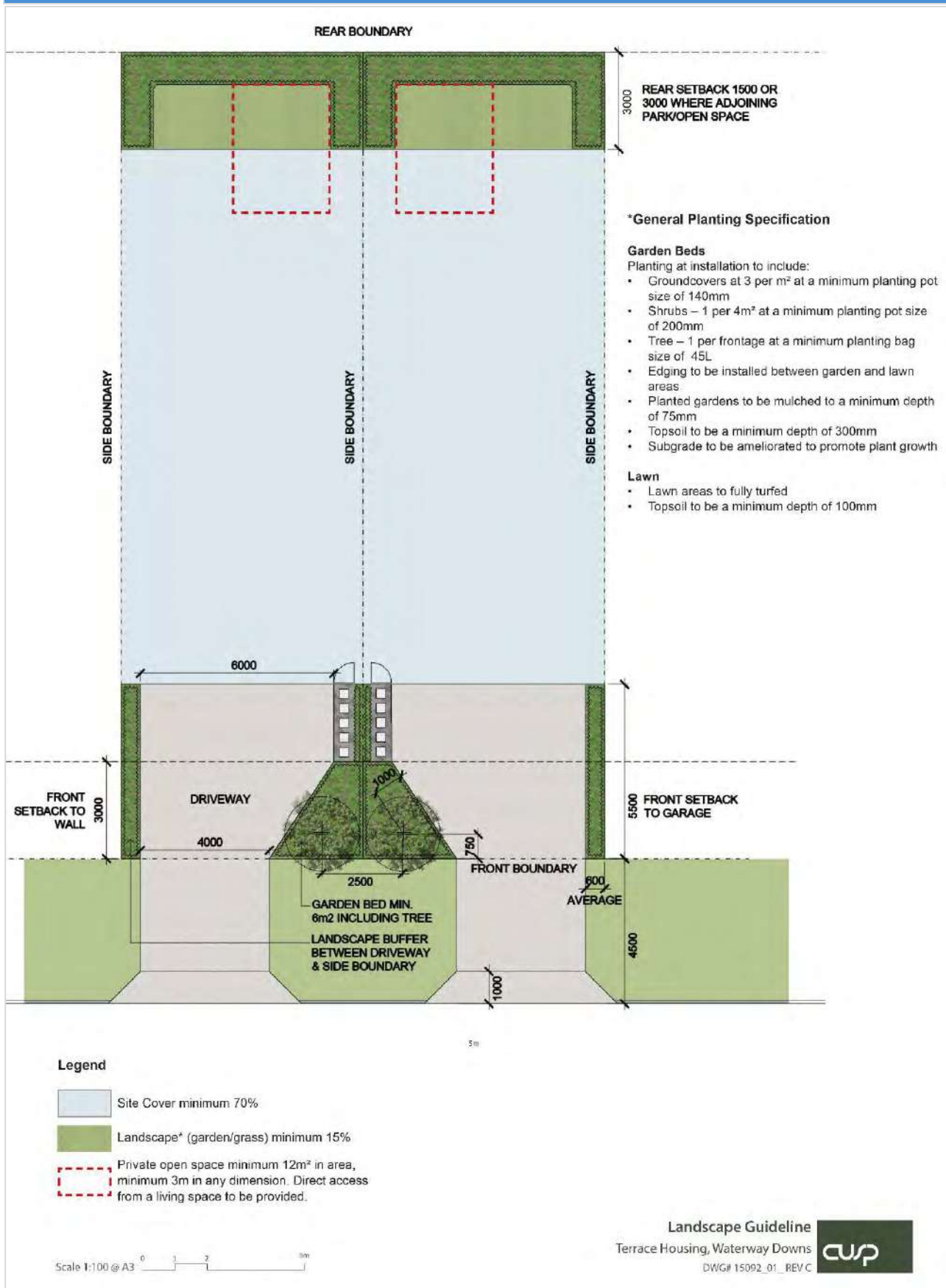
Performance Criteria	Acceptable Solutions
Development that is Self Assessable, Code Assessable or Impact Assessable	
Road Frontage	
<p>PC1</p> <p>The site must have sufficient frontage to ensure:</p> <ul style="list-style-type: none">• safe and convenient vehicular access can be provided;• provisions for refuse collection;• adequate landscaping is provided adjacent to the road frontage;• sufficient on-street car parking spaces can be provided.	<p>AS1</p> <p>Where the attached dwellings are terrace dwellings, the minimum road frontage of each lot is 7.5 metres.</p> <p>OR</p> <p>For all other forms of attached dwellings, the minimum road frontage is 20 metres.</p>

Performance Criteria	Acceptable Solutions
Site Coverage	
<p>PC2</p> <p>To maintain a high quality urban streetscape, the site coverage of development must ensure that the built form is of an appropriate scale and mass, and the separation between buildings is maximised.</p>	<p>AS2</p> <p>Where the attached dwellings are terrace dwellings, the maximum site coverage on each lot is 70%.</p> <p>OR</p> <p>The maximum site coverage is 60%.</p>
Setbacks	
<p>PC3</p> <p>Attached dwellings have reduced side setbacks to ensure sites are able to be used in an efficient manner.</p>	<p>AS3</p> <p>A zero side setback is permitted, where an attached dwelling abuts another attached dwelling.</p>
Design and Appearance	
<p>PC4</p> <p>All buildings are designed to:</p> <ul style="list-style-type: none"> contribute to the urban character of the local area; promote casual surveillance of public street and public open space; add visual interest to the streetscape; and enable differentiation between buildings. 	<p>AS4.1</p> <p>The building entry and/or habitable rooms windows are oriented to the principle road frontage. Building entries should be clearly defined and provided with covered awning and pergolas.</p> <p>AS4.2</p> <p>Facades contribute to the visual amenity of the precinct by providing differentiation between dwellings and incorporating a variety of materials, colours and finishes.</p> <p>AS4.3</p> <p>Where pitched roofs are used, the roof pitch must be a minimum of 22.5 degrees.</p> <p>OR</p> <p>Flat contemporary roof forms must incorporate provisions for parapets.</p> <p>AS4.4</p> <p>Roof forms incorporate eaves to provide weather protection and shading.</p> <p>AS4.5</p> <p>Architectural design elements, including fenestrations, windows, verandas, materials and colour finishes are incorporated to articulate building mass.</p> <p>AS4.6</p> <p>All elevations must be designed utilising a range of design and construction techniques that provide visual interest and enhance the character of the precinct.</p> <p>AS4.7</p> <p>Where the site is located on a corner lot, each dwelling is orientated to address a separate street frontage.</p>
<p>PC5</p> <p>Attached dwellings are designed to visually integrated with the desired built form.</p>	<p>AS5.1</p> <p>No more than two adjacent dwellings have external walls in the same horizontal plane, unless they are offset by at least 1m.</p>

Performance Criteria	Acceptable Solutions
form of the local area and provide differentiation between buildings.	<p>AS5.2</p> <p>The number of dwellings in the one continuous building does not exceed five.</p> <p>Figure 2 – Illustration showing design outcomes (Source: City of Gold Coast, 2016)</p>  <p>2 dwellings with external walls sharing the same horizontal plane</p> <p>External walls offset by 1m</p>
Privacy	
<p>PC6</p> <p>Privacy for users and neighbouring properties is accomplished by windows and doors that are appropriately obscured by glazing, shuttering, location or other similar treatments.</p>	<p>AS6</p> <p>Habitable room windows do not 'directly face':</p> <ol style="list-style-type: none"> private open space of an adjoining dwelling; another habitable room window within 3m; or a footpath or communal open space area within 3m. <p>OR</p> <p>Habitable room windows:</p> <ol style="list-style-type: none"> have fixed obscure glazing in any part of the window below 1.5m above floor level; or have privacy screens that cover a minimum of 50% of window view. Note: 'directly face' means an angle within 45 degrees either horizontally or vertically. <p>Figure 3 – Illustration showing privacy outcomes (Source: City of Gold Coast, 2016)</p>  <p>Directly facing habitable room windows are obscured or screened up to a minimum height of 1.5m</p> <p>Solid wall or obscure glazing</p> <p>Screen that achieves minimum 50% transparency</p>
Pedestrian Access	
<p>PC7</p> <p>Safe and convenient access is provided for pedestrians.</p>	<p>AS7</p> <p>Pedestrian access is provided to all road frontages and is easily identified.</p>

Performance Criteria	Acceptable Solutions
Landscaping	
<p>PC8</p> <p>Landscaping is provided to soften the visual effects of the built environment, screen driveways from adjoining properties and add interest to the street frontage.</p>	<p>AS8</p> <p>Where the attached dwellings are terrace dwellings, landscaping is provided in accordance with Image to Acceptable Solution 8 and includes:</p> <ul style="list-style-type: none"> • A landscape vegetated buffer of an average width of 600mm between the driveway and the side boundary; • A minimum 6m² planted garden within the frontage, which is to include one shade tree for each terrace dwelling with a planting bag size of at least 45 litres. The shade tree shall be separated from the dwelling by a minimum of 3 metres or a root barrier is installed aligned with the building footings where 3 metre separation cannot be achieved; and • A minimum of 15% of the site is planted or grassed landscaping. <p>OR</p> <p>All other attached dwellings provide landscaping in accordance with the Landscape Work specific development code.</p>
Refuse Storage	
<p>PC9</p> <p>Refuse storage areas are sited and designed in an unobtrusive and convenient manner.</p>	<p>AS9</p> <p>A waste and recycling bin storage area is provided that is completely screened from view from any street or public space.</p>

Image to Acceptable Solution 8



DISCLAIMER

This report is dated 26 April 2017 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Stockland Development Pty Ltd (**Instructing Party**) for the purpose of a development application (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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

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

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

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

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