

PLANNING SCHEME POLICIES POLICY 6

ENTRY STATEMENTS

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CHAPTER 1 INTRODUCTION

An Entry Statement is an optional element of landscape work. Entry Statements mark and define the entry to a property, including individual developments, resorts, residential estates or precincts. They are most commonly used as a promotional tool in the marketing of new residential estates. Entry Statements can enhance the character of streetscapes and improve legibility and orientation within the City.

Entry Statements can be constructed simply, using vegetation and pavement. More elaborate forms may also include either one or a combination of fences, walls, gates, fountains, statues, special night and effects lighting and artworks. Often, identification signage is incorporated into Entry Statements. [This policy does not explicitly consider the issue of 'Gated Communities'. However, it does provide guidance on the placement of gates across public roads i.e. gates proposed across public roads will be considered in the same manner as any other built structure proposed in the road reserve.]

CHAPTER 2 POLICY PURPOSE

To clarify the legal requirements in relation to siting of Entry Statements on public and private land.

To ensure that Entry Statements are visually compatible with the character and scale of the proposed development and the surrounding area and streetscape.

To ensure that Entry Statements do not adversely impact on traffic or community safety.

To ensure that Entry Statements are designed to provide access for repair, maintenance and any necessary extensions to public infrastructure.

To promote conservation of the City's water supply through planting of species (preferably local native species) that do not rely on irrigation for ongoing survival and longevity.

To ensure that any components of Entry Statements within road reserves are designed to be low maintenance to reduce long term maintenance costs to Council.

CHAPTER 3 HOW TO APPLY FOR APPROVAL TO CONSTRUCT AN ENTRY STATEMENT

A proposal to construct an Entry Statement should be included as part of the landscape work and the details submitted with the required landscape plans, in accordance with the City of Gold Coast Planning Scheme. If building work is proposed as part of an Entry Statement, an application for a building approval may be required, pursuant to **Section 30A of the Building Act 1975**.

The applicant is required to submit conceptual details of the Entry Statement prior to submittal of any Detailed Landscape Plans. The information is most appropriate at the Material Change of Use or Reconfiguration of a Lot application stage and is to be included as part of the Statement of Landscape Intent.

The Statement of Landscape Intent should identify:

- siting of the Entry Statement and location of the entry precinct within the development;
- planting themes;
- form or theme, materials and colours of any built structures.

At the Landscape Intent stage of the approval process, Council will determine whether any building works associated with the proposed Entry Statement require a separate building approval and notice shall be given in writing to the applicant of Council's requirements.

Detailed Landscape Plans should be dimensioned and to scale, showing amongst other things:

- title boundaries of the subject property and existing/future above ground and underground services;
- water supply and irrigation details;
- location, size, construction details, materials and colours of any built structure or pavement;
- planting, plant schedule and pavement layout; and
- details of associated lighting and cable works.

Three copies of the Detailed Landscape Plans should be submitted to council with the relevant covering information, including a Council File Reference Number and Real Property Description.

If it is intended to construct an Entry Statement after Detailed Landscape Plans relating to the particular development have been approved, then the proposal should constitute a request to amend the approved Detailed Landscape Plans and/or, if applicable, the appropriate Building Approvals.

Three copies of the plans, required in **Clause 3.4** must be submitted with a covering letter that requests an amendment to the original approved Detailed Landscape Plans and/or Building Approval.

In cases where an Entry Statement proposal includes building works that require a separate approval from Council, it should be noted that approval of Detailed Landscape Plans does not constitute approval of any building work associated with an Entry Statement proposal. Building work that requires a separate building approval should not be undertaken until the appropriate building approval has been issued.

CHAPTER 4 SITING, DESIGN AND MAINTENANCE REQUIREMENTS

1.0 SITING

It is important that the siting and design of Entry Statements are considered as an integral part of the initial site planning process to ensure that the design is integrated into the overall design of the development, eg. when looking at road and lot layouts related to a subdivision, the issue of location and type of Entry Statement should be considered early.

The location of an Entry Statement must not:

- obstruct access for repair or maintenance of any public infrastructure;
- have potential safety/visibility problems;
- obstruct any vehicle run off areas or any easement for future infrastructure extensions.

Where an Entry Statement incorporates 'identification signage' promoting the estate name and where such is at the entry of a public road (or proposed public road), the 'identification signage' is to be removed at the 'off maintenance' stage of the development by the developer and/or the owner/manager of the land.

2.0 PRIVATE PROPERTY

Entry Statements (including associated special effects and night lighting) fronting individual properties, resorts or residential estates must be contained wholly within the private property. The only exception to this is planting and pavement that forms part of an Entry Statement, which may be constructed in the road reserve, where it meets the aesthetic, safety, access and maintenance requirements in Clauses 4.2, 4.3 and 4.4.

Where an Entry Statement represents a residential estate with more than one land owner, the land which supports the Entry Statement can be:

- part of the common property in a Standard Format Plan including Common Property (formerly Group Title development), or a Building Format Plan (formerly Building Units Plan);
- subdivided as a separate lot in a Standard Format Plan (Fee Simple Subdivision) in which each owner shares equity and responsibility for its maintenance.

3.0 CROWN LAND (ROAD RESERVES OR OTHER PUBLIC LAND)

3.1 Council Constructed Entry Statements

In some areas within the City of Gold Coast, Council provides Entry Statements to delineate public areas, facilities and designated precincts, such as an entry into Surfers Paradise or Mudgeeraba Village, as part of Council's public landscape work. This Policy does not inhibit Council's ability to undertake these public works. However, the Policy provides guidance on design and siting issues in **Clauses 4.1.1, 4.2 and 4.3.**

3.2 Privately Constructed Entry Statements

Where an Entry Statement is to be constructed by a private developer and is designed to mark a public facility, a designated precinct, or fronts a residential estate large enough to become a future suburb eg. Pacific Pines, built structures may be located in the road reserve, subject to:

- demonstration of a public benefit through enhancement of the City Image, such as a piece of public art and/or improved orientation or legibility for pedestrians and vehicles;
- satisfaction of the aesthetic, safety, access and maintenance criteria in **Clauses 4.2, 4.3 and 4.4;** and
- gaining written consent from the Department of Natural Resources or the Department of Main Roads, if the road reserve is a Declared Main Road.

Note: *The Department of Natural Resources has advised Council that it will give consent to structures in the road reserve only where such structures relate to the road infrastructure and/or where primary benefit accrues to the general public.*

4.0 AESTHETICS

The appearance of an Entry Statement must be in keeping with the character of the surrounding built and/or natural environment.

Note: *Reference should be made to the Urban Heritage and Character Study and the Nature Conservation Strategy for guidance on character.*

The style, scale, colour and form of the Entry Statement should complement the design of the development to which it relates.

The design and materials used in the construction of an Entry Statement should be practical and durable and minimise opportunities for graffiti and vandalism.

Any associated lighting or special effects lighting of Entry Statements should not create a nuisance or glare hazard to adjacent properties and must not be located and/or designed so as to impede plant and tree growth.

5.0 TRAFFIC AND COMMUNITY ACCESS AND SAFETY

- The location and form of the Entry Statement must not unduly impede or restrict pedestrian, cyclist or public and private vehicular movement to or from the site.

- The location and form of the Entry Statement must not reduce traffic visibility on adjacent roads and should not cause an unsafe visual distraction to vehicle drivers.
- The Entry Statement should be designed to incorporate Crime Prevention through Environmental Design (CPTED) principles.
- (CPTED aims to ensure that the physical environment is designed to produce behavioural effects that reduce the incidence and fear of crime. In this context, this might include ensuring that structures or vegetation do not provide opportunities for persons to hide, provide sufficient illumination and ensure surveillance of public areas from adjoining properties.)

6.0 MAINTENANCE OF LANDSCAPING IN ROAD RESERVES

To achieve Council's objectives to minimise maintenance needs and water consumption, landscaping as part of an Entry Statement within the road reserve should only use species that:

- will not create excessive plant litter;
- are not classified as an environmental weed or nuisance;
- will not have invasive root systems; and
- will not rely on irrigation beyond the maintenance period for survival and longevity.

Where a developer wants to install an irrigation system for landscaping associated with an Entry Statement in the road reserve, the system must:

- be to a standard required by Council;
- include a testable backflow prevention device, unless otherwise directed in writing by Council. All backflow prevention devices are to be installed by a licensed plumbing contractor (completion of a Starter Card and payment of inspection fees will be required before commencement of work); and
- be connected to a metered water supply (application for a metered water supply is to be made prior to the commencement of any landscaping works). An isolation valve is to be provided at the property boundary on the irrigation main from the Backflow Prevention Device, where that irrigation main services landscape work in the road reserve.

During the construction and the designated Maintenance Period* associated with the development of any Entry Statement, the maintenance of planting and the operation and maintenance of any water supply and/or irrigation system located in the road reserve is the responsibility of the landowner, private developer or the appropriate managing body responsible. If the private developer or the managing body responsible wants to continue maintenance of planting and operation and maintenance of the water supply and/or irrigation systems located in the road reserve after the Off Maintenance period, written approval is required from Council.

At the end of the Maintenance Period, Council may opt to disconnect any privately constructed irrigation systems and/or water supply associated with landscaping in the road reserve. This will be based on specific site assessment and will have regard to:

- purpose and function of the area being serviced by the irrigation;
- maintenance of planting;
- cost of continued maintenance and operation of the irrigation system; and
- continued costs of water supply.

Where it is available and practicable, Council encourages the use of Treated Sewage Effluent for irrigation purposes, subject to discussion with Council and approval from the Director of Gold Coast Water.

***Note: The Maintenance Period for subdivisional landscape work is generally:**

- **12 weeks Establishment Period;**
- **6 months Defect Liability Period, for hardscape elements; and**
- **6 months general softscape maintenance.**

The Off Maintenance Period commences on the acceptance of Final Inspection at the end of the specified/approved Maintenance Period.