



Part 5 Domains

Division 2 Domains

Chapter 18 Emerging Communities

1.0 Intent

To provide for the development of suitable non-urban land for park living, urban residential, commercial or industrial purposes. To ensure that land identified for future park living or urban uses continues to be available for rural and open space uses, until it is required for development.

To recognise that some areas provide opportunities for the logical expansion of park living and urban development. Not all land contained within the Emerging Communities Domain may be suitable for park living or urban purposes. The extent of land suitable for such purposes will only be established after detailed planning studies take into consideration the constraints and opportunities unique to each location.

Development of any land for park living, urban residential, commercial or industrial uses within the Emerging Communities Domain will be conditional upon Council's adopting a Structure Plan for the neighbourhood, either prepared on its own initiative or in partnership with others.

Key objectives include:

- a) protection, enhancement and utilisation of suitable land for future park living or urban purposes;
- b) orderly transition from predominantly rural uses, to predominantly urban uses;
- c) facilitation of major new Greenfield urban developments, in accordance with adopted Structure Plans;
- d) creation of discrete urban communities which are distinct and diverse, with a good balance of housing, employment and services;
- e) achievement of a high standard of urban design in new development areas, including the promotion of neighbourhood identity and communication through the design and layout of clearly defined residential neighbourhoods, with good connectivity for pedestrians and for vehicles;
- f) maintenance and productive use of rural land, until it is required for urban development; and
- g) retention and enhancement of a viable nature conservation network as the local area develops, in accordance with an adopted Structure Plan.

2.0 Scope

This section is intended for all development subject to the Planning Scheme and located within the Emerging Communities Domain area indicated in **Part 9, Division 4 – Domain Maps**.

The Table of Development, indicated in **Clause 3.0**, identifies the level of assessment for development occurring within this domain.

Other codes that may be relevant to the assessment of the development are listed in **Clause 4.0**.

It should be noted that self assessable development complies with the intent of this domain and therefore need only comply with the Place Code at **Clause 5.0** and any other identified relevant codes.



3.0 Table of Development

Note: This table must be read in conjunction with the explanation provided in Part 5, Division 1, Chapter 2 – Using Domains.

A: Material Change of Use

Exempt	Self Assessable	Code Assessable	Impact Assessable
<p>Conservation (natural area management) Family Day Care Home Home Office Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Open Sports Ground Park Private Recreation n.e.i. Public Utility Special Accommodation</p>	<p>Agriculture Animal Husbandry Detached Dwelling Display Home Home Occupation Private Recreation where lighting is proposed Stall Temporary Use</p>	<p>Any use consistent with Varsity Lakes Concept Plan No. 5 dated April 2003 Any use consistent with and ancillary to the existing abattoir and meat works located on Lot 123 WD 441 Bed and Breakfast Caretaker's Residence Family Accommodation Farm Forestry Farm Stay Telecommunications Facility n.e.i.</p>	<p>Aged Persons Accommodation Amusement Parlour Apartment Building Attached Dwellings and Medium Density Detached Dwellings Bulk Garden Supplies Cafe Caravan Park Child Care Centre Community Care Centre Convenience Shop Ecotourism Facility Educational Establishment Fast Food Premises Hostel Accommodation Kennel Market Medical Centre Minor Tourist Facility Place of Worship Relocatable Home Park Restaurant Retail Plant Nursery Service Station Take-Away Food Premises Tavern</p>

B: Material Change of Use Overlay Provisions

Exempt	Self Assessable	Code Assessable	Impact Assessable
Material Change of Use involving Building Work that:			
		exceeds two storeys due to the partial third storey and the GFA of the partial storey does not exceed 50% of the GFA of the storey immediately below	exceeds two storeys (except for a partial third storey with less than 50% of the GFA of the storey immediately below)
			exceeds two dwellings per lot
	is on a site the subject of Concept Plan No. 5 dated March 2002 applicable to Varsity Lakes and is in compliance with Concept Plan No. 5 dated March 2002 applicable to Varsity Lakes and a development permit for a Material Change of Use		



Exempt	Self Assessable	Code Assessable	Impact Assessable
		<p>is located on a site nominated as a Medium, High or Very High Risk Area identified on Overlay Map OM16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard</p>	
	<p>is on a site located in a Medium or High Potential Bushfire Hazard Area, as identified on Overlay Map OM10 – Potential Bushfire Hazard Areas, and complies with the Acceptable Solutions of Constraint Code 2 – Bushfire Management Areas</p>	<p>is on a site located in a Medium or High Potential Bushfire Hazard Area, as identified on Overlay Map OM10 – Potential Bushfire Hazard Areas, and alternative solutions to the Acceptable Solutions of Constraint Code 2 – Bushfire Management Areas are proposed</p>	
	<p>is on a site identified on Overlay Map OM13 – Building Setback Line from Canals and Waterways as being affected by a waterway building setback, and is in compliance with the Acceptable Solutions of Constraint Code 3 – Canals and Waterways</p>	<p>is on a site identified on Overlay Map OM13 – Building Setback Line from Canals and Waterways as being affected by a waterway building setback, and alternative solutions to the Acceptable Solutions of Constraint Code 3 – Canals and Waterways are proposed</p>	
		<p>is on or adjoins a site listed on the Queensland Heritage Register (Queensland Heritage Act 1992) or the Register of the National Estate (Australian Heritage Commission Act 1975) or the National Trust of Queensland list</p>	
		<p>is within or adjoins an allotment containing places, sites, or landscapes of indigenous cultural heritage significance listed on the Queensland Heritage Register – Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987; OR is located on land which is the subject of a native title claim; OR is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value</p>	



Exempt	Self Assessable	Code Assessable	Impact Assessable
			would result in a residential dwelling being located within 500 metres of a lot containing an extractive industry operation or resource (hard rock quarrying) or within 200 metres of a lot containing an extractive industry operation or resource (sand and gravel operations), as defined on Overlay Map OM23 – Extractive Resources
	is on a site identified on the Domain Maps as being affected by Future Road Requirement and complies with the Acceptable Solutions of Constraint Code 4 – Car Parking, Access and Transport Integration	is on a site identified on the Domain Maps as being affected by Future Road Requirement and alternative solutions to the Acceptable Solutions of Constraint Code 4 – Car Parking, Access and Transport Integration are proposed	

C: Operational Work – Changes to Ground Level

Exempt	Self Assessable	Code Assessable	Impact Assessable
Operational Work that involves extraction, excavation or fill that:			
		exceeds a volume of 100 cubic metres of fill or excavation, or is closer than 20 metres from the site boundary	
		is within or adjoins an allotment containing places, sites, or landscapes of indigenous cultural heritage significance listed on the Queensland Heritage Register – Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987 ; OR is located on land which is the subject of a native title claim; OR is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value	



D: Operational Work – Advertising Device

Exempt	Self Assessable	Code Assessable	Impact Assessable
	<p>Advertising Device that is:</p> <p>a) Not illuminated, nor animated, does not exceed 2m², painted on or securely attached to a fence, wall or awning fascia and does not extend beyond the extremities thereof, including an outward projection of less than 30mm;</p> <p>b) Not illuminated, does not exceed 2m² and painted onto a blind or canopy;</p> <p>c) Not illuminated Bunting, Home Business, Real Estate Vendors, Security, Flag and Vertical Banner Sign where the total area of signage per street frontage does not exceed 0.6m²;</p> <p>d) Not visible from any State-controlled road</p>	<p>Advertising Devices n.e.i.</p>	

E: Operational Work – Infrastructure and Landscape Work

Exempt	Self Assessable	Code Assessable	Impact Assessable
Minor Landscape Work		Landscape Work n.e.i.	
Landscape Work associated with a Detached Dwelling or a Caretaker's Residence		Works for Infrastructure	

F: Operational Work – Vegetation Clearing

Exempt	Self Assessable	Code Assessable	Impact Assessable
Vegetation Clearing that:			
	<p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and complies with the Acceptable Solutions of Specific Development Code 36 – Vegetation Management;</p> <p>OR</p>	<p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and alternate solutions to the Acceptable Solutions of Specific Development Code 36 – Vegetation Management are proposed;</p> <p>OR</p>	



Exempt	Self Assessable	Code Assessable	Impact Assessable
	results in the removal of, or damage to, vegetation that is equal to, or in excess of, four metres in height, and complies with the Acceptable Solutions of Specific Development Code 36 – Vegetation Management	results in the removal of, or damage to, vegetation that is equal to, or in excess of, four metres in height, 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 more than four new lots	results in more than four new lots
		results in no lots that are less than four hectares in area; OR entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots), or a Volumetric Lot within a building, or a leasehold subdivision of an existing or approved development; OR is on a site the subject of Concept Plan No. 5 dated March 2002 applicable to Varsity Lakes	results in at least one lot that is less than four hectares in area
			would create the potential for a residential dwelling to be located within 500 metres of a lot containing an extractive industry operation or resource (hard rock quarrying) or within 200 metres of a lot containing an extractive industry operation or resource (sand and gravel operations), as defined on Overlay Map OM23 – Extractive Resources



4.0 Relevant Codes

Codes relevant for development assessment in the Emerging Communities Domain are listed below. The Place Code applies in all cases. A Specific Development Code will only apply if that specific development is proposed. A Constraint Code will only apply where the proposed development is directly impacted by the constraint that is the subject of that code.

Where the provisions of a code listed under this clause are inconsistent with the **Varsity Lakes Concept Plan No. 5 dated April 2003**, the relevant provisions of the **Varsity Lakes Concept Plan No. 5 dated April 2003** shall prevail.

Where any provision of the codes listed under this clause is inconsistent with Plan of Development No. 01/2004 (approved by the Planning and Environment Court Consent Order in Appeal No 59 of 1997 in relation to Gilston Road and Worley Drive, Gilston, Lots 1, 2, 3 and 11 on RP 164604 and Lot 24 on RP 118141) and/or Drawing No. 7356-PP-1f (approved by the Council in accordance with condition 2 of the approved Plan of Development No.01/2004), the approved Plan of Development No. 01/2004 and/or Drawing No. 7356-PP-1f shall prevail to the extent of the inconsistency.

4.1 Self Assessable Development

The following codes apply to development that is self assessable in the Emerging Communities Domain.

Place Code	Specific Development Codes	Constraint Codes
Emerging Communities Domain Place Code	4 Animal Husbandry 13 Detached Dwellings 14 Display Homes and Estate Sales Offices 25 Private Recreation 34 Temporary Use 36 Vegetation Management 38 Working From Home	2 Bushfire Management Areas 4 Car Parking, Access and Transport Integration 8 Flood Affected Areas 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils

4.2 Material Change of Use

The following codes apply to development that is code or impact assessable **Material Change of Use** in the Emerging Communities Domain.

Place Code	Specific Development Codes	Constraint Codes
Emerging Communities Domain Place Code	3 Aged Person's Accommodation 4 Animal Husbandry 6 Attached Dwellings and Medium Density Detached Dwellings 7 Bed and Breakfast Tourist Accommodation 9 Caravan Parks 10 Caretaker's Residence 12 Child Care Centres 13 Detached Dwellings 14 Display Homes and Estate Sales Offices 15 Ecotourism Facility 16 Family Accommodation 17 Farm Forestry 18 Farm Stay 19 High Rise Residential and Tourist Accommodation 20 Kennels 21 Landscape Work 22 Low Rise Apartment Building 23 Low Rise Commercial Tourist Accommodation 25 Private Recreation 26 Relocatable Home Parks	1 Gold Coast Airport and Aviation Facilities 2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 12 Rail Corridor Environs 13 Road Traffic Noise Management 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils 17 Unsewered Land



Place Code	Specific Development Codes	Constraint Codes
	27 Retail and Related Establishments 31 Service Stations 33 Telecommunications Facilities 35 Tourist Cabins 36 Vegetation Management 38 Working From Home 39 Works for Infrastructure	

4.3 Operational Work – Changes to Ground Level

The following codes apply to development that is code assessable **Operational Work – Changes to Ground Level** (extracting gravel, rock, sand or soil from the place where it occurs naturally, or excavating or filling that materially affects premises or their use) in the Emerging Communities Domain.

Place Code	Specific Development Codes	Constraint Codes
Emerging Communities Domain Place Code	11 Changes to Ground Level and Creation of New Waterbodies	2 Bushfire Management Areas 3 Canals and Waterways 6 Cultural Heritage (Indigenous) 7 Flood Affected Areas 8 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control 16 Steep Slopes or Unstable Soils

4.4 Operational Work – Advertising Devices, Landscape Work and Infrastructure

The following codes apply to development that is code assessable **Operational Work – Advertising Devices** (placing an Advertising Device on premises), **Landscape Work** (undertaking Landscape Work in, on, over or under premises that materially affects premises or their use) or **Infrastructure** (undertaking Works for Infrastructure) in the Emerging Communities Domain.

Place Code	Specific Development Codes	Constraint Codes
Emerging Communities Domain Place Code	2 Advertising Devices 21 Landscape Work 39 Works for Infrastructure	2 Bushfire Management Areas 3 Canals and Waterways 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control 16 Steep Slopes or Unstable Soils

4.5 Operational Work – Vegetation Clearing

The following codes apply to development that is code assessable **Operational Work – Vegetation Clearing** in the Emerging Communities Domain.

Place Code	Specific Development Codes	Constraint Codes
Emerging Communities Domain Place Code	36 Vegetation Management	2 Bushfire Management Areas 6 Cultural Heritage (Indigenous) 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control 16 Steep Slopes or Unstable Soils



4.6 Reconfiguring a Lot

The following codes apply to development that is code or impact assessable **Reconfiguring a Lot** in the Emerging Communities Domain.

Place Code	Specific Development Codes	Constraint Codes
Emerging Communities Domain Place Code	11 Changes to Ground Level and Creation of New Waterbodies 21 Landscape Work 28 Reconfiguring a Lot 36 Vegetation Management 39 Works for Infrastructure	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 12 Rail Corridor Environs 13 Road Traffic Noise Management 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils 17 Unsewered Land

5.0 Emerging Communities Domain Place Code

5.1 Purpose

To ensure that emerging community areas are conserved and maintained in rural use until they are required for park living or urban purposes. To ensure that, when emerging communities are developed more intensely, their development is based on detailed land use planning work consistent with the Desired Environmental Outcomes (DEOs), Planning Strategies and Land Use Themes of the Gold Coast City Planning Scheme.

5.2 Application

- 5.2.1** The Place Code contained in this domain applies to development indicated as self, code or impact assessable in the Table of Development at **Clause 3.0**.
- 5.2.2** Where the provisions of a code listed under this clause are inconsistent with **Varsity Lakes Concept Plan No. 5 dated April 2003**, the relevant provisions of **Varsity Lakes Concept Plan No. 5 dated April 2003** shall prevail.
- 5.2.3** Where any provision of the Emerging Communities Domain Place Code is inconsistent with Plan of Development No. 01/2004 (approved by the Planning and Environment Court Consent Order in Appeal No. 59 of 1997 in relation to Gilston Road and Worley Drive, Gilston, Lots 1, 2, 3 and 11 on RP 164604 and Lot 24 on RP 118141) and/or Drawing No. 7356-PP-1f (approved by the Council in accordance with condition 2 of the approved Plan of Development No. 01/2004) the approved Plan of Development No.01/2004 and/or Drawing No. 7356-PP-1f shall prevail to the extent of the inconsistency.
- 5.2.4** Performance Criteria PC1-PC23 apply to all code and impact assessable development in this domain. For development identified as self assessable in **Clause 3.0**, only the Acceptable Solutions to Performance Criteria PC1-PC6 apply.



5.3 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Self Assessable, Code Assessable or Impact Assessable	
Building Height	
<p>PC1 All buildings must be of a height which is in keeping with the predominantly rural character of the surrounding area. Building height must not result in a significant loss of visual amenity.</p>	<p>AS1 The building has a maximum of two storeys.</p>
Accommodation Density	
<p>PC2 Accommodation density must be low to maintain and enhance the quality of rural landscape, farm land, natural landscapes and the hinterland scenic backdrop, except where a Structure Plan Designation allows greater densities to be achieved with all adverse impacts managed.</p>	<p>AS2.1.1 The dwelling density does not exceed one detached dwelling per lot. OR AS2.1.2 The site exceeds one detached dwelling per lot and an approval for a family accommodation and/or a caretaker's residence has been granted. OR AS2.1.3 The site exceeds one detached dwelling per lot and is consistent with a Council approved Structure Plan for the area including the subject site.</p>
Site Coverage	
<p>PC3 The site coverage of development will be in accordance with the character and function of the local area.</p>	<p>AS3.1.1 The site coverage of the development does not exceed 5%. OR AS3.1.2 The site coverage of the development exceeds 5% and is consistent with a Council approved Structure Plan for the area including the subject site. OR AS3.1.3 The development is for a detached dwelling, located within a lot that has been created by a residential subdivision approval (i.e. the lot is intended to be serviced by sewerage reticulation and the development complies with the conditions of the subdivision approval and any subsequent operational works approval. Except where the earlier approval specifies otherwise, the site coverage does not exceed 50%.</p>
Building Setback	
<p>PC4 All buildings must provide for setbacks from the street frontage and the side and rear boundaries of the site, which are appropriate for the:</p> <ol style="list-style-type: none"> efficient use of the site; semi-rural or other local character of the area; separation from neighbouring properties and from frontages to roads. 	<p>AS4.1.1 All buildings are set back not less than ten metres from the frontage and six metres from the side and rear boundaries of the site. OR AS4.1.2 The development is for a detached dwelling, located within a lot that has been created by a residential subdivision approval (i.e. the lot is intended to be serviced by sewerage reticulation) and the development complies with the conditions of the subdivision approval and any subsequent operational</p>



Performance Criteria	Acceptable Solutions
	works approval. Except where the earlier approval specifies otherwise, the frontage setback is not less than 6 metres and all other setbacks are not less than 1.5 metres.
<p>PC5</p> <p>All buildings must provide for setbacks from water courses/waterways which are appropriate to ensure the protection of water quality in those watercourses and riparian vegetation associated with those watercourses.</p>	<p>AS5</p> <p>All buildings are set back not less than 30 metres from the top of the high bank of a waterway as identified on Overlay Map 11 – Natural Wetland and Waterway Areas. (Where no definable bank is present, the setback is to be measured from the normal water level).</p>
<p>Vehicular Crossings</p>	
<p>PC6</p> <p>Vehicular crossings associated with the development must be designed and constructed to ensure:</p> <ul style="list-style-type: none"> a) a safe footpath environment; b) safe vehicular access to the property; c) appropriate hydraulic performance of the stormwater infrastructure; d) no damage to vehicle or road infrastructure; e) minimal loss of on-street parking spaces; f) continued amenity of the neighbourhood. 	<p>AS6</p> <p>Driveways are designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p>
<p style="text-align: center;">Development that is Code Assessable or Impact Assessable</p>	
<p>Building Height</p>	
<p>PC7</p> <p>All buildings must be of a height which is in keeping with the predominantly rural character of the surrounding area. Building height must not result in a significant loss of visual amenity.</p>	<p>AS7</p> <p>The building is not more 11.5 metres in height, and has a maximum of three storeys, and is set back at a minimum of 15 metres from the frontage and ten metres from the rear site boundaries of the site.</p>
<p>Siting</p>	
<p>PC8</p> <p>All buildings must be sited to complement the natural landscapes and topographical features of the site and the surrounding rural area, having regard to:</p> <ul style="list-style-type: none"> a) significant views and vistas; b) natural water systems; c) remnant vegetation; d) a site analysis, prepared in accordance with Planning Scheme Policy 17 – Site Analysis. 	<p>AS8</p> <p>No acceptable solution provided.</p>
<p>Building Appearance</p>	
<p>PC9</p> <p>All buildings must be designed and constructed to a high aesthetic standard and to complement or enhance the character of the local area.</p>	<p>AS9.1</p> <p>The massing and proportions of new buildings are consistent with those of adjoining or neighbouring buildings.</p> <p>AS9.2</p> <p>Building materials, patterns, textures and colours used in new buildings are complementary to those of nearby buildings.</p>



Performance Criteria	Acceptable Solutions
Car Park Areas	
<p>PC10 All ground level parking is to be suitably landscaped to provide an attractive and pleasant outlook, provide shade for parked vehicles, and contribute towards the quality presentation of new developments.</p>	<p>AS10.1 Significant trees are preserved and incorporated into car parking areas.</p> <p>AS10.2 Landscaped bays for the planting of shade trees are provided at regular intervals throughout car parking areas at the rate of one landscaped bay per 40 vehicle parking bays or one large shade tree per ten parking spaces. Landscape bays have the same dimensions as a vehicle parking space. Any portion of a car parking area that is not utilised for parking bays, access aisles or any other essential purpose is utilised for landscaping.</p>
<p>PC11 All car park areas must be designed and constructed to service the needs of all users of the development and to complement the character of the local area business centre.</p>	<p>AS11.1 All car park areas are constructed and detailed to ensure they do not dominate the street frontage of the development. Car park areas provided at ground level are located behind dwellings or recessed behind the dwelling frontage.</p> <p>AS11.2 The facade of above ground level car parks is to a high standard of design and appearance, and includes the provision of planter boxes and podium planting.</p>
Advertising Devices	
<p>PC12 All signage should be complementary to the design and style of the buildings on the site on which it is located and to signs and development on adjoining sites. All advertising devices must be designed and constructed to complement the local character of the area.</p>	<p>AS12.1 All buildings, with a commercial use component, contain signage envelopes on the exterior of the frontages of the building structure to enable the signage requirements of the end use business operation to be satisfied. Such signage envelopes allow for signage, which does not dominate the facade and which complements the design of the building.</p> <p>AS12.2 Freestanding signs complement the design of the buildings to which they relate, do not dominate the streetscape of a locality, are compatible with signage on adjoining sites, and clearly identify the product or business being promoted.</p> <p>AS12.3 Where a site contains more than one business premises, only one freestanding 'multi tenant' sign is used per street frontage. The placement of more than one freestanding sign on any frontage of a site is avoided.</p> <p>AS12.4 All signs are consistent with the provisions for the Rural Domain set out in Specific Development Code 2 – Advertising Devices.</p>
Landscape Work	
<p>PC13 Landscaping proposals for new development must clearly contribute to the protection and enhancement of the existing dominant visual features of the local area.</p>	<p>AS13 Landscape work is to be designed consistent with any relevant Structure Plan provisions set out in Clause 6.0.</p>



Performance Criteria	Acceptable Solutions																
<p>PC14 All ground level car parking, open space and buffer areas must be landscaped and conserved and maintained to complement the character of the local business centre and any adjoining residential or public open space areas.</p>	<p>AS14 The car park area, open space and buffer areas of the lot are landscaped with landscape design and use of plant species generally consistent with that of adjacent and nearby lots. The landscape design may incorporate extensive paved areas for pedestrian use.</p>																
<p>Subdivision of Land</p>																	
<p>PC15 Any subdivision of land must be consistent with the objectives for a balanced management of land within the City and must be informed by the preparation of detailed land use planning investigation leading to the adoption of an Outline Development Plan or a Structure Plan, consistent with the objectives of the Planning Strategies.</p>	<p>AS15 The subdivision of land for any particular use is consistent with the provisions of any relevant Structure Plan contained in Clause 6.0 to Clause 14.0, and complies with the requirements for lot size and dimensions for the relevant Domain set out in Specific Development Code 28 – Reconfiguring a Lot as follows:</p> <table border="1" data-bbox="798 759 1410 1193"> <thead> <tr> <th data-bbox="798 759 1106 806">Uses</th> <th data-bbox="1107 759 1410 806">Domain</th> </tr> </thead> <tbody> <tr> <td data-bbox="798 808 1106 880">Rural, recreational and/or nature conservation</td> <td data-bbox="1107 808 1410 880">Rural</td> </tr> <tr> <td data-bbox="798 882 1106 929">Park residential</td> <td data-bbox="1107 882 1410 929">Park Living</td> </tr> <tr> <td data-bbox="798 931 1106 978">Detached dwelling</td> <td data-bbox="1107 931 1410 978">Detached Dwelling</td> </tr> <tr> <td data-bbox="798 981 1106 1052">Medium to high density urban residential</td> <td data-bbox="1107 981 1410 1052">Residential Choice</td> </tr> <tr> <td data-bbox="798 1055 1106 1102">Commercial</td> <td data-bbox="1107 1055 1410 1102">Local Business</td> </tr> <tr> <td data-bbox="798 1104 1106 1151">Industry</td> <td data-bbox="1107 1104 1410 1151">Industry 2</td> </tr> <tr> <td data-bbox="798 1153 1106 1193">Community purposes</td> <td data-bbox="1107 1153 1410 1193">Community Purposes</td> </tr> </tbody> </table>	Uses	Domain	Rural, recreational and/or nature conservation	Rural	Park residential	Park Living	Detached dwelling	Detached Dwelling	Medium to high density urban residential	Residential Choice	Commercial	Local Business	Industry	Industry 2	Community purposes	Community Purposes
Uses	Domain																
Rural, recreational and/or nature conservation	Rural																
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Commercial	Local Business																
Industry	Industry 2																
Community purposes	Community Purposes																
<p>PC16 Any subdivision of land for future environmental village uses must be informed by the preparation of detailed land use planning investigation leading to the adoption of an Outline Development Plan or a Structure Plan, consistent with the objectives of the Planning Strategies.</p>	<p>AS16 The subdivision of land for environmental village uses is consistent with the provision of any relevant Structure Plan contained in Clause 6.0 to Clause 14.0, and complies with the requirements of a master plan approved for the site.</p>																
<p>PC17 The street and circulation system should be simple, permeable and direct to enable easy use by residents and visitors to the area.</p>	<p>AS17.1 The street and circulation system is interconnected. Circuitous routes are avoided. <i>Culs-de-sac</i> are avoided. Streets converge at common destinations.</p> <p>AS17.2 All development is consistent with the provisions of any relevant Structure Plan contained in Clause 6.0 to Clause 14.0.</p>																
<p>PC18 The open space system is to be accessible to all residents and is to offer benefits in terms of habitat value, recreation, local character and pleasant views.</p>	<p>AS18.1 Public parks and squares are to form the focus of development.</p> <p>AS18.2 The design and planting of parks and squares is to support street vistas and contribute to the linkage of the public space network.</p>																



Performance Criteria	Acceptable Solutions
Amenity Protection	
<p>PC19 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"> a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions. 	<p>AS19 No acceptable solution provided.</p>
<p>PC20 The proposed development must take into account and seek to ameliorate any negative aspects of the existing residential amenity of the local area, having regard, but not limited, to the existing impact of:</p> <ul style="list-style-type: none"> a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions. 	<p>AS20 No acceptable solution provided.</p>
Maintenance of Rural Activities	
<p>PC21 All land is to be conserved and maintained in rural use until such time as it is required for park living or urban use.</p>	<p>AS21 No acceptable solution provided.</p>
Conversion of Land to Park Living or Urban Uses	
<p>PC22 Prior to the introduction of new park living or urban uses into the emerging communities property (or properties), sufficient land use planning and infrastructure Planning, based on the Planning Strategies, is to be undertaken to determine the preferred development pattern for the local area.</p>	<p>AS22.1 The introduction of park residential uses or urban uses is facilitated by the preparation and approval of an Outline Development Plan or a Structure Plan, consistent with the objectives of the Planning Strategies.</p> <p>AS22.2 All development is consistent with the provisions of any relevant Structure Plan contained in Clause 6.0 to Clause 14.0.</p>
Impacts from Agricultural Activity	
<p>PC23 Where a sensitive receptor is proposed adjacent to agricultural activities undertaken on a site identified on Overlay Map OM2 – Good Quality Agricultural Land, impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash, must not adversely affect community public health, safety and amenity.</p> <p>Note: <i>For the purposes of PC23, Sensitive Receptor is defined as a dwelling, mobile home or caravan park, residential marina or other residential place in a residential development, a motel, hotel or hostel, a child care centre, kindergarten, school, university or other educational institution, or a medical centre or hospital.</i></p>	<p>AS23.1 The sensitive receptor is adjacent to agricultural activity that emits noise, and a separation distance between the sensitive receptor and the agricultural land is in accordance with solutions outlined on Page 16 of the Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997.</p> <p>AS23.2 The sensitive receptor is adjacent to agricultural activity that emits odour, dust, smoke, ash or chemical spray, and a separation distance between residential development and the agricultural land is not less than 500 metres.</p>



6.0 Structure Plans

The following Structure Plans have been adopted by Council for the guidance of the future development of emerging communities within the Emerging Communities Domain:

- Beenleigh District Structure Plan
- Albert Corridor A: Ormeau Structure Plan
- Albert Corridor B: Upper Coomera Structure Plan
- Albert Corridor D: South Helensvale Structure Plan
- Albert Corridor E: Kopps Road Structure Plan
- Gilston Structure Plan
- Reedy Creek Structure Plan
- Inter-Urban Break Structure Plan



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7.0 Beenleigh District Structure Plan

7.1 Purpose

The Beenleigh District Structure Plan is intended to provide an indicative statement of local area features and land use planning direction for the development of the south west part of the Beenleigh district. Beenleigh is the major settlement in the northern part of the City and has its own distinct history and character. Beenleigh is a growing urban area and this Structure Plan seeks to ensure that its future growth is effectively managed.

The Structure Plan separates land into different categories, defined by topography, land use and settlement pattern. Beenleigh has been identified in the **Regional Framework for Growth Management (RFGM)** as a Key Metropolitan Centre (KMC) for South East Queensland. It is intended to be a major administrative and service centre for the southern Brisbane metropolitan area, and also for the future major industrial complex at Yatala to the south. Current urban development growth has created demand for residential development within the predominantly rural suburbs of Holmview, Waterford and Bahrs Scrub. Beenleigh's future growth will need a wide diversity of housing choices. It is also important to protect and preserve those parts of the Beenleigh district that are important to the local character and identity and to its environmental sustainability. In this context, Council has recognised the need to formulate a Structure Plan that will guide land use development of this area in a coordinated and sustainable way.

The Beenleigh District Structure Plan seeks to:

- a) facilitate the achievement of KMC status designated for Beenleigh under the **SEQ2001, 2000 RFGM**;
- b) promote the integration of Beenleigh with its service catchment to better serve the surrounding residential, commercial and industrial areas;
- c) enhance Beenleigh as a regional centre to service the growing residential and industrial development of the north Gold Coast City;
- d) efficiently utilise land and infrastructure through the location of appropriate development, in sequence with the provision of services;
- e) increase housing stock diversity and choice and allow scope to maximise affordability, through the provision of a range of lifestyle choices within the Beenleigh district, from densely populated urban environments to rural residential areas;
- f) enhance an integrated system of open space for recreation, landscape and environment protection purposes;
- g) conserve wildlife habitat areas, indigenous vegetation and wildlife corridors of significance;
- h) enhance and protect watercourses, riparian zones, remnant vegetation, fauna habitat and visually prominent areas of the Beenleigh district; and
- i) retain the semi-rural character and amenity of areas within the Beenleigh district.

7.2 Application of this Structure Plan

- 7.2.1 The Beenleigh District Structure Plan applies to that area generally bounded by Beenleigh proper and its suburb of Waterford on the north, the Shire of Beaudesert to the west, the Albert River to the east and the Yatala area to the south. It includes the suburbs and localities of part of Waterford, Holmview, Mt Warren Park, Windaroo, Bannockburn and Bahrs Scrub. The Structure Plan area is shown on the **Beenleigh District Structure Plan Map EC1**.
- 7.2.2 The Beenleigh District Structure Plan provides detailed strategic land use guidelines for the south west Beenleigh area. It is to be used as a reference for the development, management and conservation of all land in the Beenleigh District Structure Plan area.
- 7.2.3 The Structure Plan Map and written provisions expand on the Planning Strategy provided for this area by the **Planning Strategy Map PS1 – Land Use Themes** and the DEOs, objectives and implementation statements relevant to those preferred dominant land uses. This Structure Plan will be used by Council in the assessment of any application for development approval on land covered by the Structure Plan.



7.2.4 In this Structure Plan, the planning and design provisions operate at the strategic or area-wide level, and identify a range of Major Land Use Areas within the Structure Plan area. The Major Land Use Areas identified provide common guidelines that apply throughout the Structure Plan area. Principles articulated within each Major Land Use are intended to provide guidance for the preferred form of development within each designation.

7.3 Local Area Features

7.3.1 Planning Context

Beenleigh is situated at the confluence of the Logan and Albert Rivers. With an early history of river transport this location has been influential in its development as a service centre. It has also been a major constraint in terms of flood hazard. As a result, potential for expansion of the urban areas is limited to the flood free lands to the west and south west of the town centre.

The Beenleigh area is characterised by a traditional town centre, surrounded by extensive areas of predominantly low density residential development. Significant areas of rural residential land holdings exist, with land either utilised for rural purposes or retained in its natural state. Fragments of remnant bushland habitats of high ecological significance persist within the Structure Plan boundary, which support an array of native flora and fauna. Urban development pressure will potentially threaten the viability of these natural areas, and hence it is important to identify those areas desirable for inclusion within a public open space system.

Parts of the Structure Plan area provide habitat for rare and threatened species, particularly the Glossy Black Cockatoo. Development should seek to preserve any significant habitat.

7.3.2 Regional Context

As the designated KMC, Beenleigh is intended to service a broad urban catchment, taking in parts of the local government areas of Logan City to the north, Beaudesert Shire to the west and Yatala to the south. Beenleigh is intended to become the major service centre to the growing industrial developments at Yatala which are considered to be of regional importance for the location of industry and services for South East Queensland and the state.

7.3.3 Vegetation Communities and Conservation Values

The Nature Conservation Strategy identifies the presence of a number of ecologically significant remnant habitat areas within the Structure Plan area. Significant Remnants, as defined by the **Planning Strategy Map PS3 – Conservation Strategy Plan**, should be protected, particularly where endangered ecosystems exist. These locations are ecologically valuable and form an integral component of the region's physical features.

Dominant floristic communities include large intact areas of forest red gum (*Eucalyptus tereticornis*), grey ironbark (*Eucalyptus drepanophylla*) and/or pink bloodwood (*Corymbia intermedia*). Open forests are situated predominantly in the west, while sub tropical to warm temperate forests are situated in the south western corner of the Structure Plan area. Riparian mangroves frame the primary river systems, the Logan and Albert. Smaller communities, such as spotted gum (*Corymbia citriodora*), ironbark (*Eucalyptus crebra*) open forests, broad leaved paperbark open forest (*Melaleuca* sp.) and saltmarsh, exist in isolated groups to the north east.

7.3.4 Topographic and Landscape Values

The natural topography of the Beenleigh district is of great visual interest, with two major rivers defining the local area and a number of distinctive hills and escarpments to the west, south and east that provide an attractive setting for the town.

7.3.5 Infrastructure Services

Beenleigh and its district have existing infrastructure capacity to absorb immediate growth together with significant opportunities for expansion or upgrading of infrastructure services. The Gold Coast City's Northern Wastewater Strategy, now being implemented, will ensure the provisions of water and sewerage services for the urban and industrial areas of Beenleigh, while providing for the effective re-use of waste water by agriculture and for the maintenance of recreational land.



7.4 Land Use Planning

The **Beenleigh District Structure Plan Map EC1** identifies the preferred distribution of land uses within the district. This map identifies five major land uses. These are listed below:

- open space/conservation/landscape area;
- rural;
- park living;
- residential;
- meat processing precinct; and
- local business.

7.4.1 Open Space/Conservation/Landscape Area Purpose

To preserve, enhance and rehabilitate the waterways, areas of remnant vegetation, scenic value of visually prominent areas, and to retain, protect and rehabilitate the linkages between important natural areas.

To ensure adequate provision of suitably embellished open space for active and passive recreational requirements of future residents.

Beenleigh District Structure Plan Map EC1 identifies open space that includes areas of high conservation value, the linkages between these areas, and land for active and passive recreation. This section applies to those areas.

This plan both acknowledges the existing network of open space within the Structure Plan area and sets the framework for the progressive achievement of an expanded system. A central principle of the plan is the conservation of the Structure Plan area's key environmental and recreational assets.

In addition, important areas for conservation and/or landscape purposes are shown by an outline overlay on **Beenleigh District Structure Plan Map EC1**. These areas include the flood plains of rivers and creeks and areas with slopes of 20% or greater. Any development in these areas is intended to occur in a manner that maintains or enhances the visual and/or environmental characteristics of a site.

Implementation

- a) Buffer areas are identified along the Structure Plan's wetland areas to provide visual, environmental and flood protection. Buffers are also identified between conflicting land uses and adjacent to the Regional Transport Corridors.
- b) This Structure Plan requires setbacks from watercourses as open space. These setbacks are to be a minimum of 100 metres from the Albert and Logan Rivers and 20 metres from the top of the bank of other watercourses to preserve water quality, protect, enhance and rehabilitate riparian zones and establish habitat linkages in these areas. Land is to be revegetated and habitat corridors established within these setbacks.
- c) Passive recreation areas principally identify land for pedestrian access and cycleways within the Structure Plan area. These access ways are intended to convey users in safe and pleasant surroundings and are to be designed and located to minimise impacts on the environment.
- d) Passive recreation areas are to be embellished and dedicated in accordance with Council's standards for provision of open space. Council will require contributions in lieu of passive open space, where insufficient passive recreation is provided on-site. Passive recreation areas are to be developed in conjunction with the provision of infrastructure for an area.
- e) Open space and buffer areas shall be obtained wherever possible through the development process as conditions of approval and, where necessary, through Council acquisition.
- f) Council may, in its assessment of applications for development of land which contains an area designated as preferred open space and buffer areas, permit the inclusion of the area of such land in the development site for density calculation purposes.
- g) Council will favourably consider proposals for uses only where they do not undermine the intent, value and visual impact of open space and buffer areas.



- h) Potential uses may include the following, or other similar uses where appropriate:
- playing fields;
 - community meeting halls;
 - information centre/environmental displays;
 - ablution facilities;
 - parks;
 - equestrian centre or horse racing;
 - golf course;
 - showground; and
 - rural uses.
- i) Council will seek the dedication of open space within habitat areas identified as **Significant Remnant category**, defined under the **Planning Strategy Map PS3 – Conservation Strategy Plan**.
- j) Where part of a particular land holding is covered by a conservation/landscape area outline overlay, Council may, in its assessment of any development application for that parcel, allow an increase in development density on that part of the parcel not subject to such designations, where this is offset in proportion by a reduced development density on the part of the land within the Conservation and Landscape Protection area (and excluding that area required by Council for open space dedication). Any application for development and/or rezoning over land covered in whole or in part by the Conservation and Landscape Protection designation shall be accompanied by a statement of environmental impact, addressing the following issues:
- land worthy of conservation;
 - areas for passive recreation;
 - linkages between conservation and passive areas (including adjoining lands); and
 - strategies for the embellishment and maintenance of these areas.
- k) Existing stands of trees are to be retained where possible.
- l) Proponents will be encouraged to retain, protect or rehabilitate local native vegetation along stream corridors to promote habitat continuity.
- m) Degraded land is to be rehabilitated.
- n) Supplementary planting of local native species, in particular those required for the survival of rare, and endangered fauna, is to be undertaken where current vegetation cover is inadequate.
- o) Fencing is encouraged to preserve, enhance and rehabilitate areas worthy of conservation and linkages between these areas. In this regard, fencing should be parallel to corridors so as not to preclude movement of fauna.
- p) Buildings within areas worthy of conservation are to be restricted to those necessary for maintenance or bush fire fighting purposes. Buildings and associated work are to be located and designed to have minimal impact on the environment.

7.4.2 Rural Purpose

To retain the rural settlement pattern in locations where urban development is not desirable or feasible. This land includes areas that are physically constrained and/or unable to be effectively serviced. The desire to protect environmentally sensitive areas and visual character has also provided the opportunity to preserve larger lots.

Rural areas include and protect cane land, agriculture areas and areas intended to be used for rural pursuits. It may also include land that is flood prone, physically difficult to develop, has significant environmental value and/or is relatively remote from urban services.

Beenleigh District Structure Plan Map EC1 identifies areas suitable for rural development.

Implementation

- a) Land within this designation is generally to remain in rural use.
- b) Council shall not approve land uses that are in conflict with the role and character of this designation, the quiet enjoyment of the rural setting or likely to compromise the conduct of legitimate rural activities.



- c) Existing stands of local native trees within these areas are to be retained. Local native vegetation within 20 metres of the top of bank of gullies is to be retained. No clearing of local native vegetation is to occur on land generally higher than 70 metres Australian Height Datum (AHD) or on visually significant hills and ridgelines.
- d) Council encourages fencing of significant habitat and associated corridors to protect these areas from domestic animals.
- e) Sites within or adjacent to forested areas should incorporate bushfire mitigation strategies.
- f) Applications to create lots or carry out building work on slopes in excess of 15% must:
 - nominate the proposed building platform and associated access;
 - restrict cut or fill to less than 1m in height;
 - stabilise slopes;
 - retain significant stands of vegetation and drainage lines; and
 - result in development that is visually unobtrusive.
- g) Applications for dwellings must be accompanied by a report, prepared by a suitably qualified person, confirming that effluent can be adequately disposed of on site.
- h) Council encourages innovative housing styles and finishes that are compatible with the physical characteristics of sites and reflect the rural character of the locality.
- i) Council encourages the incorporation of energy efficient and waste minimisation strategies in the siting, design and construction of all buildings.
- j) Domestic animals are to be kept on the owners' properties at all times.

7.4.3 Park Living Purpose

To retain the semi-rural nature and settlement pattern of the area in locations where urban development is not desirable. This land includes areas that are well vegetated and physically constrained and/or difficult to be serviced. The desire to protect environmentally sensitive areas and visual character has provided the opportunity for low density development on larger lots.

Park living areas are intended to accommodate people who wish to live on larger allotments than are found in urban areas, but who nevertheless desire a reasonable standard of accessibility to services.

The Structure Plan seeks to ensure protection of lifestyle and amenity within these park living locations.

Implementation

- a) **Beenleigh District Structure Plan Map EC1** identifies areas suitable for park living development. These areas are generally considered suitable for semi-rural residential and associated purposes but are subject to further detailed environmental assessment.
- b) Areas nominated as park living will promote high standards of semi-rural residential amenity whilst protecting topographic ridgelines, and existing vegetation, and encouraging building on lower or gentler slopes.
- c) Council encourages innovative housing styles and finishes that are compatible with the physical characteristics of sites and reflect the semi rural character of the locality.
- d) Existing stands of trees and drainage lines within these areas are to be retained. Areas with local native vegetation within 20 metres of the top of bank of gullies are to be retained. The development of new habitat linkages as shown on the Structure Plan (as proposed open space) is encouraged.
- e) Each allotment will retain a minimum of 60% of its existing natural vegetation to be dedicated to vegetation or grass cover. Supplementary planting of local native species may be undertaken where current vegetation cover is inadequate. Open space corridors and buffers will be used to protect creeks and watercourses by implementation of approved vegetation management plans.
- f) Degraded land must be rehabilitated. In this regard, vegetation species vital to the survival of rare, endangered and fauna should be included in regeneration work. In particular, action to protect and revegetate natural gullies and watercourses must be undertaken.
- g) Council encourages fencing of significant habitat and associated corridors to protect these areas from domestic animals.



- h) Sites within or adjacent to forested areas should incorporate bushfire mitigation strategies. The risk to residents from bushfires is to be minimised by clearing a 10-20 metre wide fire break, down slope of residences on sloping land and on boundaries with any adjacent, protected areas. The use of fire resistant building materials are to be encouraged. Individual allotments will be developed with dwellings and out buildings that accord with **AS3959-1991 – Construction of Buildings in Bush Fire Prone Areas** and the **Gold Coast City Bushfire Management Strategy – April 1998**.
- i) Applications to create lots or carry out building work on slopes in excess of 15% must:
 - nominate the proposed building platform and associated access;
 - restrict cut or fill to less than one metre in height;
 - stabilise slopes;
 - retain significant stands of vegetation and drainage lines; and
 - result in development that is visually unobtrusive.
- j) Transport networks are to conform to nominated road hierarchies and have regard for the servicing of adjoining sites. New access routes will be designed and constructed in accordance with **Part 10, Division 1 – Standard Drawings, Standard Drawings and Specifications** and **Queensland Residential Design Guidelines**.
- k) Applications to create lots or for dwellings must be accompanied by a report, prepared by a suitably qualified person, confirming that effluent can be adequately disposed of on-site.
- l) Council encourages the incorporation of energy efficient and waste minimisation strategies in the siting, design and construction of all buildings.

7.4.4 Residential Purpose

To guide the orderly economic and ecologically sustainable development of Beenleigh district by ensuring that residential development does not exceed the land capability, that the population is able to be adequately serviced, that development utilises best practice environmental and urban design principles, and that development provides suitable amenity for residents.

The servicing of Greenfield urban land will include community facilities, retail areas and active open space. All buildings will be designed to fit into their site environment, particularly where they are located in elevated or steep topography. It is intended to encourage visually distinct urban communities set within a natural environment.

Land within the urban residential major land use area will be developed predominantly for residential purposes. Urban parklands, local community facilities, including corner stores and other ancillary uses to residential development, may also be established within this land use identification.

Implementation

- a) **Beenleigh District Structure Plan Map EC1** identifies areas for residential development. These areas are generally considered suitable for residential and associated purposes, subject to further detailed environmental assessment. This section applies to these areas.
- b) Urban development must connect to mains sewer and have reticulated water supply. Provision of infrastructure should have regard for the development of adjoining land.
- c) Urban residential development and vehicular routes are to be well designed in accordance with **Queensland Residential Design Guidelines** to encourage the provision and use of public transport. Urban residential development should also be designed to improve connectivity through all areas, particularly with pedestrian and cycle routes.
- d) Land on ridgelines or on slopes in excess of 20% should be retained as open space areas, with residential development restricted in such areas.
- e) Transport networks are to conform to nominated road hierarchies and have regard to the servicing of adjoining sites. Where urban residential areas involve subdivision and construction of new roads, layouts should indicate adequate connectivity with the existing road network and, where possible, provide interconnections with adjoining land.
- f) The widths of local road carriageways will be minimised and designed in a manner to limit speed and enhance the safety and amenity of residential areas. Pavement widths should be minimised and designed to be functional and preserve the safety and amenity of residential areas.



- g) Road verges are to be appropriately landscaped, in accordance with Council's guidelines, to assist in retaining the landscape character of the locality.
- h) Applications are to be accompanied by a hydrologic assessment verifying that the proposal will not adversely impact upon hydrological regimes and water quality of watercourses.
- i) Local parks are to be suitably located, embellished and landscaped in accordance with Council's standard of provision for open space. Local parks are to be fully developed in conjunction with the provision of infrastructure for the catchment that they serve.
- j) The separation of pedestrian access and cycleways from motorised transport is encouraged.
- k) The proposed layout and subsequent development of land in this major land use area will:
- reduce the number of *cul de sac* road layouts throughout the Structure Plan area;
 - encourage the design of the internal road layout to provide through-access routes and function as firebreaks;
 - provide allotments of suitable size, shape and slope gradient to enable a diversity of good building design;
 - provide allotments for suitably sited buildings below ridgelines;
 - provide useful and effective fire breaks (in the order of 10-20 metres wide);
 - encourage the use of space around suitably designed building configurations, which satisfies practical fire risk reduction measures; and
 - comply with **Constraint Code 2 – Bushfire Management Areas** in relation to the access required for bushfire management.
- l) Secure riparian zones along open space corridors/buffers. Corridors/buffers have multiple functions. Each corridor/buffer will be of varying width, depending upon its function:
- along the Logan and Albert River systems the corridor/buffer width will be determined in accordance with **Constraint Code 9 – Natural Wetland Areas and Natural Waterways**, for the following functions:

Bank Erosion Protection	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways
Wildlife Corridor	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways
Passive Recreation	= 50 metres
Provision for Water Quality	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways

- along smaller watercourses and major drainage channels

For All Functions	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways
Environmental/ between Uses	Visual Buffer 100 metres overall width

- m) Where the land to be subdivided is located adjacent to an open space area, appropriate environmental management measures are to be considered. This is to occur as part of the site planning and design development process, and be implemented during and after operational work.
- n) Appropriate measures are to be undertaken to restrict access of domestic animals from sites adjacent to environmentally sensitive areas, with reference to the Gold Coast City Council's **Local Law Policy No. 12 – Keeping and Control of Animals**.
- o) A minimum 10 metre building setback is required from all collector roads. Zero side setbacks will not be located along public open space or pedestrian access-way boundaries. Visual screening may also be required to mitigate visual impacts. Landscape work will be integrated with noise attenuation and visual screening mitigation proposals. Buildings may also need to incorporate noise attenuation measures to mitigate future traffic noise.
- p) Council encourages the incorporation of energy efficient and waste minimisation strategies in the siting, design and construction of all buildings.
- q) Developments may integrate the use of permeable surfaces as opposed to hard stand areas.



- r) All developments should incorporate a mix of dwelling styles and colours of roof shapes, wall and construction materials.
- s) Outdoor areas must be suitably landscaped in accordance with Council's guidelines to retain the character of the area, be functional in meeting the needs of users and to improve the aesthetics of the development. The establishment of mature local native tree and shrubs, use of low maintenance materials and porous surfaces where feasible is encouraged.
- t) Architectural design should be responsive to climate and the character of the locality. For example, dwellings should incorporate verandahs, awnings and other architectural features that effect a sense of place.

7.4.5 Meat Processing Precinct Purpose

To facilitate the continued operation of the existing abattoir as a commercially viable operation that contributes to the economic growth of the Beenleigh District. It is envisaged that the abattoir will continue to operate, and expand in the future.

Implementation

- a) Land within the area identified as **Meat Processing Precinct** on the **Beenleigh District Structure Plan Map EC1** is to be utilised solely for the purpose of a meat processing plant and associated activities.
- b) Uses within the **Meat Processing Precinct** must operate in an environmentally responsible manner. In this regard, the management of waste and emissions must comply with the current statutory regulations.
- c) Landscaped buffers must be provided along the boundaries of the **Meat Processing Precinct** to create a separation between potentially conflicting land uses and to visually screen the operations within the Precinct from residential areas.
- d) Future expansion or establishment of uses in this Precinct must be subject to impact assessment (excepting **Lot 123 WD4441**) to ensure activities do not adversely impact upon the environment and surrounding residential communities.

7.4.6 Local Business Purpose

To ensure the provision of adequate local business services to cater for the anticipated population. These business centres should become a focal point for the community, incorporating meeting places, community facilities and provision of basic shopping needs.

Implementation

- a) The **Beenleigh District Structure Plan Map EC1** identifies two local business areas. Both are in close proximity to residential development and adjacent to collector roads, to ensure high demand for services, and to provide facilities in walking or cycling distance to highly populated areas, and in locations which are readily accessible by vehicles and public transport. This section applies to these areas.
- b) Council encourages mixed use commercial development at the local business centres, incorporating upstairs residences to enhance the village theme of these centres.
- c) Buildings are to be designed and constructed in accordance with the village theme particularly with respect to bulk and scale. The height of buildings will be restricted to two storeys above mean ground level.
- d) Council encourages the incorporation of energy efficient and waste minimisation strategies in the siting, design and construction of all buildings.
- e) Each centre will provide an adequate range of services. In this regard, any one commercial use will have a gross floor area not exceeding 150m².
- f) Signage must be in keeping with the village theme of the centres, particularly with respect to size, location, nature and proliferation of signs.
- g) Open space and car park areas must be suitably landscaped and embellished to improve the aesthetics of the centres, provide shaded meeting places, and reduce the impact of hard surface areas.
- h) Pedestrian access and cycleways are to be constructed of materials which are functional, enhance the visual amenity of this location and link with external access paths at safe functional locations.
- i) Bicycle storage areas are to be provided at a secure, safe and central location within the local business areas.



8.0 Albert Corridor A: Ormeau Structure Plan

The intent of this Structure Plan is to facilitate the development of discrete, transit supportive communities within a green setting, with a focus on a new town centre at Ormeau. The Ormeau Structure Plan identifies one of the most important areas for Greenfield urban development within the Albert Corridor.

8.1 Structure Plan Objectives

The objectives of this Structure Plan are to:

- a) Create a community which will incorporate a variety of dwelling types and allotment sizes;
- b) Acknowledge and protect the extensive and established park living type development;
- c) Provide strong functional, visual and transport linkages (private, personal and public) throughout the Ormeau area;
- d) Promote a strong and definable image and theme throughout the Ormeau area, which promotes an identity, community pride and sense of place; and
- e) Maintain a clear edge to the Ormeau area, and to help define a significant undeveloped inter urban break.

8.2 The Albert Corridor

The corridor has been identified for urban development since the first **Albert Shire Planning Strategies** in 1973 and the **Moreton Region Growth Strategy** in 1976.

The construction and possible extension of the Brisbane/Gold Coast City rail link has major implications for planning within the City, and has reinforced the significance of the Albert Corridor. The rail line currently extends to Robina, in the heart of the Gold Coast City. Planning is currently underway to extend the rail line to Coolangatta. The rail link provides an efficient service between the Gold Coast City and Brisbane. The railway also provides opportunities for travel between centres along the corridor. Currently, there are stations at Beenleigh, Ormeau, Coomera, Helensvale, Nerang and Robina. New stations are under consideration.

The stations are ideal locations for the concentration of employment opportunities and higher order facilities, and will become the focus of any future complementary development of public transport systems (such as buses, taxis and possibly light rail), thereby enhancing the potential accessibility of the centres. Coomera and Helensvale have also been identified as major town centres on previous and current Planning Strategies.

Development within the corridor has occurred in a number of locations, generally within the broad parameters for future growth established by the 1988 and earlier **Albert Shire Planning Strategic Plans**. There is, however, scope for further development and redevelopment of corridor land, particularly with the improved accessibility offered by the railway.

8.3 Application of this Structure Plan

8.3.1 The Ormeau Structure Plan applies to the Ormeau area as shown in **Structure Plan Map EC2**.

8.4 Local Area Features

The Albert Corridor is of major importance to the future development of the Gold Coast City and South East Queensland. It has been identified as a major growth area, and it has excellent transport infrastructure to provide a stable foundation for this projected growth. The massive investment by Federal, State and Local authorities in the construction and operation of the Brisbane to Gold Coast City Rail Service and the eight lane upgrade of the Pacific Motorway are evidence of a strong and continuing commitment to adequately service the Albert Corridor with infrastructure. The **Northern Wastewater Strategy**, adopted in 1998 by the Gold Coast City Council, sets out a timetable for funding and constructing water and sewerage services for this part of the City, while achieving significant reuse of wastewater and other important environmental benefits.

The Ormeau area includes proposed new urban and park living areas, offering an outstanding residential lifestyle in close proximity to new town centres and excellent transport infrastructure. It is estimated to have potential to accommodate a population of 20,000 inhabitants. The nearby hinterland slopes, the rural farm lands and the cane lands, which have important economic values, also offer outstanding landscape values and major conservation and wildlife habitat values.



The waterways traversing the Structure Plan area, including the Pimpama River and Halfway Creek, have important values for conservation, wildlife habitat, open space linkages, recreation and landscape values. Indeed, the Pimpama River alignment forms the northern boundary of the Inter Urban Break, a major green space to be conserved and maintained between the new urbanising areas of Ormeau and Coomera.

The Planning Strategies propose major urban development in the Ormeau sector of the Albert Corridor, and set the framework for the objectives of this Structure Plan through the broad designations of land and the objectives and implementation criteria which support these designations. The Ormeau Structure Plan builds on these criteria and provides detailed principles and guidelines for this part of the Albert Corridor.

Parts of the Structure Plan area provide habitat for rare and threatened species, particularly the Glossy Black Cockatoo. Development should seek to preserve any significant habitat.

8.5 Land Use Requirements

The following land use figures are for future planning purposes and are indicative only. They do not provide any development or use rights. The Ormeau Structure Plan area is expected to require up to:

- 24,000m² of retail floor area, of which 19,300m² will be situated in the town centre and the balance distributed in neighbourhood centres;
- 15,500m² of commercial and office floor area, of which 9,300m² will be situated within the town centre and the balance distributed in neighbourhood centres;
- four hectares for a TAFE site;
- 0.5 hectares for district health care facilities in the town centre, and a further 0.5 hectares (individual sites not to be less than 600m²) distributed in neighbourhood centres;
- 10 hectares for community and cultural facilities; and
- 80 hectares of open space, comprising 35 hectares for playing fields, 24 hectares for local neighbourhood parks, 8 hectares for town and district parks, and the balance for ancillary and demand spaces.

Adequate landscaped buffering between the station precinct and nearby rural lands to the north and east is to be conserved and maintained.

In an emerging community, new state schools will be provided in accordance with the scales and standards of provision as used by Education Queensland (EQ) to advise new school requirements in urban areas throughout the state. These standards are available from EQ on request by Council.

Council, in considering any application for development, will take into account whether or not such a proposal contributes in a logical and rational manner to the ultimate provision of services and uses outlined above.

8.6 Major Land Use Areas

The Structure Plan area has been divided into a series of major land use areas to which uniform provisions apply across the Structure Plan area. These are shown on **Albert Corridor A: Ormeau Structure Plan Map EC2**.

The designated major land use areas are:

- town centre;
- residential;
- park residential;
- rural;
- open space and buffer; and
- landscape protection.



8.6.1 Ormeau Town Centre

The proposed Ormeau Town Centre is located in the vicinity of Eggersdorf and Goldmine Roads. Ormeau is identified in the Activity Centre Strategy as a District Level Centre. This is at the fourth tier in the activity centre system, below Key Regional, Regional and Sub Regional Centres. The Ormeau Town Centre is intended to develop in the long term to serve the needs of the northern sectors of the Albert Corridor between Yatala and Pimpama.

The precise location of the Ormeau Town Centre site will be determined with reference to future transport infrastructure improvements between Eggersdorf and Goldmine Roads. In the short term, development proposals are not to compromise the future development of a transit supportive town centre (refer **Albert Corridor A: Ormeau Structure Plan Map EC2**).

Town centres are to accommodate a wide variety of uses, services and facilities, including high density residential, in a vibrant active mix. The location of town centres at transport interchanges and the physical connections they foster with surrounding urban neighbourhoods and residential areas, ensure they become an important travel destination and focus of community activity.

This primary community focus is to be preserved by restricting higher order retail, commercial or community uses outside town centres. Town centres are to be built to a human scale and with particular emphasis on the quality of public spaces and a 'fine grained' mix of land uses.

Implementation

The following planning principles apply to the town centre areas:

Location and Extent

The town centre is to:

- a) Be highly accessible to the higher density residential areas;
- b) Have good access to the regional road system (Pacific Motorway and Intra-Regional Transport Corridor) so that car based visitors do not have to traverse housing areas to access it;
- c) Be closely integrated with the railway station and the public transport system;
- d) Be compact and efficient in its use of land; and
- e) Have boundaries of the town centre are generally not further than 400-500 metres from the transport interchange.

Town Centre Uses

- a) To provide for an extensive range of civic, commercial, retail, service industry, employment, entertainment, community services and residential uses to serve the needs of a(nd provide for) the sub-regional community; and
- b) To provide for a range of dwellings and places of work, shopping, recreational, transport and civic facilities in close proximity to each other.

Town Centre Form

- a) To have a strong relationship to the landscape by emphasising and focussing on significant natural features and responding to the topography of the area;
- b) To have a coherent and balanced built form;
- c) To strategically locate at regional/sub-regional level important civic and community buildings;
- d) To focus on a commercial main street (or a number of commercial main streets) to encourage diversity and interaction;
- e) Development (particularly its character, bulk, form, height and materials) and the public domain are to contribute to the visual appeal of the town centre and to foster a sense of place;
- f) The size and form of street blocks are to allow for a variety of uses;
- g) Street blocks are not to be excessive in size in any one direction without an intervening public street; and
- h) Street blocks are to have direct public through-site pedestrian and cycle links.



Town Centre Buildings

- a) To address the street;
- b) To be sited to support commercial streets which are attractive to pedestrians, accessible to all and connect urban areas to the railway station;
- c) Limited to a height of eight storeys (approx 24 metres). Although this limit may be exceeded by special design features (towers, gables etc);
- d) For those which require higher rates of car parking to be sited to provide good access to the arterial road, and to be integrated with the town centre, orienting their primary entrances to a public street; and
- e) Residential buildings are generally to conform to the guidelines for commercial buildings in relation to siting and form, except in relation to setbacks on streets other than commercial main streets.

Public Domain

- a) Development within the town centre is to contribute to a range of spaces which provide a variety of experiences through the sensitive composition of the built form, patterning of the public domain and strategic location of landmarks;
- b) Parks and squares which are identifiable and useable are to be provided for informal and formal social activity and community focus;
- c) Development is to add incrementally to a final configuration of streets, buildings, building entrances and parking areas which provide a quality public domain with a high degree of safety, permeability and convenience for users;
- d) The town centre, particularly its streets and circulation network, is to be designed for ease of use by pedestrians, cyclists, public transport and car users; and
- e) Each street within the town centre is to have an individually identifiable character through adjoining land uses, the built form, street and site landscaping and positioning of landmarks.

Relationship with Urban Neighbourhoods and Residential Areas

- a) The town centre is to be directly integrated with urban neighbourhoods and urban residential areas by means of a direct and inter-connective street and circulation network and public transport system;
- b) A transit street or a network of transit streets is to be provided which links those urban neighbourhoods identified during detailed planning as transit supportive urban neighbourhoods with the town centre and the railway station; and
- c) Footpaths and cycleways are to be provided to and within the town centre to allow safe and convenient access between railway stations, town centre activities and the urban areas.

Material Change of Use

- a) Within areas designated as town centres, Council will generally allow development where this will facilitate and promote the implementation of the use mixture consistent with the intent of such areas.
- b) In considering any applications for development within areas designated town centre, Council shall take into account whether or not such a proposal accords with the principles contained in the Emerging Communities Place Code, and the merits of the proposal, and shall achieve:
 - diversity in land use;
 - a mixture of residential and non residential activities (included in the same building);
 - entertainment, eating and drinking facilities;
 - facilities for aged persons, young children and the disabled;
 - provision of passive open space incorporating both hard and soft landscape;
 - a wide variety of housing types and styles; and
 - a strong inter-relationship and visual connectivity of compatible and complementary uses and functions.
- c) Any application for a shopping centre development shall be accompanied by an economic impact assessment report demonstrating that timing of the development is in accordance with identified needs of the community and the availability of other facilities in the locality.



8.6.2 Residential Area Role and Character

Residential areas within the Structure Plan area will offer housing choice and a high quality of life. Urban residential standard density areas include suburban residential areas of the Structure Plan area. A dwelling density of fifteen dwellings per hectare is intended in medium density areas. Although at a lower density than urban areas, suburban areas are, nevertheless, to provide travel options and accessibility to the town centre, rapid transport system, services and the neighbourhood centres. Suburban areas are to be functionally integrated with the urban neighbourhoods and the town centre.

The medium to high density residential designation applies primarily to town centres and urban neighbourhoods. A variety of medium to high density residential types with a dwelling density of at least twenty five dwellings per hectare, together with associated uses, will be encouraged.

Implementation

Relationship to Town Centres and Urban Neighbourhoods

Development within urban residential areas in the vicinity of town centres or urban neighbourhoods will be required to take into account relevant principles and criteria contained in this Structure Plan.

Residential Design and Development

- a) In addition to other relevant controls contained in this Structure Plan, development in standard density residential areas should generally comply with the **Queensland Residential Design Guidelines**. In medium to high density residential areas, development should generally comply with the **Australian Model Code for Residential Development, Urban Edition, 1995 (AMCORD URBAN)**, unless otherwise approved by Council; and
- b) Any development for non-residential purposes in residential areas shall be designed and constructed in accordance with the relevant principles and guidelines applying to residential buildings.

Density

- a) Within urban residential standard density areas, development with a dwelling density of less than fifteen dwellings per hectare will generally not be permitted, unless it can be demonstrated that a lesser density is appropriate, taking into account the location, existing or approved development in the area, topography or other site constraints; and
- b) Within urban residential medium to high density areas, development with a dwelling density of less than twenty five dwellings per hectare will generally not be permitted, unless it can be demonstrated that a lesser density is appropriate, taking into account the location, existing or approved development in the area, topography or other site constraints.

8.6.3 Park Living Role and Character

Park living areas are intended to accommodate people who wish to live on larger allotments than are found in urban areas, but who nevertheless desire a reasonable standard of accessibility and services. Provision is made for areas of park living to increase in density in appropriate circumstances.

The park living major land use area is intended to accommodate both the existing and limited areas of proposed park living development. The Structure Plan ensures protection of lifestyle and amenity within these locations. In areas where density may be increased without detrimentally affecting the amenity of nearby park living uses, Council may consider such development.

Implementation

Development shall comply with the provisions of the Planning Strategies relating to park living areas and the relevant domain or Local Area Plan (LAP) provisions.

8.6.4 Rural Areas Role and Character

Rural areas include and protect caneland, agriculture areas and areas intended to be used for rural pursuits. It may also include land, which is flood prone, physically difficult to develop, has significant environmental value, and/or is relatively remote from urban services.



Implementation

- a) Land within this designation is generally to remain in the Rural Domain or a rural precinct of an LAP.
- b) Council shall not approve uses which are in conflict with the role and character of this designation, and the quiet enjoyment of the rural setting, or that are likely to compromise the conduct of legitimate rural activities.
- c) Subject to the satisfactory resolution of any flooding issues, Council may consider applications for residential or other urban uses on land which is suitable for cane production, where that land is relinquished and released by the Rocky Point Mill and documentary evidence is furnished from the Rocky Point Mill and the Rocky Point Canegrowers Committee that such land is no longer required for cane growing purposes or for other viable agricultural purposes.
- d) Further to (c) above, Council may consider applications for development of a residential, park living or community nature within the designated rural areas only where:
 - land displays physical and locational characteristics particularly suited to such a use;
 - there would not be an undue intrusion into the predominantly rural nature of the precinct;
 - the proposal provides an adequate buffer between the development and any adjacent rural areas;
 - such a proposal would not compromise the logical and orderly development of other residential or park residential precincts within the development provisions of this Structure Plan;
 - the loss of clarity of definition of a rural urban edge, separation of communities or buffering between conflicting uses would not result;
 - such a proposal would not undermine the locality's environmental features;
 - such a proposal would not cause unacceptable flooding impacts upon neighbouring properties.

8.6.5 Open Space and Buffer Areas Role and Character

Open space and buffer areas are identified on *Albert Corridor A: Ormeau Structure Plan Map EC2*. This designation both acknowledges the existing network of open space within the Structure Plan area and sets the framework for the progressive achievement of an expanded system. A central principle is the conservation of the Structure Plan area's key environmental assets.

Buffer areas are identified along the Structure Plan's wetland areas to provide visual, environmental and flood protection. Buffers are also identified between conflicting land uses and adjacent to the regional transport corridors.

Implementation

- a) Open space and buffer areas shall be obtained, wherever possible, through the development process as conditions of approval and, where necessary, through Council acquisition.
- b) Council may, in its assessment of applications for development of land which contains an area designated as preferred open space and buffer areas, permit the inclusion of the area of such land in the development site for density calculation purposes.
- c) Council may favourably consider proposals for uses only where they do not undermine the intent, value and visual impact of open space and buffer areas. Potential uses may include the following, or other similar uses where appropriate:
 - playing fields;
 - community meeting halls;
 - information centre/environmental display;
 - ablution facilities;
 - parks;
 - equestrian centre or horse racing;
 - golf course;
 - showground; and
 - rural uses.



8.6.6 Conservation and Landscape Protection Role and Character

The Conservation and Landscape Protection designation forms an overlay to other designations, and includes the flood plains of rivers and creeks and areas with slopes of 20% or greater. The Conservation and Landscape Protection designation also includes other areas for reasons of their high visibility or environmental value. The designation is intended to implement a further level of control over the particular major land use area. The designation seeks to ensure that any development occurs in a manner which maintains or enhances the visual and/or environmental characteristics of a site.

Implementation

- a) All areas designated Conservation and Landscape Protection shall be investigated and, where appropriate, vegetation protection measures shall be implemented.
- b) Proponents will be encouraged to retain or plant local native vegetation along stream corridors to promote habitat continuity.
- c) Any application for development and/or rezoning over land covered in whole or in part by the Conservation and Landscape Protection designation shall be accompanied by a statement of environmental impact, which will address the following issues:
 - land worthy of conservation;
 - areas for passive recreation;
 - linkages between conservation and passive areas (including adjoining lands); and
 - strategies for the embellishment and maintenance of these areas.
- d) Council will seek the dedication of open space within the most significant environmental areas.
- e) Where part of a particular land holding is covered by a Conservation and Landscape Protection designation, Council may, in its assessment of any development application for that parcel, allow an increase in development density on that part of the parcel not subject to such designations, where this is offset in proportion by a reduced development density on the part of the land within the Conservation and Landscape Protection area (and excluding that area required by Council for open space dedication).



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9.0 Albert Corridor B: Upper Coomera Structure Plan

The intent of this Structure Plan is to facilitate the development of discrete, transit supportive communities within a green setting, with good access to the Pacific Motorway corridor and urban services at the Oxenford Town Centre.

9.1 Structure Plan Objectives

- a) To create communities which will incorporate a variety of dwelling types and allotment sizes.
- b) To acknowledge and protect the extensive and established park living type development.
- c) To provide strong, functional visual and transport linkages (private, personal and public) throughout the Upper Coomera area.
- d) To promote a strong and definable image and theme throughout the Upper Coomera area which promotes an identity, community pride and sense of place.
- e) To facilitate the provision of local shopping and community services.
- f) To respect the existing township nature and scale of development of Upper Coomera.

9.2 The Albert Corridor

The corridor has been identified for urban development since the first **Albert Shire Planning Strategies** in 1973 and the **Moreton Region Growth Strategy** in 1976.

Development within the corridor has occurred in a number of locations, generally within the broad parameters for future growth established by the 1988 and earlier **Albert Shire Planning Strategies**. There is, however, scope for further development and redevelopment of corridor land, particularly with the improved accessibility offered by the new Pacific Motorway and the Brisbane to Gold Coast City Railway.

9.3 Application of this Structure Plan

- 9.3.1 The Upper Coomera Structure Plan applies to the Upper Coomera district generally, to the west of the Coomera River.
- 9.3.2 This Structure Plan provides detailed strategic land use information for the Upper Coomera area. It is to be used as a reference for the development, management and conservation of all land in the Structure Plan area.

9.4 Local Area Features

The Albert Corridor is of major importance to the future development of the Gold Coast City and South East Queensland. It has been identified as a major growth area and has excellent transport infrastructure to provide a stable foundation for this projected growth. Key features of the Upper Coomera area include:

- The park living area of Upper Coomera, offering an outstanding residential lifestyle in close proximity to new town centres and excellent transport infrastructure;
- Hinterland slopes and rural farm lands which have important economic values, outstanding landscape values and major conservation and wildlife habitat values; and

The Planning Strategies propose major urban development in part of the Oxenford/Upper Coomera area, and set the framework for the objectives of this Structure Plan through the broad designations of land and the objectives and implementation criteria which support these designations. The Structure Plan builds on these criteria and provides detailed principles and guidelines for this part of the Albert Corridor.

Parts of the Structure Plan area provide habitat for rare threatened species, particularly the Glossy Black Cockatoo. Development should seek to preserve any significant habitat.



9.5 Land Use Requirements

The Upper Coomera area is shown on **Albert Corridor B: Upper Coomera Structure Plan Map EC3** (noting that part of the Upper Coomera township is included in the Kopps Road Structure Plan area). The Upper Coomera locality has an essentially semi rural nature. It is considered appropriate that future residential development in Upper Coomera as much as possible accords with this theme by retaining elements of the rural landscape.

In an emerging community, new state schools will be provided in accordance with the scales and standards of provision as used by Education Queensland (EQ) to advise new school requirements in urban areas throughout the state. These standards are available from EQ on request by Council.

In assessing any development applications, Council will consider whether proposals will service the current and likely future population of the area and accord with the nature, scale and amenity of the township's built form.

Council will favourably consider Material Change of Use applications within the sector for residential development.

9.6 Major Land Uses

The Structure Plan area has been divided into a series of major land use areas to which uniform provisions apply across the Structure Plan area. These are shown on **Albert Corridor B: Upper Coomera Structure Plan Map EC3**.

The designated major land use areas are:

- residential;
- park living;
- rural; and
- conservation and landscape protection.

9.6.1 Residential Areas Role and Character

Residential areas within the Structure Plan area will offer housing choice and a high quality of life. Urban residential standard density areas include suburban residential areas of the Structure Plan area. A dwelling density of fifteen dwellings per hectare is intended in medium density areas. Although at a lower density than urban areas, suburban areas are, nevertheless, to provide travel options and accessibility to the town centre, rapid transport system, services and the neighbourhood centres. Suburban areas are to be functionally integrated with the urban neighbourhoods and the town centre.

Implementation

Relationship to Town Centres and Urban Neighbourhoods

Development within urban residential areas in the vicinity of town centres or urban neighbourhoods will be required to take into account relevant principles and criteria contained in this Structure Plan.

Residential Design and Development

- a) In addition to other relevant controls contained in this Structure Plan, development in standard density residential areas should generally comply with the **Queensland Residential Design Guidelines**. In medium to high density residential areas, development should generally comply with the **Australian Model Code for Residential Development, Urban Edition, 1995 (AMCORD URBAN)**, unless otherwise approved by Council; and
- b) Any development for non-residential purposes in residential areas shall be designed and constructed in accordance with the relevant principles and guidelines applying to residential buildings.

Density

- a) Within urban residential standard density areas, development with a dwelling density of less than fifteen dwellings per hectare will generally not be permitted, unless it can be demonstrated that a lesser density is appropriate, taking into account the location, existing or approved development in the area, topography or other site constraints.



9.6.2 Park Living Role and Character

Park living areas are intended to accommodate people who wish to live on larger allotments than are found in urban areas, but who nevertheless desire a reasonable standard of accessibility to services. Provision is made for areas of park living to increase in density in appropriate circumstances.

The park living major land use area is intended to accommodate both the existing and limited areas of proposed park living development. The Structure Plan ensures protection of lifestyle and amenity within these locations. In areas where density may be increased without detrimentally affecting the amenity of nearby park living uses, Council may consider such development.

Implementation

Development shall comply with the provisions of the Planning Strategies relating to park living areas.

9.6.3 Rural Areas Role and Character

Rural areas include and protect agricultural areas and areas intended for rural pursuits. It may also include land, which is flood prone, physically difficult to develop, has significant environmental value and/or is relatively remote from urban services.

Implementation

- a) Land within this designation is generally to remain in the Rural Domain or a rural precinct of an LAP.
- b) Council shall not approve uses that are in conflict with the role and character of this designation, or the quiet enjoyment of the rural setting, or that are likely to compromise the conduct of legitimate rural activities.
- c) Council may consider applications for development of a residential, park living or community nature within the designated rural areas only where:
 - land displays physical and locational characteristics particularly suited to such a use;
 - there would be no undue intrusion into the predominantly rural nature of the precinct;
 - the proposal provides an adequate buffer between the development and any adjacent rural areas;
 - such a proposal would not compromise the logical and orderly development of other residential or park residential precincts within the development provisions of this Structure Plan;
 - the loss of clarity of definition of a rural urban edge, separation of communities or buffering between conflicting uses would not result;
 - such a proposal would not undermine the locality's environmental features; and
 - such a proposal would not cause unacceptable flooding impacts upon neighbouring properties.
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9.6.4 Conservation and Landscape Protection Role and Character

The Conservation and Landscape Protection designation forms an overlay to other designations, and includes the flood plains of rivers and creeks and areas with slopes of 20% or greater. The Conservation and Landscape Protection designation also includes other areas for reasons of their high visibility or environmental value. The designation is intended to implement a further level of control over the particular major land use area. The designation seeks to ensure that any development occurs in a manner which maintains or enhances the visual and/or environmental characteristics of a site.

Implementation

- a) All areas designated Conservation and Landscape Protection shall be investigated and, where appropriate, vegetation protection measures such as registration on Council's tree protection register, use of vegetation protection easements, or the provisions of **Local Law No 6 – Vegetation Management** shall be implemented.
- b) Proponents will be encouraged to retain, protect or rehabilitate local native vegetation along stream corridors to promote habitat continuity.



- c) Any application for development and/or rezoning over land covered in whole or in part by the Conservation and Landscape Protection designation shall be accompanied by a statement of environmental impact, addressing the following issues:
 - the nature and extent of proposed clearing;
 - significance of the proposal area in terms of vegetation types and habitat values in the local and regional context;
 - whether clearing or development would detract from the visual appeal of the locality;
 - likely effects on slope stability, erosion and siltation of watercourses;
 - the appropriate density of development in such areas; and
 - any other matter which Council considers relevant in the given circumstances.
- d) Council will seek the dedication of open space within the most significant environmental areas.
- e) Where part of a particular land holding is covered by a Conservation and Landscape Protection designation Council may, in its assessment of any development application for that parcel, allow an increase in development density on that part of the parcel not subject to such designations, where this is offset in proportion by a reduced development density on the part of the land within the Conservation and Landscape Protection area (and excluding that area required by Council for open space dedication).



10.0 Albert Corridor D: South Helensvale Structure Plan

The intent of this Structure Plan is to facilitate the development of a residential community within a green setting, located to the south of the Helensvale Town Centre, generally between the railway line and Coombabah Creek (refer *Albert Corridor D: South Helensvale Structure Plan Map EC5*).

10.1 Structure Plan Objectives

- a) To create a residential community which will incorporate a variety of dwelling types and allotment sizes.
- b) To acknowledge and protect the unique natural wetland area of the Coombabah Creek environs.
- c) To provide strong, functional visual and transport linkages (private, personal and public) through to the Helensvale Town Centre.
- d) To ensure that development in the sector complements and enhances the existing character and development standards of the Helensvale Town Centre.

10.2 The Albert Corridor

The corridor has been identified for urban development since the first **Albert Shire Planning Strategies** in 1973 and the **Moreton Region Growth Strategy** in 1976.

Development within the corridor has occurred in a number of locations, generally within the broad parameters for future growth established by the 1988 and earlier **Albert Shire Planning Strategies**. There is, however, scope for further development and redevelopment of corridor land, particularly with the improved accessibility offered by the new Pacific Motorway and the Brisbane to Gold Coast City Railway.

10.3 Application of this Structure Plan

- 10.3.1 The South Helensvale Structure Plan applies to the small area between the railway line and the Coombabah Creek, south of Helensvale Town Centre, that has been identified for future urban development.
- 10.3.2 This Structure Plan provides strategic land use information for the South Helensvale area. It is to be used as a reference for the development, management and conservation of all land in the Structure Plan area.

10.4 Local Area Features

The Albert Corridor is of major importance to the future development of the Gold Coast City and South East Queensland. It has been identified as a major growth area, and has excellent transport infrastructure to provide a stable foundation for this projected growth. The massive investment by federal, state and local authorities in the construction and operation of the Brisbane to Gold Coast City Rail Service and the development of eight lanes of the Pacific Highway are evidence of a strong and continuing commitment to adequately service the Albert Corridor with infrastructure.

The proposed new urban area of South Helensvale offers an outstanding residential lifestyle in close proximity to the Helensvale Town Centres and excellent transport infrastructure. It also benefits from proximity to the important conservation and recreation resource of the Coombabah Creek which has important values for conservation, wildlife habitat, open space linkages, recreation, and landscape values.

The Planning Strategies propose major urban development in certain sectors of the Albert Corridor, and set the framework for the objectives of this Structure Plan through the broad designations of land and the objectives and implementation criteria which support these designations. The Structure Plan builds on these criteria, and provides detailed principles and guidelines for this part of the Albert Corridor.

Parts of the Structure Plan area provide habitat for rare and threatened species, particularly the Glossy Black Cockatoo. Development should seek to preserve any significant habitat.



10.5 Major Land Use Areas

The Structure Plan area has been divided into a series of major land use areas to which uniform provisions apply across the Structure Plan area. These are shown on **Albert Corridor D: South Helensvale Structure Plan Map EC5**.

The designated major land use areas are:

- urban residential; and
- open space and buffer.

10.5.1 Urban Residential Areas Role and Character

Residential areas within the Structure Plan area will offer housing choice and a high quality of life. Urban residential standard density areas include suburban residential areas of the Structure Plan area. A dwelling density of fifteen dwellings per hectare is intended in medium density areas. Although at a lower density than urban areas, suburban areas are, nevertheless, to provide travel options and accessibility to the town centre, rapid transport system, services and the neighbourhood centres. Suburban areas are to be functionally integrated with the urban neighbourhoods and the town centre.

The medium to high density residential designation applies primarily to town centres and urban neighbourhoods. A variety of medium to high density residential types with a dwelling density of at least twenty five dwellings per hectare, together with associated uses, will be encouraged.

Implementation

Relationship to Town Centres and Urban Neighbourhoods

Development within urban residential areas in the vicinity of town centres or urban neighbourhoods will be required to take into account relevant principles and criteria contained in this Structure Plan.

Residential Design and Development

- a) In addition to other relevant controls contained in this Structure Plan, development in standard density residential areas should generally comply with the **Queensland Residential Design Guidelines**. In medium to high density residential areas, development should generally comply with the **Australian Model Code for Residential Development, Urban Edition, 1995 (AMCORD URBAN)**, unless otherwise approved by Council;
- b) Any development for non-residential purposes in residential areas shall be designed and constructed in accordance with the relevant principles and guidelines applying to residential buildings.

Density

- a) Within urban residential standard density areas, development with a dwelling density of less than fifteen dwellings per hectare will generally not be permitted, unless it can be demonstrated that a lesser density is appropriate, taking into account the location, existing or approved development in the area, topography or other site constraints.
- b) Within urban residential medium to high density areas, development with a dwelling density of less than twenty five dwellings per hectare will generally not be permitted, unless it can be demonstrated that a lesser density is appropriate, taking into account the location, existing or approved development in the area, topography or other site constraints.



10.5.2 Open Space and Buffer Areas Role and Character

Open space and buffer areas are identified on *Albert Corridor D: South Helensvale Structure Plan Map EC5*. This designation both acknowledges the existing network of open space within the Structure Plan area and sets the framework for the progressive achievement of an expanded system. A central principle is the conservation of the Structure Plan area's key environmental assets.

Buffer areas are identified along the Structure Plan area's wetland areas to provide visual, environmental and flood protection. Buffers are also identified between conflicting land uses and adjacent to the regional transport corridors.

Implementation

- a) Open space and buffer areas shall be obtained, wherever possible, through the development process as conditions of approval and, where necessary, through Council acquisition;
- b) Council may, in its assessment of applications for development of land which contains an area designated as preferred open space and buffer areas, permit the inclusion of the area of such land in the development site for density calculation purposes;
- c) Council may favourably consider proposals for uses only where they do not undermine the intent, value and visual impact of open space and buffer areas. Potential uses may include the following, or other similar uses where appropriate:
 - playing fields;
 - community meeting halls;
 - information centre/environmental display;
 - ablution facilities;
 - parks;
 - equestrian centre or horse racing;
 - golf course;
 - showground; and
 - rural uses.



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11.0 Albert Corridor E: Kopps Road Structure Plan

11.1 Purpose

To provide an indicative statement of values and land use planning direction for the development of the Kopps Road area. The Kopps Road area is characterised by varying landscapes. The western part of the Structure Plan area is within the Coomera Valley, whilst land to the east of the major central ridge is within the catchment of Saltwater Creek. The dominance of the natural elements and the mix of bushland and cleared paddocks create a rural character contrasting with the existence of several quarries and the encroaching urban residential development from the east. In view of the significant change in character which urban development would bring and the existence of environmentally sensitive areas, Council has recognised the need to formulate a Structure Plan that can effectively guide the development of this area in a coordinated and sustainable way.

The key objectives of this Structure Plan are to:

- a) enhance and protect watercourses, riparian zones, remnant vegetation and the prominent north-south ridge by ensuring development is economically and ecologically sustainable over the long term;
- b) coordinate land use development that is consistent with the availability of infrastructure and services; and
- c) provide a range of housing types and associated facilities to cater for the population growth in the region.

11.2 Application of this Structure Plan

- 11.2.1 The Kopps Road Structure Plan applies to the Kopps Road area that is bounded to the east and north by Saltwater Creek and urban residential development that is bounded to the south by State Forest and to the west by rural residential development along Maudsland Road and the Coomera River. The Structure Plan area is shown in the **Albert Corridor E: Kopps Road Structure Plan Map EC6**.
- 11.2.2 This Structure Plan provides more detailed strategic land use information for the Kopps Road area. It is to be used as a reference for the development, management and conservation of all land in the Structure Plan area.

11.3 Local Area Features

The study area is bound in part by two waterways, Saltwater Creek and the Coomera River. These are both of significant environmental importance to the region. Any large increase in the levels of pollutants in these waterways could have a dramatic impact on the long term viability of this area. Although both the Coomera River and Saltwater Creek riparian zones have been cleared in part, they continue to support diverse remnant vegetation communities. In both cases, these remnants form natural corridors and habitat refuges. In a region where vegetation fragmentation is widespread, these corridors are critical for the movement of fauna species from one remnant to another.

In addition to these two main watercourses, the Structure Plan area has several ephemeral creeks and gully systems. Many of these have remnant or introduced vegetation fringes that act as fauna corridors, preserve riparian vegetation and help reduce erosion. A number of the gullies have been dammed and provide habitat for aquatic fauna species. The vegetation associated with these watercourses is, in the main, the only continuous link between the intact vegetation stands along the ridgelines and the riparian corridors along the Coomera River and Saltwater Creek.

The Nerang State Forest contains the largest stand of local native vegetation in the district and adjoins the southern end of the Structure Plan area. Urban development and agriculture have left this forest increasingly isolated. Saltwater Creek is one of the few corridors that connect the forest to other vegetation remnants and water courses.

Several rare endangered and vulnerable species of fauna have been recorded in the Structure Plan area. These include:

- the Chestnut Teal;
- the Glossy Black Cockatoo;
- the Little Tern; and
- the Black Necked Stork.



The Glossy Black Cockatoo is of significant interest in the area. This species is classed as vulnerable, indicating a decreasing population directly dependent on a limited habitat area which is currently at risk. Populations of the cockatoo are localised and have disappeared from other areas due to restricted habitat. This disappearance seems to be linked to the removal of preferred feeding trees that these birds visit regularly, and the loss of large habitat trees which support hollows large enough to accommodate the birds during the nesting period.

The vegetation of the study area is characterised by dry sclerophyll forest, with the protected gullies and riparian zones of both Saltwater Creek and the Coomera River supporting wet sclerophyll forest and some rainforest species. Most of the flood plains and gently sloping areas were originally cleared for dairy farming. Some of this land has been revegetated, due to a reduction in grazing pressures and changes in land use.

Weed infestation has become a problem in both disturbed and undisturbed areas, particularly by Slash Pine and Lantana. Slash Pine seeds are wind blown from pine plantations to the east, whilst Lantana has been inadvertently introduced through agricultural practices.

The Structure Plan area has been used historically for dairying, beef cattle grazing and some crop production, including arrowroot. The clearing of this land has also been associated with timber production. Land within the Structure Plan area continues to be of value for rural production.

The dominant settlement pattern in the area is park living or rural residential development. Rural residential development is situated primarily in the eastern half of the area, where there are 47 existing allotments, and to the south west along Holyrood Road, where there are 20 existing allotments. Lots average two to five hectares in the area. The Structure Plan area has good potential for increased residential development, utilising the undulating land on its eastern side, while maintaining the important landscape and conservation features in the south and east of the Structure Plan area.

The Koppes Road area immediately north of the Maudsland and Kleinschmidt Roads intersection has a small activity focal point, which comprises a general store, tavern/hotel and community hall. This small centre should be maintained and enhanced as a service point for the local area.

The remaining lands are presently undeveloped, and the steep areas are heavily vegetated, particularly along the north-south ridge. The ridge and associated hilltops are well vegetated, providing the green visual edge to the Coomera Valley. The elevated areas provide many vantage points for panoramas of the coast and surrounding urban areas to the east and toward the Mt Tamborine escarpment to the west. These landscape and conservation values should be conserved, maintained and enhanced.

11.4 Land Use Planning Intent

The Koppes Road Structure Plan indicates the preferred distribution of land use in the area. This is shown on the **Albert Corridor E: Koppes Road Structure Plan Map EC6**. This map identifies three dominant land uses proposed for the area, which will accommodate approximately 10,700 persons.

In order to service the urban expansion in the region, Gold Coast City Council has proposed a western arterial road network. The proposal involves construction of a four lane highway along Koppes/Yallaroi Roads and the upgrading and duplication of Maudsland Road to service the existing Structure Plan area and future developments to the west. On the basis of this long term strategy for the area, Council has identified a preferred distribution of collector roads to convey traffic within the Structure Plan area.

Water and sewerage head work are considered adequate to cater for the proposed residential expansion, with development west of the ridge being serviced by infrastructure from the west and development on the east of the ridge being serviced from the east. Services will be extended to cater for development as it occurs.

The Structure Plan incorporates two small local business areas, in accordance with Council's standard of provision of one local business area per 5,000 people. One local business area is located to the north of Maudsland/Yallaroi Road intersection, and involves the expansion of the existing commercial area to include a child care centre and other services. The other is located to the south of Koppes Road, adjacent to a major residential precinct and recreation area.



11.4.1 Conservation and Recreation Intent

Firstly, to preserve, enhance and rehabilitate the waterways, areas of remnant vegetation, the scenic value of the ridgeline and to retain, protect and rehabilitate the linkages between important natural areas. Secondly, to ensure adequate provision of suitably embellished open space to provide for the active and passive recreational requirements of future residents.

Implementation

- a) **Albert Corridor E: Kopps Road Structure Plan Map EC6** identifies open space that includes areas of high conservation value and the linkages between these areas, and land for active and passive recreation. This section applies to these areas.
- b) The Structure Plan incorporates setbacks from watercourses as proposed open space. These setbacks are to be a minimum of 30 metres from the top of the bank to preserve water quality, protect, and enhance riparian zones, and establish habitat linkages in these areas. Council may consent to the location of active recreation, infrastructure and pedestrian accesses within these areas where Council is satisfied the intent of the setback is not compromised.
- c) Applications for a Material Change of Use are to include a conservation/recreation strategy plan, based on an assessment of the environmental significance of the subject site. This strategy plan must identify:
 - land worthy of conservation;
 - areas for passive recreation;
 - linkages between conservation and passive areas (including adjoining lands); and
 - strategies for the embellishment and maintenance of these areas.
- d) An assessment of conservation significance will have regard for:
 - remnant stands of vegetation;
 - habitat values;
 - watercourses and drainage lines; and
 - areas of scenic value.
- e) Existing stands of trees are to be retained.
- f) Degraded land is to be rehabilitated.
- g) Supplementary planting of local native species is to be undertaken, where current vegetation cover is inadequate.
 - the development of new habitat linkages as shown on the Structure Plan Map (as proposed open space) is encouraged.
- h) Buildings within areas worthy of conservation are to be restricted to those necessary for maintenance or bush fire fighting purposes. Buildings and associated work are to be located and designed to have minimal impact on the environment.
- i) Properties with access to Felling Drive will retain existing rights to construct dwellings where adequate water can be stored on site for domestic and bush fire fighting purposes.
- j) Fencing is encouraged to preserve, enhance and rehabilitate significant areas and linkages by restricting access to these areas by domestic animals.
- k) Two active recreation areas have been nominated on the Structure Plan: a regional recreation area (10 hectares) adjacent to the Coomera River, and a smaller local recreation area (4 hectares) opposite the proposed local business centre on Oxenford-Coomera Gorge Road. These active recreation areas will be acquired/dedicated and embellished via developer contributions levied, in accordance with Council's standards for provision of open space.
- l) Passive recreation areas principally identify land for pedestrian access and cycleways within the Structure Plan area. These accessways are intended to convey users in safe and pleasant surroundings, and are to be designed and located to minimise impacts on the environment.
- m) Passive recreation areas are to be embellished and dedicated in accordance with Council's standards for provision of open space. Council will require contributions in lieu of passive open space where insufficient passive recreation is provided on site. Passive recreation areas are to be developed in conjunction with the provision of infrastructure for an area.



11.4.2 Urban Residential Purpose

To guide the orderly economic and ecologically sustainable development of the Kopps Road area by ensuring that development does not exceed the land's capability, the population is able to be adequately serviced, development utilises environmental design principles, and development provides suitable residential amenity for prospective residents.

Implementation

The **Albert Corridor E: Kopps Road Structure Plan Map EC6** identifies areas for residential development. These areas are generally considered suitable for residential and associated purposes. This section applies to these areas.

Subdivision

- a) The development density does not exceed ten lots per hectare (net).
- b) Transport networks are to conform to designated road hierarchies and have regard for the servicing of adjoining sites.
- c) Junctions with arterial roads will occur only at designated locations.
- d) The widths of local roads will be minimised and designed in a manner to limit speed and to enhance safety and the amenity of residential areas. Road verges are to be grassed and incorporate trees and shrubs, where appropriate, to integrate these areas into the neighbourhood.
- e) Local parks are to be suitably located, embellished and landscaped, in accordance with Council's standard of provision for open space. Local parks are to be fully developed in conjunction with the provision of infrastructure for the catchment that they serve.
- f) The separation of pedestrian access and cycleways from motorised transport is encouraged.
- g) Applications to create lots on slopes in excess of 15% must:
 - ensure roads have a suitable gradient traversing contours where possible;
 - nominate proposed building platforms and associated accesses;
 - restrict cut or fill to less than one metre in height;
 - adequately stabilise slopes;
 - retain significant stands of vegetation and drainage lines; and
 - result in development that is visually unobtrusive.
- h) Domestic animals are to be kept on the owner's property at all times, unless on a lead.
- i) The keeping of dogs and cats on sites adjacent to environmentally significant areas may be prohibited or restricted.

Buildings

- a) A minimum 10 metre building setback is required from Kopps, Yallaroi and Maudsland Roads. Buildings may also need to incorporate noise attenuation measures to mitigate future traffic noise.
- b) Buildings are to be located in cleared areas as a priority, with on-site vegetation to be retained where feasible.
- c) Buildings within or adjacent to forested areas should incorporate bushfire mitigation strategies.
- d) Where slopes are in excess of 15%, development must:
 - not require cut or fill greater than one metre in height;
 - adequately stabilise slopes;
 - retain significant stands of vegetation and existing drainage lines; and
 - be visually unobtrusive.
- e) Council encourages the incorporation of energy efficient and waste minimisation strategies in the siting, design and construction of all buildings.
- f) Developments may integrate the use of impervious surfaces as opposed to hard stand areas, where feasible.
- g) Fences are to be avoided forward of the building line.
- h) Car parking is to be avoided within building setbacks.



- i) Outdoor areas must be functional, meeting the needs of users and improving the aesthetics of the development. The establishment of mature local native tree and shrubs, use of low maintenance materials and impervious surfaces, where feasible, is encouraged.
- j) Signs are to be restricted to one per use, consisting of either:
 - a non-flashing notice in a window;
 - a non-flashing wall sign no greater than 0.5 metres high and two metres wide;
 - a non-flashing awning sign no greater than 0.5 metres high and two metres wide;
 - a non-flashing pole sign no greater than one metre high and two metres wide.

11.4.3 Environmental Village Intent

Land designated as an environmental village facilitates the development of an eco village comprising pockets of high density living in exchange for the creation of expansive open space corridors throughout the development. Such developments shall:

- entail ‘groupings’ of housing surrounded by either private or public open space;
- encourage water self-sufficiency and energy efficiency;
- minimise disturbance to natural landscape values and wildlife habitats;
- protect areas of natural conservation; and
- preserve the natural landform by building shallow bed, kerb-less roads along contours, minimise cut and fill by designing buildings to suit the natural contours and maintain natural drainage.

The development density is not to exceed 2.5 lots per hectare (gross), and the building height is not to exceed two storeys in height. The net result of this form of development will be that overall (gross) residential densities and building heights are similar to Park Living Development. This settlement pattern is preferred in order to provide reasonable lot yields and to enable development to adequately reflect the physical constraints and development capability of this land.

Development of an environmental village shall entail groupings of homes and associated community facilities, surrounded by expansive open space, located and designed to achieve a superior level of environmental and social sustainability. The overall design of these groupings or clusters of housing shall incorporate pedestrian connectivity between them.

Implementation

- a) The **Albert Corridor E: Kopps Road Structure Plan Map EC6** identifies areas suitable for environmental village development. This section applies to these areas.
- b) A master plan identifying an overall development concept is required to be submitted with an application for a Material Change of Use on this land. The plan must demonstrate how the purpose of this environmental village designation is to be achieved. This master plan will contain sufficient detail to determine:
 - the land’s development suitability;
 - the proposed land uses on the site;
 - the development’s impact on the surrounding locality; and
 - how the proponent envisages implementing the plan.
- c) A minimum ten metre building setback is required from Yallaroi and Maudsland Roads. Buildings may also be required to incorporate noise attenuation measures to mitigate future traffic noise. Use of extended runs of fencing interfacing with these roads is to be avoided.
- d) Buildings adjacent to forested areas shall incorporate bushfire mitigation strategies.



- e) Where slopes are in excess of 15%, development must:
 - preserve the natural land form by building shallow bed, kerb-less roads along corridors, and constructing buildings on stumps to minimise earthworks;
 - establish wildlife corridors along creeks and hilltops, and connect them to the broader landscape;
 - protect existing bush habitat by minimising clearing of vegetation for buildings and roads, and further extend habitat through plantings of indigenous species;
 - retain significant stands of vegetation and existing drainage lines;
 - be visually unobtrusive; and
 - ensure the predominant form and scale of buildings shall be consistent with that of detached housing to avoid traditional medium density housing forms.
- f) Buildings shall incorporate energy efficient and waste minimisation strategies in the siting, design and construction of all buildings.
- g) Development shall integrate the use of impervious surfaces as opposed to hard stand areas, where feasible.
- h) Developments shall minimise initial and continuing consumption of resources and energy through: the application of energy efficient design principles; the reduction of private vehicle usage; optimising local food and production opportunities; and the reuse and recycling of water, wastes and other materials.
- i) Building design shall incorporate diversity in size and design, offering housing options to cater to differing life cycle needs.

11.4.4 Park Living Purpose

To retain the semi-rural nature of the area in locations where urban development is not desirable. This land is generally well vegetated, steep in sections and lies at the foot slopes of the ridge. The desire to retain vegetation, reduce sedimentation, establish habitat corridors and retain the visual significance of the ridge has provided the opportunity for low density development on larger lots.

Implementation

- a) The **Albert Corridor E: Kopps Road Structure Plan Map EC6** identifies areas suitable for park living development. This section applies to these areas.
- b) Existing stands of trees and drainage lines within these areas are to be retained.
- c) The development of new habitat linkages as shown on the Structure Plan (as proposed open space) is encouraged.
- d) Degraded land within these areas will be rehabilitated.
- e) A minimum of 60% of the allotment is to be dedicated to vegetation or grass cover. Supplementary planting of local native species may be undertaken where current vegetation cover is inadequate.
- f) Sites within or adjacent to forested areas should incorporate bushfire mitigation strategies.
- g) Transport networks are to conform to designated road hierarchies and have regard for the servicing of adjoining sites.
- h) Junctions with arterial roads should occur only at designated locations.
- i) Applications to create lots or carry out building work on slopes in excess of 15% must:
 - nominate the proposed building platform and associated access;
 - restrict cut or fill to less than 1 metre in height;
 - adequately stabilise slopes;
 - retain significant stands of vegetation and drainage lines; and
 - result in development that is visually unobtrusive.
- j) Applications to create lots must be accompanied by a report, prepared by a suitably qualified person, confirming that effluent can be adequately disposed of on the proposed lots.
- k) Council encourages the incorporation of energy efficient and waste minimisation strategies in the siting, design and construction of all buildings.



- l) Council encourages innovative building designs that utilise the physical characteristics of sites. Building finishes will preferably be in earthy tones, or at least, compatible with the surrounding environment.
- m) Domestic animals, unless on a lead, are to be kept on the owner's property at all times.
- n) The keeping of dogs and cats on sites adjacent to environmentally significant areas may be prohibited or restricted.
- o) Signs are to be restricted to one per use consisting of either:
 - a non-flashing notice in a window;
 - a non-flashing flush wall sign no greater than 0.5 metres high and two metres wide;
 - a non-flashing awning sign no greater than 0.5 metres high and two metres wide;
 - a non-flashing pole sign no greater than one metre high and two metres wide.

11.4.5 Business Intent (Local Convenience – Retail and Activity Centre) Purpose

To ensure the provision of adequate local business services to cater for the prospective population. These business centres should become a focal point for the community, incorporating meeting places, community facilities and provision of basic shopping needs.

Implementation

- a) The **Albert Corridor E: Kopps Road Structure Plan Map EC6** identifies two local business areas. Both are in close proximity to residential development and adjacent to collector roads to ensure high demand for services, to provide facilities in walking or cycling distance to highly populated areas and in locations which are readily accessible by vehicles and public transport. This section applies to these areas.
- b) The existing local shop, hotel and hall located on Maudsland Road form the basis of one of the local shopping areas, as these uses already constitute an established focal point for the community, are located along a major road, and are in close proximity to residential development. Provision should be made for the establishment of other uses at this location, including a child care centre to service the local community.
- c) The local business area to the south of Kopps Road is intended to be a small centre providing convenience goods only, due to the location of two larger centres to the east of the Structure Plan area. In this regard, the gross floor area of this centre will not exceed 500m².
- d) Council encourages mixed use commercial development at the local business centres, incorporating upstairs residences to enhance the village theme, of these centres.
- e) Buildings are to be designed and constructed in accordance with the village theme particularly with respect to bulk and scale. The height of buildings will be restricted to two storeys above mean ground level.
- f) Council encourages the incorporation of energy efficient and waste minimisation strategies in the siting, design and construction of all buildings.
- g) Each centre will provide an adequate range of services. In this regard, any one commercial use will have a gross floor area not exceeding 150m².
- h) Signage must be in keeping with the village theme of the centres, particularly with respect to size, location, nature and proliferation of signs.
- i) Open space and car park areas must be suitably landscaped and embellished to improve the aesthetics of the centres, provide shaded meeting places, and reduce the impact of hard surface areas.
- j) Pedestrian access and cycleways are to be constructed of materials which are functional, enhance the visual amenity of this location, and link with external access paths at safe functional locations.
- k) Bicycle storage areas are to be provided at a secure, safe and central location within the local business areas.



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12.0 Gilston Structure Plan

12.1 Purpose

To provide an indicative statement of the local character and land use planning direction for the development of the Gilston area. The Gilston Structure Plan identifies a Gilston area, which is homogenous in character. This Gilston area is defined by landform and settlement patterns. The Gilston area is a semi-enclosed valley, with the Gilston area boundary generally coinciding with the ridge surrounding the valley and the Nerang River. The Gilston area to a large extent forms the visual and hydrological catchment of the valley.

The Gilston area is characterised by rural holdings with land either utilised for rural purposes or retained in its natural state. Due to topography, large tracks of the Gilston area remain undisturbed and support an array of flora and fauna.

Council has received numerous requests to permit urban development in the Gilston area. Given that urban development would significantly alter the character of the Gilston area, Council has recognised the need to formulate this Structure Plan to guide land use development in a coordinated and sustainable way, with sensitivity to the local topography.

The key objectives of this Structure Plan are to:

- a) Retain the semi-rural character;
- b) Enhance and protect watercourses, riparian zones, remnant vegetation, fauna habitat and visually prominent locations;
- c) Develop in accordance with land capability that is ecologically sustainable;
- d) Coordinate development in accordance with the availability of infrastructure and services;
- e) Provide a range of housing styles and associated community and commercial facilities to achieve a high standard of urban design to cater for future residents; and
- f) Protect, and enhance existing roadside vegetation and develop streetscape, having regard to local character.

12.2 Application of this Structure Plan

12.2.1 The Gilston Structure Plan applies to the Gilston area that is defined by a ridge of high land to the east this high land semi encloses the valley to the north and south and the Nerang River to the west. The Gilston area is shown on **Gilston Structure Plan Map EC7**.

12.2.2 The **Gilston Structure Plan Map EC7** provides detailed strategic land use guidelines for the Gilston area. It is to be used as a reference for the development, management and conservation of all land in the Gilston area.

12.3 Local Area Features

The Gilston area is defined by the landform of a ridge of high land on the eastern boundary, sloping toward the Nerang River in the west. Relative levels within the Gilston area vary from 10 metres AHD on the banks of the Nerang River to 180 metres AHD at the highest point of the ridge in the northeast and southeast of the area. The ridge is a northern extension of the Tallai Range. Several spurs off this main ridge have resulted in several prominent knolls within the Gilston area rising to heights of between 70 and 110 metres AHD.

As a result of this topography, the Gilston area is characterised by:

- low lying, slightly undulating slopes on the valley floor;
- undulating land on the foothills of the ridge; and
- steep slopes often in excess of 20% above 50 metres AHD.

The geology of the Gilston area is dominated by the Neranleigh-Fernvale formation, consisting of weakly metamorphosed sedimentary rocks, such as greywacke, siltstone and shale. These parent rocks have weathered to form lithosols on the steep slopes, red and yellow podzolics on foot slopes and the valley floor, with alluvial soils present within the flood plain of the Nerang River.

The lithosols are shallow soils, often composed of gravel and stone due to the leaching on steep slopes. There is a high risk of erosion, and these soils are generally unsuitable for development.



Red and yellow podzolics dominate the Structure Plan area. These soils tend to be sandy loams and sandy clays. The soils are also highly erodible and prone to sheet erosion. There is a high risk of landslip if steep slopes are cleared.

Alluvial soils are located within the Nerang River flood plain and are subject to frequent inundation. These soils have low water absorption capabilities and are generally not suitable for on-site sewerage disposal.

Vegetation type and distribution is a function of landform and level of disturbance. The ridge and slopes above 70 metres AHD are characterised by dry sclerophyll forest. The forest is dominated by iron barks and grey gums, interspersed with a number of other species, predominantly eucalypt.

The gullies leading off the main ridge continue to be dominated by *Eucalypt* species. The steeper gullies and banks of the Nerang River are the exception, being able to retain sufficient moisture to sustain patches of wet sclerophyll or rain forest vegetation.

The foot-slopes are partially cleared, with pockets of remnant *Eucalypt* species, particularly along the main gullies. The valley floor and low undulating slopes have been largely cleared and are now grazed.

The riparian vegetation along sections of Bridge Creek and the Nerang River has been cleared and is now subject to weed infestation. Where vegetation remains in its natural state, weeping bottlebrush, river oak and lilly pilly are common.

Some areas of vegetation (*Allocasuarina littoralis*) within this Structure Plan provide important feeding habitat for Glossy Black Cockatoos.

Some 137 species of fauna have been observed in the Gilston area.

The following species, which are listed as vulnerable, are either known or suspected of inhabiting the Gilston area:

- Glossy Black Cockatoo;
- Koala;
- Platypus;
- Richmond Birdwing Butterfly; and
- Powerful Owl.

Habitat required for the survival of these species include:	
Glossy Black Cockatoo	Forest She-Oak and Black She-Oak
Koala	Grey Gums, Blue Gums and Tallowwood associations
Platypus	good water quality, high banks and established riparian zones
Richmond Birdwing Butterfly	Richmond Birdwing Butterfly Vine (<i>Pararistolochia praevenosa</i>) in riparian forest corridors
Powerful Owl	large remnants of lowland forest

With the exception of Bridge Creek and the Nerang River, the watercourses in the Gilston area are ephemeral. These waterways convey large volumes of water at high velocities to Bridge Creek below.

Bridge Creek is a tributary of the Nerang River. It is a source of permanent water consisting of a series of linked rippled pools. The creek bed is rocky, with relatively steep banks. The water quality in the creek is generally good, with high clarity and low suspended solids, despite clearing and weed invasion in some areas of this waterway. Bridge Creek discharges into the Nerang River midway along the western boundary of the Structure Plan area.

Water quality of the Nerang River in the Gilston area is relatively good. Council's flooding information reveals that this section of the Nerang River is prone to flooding. However, due to topography, the inundation is restricted to those properties in close proximity to the river and mouth of Bridge Creek.



The Gilston Valley has been recognised in previous planning studies for its visual contribution to the image of the 'green behind the gold'. The valley, when viewed from nearby elevated sites, is characterised by patches of clearing and bright green grass in a landscape setting otherwise dominated by the dark green-forested ridges. The Gilston area is a semi-enclosed valley characterised by rural and rural residential land uses on the valley floor and foot-slopes, surrounded by a well-forested ridge. The valley forms the boundary to urban development south of Nerang, representing a transition between Nerang and the forested mountainous areas to the south and west. The character of the semi-enclosed valley of the Gilston area is recognised as having a semi-rural character worthy of retention.

Historically, this was established in previous Planning Studies supporting the former **Albert Shire Planning Scheme**. These established image objectives for the promotion of a well-defined development edge in areas of conservation and landscape importance and these have been carried through into the current Planning Scheme's city image policies.

Bushfire risk in the Gilston area is linked to topography and aspect. Bushfires notoriously traverse ridges with the highest risk on, or adjacent to, the well-forested ridgeline, and reduce as vegetation becomes sparser on the valley floor, which has a low bushfire risk.

The Gilston area presently has a semi-rural settlement pattern and is characterised by allotments averaging ten hectares. Land on low lying slopes and the valley floor is utilised for grazing, with allotments on steep slopes generally retaining existing vegetation with selective clearing for dwelling sites.

The Gilston area is enclosed in the north by a large park residential estate, centred around Winderadeen Drive, separating the Gilston area from urban settlement associated with Nerang; west, adjacent to the Nerang River, rural settlement patterns prevail; east, urban settlement is contained by the well-forested ridge; and south of Gilston area are the park residential estates of Worongary and Tallai.

In terms of services, a community hall is located on the junction of Longhill and Gilston Roads. A primary school, pre-school and a sports field are located opposite each other along Worongary (Advancetown-Mudgeeraba) Road in the south of the Gilston area. Residents are currently reliant on services provided predominantly at Nerang for their immediate needs.

The main access to the Gilston area is via Gilston Road, or Worongary Road. Gilston Road links the Gilston area to Nerang in the north and Worongary Road to the remainder of Gilston, Worongary, Tallai and areas west. Gilston Road is a two-lane arterial road of rural standard that has a design capacity of 6,000 vehicles per day (vpd). Current traffic volumes have been measured at approximately 2,951 vpd.

Worongary Road is a state declared arterial main road. It is also known as the Advancetown/Mudgeeraba Road, and it links the Pacific Highway and the Murwillumbah Road, Hinze Dam and National Parks beyond. Worongary Road has two lanes, with a design capacity of 10,000 vpd. Current traffic volumes are in the order of 5,000 to 6,000 vpd.

Both roads have poor vertical and horizontal geometry equating to restricted and inadequate sight distances, excessive road gradients and low design speeds. These roads would require upgrading, should significant increases in traffic loads occur in the Gilston area.

Gilston and Worongary Roads are district cycle routes, and part of the Tourist Scenic Route 4 promoted by the Joint Tourism Council for South East Queensland and New South Wales. The main routes west of Nerang are scenic routes of strategic importance to the City image.

The other roads within the Gilston area have two lane, sealed carriageways for local traffic. Longhill Road is the exception, being a partially sealed one lane cul de-sac. The junction of Longhill, Evanita and Gilston Roads is yet to be constructed.

In terms of infrastructure, the Gilston area is not seweraged, nor is reticulated water available to most of the area. A high voltage electricity transmission line bisects the Gilston area from the northeast to southwest.



12.4 Land Use Planning Intent

The Gilston Structure Plan identifies preferred distribution of land use in the Gilston area. This is shown on the *Gilston Structure Plan Map EC7*. The map identifies that there are three dominant land uses that will result in a population increase of 2,600. The Gilston area covers 835 hectares of which 233 hectares will remain rural, 472 hectares will be open space, 120 hectares is available for urban development, with the remainder for roads and schools.

In order to service the increased population, Gilston and Worongary Roads will need to be upgraded to cater for design speeds of 60kmh with kerb and channel. An internal distributor road network is proposed to facilitate traffic circulation within the Gilston area. Longhill Road is intended to form part of the local traffic distribution, only connecting with Gilston Road at the local business activity centre.

Water and sewerage infrastructure will need to be provided to service future urban development. Service mains will need to be extended along Gilston Road from the north as development occurs.

Major road improvements are proposed at the intersection of the state main roads, Worongary and Hinze Dam Roads.

In accordance with Council standards, a local business activity centre that will provide basic commercial and community services is proposed at the junction of Longhill and Gilston Roads.

Additional passive recreation areas and two additional active recreation areas have been incorporated into the plan to preserve environmentally sensitive land and cater for the recreation requirements of future residents.

12.4.1 Open Space Intent

The purposes for this intent are threefold, namely:

- to preserve and enhance the waterways, areas of remnant vegetation, scenic value of visually prominent areas, and to retain, protect and rehabilitate the linkages between important natural areas;
- to ensure adequate provision of suitably embellished open space for active and passive recreational requirements of future residents; and
- to reduce human exposure to electromagnetic fields arising from high voltage transmission lines.

Implementation

- a) The **Gilston Structure Plan Map EC7** identifies open space that includes:
 - areas of high conservation value;
 - linkages between these areas;
 - land for active and passive recreation; and
 - land under high voltage transmission lines.
- b) The Gilston Structure Plan incorporates setbacks from watercourses as open space. These setbacks are to be a minimum of 100 metres from the Nerang River and 20 metres from the top of the bank of other watercourse, to preserve water quality, protect, enhance and rehabilitate riparian zones and establish habitat linkages. These setbacks are to be revegetated with appropriate local native species and habitat corridors established and managed within.
- c) Applications for Material Change of Use and Reconfiguring a Lot are to include a conservation/recreation strategy, based on an assessment of the environmental significance of the subject site. This strategy plan must identify:
 - land worthy of conservation;
 - areas for passive recreation;
 - linkages between conservation areas; and/or
 - passive recreation areas including connectivity with adjoining sites; and
 - strategies for the landscaping and management of these areas in accordance with Council guidelines.



- d) The assessment of conservation significance must have regard to:
 - remnant stands of vegetation;
 - habitat values;
 - water courses and drainage lines; and
 - areas of scenic value and local character.
- e) Existing stands of trees are to be retained.
- f) Degraded land is to be rehabilitated.
- g) Supplementary planting of local native species, in particular those required for the survival of rare, endangered and vulnerable fauna, is to be undertaken where current vegetation cover is inadequate.
- h) Fencing is encouraged to preserve, enhance and rehabilitate areas worthy of conservation and interlinking corridors. In this regard, fencing must be parallel to corridors so as not to preclude movement of local native fauna.
- i) Buildings within areas worthy of conservation are to be restricted to those necessary for maintenance or bush fire fighting purposes. Buildings and associated work are to be located and designed to have minimal impact on the environment.
- j) Three active recreation areas have been identified on the **Gilston Structure Plan Map EC7** – one, opposite the Gilston Primary School, is used in conjunction with the school, and the others are proposed adjacent to Bridge Creek on the eastern side of Gilston Road.
- k) The active recreation area closest to Worley Drive adjoins a 2.5 hectare parcel already dedicated for open space. This recreation area is centrally located and will primarily serve the future Gilston community. This active recreation area will be acquired/dedicated and embellished via developer contributions levied, in accordance with Council's standards for provision of open space.
- l) Passive recreation areas principally identify land for pedestrian access and cycleways within the Gilston area. These accessways are intended to convey users through safe and pleasant open space surroundings, and are to be designed and located to minimise impacts on the environment.
- m) Passive recreation areas of open space are to be embellished and dedicated in accordance with Council's standards for provision of open space. Council will require contributions in lieu of passive open space, where insufficient passive recreation is provided within a site. Passive recreation areas are to be developed in conjunction with the provision of infrastructure for an area.
- n) Land in high voltage electricity transmission line easements may only be utilised for passive recreation where it can be demonstrated that prolonged or frequent exposure to electromagnetic fields is minimised. Where electromagnetic exposure is unacceptable, applicants must provide details of the use and management of these areas.



12.4.2 Urban Development Intent

The purpose of the Urban Development intent is to guide the orderly economic and ecologically sustainable development of the Gilston area. This development is not to exceed the Gilston area's capabilities and must be adequately serviced. Urban development must utilise environmental design principles so that urban development provides a high level of amenity for existing and prospective residents.

Implementation

- a) The **Gilston Structure Plan Map EC7** identifies areas for urban development. These areas are generally considered suitable for residential and associated purposes. This section applies to these areas.
- b) Development applications for Material Change of Use and Reconfiguring a Lot must include a site analysis plan, in accordance with the Planning Scheme requirements, and be accompanied by a development concept detailing:
 - an open space conservation/recreation strategy;
 - the staging of development and provision of water and sewerage infrastructure;
 - proposed on-site traffic and pedestrian circulation and connectivity with adjoining sites;
 - proposed access to public transport and community and commercial services;
 - a statement of landscape intent, including the proposed layout, building form, structure, materials, finishing and colours of landscape work; and
 - demonstrations of how the application conforms with Council's urban design guidelines (**Guiding Principles of Good Urban Design**).

Subdivision

Development on land must generally be in accordance with **Constraint Code 16 – Steep Slopes or Unstable Soils**.

- a) Land on slopes in excess of 20% or above 50 metres AHD should not be developed.
- b) Applications to create lots on slopes of between 15% and 20% must:
 - not include lots with areas of less than 1500m²;
 - ensure roads are designed in accordance with Council's land development guidelines and **Queensland Residential Design Guidelines**;
 - nominate proposed building platforms and associated accesses;
 - demonstrate that development does not involve cut or fill to more than one metre in height;
 - demonstrate how slopes are to be stabilised;
 - demonstrate how significant stands of vegetation and drainage lines are to be protected and retained;
 - demonstrate that the development is visually unobtrusive and the design is in keeping with the local character; and
 - demonstrate that the type of built form construction will not impact upon the natural overland flow of stormwater.
- c) The minimum lot size is no less than 600m².
- d) Transport networks are to conform to designated road hierarchies and have regard for the servicing of adjoining sites.
- e) Junctions with major roads will occur only at designated locations indicated on the **Gilston Structure Plan Map EC7**.
- f) Urban development must connect to mains sewer and have reticulated water supply. Provision of infrastructure should have regard to the development of adjoining land.
- g) No urban development shall occur within 20 metres of Gilston Road, with land within this setback to be utilised for road widening purposes and protection and enhancement of a landscaped roadside vegetative screen buffer.
- h) Distributor and local minor roads (access place/streets) shall have a minimum road reserve width of 20 metres. Pavement widths should be minimised and designed to be functional, preserve safety, and protect and enhance the local character and amenity of residential areas.



- i) Road verges are to be appropriately landscaped, in accordance with Council guidelines, by the retention of existing vegetation together with enhancement by new plantings and good management, to contribute to the retention of the semi-rural character of the locality.
- j) Road networks should avoid crossing open space corridors where possible. Where roads cross corridors, adequate provisions for the movement of fauna across or under the road should be incorporated in the road design.
- k) Applications are to be accompanied by a hydrologic assessment verifying that the proposal will not adversely impact upon hydrological regimes and water quality of watercourses.
- l) Local parks are to be suitably located, embellished and landscaped in accordance with Council's standard of provision for open space. Local parks are to be fully developed in conjunction with the provision of infrastructure for the population density catchment they serve.
- m) The separation of pedestrian access and cycleways from motorised transport is encouraged.
- n) Developments may conditions attract to exclude and/or otherwise manage the keeping of dogs, cats and other animals, which could threaten the environmental values of the Gilston area.

Buildings

- a) Buildings are to be located in cleared areas as a priority, with on-site vegetation to be retained where feasible.
- b) Buildings within or adjacent to forested areas must incorporate bushfire mitigation strategies.
- c) Where slopes are in excess of 15%, development must demonstrate:
 - that development does not change the ground level by cut or fill to more than one metre in height;
 - how slopes are to be stabilised;
 - how significant stands of vegetation and drainage lines are to protected and retained;
 - that the development is visually unobtrusive and the design is in keeping with the local character; and
 - the type of built form construction will not impact upon the natural overland flow of storm water.
- d) Architectural design should be responsive to the climate and character of the locality. For example, dwellings should incorporate verandahs, awnings and other architectural features that foster a sense of place.
- e) Council encourages the incorporation of energy efficient and waste minimisation strategies in the siting, design and construction of all buildings.
- f) Developments should integrate the use of porous construction materials for pavements as opposed to hardstand areas.
- g) Fences should not be constructed on any part of the land between the outermost projection of a building and the nearest roadside kerb, or edge of a sealed road where no kerb exists.
- h) Car parking must not be located within building setbacks to avoid visual obstruction of the architectural building style.
- i) Outdoor areas must be suitably landscaped, in accordance with Council guidelines, to retain the character of the area, be functional in meeting the needs of users, and improve the aesthetics of the development.
- j) The establishment of mature local native tree and shrubs is encouraged by use of low maintenance materials and porous surfaces where feasible.
- k) Commercial and residential signs are to be restricted to one per use consisting of either:
 - a non-flashing notice in a window;
 - a non-flashing wall sign no greater than 0.5 metres high and two metres wide;
 - a non-flashing awning sign no greater than 0.5 metres high and two metres wide;
 - a non-flashing pole sign no greater than one metre high and two metres wide.



12.4.3 Rural Intent

The purpose of the rural intent is to retain the rural settlement pattern. This land includes areas which are physically constrained or unable to be serviced. The desire to protect environmentally sensitive areas and visual character has provided the opportunity to preserve than usual lots.

Implementation

- a) The **Gilston Structure Plan Map EC7** identifies areas suitable for rural development.
- b) Existing stands of local native trees within these areas are to be retained.
- c) Native vegetation within 20 metres of the top of bank of gullies is to be retained.
- d) Degraded land within (b) and (c) must be rehabilitated. In this regard, vegetation species vital to the survival of rare and endangered fauna should be included in regeneration work.
- e) Council encourages fencing of significant habitat and associated corridors to protect these areas from domestic animals.
- f) Sites within or adjacent to forested areas should incorporate bushfire mitigation strategies.
- g) Applications to create lots or carry out building work on slopes in excess of 15% must:
 - nominate the proposed building platform and associated access;
 - restrict cut or fill to less than one metre in height;
 - stabilise slopes;
 - retain significant stands of vegetation and drainage lines; and
 - result in development that is visually unobtrusive and is in keeping with the local character.
- h) Applications for dwellings must be accompanied by a report, prepared by a suitably qualified person confirming that effluent can be adequately disposed of on-site.
- i) Council encourages innovative housing architectural styles and finishes that are compatible with the physical characteristics of sites and reflect the semi-rural character of the locality.
- j) Council encourages the incorporation of energy efficient and waste minimisation strategies in the siting, design and construction of all buildings.
- k) If domestic animals are kept, they are restricted to the owner's property at all times.
- l) Commercial and residential signs are to be restricted to one per use, consisting of either a non-flashing:
 - notice in a window;
 - wall sign no greater than 0.5 metres high and two metres wide;
 - awning sign no greater than 0.5 metres high and two metres wide;
 - pole sign no greater than one metre high and two metres wide.



12.4.4 Business Activity Centre Intent

The purpose of this intent is to ensure the provision of adequate local business and community services to cater for the prospective population.

The business activity centre should become a focal point for the community, incorporating meeting places, community facilities, and provision of basic shopping needs.

Implementation

- a) The **Gilston Structure Plan Map EC7** identifies a business activity centre at the junction of Gilston and Longhill Roads, adjacent to the existing community hall. This site is already an established focal point for the community, being centrally located along Gilston Road and in close proximity to urban development. Provision should be made for the establishment of uses such as a small supermarket, service station, newsagent, video hire at this location to service the local population.
- b) Development applications for Material Change of Use and Reconfiguring a Lot for land within the centre must include a site analysis plan, in accordance with Planning Scheme requirements, and be accompanied by a development concept detailing:
 - a design concept which is in accordance with a village theme and embraces the semi rural character of the area, particularly with respect to bulk, scale and style of buildings (this must demonstrate how the application conforms with Council's urban design guidelines **Guiding Principles of Good Urban Design**);
 - a combined approach from all landholders within the centre, indicating proposed on-site traffic and pedestrian circulation and connectivity with adjoining sites and road network;
 - proposed access to public transport and community and commercial services;
 - an open space strategy, including nomination of a central public space with emphasis on the community hall as the local visual landmark and community focal point (the public space should be safe and inviting);
 - buildings interfacing with the public open space;
 - a statement of landscape intent, including the proposed layout, building form, structure, materials, finishing, and colours of landscape work; and
 - the staging of development and provision of water and sewerage infrastructure.
- c) Council encourages the incorporation of energy efficient and waste minimisation strategies in the siting, design and construction of all buildings.
- d) The business centre should provide a range of services, with any one commercial use to have a gross floor area not exceeding 500m².
- e) Signage must be in keeping with the village theme of the centre, particularly with respect to size, location, nature and proliferation of signs.
- f) Open space and car park areas must be suitably landscaped and embellished to improve the visual appeal of the centre, provide shaded meeting places, and reduce the impact of hard surface areas.
- g) Pedestrian accesses, equestrian paths and cycle ways are required to:
 - be conveniently and safely located;
 - be constructed of materials which are functional;
 - enhance the visual amenity of this location; and
 - link with external access paths at safe functional locations.
- h) Bicycle storage areas and hitching rails are to be provided at a secure, safe and central location adjacent to public spaces.

12.4.5 Preschool/Primary School Intent

The preschool/primary school area will provide support community services to surrounding residential development.

Development in this community purpose area will be consistent with the provisions of the Community Purposes Domain.



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13.0 Reedy Creek Structure Plan

13.1 Purpose

The purpose of this Structure Plan is to provide an indicative statement of values and land use planning direction for the development of the Reedy Creek area. The still relatively undeveloped Reedy Creek area is in sharp contrast to the high density of the urban environment, characteristic of the coastline. The area is typified by a variety of landforms and natural attributes, ranging from watercourses, rare and threatened species of fauna and environmentally significant vegetated areas, through to attractive and picturesque undulating hills and valleys. Furthermore, extensive parts of the area have been cleared for cattle grazing, until recently. As grazing uses have declined, the natural vegetation has gradually regenerated. Land use activities in the area range from low density park living estates through to medium density residential developments incorporating associated urban infrastructure services (electricity, telecommunications, water reticulating, sewerage services, roads and parks). Recent urban development has created increased drainage and surface water run-off problems, bush fire hazards, and loss of 'green' backdrop through removal of natural vegetation adjacent to and along ridgelines.

There is considerable pressure to develop the Reedy Creek area for urban residential purposes due to its accessibility and close proximity to Robina Town Centre, which is one of the three key activity centres in the Gold Coast City region.

In view of the significant potential changes resulting from increased or existing urban development on the visual and environmentally sensitive areas, Council has recognised the need to formulate a Structure Plan that can guide development of this area in a coordinated and sustainable way.

The key objectives of this Structure Plan are:

- a) Environmentally sensitive urban development that maintains high levels of amenity for residents, contributes to the character, identity and quality of life of Reedy Creek, and minimises bushfire risk.
- b) Protection of species biodiversity and habitat and minimises disturbance to habitats, including enhancement and protection of watercourses, riparian zones, existing vegetation and prominent ridges.
- c) Development consistent with the availability of infrastructure and services to serve a population of approximately 17,000.
- d) Housing styles consistent with the physical and environmental constraints in the area.
- e) Community activity centres, such as local shops, schools, churches and active open space, located on the major collector road network shown on the Structure Plan.

13.2 Application of this Structure Plan

13.2.1 The Reedy Creek Structure Plan applies to the Reedy Creek area that extends just north of Somerset Drive in the northwest to Tallebudgera Creek Road and Old Coach Road in the south east and Bonogin Road in the west, encompassing the dominant ridgelines of Carrington Road and Chesterfield Drive. The Pacific Highway forms the eastern boundary of the Structure Plan area. The Structure Plan is shown on the **Reedy Creek Structure Plan Map EC8**.

13.2.2 This Structure Plan provides more detailed preferred land use information for the Reedy Creek area than is contained in the Planning Strategies. It is to be used as a reference for the development, management and conservation of all land in the Structure Plan area. It is of particular significance in assisting in the assessment of development proposals that are subject to impact assessment.

13.3 Local Area Features

The Reedy Creek Structure Plan area is traversed by tributaries of Reedy Creek in the east, Wyangan Creek in the north and Tallebudgera Creek closest to the eastern boundary. These are of environmental importance to the Reedy Creek and surrounding areas. In particular, Wyangan Creek has been identified as the last semi-natural creek environs in the Mudgeeraba/Reedy Creek area. An increase in the levels of silt and other effluvia in these waterways will impact on the long term viability of the creek system.



In addition to the creek systems, the hills, associated ridges, valleys and waterholes, which are important for habitat and natural open space reasons, contribute to the local character of the area.

Vegetation in the Structure Plan area consists of a large area of Blackbutt open forest, and large tracts of regrowth of local native species. There are some riparian communities located along Reedy Creek tributaries.

The need for retention of existing vegetation, particularly in the elevated central areas, has influenced the location of open space throughout the Structure Plan area.

The Structure Plan respects the areas of high conservation value identified in the **Reedy Creek Planning Study (Woods Bagot, June 1997)**.

Several threatened or locally significant species of fauna and flora have been identified in studies undertaken for Council. These include:

- the Glossy Black Cockatoo;
- the Platypus;
- the Koala;
- the Sugar Glider;
- a range of rainforest plant; and
- a broad spectrum of vegetation types that provide varying habitats for a diverse range of fauna species.

The presence of the Glossy Black Cockatoo influenced the formulation of the Structure Plan. In particular, feeding habitats of the cockatoos are included in the open space areas of the Structure Plan.

Historically, the Reedy Creek area has been used for dairying and grazing. This land use led to extensive clearing of a large part of the Structure Plan area earlier this century. The grazing activities have impacted on the water quality of Reedy Creek.

The elevated portions of the area extend from approximately 190 metres AHD at the southern most boundary to 20 metres AHD at the eastern sector, south of Bridgeman Drive. The gradients of the slopes range from less than 10% to greater than 30%. A greater portion of the site topography has been classed as moderate to steep gradients between 10% and 20%. Slopes greater than 20% have generally been included in the open space areas. Steep land is unsuitable for urban development, and often retains its natural vegetation cover because it is relatively inaccessible.

The hills and ridges in the area establish a green, pleasant backdrop to the coastal plain, and contribute to the character and sense of identity for the City. Magnificent views to both the east and west of the area and beyond are gained from the ridge traversing the central and southern parts of the area. In particular, easterly views include the Surfers Paradise skyline and Burleigh Heads, and westerly views overlook Tallebudgera Valley and the surrounding hinterland.

Major views into the area are gained from the lower Reedy Creek within the site and along the Pacific Motorway. Views of the area from parts of the motorway are particularly relevant, as most travellers make their observations of Reedy Creek along this corridor. Consequently, views from both within and external to the Structure Plan area contribute significantly to the image and character of Reedy Creek.

Existing residential settlements in the Reedy Creek area comprise a number of different types. These include:

- detached dwellings on urban lots and some townhouse development in the north central sector of the Structure Plan area (near Bridgeman Drive);
- larger lot (park living) residential developments are located throughout the area, most notably along the ridgelines; and
- rural lots have also been subdivided along Carrington Road and Chesterfield Drive to the south of the Structure Plan area.

Some non-residential uses are located in the Structure Plan area. These uses include schools, churches, convenience retail facilities, and active sporting facilities.



13.4 Land Use Planning Intent

An assessment has been made of the development opportunities and constraints in the Reedy Creek area, including the potential ultimate residential population. This assessment has been undertaken within the context of the Planning Strategies requirements.

The Structure Plan indicates the preferred distribution of land uses in the area. There are nine dominant land uses proposed for the area that are shown on **Reedy Creek Structure Plan Map EC8**. Nature conservation and open space constitutes the most significant proportion of the total area. Areas of urban residential development and park living have been distributed throughout the Structure Plan area on the basis of physical suitability and serviceability, such as access and utility infrastructure capabilities.

To provide suitable access to service the urban expansion in the Structure Plan area, the Department of Main Roads has proposed a number of improvements to the State road network. The proposals include the upgrade of the Pacific Motorway from four to six lanes from Nerang to Currumbin, and the linking of Bermuda Street and Tallebudgera Creek Road. In addition, there are a number of smaller road extensions and connections throughout the Structure Plan area.

Current water and sewerage headworks are not adequate to cater for all of the proposed development. As an ultimate development scenario, the Structure Plan area requires some upgrades for the water infrastructure and servicing for two sewerage schemes. A development sequencing plan and infrastructure charges plan will apply to the Reedy Creek Structure Plan area.

The Structure Plan area is broken into a number of categories:

- Open Space and Nature Conservation Intent;
- Urban Residential Intent;
- Low Density Urban Residential Intent;
- Park Living Intent;
- Rural Intent;
- School (Community Purposes) Intent;
- Local Activity Centre Intent;
- Industry Intent;
- Special Development Area Intent; and
- Mudgeeraba Forest Development Area Intent.

13.4.1 Open Space and Nature Conservation Intent

The main purposes of this category of land use are to:

- **preserve existing fauna habitats by protecting environmentally significant stands of remnant vegetation and open space corridors along local watercourses or prominent ridgelines;**
- **retain, enhance and rehabilitate linkages between important natural areas; and**
- **ensure adequate provision of active and passive recreational requirements of future residents. Sites for active open space have been identified on the Structure Plan Map.**

The intention of the Open Space and Nature Conservation area is to provide the main framework within which other land uses and activities can be suitably and sustainably developed. The area will be established as a linked system, encouraging continuous corridors, particularly along Wyangan and Reedy Creeks and other major drainage lines and ridgelines traversing the area.

Development character and subdivision are to be consistent with the Conservation Domain.

Implementation

- a) The **Reedy Creek Structure Plan Map EC8** identifies existing and proposed open space, including areas of high conservation value and important linkages.



- b) The open space areas will have a primary role in retaining the areas of natural environment. These areas will also assist in defining preferred development patterns and enhancing the character of the place, as defined by this Structure Plan. In particular, the areas nominated as open space will:
- contribute to the conservation of habitat and scenic areas;
 - serve floodway and drainage functions;
 - protect water quality;
 - provide active and passive recreational opportunities;
 - provide opportunities for development of a network of paths and trails for bush walking, cycling, horse riding and bush fire management; and
 - provide adequate buffers between incompatible land uses, particularly where mitigation of environmental and visual impacts is required.

- c) Secure riparian zones along open space corridors/buffers. Corridors/buffers have multiple functions. Each corridor/buffer will be of varying width, depending upon the function in each area and domain type. Unless otherwise stated, the corridor/buffer width will be determined in accordance with **Constraint Code 9 – Natural Wetland Areas and Natural Waterways**, for the following functions:

Bank Erosion Protection	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways
Wildlife Corridor	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways
Passive Recreation	= 50 metres

- d) Along smaller watercourses and major drainage channels:

For All Functions	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways
Environmental/Visual Buffer between Uses	= minimum 100 metres overall width

- e) Development applications for a Material Change of Use and Reconfiguring a lot are to include a site analysis, landscape statement of intent and, where required, an Open Space and Recreation Strategy Plan. This strategy plan must be based on an assessment of the environmental and visual significance of the subject site and identify:
- the type of recreation values of the subject site;
 - land worthy of conservation;
 - areas suitable for active as well as passive recreation;
 - open space linkages;
 - strategies for both the short and long term enhancement and maintenance of these areas, having regard to both design and management objectives; and
 - suitability of building styles, materials and colours that are compatible with the land form and reflect the local character.

Areas of visual and environmental significance are to be accurately identified by site specific studies as part of development proposals. The areas identified will be subject to Open Space and Environmental Management Plans.

- f) Development applications for Material Change of Use and Reconfiguring a Lot will be accompanied by a Conservation Impact Assessment Report. The Impact Assessment Report will provide information on:
- species, age and structure of remnant stands of vegetation, particularly along major water courses and ridgelines and their importance as fauna habitats;
 - supplementary planting; and/or
 - rehabilitation, where current vegetation cover is inadequate or in poor condition, using local native species that are a food source supportive of natural fauna;
 - habitat values of remnant stands of vegetation;
 - creek reservation buffers;
 - areas of visual value and their protection; and
 - protection of valuable habitat areas and linkage areas.



- g) The Structure Plan area is located within the foothill buffer and the key land-based linkage designations of the Nature Conservation Strategy. The intent of the designations is to maintain as much of the existing nature conservation values within the Structure Plan area as possible during the development process, particularly the retention of a broad continuous corridor of habitat from east to west.
- h) Open space linkages will have a minimum width of 100 metres.
- i) Replanting of damaged and cleared land is to utilise local native species that should be a food source supportive of natural fauna. Prior to any revegetation taking place, a detailed landscape plan must be submitted to Council, and approved-prior to any operational work being undertaken on the site. The detailed landscape plan must include information relevant to any replanting or other landscape work on the site.
- j) Within areas of conservation significance, buildings are to be restricted to those necessary for maintenance or bush fire fighting purposes. Buildings and associated work are to be located and designed based upon Guiding Principles for Urban Design, and to have minimal visual and environmental impact. Any proposed development for recreation or community facilities within open space or nature conservation land, or for any other purpose on adjoining land, will be subject to management measures.
- k) Active recreation areas have been shown on the Structure Plan. These sites are indicative only, and Council may consider alternative sites based on a land capability assessment. Active recreation areas will be acquired and enhanced with developer contributions levied in accordance with Council's standards for provision of open space.
- l) There are a number of passive recreation areas that have been nominated on the Structure Plan. These passive recreation areas will be acquired/dedicated and embellished via developer contributions levied in accordance with Council's standards for provision of open space. Passive open space areas are principally used for pedestrian access and cycleways.
- m) Removal of vegetation will not occur.

13.4.2 Urban Residential Intent

To guide the orderly economic and ecologically sustainable development of the Reedy Creek area by ensuring that development does not exceed the land capability, that the population is able to be adequately serviced, that development utilises best practice environmental and urban design principles, and that development provides suitable amenity for residents.

Fully serviced, urban residential development will be located in the north eastern sector of the Structure Plan area, where adjacent to major access routes and transit corridors. The servicing will include community facilities, retail areas and active open space. All buildings will be designed to fit into their site environment, particularly where they are located in elevated or steep topography. It is intended to encourage visually distinct urban communities set within a natural environment.

Land within the urban residential area will be developed predominantly for residential uses. Urban parklands, local community facilities, including corner stores and other ancillary uses to residential development, may also be established in these designations.

All urban residential development will comply with the provisions of the Detached Dwelling Domain, except for those matters outlined below.

Implementation

- a) The **Reedy Creek Structure Plan Map EC8** identifies areas for residential development. These areas are generally considered suitable for residential and associated purposes, subject to further detailed environmental assessment.
- b) No clearing of local native vegetation is to occur on land generally higher than 70 metres AHD or on visually significant hills and ridgelines.
- c) No water reticulation will be supplied to areas above 110 metres AHD in both the Reedy Creek and the Bonogin catchments.
- d) Urban residential development and vehicular routes are to be well designed in accordance with Queensland Residential Design Guidelines to encourage the provision and use of public transport. Urban residential development will also improve connectivity through all areas, particularly pedestrian and cycle routes.



- e) Development applications for Material Change of Use and Reconfiguring a Lot will be accompanied by a Conservation Impact Assessment Report. This report will provide information on:
- species, age and structure of remnant stands of vegetation, particularly along major water courses and ridgelines and their importance as fauna habitats;
 - supplementary planting;
 - rehabilitation, where current vegetation cover is inadequate or in poor condition, using local native species that are a food source supportive of natural fauna;
 - habitat values of remnant stands of vegetation;
 - creek reservation buffers;
 - areas of visual value and their protection; and
 - protection of valuable habitat areas and linkage areas.

Subdivision

- a) Transport networks are to conform to nominated road hierarchies and have regard to the servicing of adjoining sites. Where urban residential areas involve subdivision and construction of new roads, layouts should indicate adequate connectivity with the existing road network and, where possible, provide interconnections with adjoining land. The desired network of arterial and collector roads are shown on the **Reedy Creek Structure Plan Map EC8**.
- b) Junctions with arterial roads will occur only at nominated locations.
- c) The proposed layout and subsequent development of land in this area will:
- reduce the number of *cul de sac* road layouts throughout the Structure Plan area;
 - encourage the design of the internal road layout to provide through-access routes and to function as firebreaks;
 - provide allotments of suitable size, shape and slope gradient to enable a diversity of good building design;
 - provide allotments for suitably sited buildings below ridgelines;
 - provide useful and effective fire breaks (in the order of 10-20 metres wide);
 - encourage the use of space around suitably designed building configurations, which satisfies practical fire risk reduction measures; and
 - address aspects of **Constraint Code 2 – Bushfire Management Areas**.
- d) The widths of local road carriageways will be minimised, and designed in a manner to limit speed and enhance safety and the amenity of residential areas. Reserves for major collector roads are to be 25-30 metres in width. Road verges are to be appropriately landscaped, including the use of hard surfacing and street furniture, where appropriate.
- e) Secure riparian zones along open space corridors/buffers.
- f) Corridors/buffers have multiple functions. Each corridor/buffer will be of varying width, depending upon the function.
- g) Along the Wyangan and Reedy Creeks systems the corridor/buffer width will be determined in accordance with **Constraint Code 9 – Natural Wetland Areas and Natural Waterways**, for the following functions:

Bank Erosion Protection	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways
Wildlife Corridor	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways
Passive Recreation	= 50 metres
Provision for Water Quality	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways
Along Smaller Watercourses and Major Drainage Channels for All Functions	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways
Environmental/Visual Buffer between Uses	= 100 metres overall width



- h) Local parks are to be suitably located, designed, developed, landscaped and conserved, and maintained in accordance with Council's standard of provision for open space. Local parks are to be fully developed in conjunction with the provision of infrastructure for the catchment that they serve.
- i) Where the land to be subdivided is located adjacent to an open space area, appropriate environmental management measures are to be considered. This is to occur as part of the site planning and design development process, and be implemented during and after operational work.
- j) The separation of pedestrian access and cycleways from motorised transport carriageways is to be provided.
- k) Applications to create building lots on slopes in excess of 15% must:
 - ensure roads have a suitable gradient traversing contours where possible;
 - nominate proposed building platforms and associated accesses;
 - restrict cut or fill to less than one metre in height;
 - adequately stabilise slopes;
 - retain significant stands of vegetation and drainage lines; and
 - result in development that is visually unobtrusive.
- l) Appropriate measures are to be undertaken to restrict access of domestic animals from sites adjacent to environmentally sensitive areas, (refer to Gold Coast City Council's **Local Law No. 12 – Keeping and Control of Animals**).
- m) Residential dwellings will be allowed to locate only within nominated and approved building envelopes.
- n) All development will have full urban services.

Buildings

- a) A minimum ten metre building setback is required from all collector roads. Zero side setbacks will not be located along public open space or pedestrian accessway boundaries. Visual screening may also be required to mitigate visual impacts. Landscape work will be integrated with noise attenuation and visual screening mitigation proposals. Buildings may also need to incorporate noise attenuation measures to mitigate future traffic noise.
- b) Buildings are to be located in existing tree cleared areas as a priority. All on-site vegetation to be retained where feasible. Site analysis drawings required with the development application must show all existing vegetation proposed to be retained and protected during proposed construction work, and trees proposed to be removed, to avoid degradation of the natural environment. Sites should not be cleared of vegetation for purposes other than fire safety and building purposes (ie. building envelope).
- c) Where slopes are in excess of 15%, development must:
 - not require cut or fill greater than one metre in height;
 - adequately stabilise slopes;
 - retain significant stands of vegetation and existing drainage lines; and
 - be visually unobtrusive.
- d) Buildings must not have a visual impact on the existing landscape character of the area. In particular, construction of built form visible above treetops or topographic ridgelines is not envisaged. Building design must ensure visual integration into the natural surroundings through the following measures:
 - protection from damage and maintenance of existing vegetation adjoining and on key landscape features;
 - revegetation in areas adjoining or on key landscape features with primarily local native species;
 - construction of buildings using materials, colours and styles which are sympathetic to, compatible with, and blend in to the local character and environment of Reedy Creek;
 - accommodation of buildings within the existing topography, climate and fire hazard risk, without the need for excessive cut and fill and retaining walls and batters; and
 - location of buildings, roadways and other structures below the height of any topographic ridgelines; revegetation in areas adjoining, key landscape features and all earthworks with local native species that are a food source supportive of native fauna.



- e) Council encourages the incorporation of energy efficient and waste minimisation strategies in the siting, design and construction of all buildings.
- f) Developments may integrate the use of permeable surfaces as opposed to hardstand areas.
- g) All integrated developments should incorporate a mix of dwelling styles and colours of roof shapes, wall and construction materials.
- h) Fences are to be avoided in locations in front of any building. However, any fencing design is to respect the landscape character of the surrounding area. Fencing, or walls, along street frontages of medium density housing may be allowed to a height not exceeding 1.8 metres above ground level, where it:
 - constitutes only 75% of the street frontage; and
 - contains openings and piers, which maintain a minimum 50% transparency along the fence/wall length.
- i) Fencing and walls along the street frontages should be articulated every 10 metres to a setback depth of 0.25 metres, and be constructed using a minimum of two different materials or colours.
- j) Car parking spaces are to be avoided within building setbacks.
- k) Floor space will be no greater than 500 square metres gross floor area in each local centre. Outdoor areas must be functional. They must meet the needs of users and contribute to the aesthetics of the development. The establishment of local native trees and shrubs, use of low maintenance materials and porous surfaces are encouraged.
- l) Retail and business activity centre.

13.4.3 Low Density Urban Residential Intent

The low density urban residential areas are to facilitate the development of pockets of low density living, located within the open space throughout the development. The purpose is similar to that stated for the Urban Residential Intent, that is to achieve development at a low density. This settlement pattern will provide lot yields that adequately reflect the physical constraints and development capability of land with undulating topography.

Development is required to comply with the provisions of the Detached Dwelling Domain and of **Section 6.8.2** of this Structure Plan.

Implementation

- a) This section applies to areas identified in the **Reedy Creek Structure Plan Map EC8** suitable for low density urban residential development. These areas are generally considered suitable for residential and associated purposes, but are subject to further detailed environmental assessment.
- b) If a plan of development or a layout plan is to accompany a development application, it must demonstrate how development will be accommodated, and will contain development details, including:
 - land suitability;
 - proposed land uses on the site (eg. detached dwelling, fire break corridors and open space areas);
 - impact on surrounding properties and environment; and
 - implementation of the plan.
- c) No water reticulation will be supplied to areas above 120 metres AHD in both the Reedy Creek and the Bonogin catchments.
- d) No clearing of local native vegetation is to occur on land generally higher than 70 metres AHD or on visually significant hills and ridgelines.
- e) Development applications for Material Change of Use and Reconfiguring a Lot will be accompanied by a Conservation Impact Assessment Report. This report will provide information on:
 - species, age and structure of remnant stands of vegetation, particularly along major water courses and ridgelines, and their importance as fauna habitats;
 - supplementary planting of local native species; and/or
 - rehabilitation where current vegetation cover is inadequate or in poor condition;
 - habitat values of remnant stands of vegetation;
 - creek reservation buffers;
 - areas of visual value and their protection; and
 - protection of valuable habitat areas and linkage areas.



Subdivision

- a) Subdivision of allotments in this area will have a minimum area of 1500 square metres.
- b) There will be secure open space riparian zones along open space corridors/buffers.
- c) Corridors/buffers have multiple functions. Each corridor/buffer will be of varying width, depending upon the function.
- d) Along the Wyangan and Reedy Creeks systems, the corridor/buffer width will be determined in accordance with **Constraint Code 9 – Natural Wetland Areas and Natural Waterways**, for the following functions:

Bank Erosion Protection	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways
Wildlife Corridor	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways
Passive Recreation	= 50 metres
Provision for Water Quality	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways
Along Smaller Watercourses and Major Drainage Channels for All Functions	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways
Environmental/Visual Buffer between Uses	= 100 metres overall width

- e) Residential dwellings will be allowed to locate only within nominated and approved building envelopes.
- f) All development will have full urban services.

13.4.4 Park Living Intent

The areas nominated park living within the Structure Plan will be generally well vegetated, steep slopes located at the lower slopes of topographic ridges. The purpose is to retain vegetation, reduce soil erosion and sedimentation, protect habitat corridors, and retain the visual significance of ridge areas, by providing low density development.

Traditionally, this type of development has consisted of large allotments, whilst located reasonably close to urban facilities. It is intended that development in the park living designation will provide a degree of housing and life style choice, whilst minimising environment impact.

Development within the park living area will encompass the provisions of the Park Living Domain, except where outlined in the following matters.

Implementation

- a) The **Reedy Creek Structure Plan Map EC8** identifies areas suitable for park living development. These areas are generally considered suitable for residential and associated purposes, but are subject to further detailed environmental assessment.
- b) Areas nominated park living will promote high standards of rural residential amenity, whilst protecting topographic ridgelines, and existing vegetation, and encouraging building on lower or gentler slopes.
- c) No clearing of local native vegetation is to occur on land generally higher than 70 metres AHD or on visually significant hills and ridgelines.
- d) Existing stands of trees and drainage lines within these areas are to be retained. The development of new habitat linkages as shown on the **Reedy Creek Structure Plan Map EC8** (as proposed open space) is encouraged.
- e) Each allotment will retain at least 75% of its natural vegetation. Fencing should be limited to areas immediately adjacent to the dwelling. Open space corridors and buffers will be used to protect creeks and watercourses by implementation of approved vegetation management plans.
- f) Degraded land within these areas will be rehabilitated. In particular, action to protect and revegetate natural gullies and watercourses must be undertaken.



- g) Individual allotments will be developed with dwellings and out buildings that accord with **AS3959-1991 – Construction of Buildings in Bush Fire Prone Areas** and the Gold Coast City **Bushfire Management Strategy**.
- h) Transport networks are to conform to nominated road hierarchies and have regard for the servicing of adjoining sites. New access routes will be designed and constructed in accordance with **Part 10, Division 1 - Standard Drawings, Standard Drawings and Specifications** and **Queensland Residential Design Guidelines**.
- i) Junctions with arterial roads should occur only at nominated locations.
- j) Application to create lots or carry out building work on slopes in excess of 15% must:
 - nominate the proposed building platform and associated access;
 - restrict cut and fill to less than one metre in height;
 - adequately stabilise slopes;
 - retain significant stands of vegetation and drainage lines; and
 - result in development that is visually unobtrusive.
- k) Council encourages the incorporation of energy efficient and waste minimisation strategies in the siting, design and construction of all buildings.
- l) Council encourages innovative building designs that utilise the physical characteristics of sites. Building materials, colours and finishes are to be compatible with natural colours in the surrounding environment.
- m) The risk to residents from bushfires is to be minimised by clearing a 10-20 metre wide fire break, down slope of residences on sloping land and on boundaries with any adjacent, protected areas. The use of fire resistant building materials is to be encouraged.
- n) Development applications for Material Change of Use and Reconfiguring a Lot will be accompanied by a Conservation Impact Assessment Report. This report will provide information on:
 - species, age and structure of remnant stands of vegetation, particularly along major water courses and ridgelines, and their importance as fauna habitats;
 - supplementary planting and/or;
 - rehabilitation where current vegetation cover is inadequate or in poor condition, using local native species that are a food source supportive of natural fauna;
 - habitat values of remnant stands of vegetation;
 - creek reservation buffers;
 - areas of visual value and their protection; and
 - protection of valuable habitat areas and linkage areas.

Subdivision

- a) Residential dwellings will be allowed to locate only within nominated and approved building envelopes.
- b) There will be secure riparian zones along open space corridors/buffers.
- c) Corridors/buffers have multiple functions. Each corridor/buffer will be of varying width, depending upon the function.
- d) Along the Wyangan and Reedy Creeks systems, the corridor/buffer width will be determined in accordance with **Constraint Code 9 – Natural Wetland Areas and Natural Waterways**, for the following functions:



Bank Erosion Protection	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways
Wildlife Corridor	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways
Passive Recreation	= 50 metres
Provision for Water Quality	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways
Along Smaller Watercourses and Major Drainage Channels, for All Functions	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways
Environmental/Visual Buffer between Uses	= 100 metres overall width

e) All development will have full urban services, except for sewerage.

13.4.5 Rural Intent

Development within the rural area will encompass the provisions of the Rural Domain, except where outlined in the following matters.

Implementation

- a) **Reedy Creek Structure Plan Map EC8** identifies areas for rural development. These areas are generally considered suitable for rural and associated purposes, but are subject to further detailed environmental assessment.
- b) Uses in the rural living area will be required to maintain a semi-rural character and high standard of visual amenity, particularly on ridgelines.
- c) Existing local native vegetation and significant cultural vegetation on rural land will be retained in a manner consistent with nature conservation objectives and bush fire safety principles.
- d) No clearing of local native vegetation is to occur on land generally higher than 70 metres AHD or on visually significant hills and ridgelines.
- e) Development applications for Material Change of Use and Reconfiguring a Lot will be accompanied by a Conservation Impact Assessment Report. This report will provide information on:
 - species, age and structure of remnant stands of vegetation, particularly along major water courses and ridgelines, and their importance as fauna habitats;
 - supplementary planting; and/or
 - rehabilitation, where current vegetation cover is inadequate or in poor condition, using local native species that are a food source supportive of natural fauna;
 - habitat values of remnant stands of vegetation;
 - creek reservation buffers;
 - areas of visual value and their protection; and
 - protection of valuable habitat areas and linkage areas.

Subdivision

- a) Subdivision of land in the rural living areas will be into allotments with a minimum lot size of 4.0 hectares.
- b) There will be secure riparian zones along open space corridors/buffers:
- c) Corridors/buffers have multiple functions. Each corridor/buffer will be of varying width, depending upon the function.
- d) Along the Wyangan and Reedy Creeks systems, the corridor/buffer width will be determined in accordance with **Constraint Code 9 – Natural Wetland Areas and Natural Waterways**, for the following functions:



Bank Erosion Protection	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways
Wildlife Corridor	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways
Passive Recreation	= 50 metres
Provision for Water Quality	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways
Along Smaller Watercourses and Major Drainage Channels, for All Functions	As per Constraint Code 9 – Natural Wetland Areas and Natural Waterways
Environmental/Visual Buffer between Uses	= 100 metres overall width

- e) Residential dwellings will be allowed to locate only within nominated and approved building envelopes.
- f) Services provided are to be in accordance with the Rural Domain.

13.4.6 Community Purposes Intent

Community purpose areas will provide support uses to surrounding residential development. There are five main locations for community purposes that generally coincide with the existing schools in the Structure Plan area.

A site not less than 6.5 hectares is preferred to construct a viable primary school. The preferred site will have a two street frontage and slope of less than 1 in 20.

Development in the community purpose areas will comply with the provisions of the Community Purposes Domain.

13.4.7 Local Activity Centre Intent

To ensure the provision of adequate local activity centre services to cater for the resident population. These centres are to become a focal point for the community, incorporating meeting places, community facilities, and provision of basic shopping needs.

Development in the local activity centre is to comply with the provisions of the Local Business Domain, except where outlined below.

Implementation

- a) **Reedy Creek Structure Plan Map EC8** identifies three local business areas. All are in close proximity to urban residential development and adjacent to collector roads to ensure high demand for services. It is essential that access to the facilities by walking or cycling is provided to the greatest possible number of people. The locations of local activity centres are to be readily accessible by vehicles and by public transport.
- b) Local activity centres are intended to provide convenience goods.
- c) The preferred location of other uses to service the local community, including child care centres, medical surgeries and other professional services, is in the local activity centre.
- d) Residential development is encouraged in local activity centres. It may include residences over shops or offices.
- e) All development will have full urban services.
- f) Buildings are designed and constructed to be consistent with the low density and environmentally sensitive character of the Reedy Creek area.
- g) The height of buildings will be restricted to two storeys above mean ground level.
- h) Each centre will provide a range of community and convenience services. Any one retail use will have a gross floor area not exceeding 150m², unless for a specific local community use.
- i) Signage must be in keeping with the uses of the local activity centre, particularly with respect to size, location, nature and proliferation of signs and the local character.



- j) Open space and car park areas must be designed and landscaped to complement the uses of the centres.
- k) Pedestrian access and cycleways are to be constructed with connectivity to major open space and residential areas. The routes of access and cycleways, particularly to schools and childcare centres, must be planted with shade trees.
- l) Bicycle parking and storage areas are to be provided at a secure, safe and central location within the local activity centre areas.
- m) Development applications for Material Change of Use and Reconfiguring a Lot will be accompanied by a Conservation Impact Assessment Report. This report will provide information on:
 - species, age and structure of remnant stands of vegetation, particularly along major water courses and ridgelines, and their importance as fauna habitats;
 - supplementary planting;
 - rehabilitation where current vegetation cover is inadequate or in poor condition, using local native species that are a food source supportive of natural fauna;
 - habitat values of remnant stands of vegetation;
 - creek reservation buffers;
 - areas of visual value and their protection; and
 - protection of valuable habitat areas and linkage areas.

13.4.8 Industry Intent

The two main areas adjacent to the Pacific Motorway will remain available for commercial industry purposes.

The Reedy Creek industry areas will provide increased employment opportunities for local residents.

Development will comply with the provisions of the Industry 1 (High Impact) Domain. Where it abuts residential development, it will comply with the Industry 2 (Low Impact) Domain of the Planning Scheme.

Implementation

Development applications for Material Change of Use and Reconfiguring a Lot will be accompanied by a Conservation Impact Assessment Report. This report will provide information on:

- species, age and structure of remnant stands of vegetation, particularly along major water courses and ridgelines, and their importance as fauna habitats;
- supplementary planting and/or rehabilitation where current vegetation cover is inadequate or in poor condition, using local native species that are a food source supportive of natural fauna;
- habitat values of remnant stands of vegetation;
- creek reservation buffers;
- areas of visual value and their protection; and
- protection of valuable habitat areas and linkage areas.

13.4.9 Special Development Area Intent

The intent is to allow the development of an ecotourism resort. The development will relate closely to the extensive natural bushland.

Implementation

- a) **Reedy Creek Structure Plan Map EC8** identifies the site for special development.
- b) All development in this intent area requires impact assessment.
- c) Vegetation is to be retained down slope of each building and road to ensure that buildings and roads located on ridge lines are not visually prominent.
- d) No clearing of local native vegetation is to occur on land generally higher than 70 metres AHD or on visually significant hills and ridgelines.
- e) Buildings are to be integrated with the landform. The depth of cut or the height of fill will be less than one metre on the platform of any building. The height of buildings will not exceed two storeys or the height of landscape work in front of the building, measured down the slope from that building.



- f) The colour of building materials used is to blend with the natural colours of the existing landscape within the special development area.
- g) Landscape work is to be developed to enhance the visual prominence of local character.
- h) A fire management plan is to accompany any development application.
- i) Private open space areas are to be incorporated into the special development area.
- j) The development of this area is to be designed in accordance with best practice urban design guidelines to promote identity and a sense of place in the Structure Plan area.
- k) Development applications for Material Change of Use and Reconfiguring a Lot will be accompanied by a Conservation Impact Assessment Report. This report will provide information on:
 - species, age and structure of remnant stands of vegetation, particularly along major water courses and ridgelines, and their importance as fauna habitats;
 - supplementary planting;
 - rehabilitation where current vegetation cover is inadequate or in poor condition, using local native species that are a food source supportive of natural fauna;
 - habitat values of remnant stands of vegetation;
 - creek reservation buffers;
 - areas of visual value and their protection; and
 - protection of valuable habitat areas and linkage areas.

13.4.10 Mudgeeraba Forest Development Area Intent

The intent is to allow the development of low density residential community that is integrated with the natural features of the locality. The development will relate closely to the extensive natural bushland and will preserve the important landscape values of the area.

Implementation

- a) **Reedy Creek Structure Plan Map EC8** identifies the Mudgeeraba Forest locality.
- b) All development is controlled through the Council endorsed master plan for this estate.



14.0 Inter-Urban Break Structure Plan

14.1 Purpose

To preserve an area of land with scenic, landscape and environmental qualities with the objective of providing a break in and visual relief to the emerging urban corridor. To contribute also to the achievement of a viable City wide nature conservation network, through the protection of the Pimpama-Wongawallen Major Linkage.

Specifically this Structure Plan seeks to:

- ensure effective controls are implemented to retain and rehabilitate an area of land that will provide a break in the urban corridor;
- identify land which may be developed for non-residential purposes and that will complement the open landscape/rural character of the area and preserve its ecological values;
- identify appropriate locations sheltered from major transport and view corridors, which are of minimal ecological value, that may be developed for small lot rural living purposes;
- significantly increase the ecological values of the area through open space dedication, rehabilitation, revegetation and appropriate land uses and management;
- improve the area's role as a Major Linkage (refer **Planning Strategy Map PS3 – Conservation Strategy Plan**) facilitating the movement of terrestrial and aquatic wildlife between the Large Habitat Systems of the east (the Wongawallen, Darlington and Tamborine Ranges) and the west (the Coastal Islands and Estuarine Areas);
- establish and reinforce a built form which differentiates the area from the urban corridor; and
- protect good agricultural land to ensure maximum productivity and preserve the landscape quality of rural areas.

14.2 Structure Plan Area

The Structure Plan area incorporates approximately 1,850 hectares of land in the vicinity of Ormeau and Pimpama. The Structure Plan area is traversed by the Pacific Motorway, future Intra-Regional Transport Corridor and the Gold Coast City Railway, and includes sections of the Pimpama River and Hotham Creek.

This Structure Plan area reflects state government policy concerning development within South East Queensland, specifically the RFGM. The area of the Structure Plan is generally depicted on the **Inter-Urban Break Structure Plan Map EC9**.

14.3 Local Area Features

The Structure Plan area has a character dominated by rural activities and open space. It is highly visible from the Pacific Motorway, future Intra-Regional Transport Corridor and Gold Coast City Railway, which together form the primary transport routes between the Gold Coast City and Brisbane. For this reason, the break in urban development provides visual relief and variation to the travelling experience. The views and vistas from these transport corridors to areas of landscape character and scenic quality generally contribute to key elements of the greater City image.

The internal roads of the area also provide significant long and short vistas which contribute to defining the distinct landscape character and sense of place for residents.

The Structure Plan area is predominantly free of urban development, and consequently contains areas of ecological value, including riparian vegetation, protected flora species and vegetation associations necessary for a diversity of wildlife. These vegetation associations also provide habitats for a number of protected fauna species.

The Structure Plan area also contributes to an area that has been identified in **Planning Strategy Map PS3** as a 'Major Linkage (Land and Water Based)'. This wildlife linkage is considered to be one of the most significant and achievable land based linkages connecting the Large Habitat Systems of the Wongawallen, Darlington and Tamborine Ranges to the Coastal Island and Estuarine Areas Large Habitat System. The wildlife corridor function of this area has been supported by the State Government with the construction of spanned bridges and wildlife underpasses during the recent upgrading of the Pacific Highway to eight lanes.



It is both the individual presence and interplay of the variety of vegetative and topographical forms which positively contribute to the ecological and scenic diversity of the Inter-Urban Break. The sequence of both long and short vistas from transport routes is also a significant defining element. The preservation of these significant ecological values and the rehabilitation of areas to provide for wildlife corridors and scenic enhancement are considered important.

It is acknowledged that past and current rural pursuits have significantly reduced the ecological values, as well as led to the fragmentation of existing vegetation. Whilst these disturbances have occurred, a strategic linkage to the large habitat systems to the east and west of the area remains. The vegetative linkage, however, due to such issues as size, shape, disturbance and connectivity, precludes the movement/dispersal of many terrestrial fauna and flora species. This linkage can be rehabilitated and expanded to provide a major corridor for flora and fauna, and a sustaining habitat system in its own right.

There are also areas of lesser scenic quality within the Inter-Urban Break. Given the emerging residential population to the north and south of the Structure Plan area, a range of passive and active recreational opportunities may be provided.

The majority of the Structure Plan area has been included within the Rural Domain and, whilst the resultant form of development may be acceptable, it has been recognised that the purpose of the area may be compromised.

To realise the area's purpose, an alternate form of development must be considered. Such a development form must ensure the dedication of a significant proportion of the area for open space and conservation purposes. This development form would ultimately involve a clustering of development in areas of low scenic and ecological value and it will incorporate built form elements, which differentiate it from the traditional urban form.

In certain locations, reduced allotment size rural development (4,000m²) will be considered, where it is demonstrated that the siting and design measures employed have regard to the intrinsic nature of the land, including its form and visual character, local amenity, and natural ecological processes of the site and its surroundings.

Note: *With all forms of impact assessable development, core considerations will focus upon the potential for adverse environmental and scenic amenity impacts. Applications will be required to demonstrate no significant adverse impacts to protected flora, fauna and communities, the enhancement of ecological processes (in particular, the provision of wildlife habitat and facilitation of wildlife movement), minimal intrusion upon the scenic amenity of the area and best practice standards for the management of water quality, wastes and bushfire hazard. Detailed site analysis is to be a critical component of an application and will be used as the basis for the preparation of site-responsive and environmentally sustainable development proposals. To this end, studies shall accompany applications, which provide analysis and investigation of site issues/constraints, such as, but not limited to:*

- *slope analysis;*
- *extensive visual analysis/aspect assessment, highlighting view sheds and natural topographic features/landmarks;*
- *bushfire hazard management;*
- *built form;*
- *slope stability;*
- *ecological values, including fauna and flora species, wildlife habitat and contribution to the area's function as a Major Linkage;*
- *drainage/stormwater analysis, including hydrological analysis where applicable; and*
- *potential acoustic impacts.*

It is Council's intention that an LAP be developed to facilitate a detailed and coordinated approach to the rehabilitation of wildlife habitat throughout the Structure Plan area.

Parts of the Structure Plan area provide habitat for rare and threatened species, particularly the Glossy Black Cockatoo. Development should seek to preserve any significant habitat.



14.4 Planning Outcomes

To maintain and enhance rural/open landscape character for the Structure Plan area in general, but particularly for those areas visible from transport routes.

The conservation of areas of ecological significance within the Structure Plan area:

- The protection and conservation of habitats, in particular, those habitats which support or include culturally significant, rare, endangered and vulnerable species.
- The rehabilitation and revegetation of areas identified as necessary to support or provide linkages to areas of ecological significance, including localised remnants and the Large Habitat Systems to the east and west of the Structure Plan area.

The promotion of appropriate, compatible land uses within the Structure Plan area:

- The creation of active and passive recreational facilities which will support the emerging residential development to the north and south of the residential area.
- The incorporation of a limited amount of small lot rural development in areas which do not contribute to the scenic or ecological qualities of the Structure Plan area, where it can be demonstrated that the development is responsive to the nature of the site and complements the desired rural/open landscape character.
- The incorporation of limited, small scale non-residential uses, which are required to meet the demands of any residential population established, including small scale tourist facilities and rural based activities which complement the desired rural/open landscape character of the Structure Plan area.
- The establishment of a distinctive built form which supports a rural character.
- The preservation of existing amenity within areas developed for park living and rural purposes.
- The identification and preservation of areas/items of cultural and heritage significance.

To protect good quality agricultural land for agricultural production capacity, and also to preserve the landscape quality of rural lands.

14.5 Planning Measures

The identified local area features and established planning outcomes outlined above relate to the Inter-Urban Break Structure Plan area in its entirety. In order to achieve optimal planning outcomes for the local area it is desirable to divide the Structure Plan into smaller precincts. The Structure Plan area has been divided into five precincts.

These precincts are differentiated by the nature of the existing settlement pattern, their visual and ecological significance, and consequent ability to support development. The establishment of the precincts enables the refinement of planning controls within the local area, permitting detailed development and environmental controls to be applied to respond to the particular constraints and opportunities presented by each precinct within the Inter-Urban Break. This approach seeks to ensure that the specific development intent of each precinct is achieved and preserved in the future.

The Structure Plan precincts are:

- Open Space and Landscape Protection;
- Small Lot Rural;
- Low Key Commercial Node;
- Park Living; and
- Rural.

The precincts and their areas are depicted on **Inter-Urban Break Structure Plan Map EC9**.

Note: *The boundaries of the Small Lot Rural Precinct are conceptual in nature, and exact boundaries will be defined through the development process. The ability to introduce additional Small Lot Rural Precinct areas may also occur through the application process. The criteria applied to identify the Small Lot Rural Precinct includes those areas not on ridgelines, hill crests and upper slopes, areas not subject to flooding, generally cleared areas, areas not located within significant long or short vistas or set back from the transport viewing platform and areas not required for the provision of strategic wildlife corridors for protected species.*



14.5.1 Open Space and Landscape Protection Purpose

The primary purpose of the Open Space and Landscape Protection Precinct is to maintain, enhance and rehabilitate those areas with an open landscape rural character which are visible from the major transport routes and/or have nature conservation values worthy of protection. The Open Space and Landscape Protection Precinct also includes those areas currently of low ecological value, but which have been identified for revegetation and rehabilitation to enhance wildlife movements, habitats and species diversity, thereby contributing to the City wide conservation network.

It is these areas which:

- contribute to the general scenic quality of the locality;
- provide visual relief to the emerging urban development within the Gold Coast City/Brisbane corridor to the north and south;
- provide visual interest and variation to the travelling experience along state and local transport routes;
- include existing local native vegetation and wildlife habitats; and
- provide opportunity for expanded habitat systems and wildlife linkages between the Large Habitat Systems to the east and west of the Structure Plan area.

As development intensifies to the north and the south of the Inter-Urban Break, this precinct will become an important green corridor and a natural 'gateway' feature. Character landscape areas comprise a variety of landforms including ridgelines, hill slopes and river flats. It is not suggested that these features are environmentally significant in all cases. However, they all contribute to scenic quality.

Vegetation exists as fragmented woodland/forests, copses and individual specimens. This vegetation frames views and provides focal points, providing a distinctive landscape character.

Remnant and regrowth forests within the precinct, support a variety of protected flora and fauna species, contain significant ecosystems and, importantly, provide a major terrestrial and aquatic linkage between Large Habitat Systems.

Some of the environmentally significant land has been impacted upon and modified by agricultural activities.

It is intended that existing fragmented remnants be rehabilitated, where possible, through revegetation, to provide linkages between the vegetated slopes and riparian vegetation and vegetated remnants external to the area. Rehabilitation and revegetation of cleared areas to complement and enhance existing remnants within and external to the area is also sought. Such improvements to the local ecology will also enhance the scenic and open landscape amenity of the area.

Development of any type which does not positively contribute to the scenic quality and open landscape/rural character of this precinct, and which does not positively contribute to the conservation and rehabilitation of the existing and potential ecological values of the area, will not be supported. Areas within this precinct may be dedicated for public open space purposes or proposed for other appropriate recreational or tourism activities. Recreational or tourism uses may only be permitted where they complement the intended open landscape/rural character of the Structure Plan area, and contribute to the conservation and rehabilitation of its ecological values.

In particular, such uses will only be considered where they can be located without detrimentally impacting upon the visual amenity of the area, do not involve prominent clearing, and do not cause adverse impacts upon the natural environment. Other conventional non-residential uses intended to serve the needs of residents are not intended to be located in this precinct.

A large proportion of this precinct will continue to be used for agricultural purposes and rural living at very low densities.

The area of land identified within this precinct is approximately 588 hectares, and is principally held within private ownership. Within the precinct, approximately 99 hectares is owned/managed by state and local governments. Some of this land has been identified as being of landscape and ecological significance.



This land is currently used/identified for infrastructure purposes such as roads and rail, a school, community purposes and parkland. Reflecting the state policy of providing an Inter-Urban Break all land surplus to these infrastructure requirements, is proposed for progressive transfer into the Public Open Space Domain or to be utilised for community purposes. Development of this land for any purpose which would result in erosion of landscape, scenic or ecological values is not supported. The density bonus ratio is not applicable to this land.

A section of the service road between the Pimpama and Willowvale interchange is currently unconstructed. A route for this road has been previously identified. It is considered that this route would negatively impact on the landscape and ecological values, and an alternate route, generally parallel with the motorway, has been identified. This alternate route would minimise fragmentation of vegetation and alienation of potential habitat. The alternate route would also minimise adverse effects on the amenity and character, of the local area resulting from such issues as noise and intrusion.

To encourage the dedication and rehabilitation of areas identified within this precinct held in private ownership, transferable development rights and density bonuses have been made available for land within the Small Lot Rural Precinct.

Implementation

- a) To achieve an increase in subdivision yield within the potential Small Lot Rural Precinct, it will be necessary to obtain land within this precinct. In most cases, the land will be dedicated to Council as public open space. Council will, however, consider proposals for a range of recreational or tourist orientated uses, where it can be demonstrated that the purpose of the precinct is achieved.
- b) Where an application proposes land within the Structure Plan area as open space, Council may permit the transfer of a density bonus to a concurrent application for development within the Small Lot Rural Precinct. The density bonus shall generally accord with the density bonus ratio specified in **PC3 of Specific Development Code 28 – Reconfiguring a Lot**.
- c) Where an application proposes a recreational or tourist-oriented use, and it can be demonstrated to the satisfaction of Council that the purpose of the precinct is achieved, the area may be eligible for inclusion within the Conservation Domain. Council may permit the transfer of a density bonus from such use/s only when the application is lodged concurrently with a development application within the Small Lot Rural Precinct.
- d) For the purposes of determining a density bonus from land to be dedicated as open space or to be included within the Conservation Domain, Council may permit an allotment which is contiguous within the Structure Plan area to be included in the formula. This provision applies only to those allotments which are not identified as having a strategic land use theme of urban residential or part theme of urban residential.
- e) The provision to include allotments contiguous with the area has been included to assist with the achievement of a strategic open space and major wildlife linkage between the Large Habitat Systems external (to the east and west) of the Structure Plan area. The area of these allotments was not factored in when deriving the density bonus ratio, due to the small area likely to be considered and the use of such land, ie. sugar cane farming.
- f) The type of uses Council may consider in this precinct include:
 - Cemetery;
 - Community Purposes;
 - Conservation;
 - Ecotourism Facility;
 - Farm Forestry;
 - Farm Stay;
 - Home Office;
 - Home Occupation;
 - Open Sports Ground;
 - Outdoor Sport and Recreation;
 - Park;
 - Stall; and
 - Tourist Cabins.



- g) These uses may be considered on their own or as part of an application for subdivision within the Small Lot Rural Precinct.
- It is acknowledged that uses not specified currently exist within the precinct.
 - The option of rural subdivision is available within this precinct, in accordance with **PC3** of the **Specific Development Code 28 – Reconfiguring a Lot**.
 - Existing stands of local native trees are to be retained in most circumstances.
 - Degraded land is to be rehabilitated and revegetated, where necessary, with local native species endemic to the area.
 - Any proposal for accommodation/cabins (ie. tourist facility) shall be in accordance with **Specific Development Code 35 – Tourist Cabins**, unless otherwise specified within this Structure Plan.
 - Buildings within this precinct are to be screened from existing roads and the railway through the use of existing and supplementary plantings of local native vegetation for a distance of 20 metres. Ten metres shall apply to all new roads. To demonstrate compliance with this provision, setbacks and buffering shall take into consideration the preservation of the sequence of long and short views.
 - Applications must be accompanied by a report, prepared by a suitably qualified person, confirming that effluent can be adequately disposed of on-site and that there will be no external impacts on receiving waters.
 - Council encourages the incorporation of energy efficient and waste minimisation strategies in the siting, design and construction of all buildings.
 - Buildings are not to be sited in visually prominent locations, such as ridgelines, or in close proximity to environmentally sensitive areas, such as watercourses. Preferred locations are to be well set back from public roads (minimum 20 metres), involve minimal clearing not be visible against the skyline nor interrupt scenic views of other key vantage points within the Structure Plan area and its surrounds.
 - Buildings shall not be sited on steeply sloping topography (ie. slopes exceeding 15%), particularly where such slopes coincide with elevated exposed positions. Any proposal to locate buildings on slopes exceeding 15% shall be accompanied by a geotechnical analysis which certifies their stability and demonstrates compliance with the planning outcomes and implementation provisions.
 - No building shall exceed a height of two storeys above ground level, or exceed the height of the surrounding tree line.
 - All buildings shall be small in scale to minimise visual prominence, and not exceed 10% of the allotment area.
 - In order to reduce the scale of buildings, which by virtue of their function may need to be of medium to large scale, the length of external walls or a single elevation is not to exceed 15 metres. Where practical, large single buildings are to be broken into smaller adjoining structures.
 - Buildings are not to be bulky, nor exhibit a degree of contrived architectural style or formality which is out of keeping with the natural open landscape of the rural locality.
 - Buildings are to be generally lightly framed and articulated to reduce the impression of bulk.
 - Preferred styles to be used are contemporary Australian architecture which emphasises traditional rural materials, namely, timber, corrugated iron, stone and glass.
 - Use of eaves, awnings and verandahs on buildings is strongly encouraged.
 - Preferred colours include muted or earthy tones and natural hues.
 - All materials and finishes (particularly roofing) shall avoid the use of highly reflective, bright or obtrusive colours.
 - The use of exposed or rendered brick, in combination with contemporary tiled roofs, is to be avoided. Exposed or rendered bricks may be used as a minor element of building design, but should generally not exceed 30% of any facade.
 - New landscaping associated with development and revegetation initiatives shall utilise endemic local native species.
 - Landscape concept plans shall be submitted with all applications, in accordance with **Specific Development Code 21 – Landscape Work**.



- All developments shall minimise the extent of impervious surfaces, especially in close proximity to watercourses and/or drainage lines.
- The most appropriate forms of development are to be low key, nature based tourist and recreational uses located in sheltered and least the environmentally sensitive locations. Other desired land uses shall demonstrate consistency with the purpose of the precinct.
- Development shall comply with the provisions of the Rural Domain, provided that, where land is secured for conservation purposes over and above normal requirements, the gross density of appropriate forms of tourist accommodation shall not exceed the maximum limits imposed by **Specific Development Code 35 – Tourist Cabins**.
- Any form of development within the precinct shall be designed so as not to require the construction of noise barriers to major transport routes, including service roads. Development should be sufficiently set back, and incorporate measures such as a landscaped mounding which does not result in tree removal.
- Land which is dedicated as public open space or used for recreational or tourism pursuits shall be revegetated and rehabilitated, using species appropriate to the specific characteristics of the site (eg topography, soils, aspect etc.), and including the removal of declared and environmental weeds. The aim is to replicate the native ecological community as far as possible. This should be undertaken progressively with the staging of development, or substantially completed prior to the use commencing. Detailed management and staging plans shall accompany any application.
- Any development within the precinct shall be designed so as not to restrict or prevent wildlife movements through the area. In this regard, consideration will be given to the siting of buildings, types of fence construction, etc.

14.5.2 Small Lot Rural Precinct Purpose

The purpose of this precinct is to permit rural living development that meets design criteria aimed at preserving and complementing the scenic and open landscape and rural character of the Structure Plan area.

The precinct has been identified as having minimal environmental or scenic qualities which are considered necessary to protect. It is, however, considered important that development within the precinct not adversely impact upon the environmental values of the Open Space and Landscape Protection Precinct, particularly through the removal or degradation of potential corridors or linkages to this precinct.

The following criteria are applied in determining areas for inclusion in the Small Lot Rural Precinct:

- areas not on ridgelines;
- areas not on hill crests or upper slopes;
- areas not subject to flooding;
- generally cleared areas;
- areas not located within a significant long or short vista;
- areas setback from the transport viewing platform;
- areas not required for the provision of strategic wildlife corridors; and
- areas not providing habitat to protected species.

Where it is proposed to incorporate variation of boundary within the Small Lot Rural Precinct, the above criteria should be met.

Non-residential development within the precinct will be confined to that which directly supports the needs of the residential population that may establish within the Structure Plan area. Council will, however, promote the location of such facilities within the Low Key Commercial Node Precinct. Other non-residential development that may be considered is that of a rural or low key tourist nature, which complements the intended character of the area and does not adversely affect the amenity of existing or future residential development.



The ability to achieve reduced allotment size and increased density within this precinct will be dependent upon obtaining land within the Structure Plan Area or contiguous with it, primarily within the Open Space and Landscape Protection Precinct. The land from which a bonus is achieved shall either be dedicated to Council for public open space purposes or used for recreational or tourism purposes. Any proposal for recreation or tourism purposes must demonstrate that the intent of the particular precinct is achieved.

Without first surveying an appropriate use for land within the Open Space and Landscape Protection Precinct, development for small lot rural purposes will not be further considered.

Development within the Small Lot Rural Precinct shall also result in a built form, which has a character distinguishing the Structure Plan area from the emerging residential communities to the north and south. This character shall incorporate elements of contemporary Australian architecture, drawing on elements associated with the classic Queenslander farmhouse.

The allowance for small lot rural development in this precinct is essentially a planning mechanism aimed at ensuring the long term maintenance and protection of the significant attributes identified within the Open Space and Landscape Protection Precinct. The discretionary power available to Council provides an alternative to traditional rural reconfiguration. This planning option replaces the hinterland subdivision bonus contained within **Performance Criteria PC3 of Specific Development Code 28 – Reconfiguring a Lot**.

The Small Lot Rural Precinct is approximately 829 hectares, or 46.8% of the total Structure Plan area. The boundaries of this precinct, or proposed new precinct areas, may be refined through the submission of detailed analysis which incorporates investigation of visual characteristics and existing and potential ecological values.

Implementation

- a) **Inter-Urban Break Structure Plan Map EC9** identifies areas which may be suitable for small lot rural development.
- b) The ability to achieve small lot rural development within this precinct is dependent upon obtaining and/or dedicating land for open space purposes, or appropriately using land within the Open Space and Landscape Protection Precinct. This land does not have to be contiguous to the proposed small lot rural development site.
- c) Applications seeking reduced allotment size and a density increase within the precinct shall utilise the density bonus ratio.
- d) One lot may be achieved within the potential Small Lot Rural Precinct for each 1.5 hectares of land principally located within the Open Space and Landscape Protection Precinct proposed to be dedicated for public open space purposes or proposed to be used for other identified desirable purposes (Private Open Space Domain and Conservation Domain).
- e) The minimum size of allotments will be 4,000m², except within a 200 metre radius of the Low Key Commercial Precinct, where the minimum allotment size is 1,000m².
- f) If dedications or other identified desirable uses are not proposed, then the increased subdivision yield will not be available and, instead, the site may only be reconfigured in accordance with the provisions available to the Rural Domain.
- g) Any proposal to use this mechanism to increase subdivision yield is required to be supported by an open space management plan which has an emphasis on revegetation/rehabilitation to increase species diversity and habitat quality and contribute to the achievement of a Major Linkage between the Large Habitat Systems to the east and west of the Structure Plan area. This plan should address those issues outlined in the **Open Space Management Guidelines**.
- h) Other desirable purposes which may be proposed as part of an application to increase subdivision yield will include recreation or tourism purposes which meet the purpose and implementation requirements of the Open Space and Landscape Protection Precinct, and which ensure the long term enhancement, maintenance and protection of the land for its landscape and ecological values.



- i) The use of the density bonus ratio to increase subdivision yield will also be dependent upon meeting the following design criteria for both residential and non-residential development:
- all buildings shall be of a modest scale and reflect a design, which is complementary and responsive to the natural elements of the landscape, such as its climate, topography and floristic values;
 - no building shall exceed a height of two storeys above ground level or exceed the height of the surrounding tree line;
 - all buildings shall be small in scale to minimise visual prominence;
 - in order to reduce the scale of buildings, which by virtue of their function may need to be of medium to large scale, no length of an external wall or a single elevation is to exceed 15 metres; where practical, large single buildings are to be broken into smaller adjoining structures;
 - buildings are not to be bulky, nor exhibit a degree of contrived architectural style or formality which is out of keeping with the natural open landscape of the rural locality;
 - buildings are to be generally lightly framed and articulated to reduce the impression of bulk;
 - preferred styles to be used are contemporary Australian architecture which emphasises traditional rural materials, namely, timber, corrugated iron, stone and glass;
 - use of eaves, awnings and verandahs on buildings is strongly encouraged; and
 - buildings within this precinct are to be screened from existing roads and the railway through the use of existing and supplementary plantings of local native vegetation for a distance of 20 metres. Ten metres shall apply to all new roads. To demonstrate compliance with this provision, setbacks and buffering shall take into consideration the preservation of the sequence of long and short views.
- j) Architectural codes should be submitted with applications for small lot rural living or non-residential development identifying compliance with the above design criteria.
- k) Any lot created below a size of 4,000m² shall be connected to Council's reticulated water and sewerage or a community-managed package treatment system and reticulated water.
- l) Each allotment will retain a minimum of 60% of its existing natural vegetation to be dedicated to vegetation or grass cover. Supplementary planting of local native species may be undertaken where current vegetation cover is inadequate. Open space corridors and buffers will be used to protect creeks and watercourses and facilitate wildlife movement within and through the precinct by implementation of approved vegetation management plans.
- m) Degraded land must be rehabilitated. In this regard, vegetation species vital to the survival of rare, and endangered and vulnerable fauna should be included in regeneration work. In particular, action to protect and revegetate natural gullies and watercourses must be undertaken.
- n) Council encourages fencing of significant habitat and associated corridors to protect these areas from domestic animals. Such fencing should not interfere with the movement of native wildlife in these areas.
- o) Applications to create lots or carry out building work on slopes in excess of 15% must:
- nominate the proposed building platform and associated access;
 - restrict cut or fill to less than one metre in height;
 - stabilise slopes;
 - retain significant stands of vegetation and drainage lines; and
 - result in development that is visually unobtrusive.
- p) Applications to create lots or dwellings must be accompanied by a report, prepared by a suitably qualified person, confirming that effluent can be adequately disposed of on site.
- q) Council encourages the incorporation of energy efficient and waste minimisation strategies in the siting, design and construction of all buildings.
- r) Domestic animals are to be kept within the boundaries of owners' properties at all times.
- s) Roads required for development are to be designed and constructed in accordance with **Part 10, Division 1 – Standard Drawings, Standard Drawings and Specifications** and **Queensland Residential Design Guidelines**.



- t) It is encouraged that Allotments for small lot rural and non-residential uses which are adjacent to or traversed by reticulated water and sewerage connect to these services.
- u) Applicants shall demonstrate no adverse impact on declared watercourses in terms of quality and quantity of stormwater discharge.

Note: Refer to Bonus Density Examples below (Section 15.6).

14.5.3 Low Key Commercial Node Precinct Purpose

Two areas have been identified as appropriate for the provision of small scale commercial development within the Structure Plan area. These areas are located centrally to areas of potential small lot rural and park living where there may be a demand for a limited range of urban services. They are also located adjacent to other non-residential development where they will offer a focal point for the developing community.

It is intended that the range of activities to be established in these areas will be limited to those that provide a direct convenience or essential service to the neighbourhood. Council will resist development of a scale or nature that will have an adverse impact on the economic viability of existing or approved centres within the urban corridor.

The types of uses Council may consider in this precinct include:

- Bed and Breakfast;
- Cafe;
- Childcare Centre;
- Community Purposes;
- Convenience Store;
- Home Office;
- Home Occupation;
- Market;
- Medical Centre;
- Park;
- Place of Worship;
- Restaurant;
- Retail Plant Nursery;
- Shop;
- Tavern; and
- Veterinary Clinic.

Implementation

- a) All buildings shall be of a modest scale and reflect a design which is complementary and responsive to the natural elements of the landscape, such as its climate, topography and floristic values.
- b) No building shall exceed a height of two storeys above ground level, or exceed the height of the surrounding tree line.
- c) All buildings shall be small in scale to minimise visual prominence.
- d) In order to reduce the scale of buildings which, by virtue of their function, may need to be of medium to large scale, no length of an external wall or a single elevation is to exceed 15 metres. Where practical, large single buildings are to be broken into smaller adjoining structures.
- e) Buildings are not to be bulky, nor exhibit a degree of contrived architectural style or formality which is out of keeping with the natural open landscape of the rural locality.
- f) Buildings are to be generally lightly framed and articulated to reduce the impression of bulk.
- g) Preferred styles to be used are contemporary Australian architecture which emphasises traditional rural materials, namely, timber, corrugated iron, stone and glass.
- h) Use of eaves, awnings and verandahs on buildings is strongly encouraged.
- i) Buildings should address the street, where practical, through the use of minimal frontage set backs and the location of car parking behind buildings.



- j) Street scaping work will be undertaken. This should include the use of local native shade trees.
- k) All buildings, shall demonstrate there is adequate provision of reticulated sewerage, and water or an acceptable package treatment system and reticulated water.
- l) All buildings which are adjacent to or traversed by reticulated water and sewerage shall connect to these services.

14.5.4 Park Living Precinct Purpose

The purpose and provisions relevant to this precinct are those contained within the Park Living Domain and associated codes. It is intended that the existing amenity of this precinct not be adversely impacted upon.

Land uses occurring within the Park Living Precinct should comply with the relevant codes, including:

- Park Living Domain Place Code;
- Reconfiguring of a Lot Code; and
- other relevant codes pertaining to protection and enhancement of wildlife corridors, conservation and waterways.

14.5.5 Rural Precinct Purpose

The purpose and provisions relevant to this precinct are those contained within the Rural Domain and associated codes. It is intended that the existing amenity of this precinct not be adversely impacted upon.

Most of the areas included within the Rural Precinct are designated Good Quality Agricultural land, and it is intended that the land use within these areas is predominately rural and subdivision is limited. Rural subdivision in these areas will be limited and regulated by the **Rural Subdivision – Overlay Map OM1** and the **Reconfiguring a Lot Code**.

Rural (and other) land uses occurring within the Rural Precinct should also enhance the desired planning outcomes of the Inner-Urban Break Structure Plan. In particular, land uses and associated activities within the precinct will preserve the landscape character as rural and open, and will ensure protection and rehabilitation of potential wildlife corridors and habitats. Council will encourage alternative, sustainable farming practices, that achieve the objectives of the Inter-Urban Break Structure Plan.

Implementation

- a) Land uses occurring within the Rural Precinct should comply with the relevant codes, including:
 - Rural Domain Code
 - the Reconfiguring of a Lot code; and
 - other relevant codes pertaining to protection and enhancement of wildlife corridors, conservation and waterways.
- b) Subdivision within the Rural precinct is restricted.
- c) Land uses occurring within the Rural precinct should not compromise the Inter-Urban Break Planning Objectives, having regard to:
 - protection of landscape character
 - enhancement of an open and rural visual break; and
 - protection and enhancement of potential wildlife corridors and habitats.

14.6 Density Bonus Ratio

To encourage the transfer of land, principally included in the Open Space and Landscape Protection Precinct or contiguous with the Structure Plan area, into the Public Open Space or Conservation Domains. Council may consider applications for reduced allotment size within the Small Lot Rural Precinct. This can only be achieved through the dedication of land to the Public Open Space and Conservation Domains.

It is acknowledged that some land within the Structure Plan area has high ecological and landscape value, and any development of this land is not preferred. Other areas within the Structure Plan area have the potential to significantly enhance these values and should also be secured.

The density bonus ratio provides Council with a discretionary power to assess an alternate form of development in contrast to traditional rural reconfiguration.



The ratio provides an equitable mechanism for the achievement of the Structure Plan's purpose by placing a transferable density bonus on land to be included within the Public Open Space or Conservation Domains.

In determining this bonus, an approximate figure was calculated for the areas of the Small Lot Rural and the Open Space and Landscape Protection Precincts. These precincts have a combined area of approximately 1,445 hectares, or 78% of the Structure Plan area.

The dedication of such land is generally to be within the Open Space and Landscape Protection Precinct. Land within the Park Living precinct may be included within the Conservation Domain, where Council considers this appropriate.

For the purpose of the density bonus ratio, land secured as open space or included within the Conservation Domain has been treated equally. As 10% of this precinct would be generally secured as open space through traditional reconfiguration, the bonus is designed specifically to secure the balance 90%.

The minimum allotment size permitted when an increased density and reduced lot size is sought within the Small Lot Rural Precinct shall be 4,000m². This minimum may be further reduced to a 1,000m² within the Small Lot Rural Precinct where it is within a 200 metre radius of a low key commercial node. This further reduction is considered appropriate in these locations to establish a village character and/or make efficient use of existing infrastructure.

Council may consider reduced allotment size where it is demonstrated that adequate effluent disposal is achieved. Further reductions to 1,000m² around a low key commercial node will be considered where it has been demonstrated there is adequate provision of reticulated sewerage and water, or a community has managed package treatment system and reticulated water.

For the purpose of the density bonus ratio, reduced allotment sizes are to be treated equally.

The density bonus ratio has determined a value for the amount of Open Space and Landscape Protection land required for each new 4000m² lot proposed in the Small Lot Rural Precinct, to ensure the Inter-Urban Break Planning Objectives are achieved. The ratio has been developed using the following method:

Total area of 90% of Open Space and Landscape Protection Precinct	–	Government owned land
Total area of the Small Lot Rural Precinct / 4,000m ²		

OR

1 Small Lot Rural Precinct allotment	= x hectares of land included in the Public Open Space or Conservation Domain
1 Small Lot Rural Precinct allotment	= (90% total area of the Public Open Space and Landscape Protection Precinct – Land owned by Government) / (total area of Small Lot Rural Precinct / 4,000m ²)
1 (4,000m ²) allotment	= 440 hectares / (153 hectares / 0.4 hectares)
1 allotment	= 440 hectares / (382.5)
1 Small Lot Rural 4,000m ² allotment	= 1.15 hectares of Open Space / Landscape Protection Land

Note: *The figures used within the equation are approximate areas only, and boundaries of the Small Lot Rural Precinct / Open Space Landscape Protection Precinct may be refined upon detailed analysis when applicants seek the density bonus ratio. The onus is on the applicant to demonstrate justification for variation of the ratio. Previous amendments shall be considered.*



When applicants seek to utilise the density bonus ratio, if the number of allotments potentially achievable through the inclusion of land within the Public Open Space or Conservation Domains exceed the number sought, the potential excess may only be transferred to a concurrent small lot rural application, or the potential excess will be foregone.

Where an allotment has been created using the density bonus ratio, no further reconfiguration of that allotment will be permitted pursuant to the ratio, or in accordance with the Rural Domain.

Where tourist cabins are proposed, the maximum number of buildings shall not exceed that specified within **Specific Development Code 35 – Tourist Cabins**. For the purposes of the density bonus ratio, one building is equivalent to one allotment.

Examples of the application of the ratio are provided below. For simplicity, examples below are for single lots and have not incorporated the option of obtaining land for transfer.

Example 1

50 hectare lot with approximately 30 hectares in small lot rural and 20 hectares in open space – approximately 60% of the lot is Small Lot Rural and 40% is Open Space Landscape Protection.

Density Bonus Provisions	
Applying the minimum Small Lot Rural lot size of 4000m ²	= 30ha / 0.4ha = 75 lots possible
Applying the 1 Small Lot Rural lot / 1.15ha of open space ratio	= 20ha of Open Space Landscape Protection available on-site = 7 small lots achievable

Example 2

160 hectare lot with approximately 80 hectares in small lot rural and 80 hectares in open space – 50% of the lot is in the Small Lot Rural, and 50% of the site the Open Space Landscape Protection.

Density Bonus Provisions	
Applying the minimum Small Lot Rural lot size of 4000m ²	= 80ha / 0.4ha = 200 lots possible
Applying the 1 Small Lot Rural lot / 1.15ha of open space ratio	= 80ha of Open Space Landscape Protection available on-site = 69 small lots achievable

Example 3

30 hectare lot with approximately 25 hectares in small lot rural and 5 hectares in open space – 80% in Small Lot Rural and 20% in Open Space Landscape Protection.

Density Bonus Provisions	
Applying the minimum Small Lot Rural lot size of 4000m ²	= 25ha / 0.4ha = 62 lots possible
Applying the 1 Small Lot Rural lot / 1.15ha of open space ratio	= 5ha of Open Space Landscape Protection available on-site = 4 small lots achievable



Example 4

20 hectare lot with approximately 5 hectare in small lot rural and 15 hectares in open space – 25% Small Lot Rural Precinct, 75% Open Space Landscape Protection.

Density Bonus Provisions	
Applying the minimum Small Lot Rural lot size of 4000m ²	= 5ha / 0.4ha = 12 lots possible
Applying the 1 Small Lot Rural lot / 1.15ha of open space ratio	= 15ha of Open Space Landscape Protection available on-site = 13 small lots achievable

Example 5

20 hectare lot with approximately 10 hectares in small lot rural and 10 hectares in open space – 50% Small Lot Rural Precinct and 50% Open Space Landscape Protection.

Density Bonus Provisions	
Applying the minimum Small Lot Rural lot size of 4000m ²	= 10ha / 0.4ha = 25 lots possible
Applying the 1 Small Lot Rural lot / 1.15ha of open space ratio	= 10ha of Open Space Landscape Protection available on-site = 8 small lots achievable

Note: *More lots may be achievable if the applicant was to obtain more land in the Open Space Landscape Protection Precinct.*