## Courtney West (CW) – Draft Concept Plan Precincts & Character outcomes

### Characterised by its proximity to Conservation Open space, its higher elevation (key areas of High Scenic Amenity Value), proportion of steeper land and a number of overland flow paths/waterways.

This statement is a context statement which does not provide a planning outcome. It is relevant for the concept plan and community engagement however, is not relevant for City Plan content.

### Extent of development is subject to acceptable resolution of bushfire hazard through a management plan at development assessment stage and relies on the ability for amalgamation of sites to address bushfire management.

Proposed overall outcome principles:
- Development in sub-precinct CW is subject to acceptable resolution of bushfire hazard.
- Development on slope affected land avoids impacts on visual amenity (e.g. avoids large exposed retaining walls or utilises slope sensitive house design).

Editor’s Note: Where earthworks are proposed, amalgamation of properties may be necessary to achieve an acceptable earthworks and landscape strategy.

Editor’s Note: Refer to Council’s City Plan guideline for ‘Building on sloping sites’, available on Council’s website.

### Precinct wide approaches to land stability and access are encouraged to minimise excessive earthworks and engineered outcomes.

Landslide hazard overlay code addresses land stability issues (for some slope affected new community areas identified on the Landslide overlay as moderate hazard).

### Typically larger blocks and lower densities. Smaller lots are not acceptable due to the increased bushfire risk, unless it can be demonstrated that the yield is an equivalent outcome with the concept plan and visual amenity is not affected.

The identified dwelling yield on the draft concept plan does not promote smaller lots. This is followed through with the density outcome provided for the CW sub-precinct.

### Housing will respond to the steep slopes minimising the need for significant earthworks and any negative visual impacts such as large exposed retaining walls. Pole homes and split level slab on ground homes will be common (refer Council’s Slope sensitive design guidelines). Some traditional/conventional housing outcomes may be acceptable adjacent to Courtney Drive where access is not an issue.

In addition to existing code provisions, the following overall outcome principles are provided to assist planning assessment and intended strategic directions for the new community:
- Development on slope affected land avoids impacts on visual amenity (e.g. avoids large exposed retaining walls or utilises slope sensitive house design).

Editor’s Note: Where earthworks are proposed, amalgamation of properties may be necessary to achieve an acceptable earthworks and landscape strategy.

Editor’s Note: Refer to Council’s City Plan guideline for ‘Building on sloping sites’, available on Council’s website.

Developers are encouraged to investigate alternate development approaches that are suited to the conditions, such as community title developments that utilise private roads to access more constrained land, or alternate local streets typologies such as one way loops and split level roads to minimise retaining/batters.

The statement is suggestive only and does not provide a planning requirement. This statement is relevant for the concept plan and community engagement however, is not relevant for City Plan content.
### Courtney South East (CSE) – Draft Concept Plan Precincts & Character outcomes

**Characterised by its proximity to an existing residential neighbourhood of medium to large lots (approx 600-1200sqm), the extension of Courtney Drive to connect with Reserve Road, the Yaun Creek Corridor at the edge and the nature of the topography and slope.**

This statement is a context statement which does not provide a planning outcome. It is relevant for the concept plan and community engagement however, is not relevant for City Plan content.

**Higher areas of the precinct considered suitable for some significant earthworks, to reduce the amount of land above RL60 (unlock more development potential) and achieve an extension of Courtney Drive that improves the development potential and connectivity.**

Proposed principles for Precinct overall outcomes:

- Earthworks associated with the Courtney Drive extension achieves acceptable visual amenity with vegetated stepped batters.
- Development above RL60m AHD is constrained due to water infrastructure limitations and may require an alternative approach to servicing. The servicing strategy will be subject to network capacity assessments and approval by Gold Coast Water & Waste.

Based primarily on slope, lot sizes similar to the adjoining residential area are the most appropriate response for the majority of housing in this precinct. Increased density at a suburban scale maybe suitable subject to amalgamation of properties together with an acceptable earthworks/landscape strategy and built form outcomes.

Housing will respond to an earthworks strategy minimising negative visual impacts such as large exposed retaining walls. Split level slab on ground homes will be common (refer Council’s Slope sensitive design guidelines).

In addition to outcomes provided for density (which align with assumptions for lot sizes based on topography of land), the following proposed principles for overall outcomes are recommended to address development on slope affected land:

- Development on slope affected land avoids impacts on visual amenity (e.g. avoids large exposed retaining walls or utilises slope sensitive house design).

**Editor’s Note:** Where earthworks are proposed, amalgamation of properties may be necessary to achieve an acceptable earthworks and landscape strategy.

**Editor’s Note:** Refer to Council’s City Plan guideline for ‘Building on sloping sites’, available on Council’s website.

Existing outcomes applicable to the whole City are included in City Plan to address Reconfiguring a lot and new housing on steep slopes:

- **Reconfiguring a lot code** PO1 provides provisions for reconfiguration of sloping lots.
- **General design provisions code** PO9 requires ‘earthworks associated with development do not create a negative visual impact upon neighbouring properties or the streetscape’.
- **General design provisions code** PO12 requires a site analysis and for development to be designed to complement the character and address any impacts on the amenity and environment of the local area.

**Housing will respond to an earthworks strategy minimising negative visual impacts such as large exposed retaining walls. Split level slab on ground homes will be common (refer Council’s Slope sensitive design guidelines).**

Some smaller, more traditional lots sizes and forms are appropriate adjacent to the Yaun Creek corridor where land is flatter and the level of access to open space and public transport is greater.

Yaun Creek is considered an edge to the neighbourhood and a key character element, local roads and pedestrian and cycle networks must be designed to maximise visual connection.

An outcome is recommended for density which seeks to guide development intensity reflective of site opportunities and constraints.

Proposed principles for Precinct overall outcomes:

- Development provides a high level of road frontage to the local recreation park and watercourses in public open space (e.g. esplanade type roads).
- Yaun Creek has a minimum 60m wide rehabilitated natural green space corridor (public open space) providing an ecological connection, improved water quality outcomes and amenity for the new community. New road crossings over Yaun Creek are avoided; however, a pedestrian crossing is provided to access the local recreation park.
## Courtney North East (CNE) – Draft Concept Plan Precincts & Character outcomes

| Characterised by its proximity to established road and bus networks, open spaces (proposed and existing), gentle topography and the lowest elevations of the Investigation Area. | This statement is a context statement which does not provide a planning outcome. It is relevant for the concept plan and community engagement however, is not relevant for City Plan content. |
| Requires some road resumption to allow for realignment of Baileys Mountain Road, improving access and historic flooding issues for the whole investigation area. | Proposed principles for Precinct overall outcomes:  
- Baileys Mountain Road is upgraded to a sub-arterial and realigned to connect with the existing roundabout at Reserve Road / Old Coach Road.  
- A new local access road is provided to Baileys Mountain Road in the southern part of sub-precinct CNE to provide a high level of road connectivity to sub-precinct CNE. |
| Subject to detailed environmental and hydrological assessment and an amalgamated development site, realignment of an overland flow path to run adjacent to Baileys Mountain Road will allow for increased development opportunities and a high quality entry to the area. | This outcome does not provide a planning requirement and is not recommended as an overall outcome. The outcome requires a development application to address detailed environmental and hydrological assessment. However, an overall outcome is recommended for bottom tier lower order streams based on the following principle:  
- Other watercourses provide natural overland flow paths for stormwater management with buffers to be determined through assessment against the Environmental significance overlay code. |
| Lots should address Baileys Mountain Road (accessed internally) and a pedestrian and cycle link should be considered. | Existing outcomes applicable to the whole City are included in City Plan  
Reconfiguring a lot code to address casual surveillance (house design), circulation and street design:  
- PO16 ‘…providing for a safer community by maximising opportunities for casual surveillance, minimising opportunities for crime and vandalism.’  
- PO14 ‘Circulation and street access design.’  
Detail of pedestrian cycle links will be determined at development assessment stage. |
| Housing is at a suburban scale with larger blocks on steeper land and small lots or dual occupancy/multiple dwellings where on flat land with good access to open space. | Dwelling yields identified on the draft concept plan account for a variety of lot sizes reflective of the topography. Overall outcomes for density are recommended to align with the concept plan yields, with a separate density provided for multiple dwellings.  
This density will result in a built form predominately comprising of detached dwelling product with some gentle scattering of dual occupancy or smaller lots where site opportunities permit (i.e. flatter land which is adjacent flat land comprising open space).  
A precinct overall outcome is recommended to address development for Multiple dwelling and Retirement facilities based on the following principles:  
- Multiple dwelling and Retirement facility development is:  
  a) Located on flat land (1:15 slope or flatter) within sub-precinct CNE; and  
  b) Integrated with the wider new community, including establishing a connected and legible street network maximising opportunities for casual surveillance.  
- Multiple dwelling development:  
  a) Is located within 400m walking distance to a local recreation park; and  
  b) Achieves a maximum density of RD2 (up to 33 dwellings per net hectare). |