Attachment B: Previously Resolved Policy Setting

Attachments

Attachment B(i): Principles for drafting Upper Coomera precinct overall outcomes
Attachment B(ii): Upper Coomera Precinct Plan
Attachment B(iii): Upper Coomera Investigation Area Proposed Zone Amendments
Attachment B: Previously resolved policy setting – Principles for drafting Upper Coomera precinct overall outcomes

A. Environmental outcomes

1. 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.

2. A second higher order watercourse forms part of the green space network (natural green space corridor) through private covenant or public open space. A rehabilitated corridor provides ecological connection, improved water quality outcomes and amenity for the new community, with buffers to be determined through assessment against the Environmental significance overlay code. A single vehicular crossing provides a high level of road connectivity between sub-precinct CNE.

3. Other watercourses provide natural overland flow paths for stormwater management with buffers to be determined through assessment against the Environmental significance overlay code.

4. Ecologically significant areas on the southern boundary are protected as part of the green space network (public open space).

B. Road infrastructure outcomes

1. Courtney Drive is upgraded to a Minor Residential Collector Road with extension to Reserve Road.

2. Courtney Drive and Jenkins Court intersections onto Baileys Mountain Road are realigned to further separate intersections.

3. Baileys Mountain Road is upgraded to a sub-arterial and realigned to connect with the existing roundabout at Reserve Road / Old Coach Road.

4. 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 the sub-precinct.

5. Road crossings of the Green space network include fauna movement infrastructure.

C. New community outcomes

1. Urban development uses land and infrastructure efficiently, with response to site constraints and opportunities, with Dwelling house and Dual occupancy development achieving a density (dwelling per net developable hectare) between:
   - Sub-precinct CW: 8-11 dw/net dev ha
   - Sub-precinct CNE: 14-18 dw/net dev ha
   - Sub-precinct CSE: 10-14 dw/net dev ha

Notes on the residential density outcome:
   a) Land required for trunk infrastructure and land used for non-residential purposes is excluded from residential density calculations.
   b) Increase to residential density will be considered for a large scale development site (exceeding 8 hectares).
   c) Development in sub-precinct CNE exceeding an average density of 14 dw/net dev ha is contingent upon timely delivery of a 1ha local recreation park.
   d) Development in sub-precinct CW is subject to acceptable resolution of bushfire hazard.

2. 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.

3. 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).

4. Retirement facility development is of a built form compatible with the Low density residential zone.

5. A 1ha local recreation park is established on flat land adjacent to Yaun Creek in a timely manner to provide amenity for the new community.

6. 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.

7. Earthworks associated with the Courtney Drive extension achieves acceptable visual amenity with vegetated stepped batters.

8. 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.

9. Development provides a high level of road frontage to the local recreation park and watercourses in public open space (e.g. esplanade type roads).