

6.2.16 Emerging community zone code



Photograph 6.2.16-1
Example of an Emerging community zone located in Reedy Creek. Photograph by Remco Jansen.

6.2.16.1 Application

This code applies to assessing all development in the Emerging community zone.

Where development is identified in the **Upper Coomera (Courtney Drive) precinct** (refer to **Figure 6.2.16-3 Upper Coomera (Courtney Drive) precinct plan**), additional outcomes will apply to assessment.

Note: For assessable development within the Upper Coomera (Courtney Drive) precinct, assessment is only against the overall outcomes and purposes of the code.

Note: To the extent there is any inconsistency with the outcomes applying to the whole of the zone, the precinct outcomes will prevail.

Note: This code will apply where Schedule 6 of the Regulation is not met.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

6.2.16.2 Purpose

- (1) The purpose of the Emerging community zone code is to:
 - (a) identify land that is suitable for urban purposes and protect land that may be suitable for urban development in the future.
 - (b) manage the timely conversion of non-urban land to urban purposes.
 - (c) prevent or discourage development that is likely to compromise appropriate longer term land use.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Land uses –
 - (i) comprise of new communities after detailed land use and infrastructure planning has been completed; and
 - (ii) comprise of low intensity interim activities such as Dwelling houses, Community residences, Home based businesses and Caretakers accommodation which do not compromise the future urban development potential of the land for new communities.

(b) Amenity –

Development achieves a level of amenity reasonably expected in a transitional residential environment, having regard to:

- (i) the qualities of the locality;
- (ii) built form and scale;
- (iii) noise, privacy, safety, glare, odour and light; and
- (iv) traffic, parking, servicing and hours of operation.

(c) Character consists of –

- (i) large expanses of low intensity or undeveloped land that is not properly serviced by infrastructure; and
- (ii) areas that have recently been developed for urban purposes and are awaiting appropriate rezoning.

(d) Built form –

- (i) has a building height and structure height that does not exceed that indicated on the **Building height overlay map**;
- (ii) does not exceed a Partial third storey where indicated on the **Building height overlay map** as having a building height of 9 metres;
- (iii) maintains a very low density consistent with the low intensity character of the zone, until it has been transformed into a new community;
- (iv) is setback to protect the amenity of adjacent uses and provide an appropriate level of privacy;
- (v) is setback from road frontages to complement the desired streetscape character and provide space for off street car parking; and
- (vi) has a site cover:
 - (A) that is very low to protect the future urban development potential of the land; or
 - (B) that is moderate to provide adequate area for private open space and landscaping if for a Dwelling house on a lot created by a residential subdivision approval.

Note: The designated height on the Building height overlay map may not be achievable when taking into consideration outcomes, such as, but not limited to aviation restrictions, setbacks and site cover.

(e) Lot design –

- (i) comprises large lots until detailed land use and infrastructure planning has been completed; and
- (ii) supports the staged development and release of land for new communities.

(f) New communities –

- (i) will be subject to detailed site based investigations, and guided by the development intent identified in the following conceptual land use maps:
 - (A) **Gilston**;
 - (B) **Broadlakes**;
 - (C) **Helensvale**;
 - (D) **Maudsland and Oxenford South**;
 - (E) **Ormeau and Ormeau Hills**;
 - (F) **Pimpama**;
 - (G) **Reedy Creek**;
 - (H) **Upper Coomera**;
 - (I) **Worongary**; and
 - (J) **Oxenford gateway**.

Note: For these areas, refer to the Conceptual land use maps in Schedule 2 Mapping.

- (ii) involve a staged transition of vacant urban land to new communities to ensure:
 - (A) essential infrastructure and services can be provided in a timely, cost effective and environmentally responsible manner;
 - (B) new communities have timely and easy access to an appropriate range of goods and services, and employment opportunities, public transport and community and recreational facilities;
 - (C) high risk natural hazard areas are not developed, or are sensitively developed; and
 - (D) matters of environmental significance and landscape character are protected.
- (iii) contribute to the development of a safe, healthy and cohesive environment;
- (iv) have an interconnected system of streets and open spaces that offer a pleasant and comfortable walking and cycling environment;
- (v) are designed to encourage an effective and efficient public transport system;
- (vi) have well designed streets and a lot configuration to support energy efficient outcomes; and
- (vii) achieve a high standard of urban design and safety to encourage liveable communities and promote the city image.

(g) Variations in the zone are –

(i) **Upper Coomera (Courtney Drive) precinct.**

(3) The purpose of the **Upper Coomera (Courtney Drive) precinct** (refer to **Figure 6.2.16-3 Upper Coomera (Courtney Drive) precinct plan**) will be achieved through the following additional overall outcomes:

(a) New communities –

(i) Development is informed by a comprehensive plan of development in accordance with **SC6.5 City Plan policy – Comprehensive plans of development.**

~~(ii) Urban development utilises land **in**and infrastructure efficiently and responds to site constraints and opportunities **to deliver a-**~~

~~(iii) **An appropriate** mix of Dwelling house (including small lot housing) and Dual occupancy development **achieves** a residential density of:~~

- (A) 19 to 23 dwellings per net hectare, where located in **sub-precinct Courtney North-east;**
- (B) 13 to 17 dwellings per net hectare, where located in **sub-precinct Courtney South-east;** and
- (C) 11 to 14 dwellings per net hectare, where located in **sub-precinct Courtney West.**

~~**Note:** Where more than one site is amalgamated for development, an increase to residential density will be considered beyond the upper limit of each range.~~

Land located above RL60m AHD is excluded from developable area unless acceptable provision for water servicing can be agreed to with Council (Gold Coast Water & Waste).

Extent of development within Courtney West sub-precinct may be constrained by bushfire hazard unless an acceptable precinct wide mitigation approach is provided. Development in all sub-precincts is subject to a bushfire risk management plan.

~~(iiiiv)~~ Retirement facility development:

- (A) only occurs in **sub-precinct Courtney North-east;**
- (B) is located on flat land (1:15 slope or flatter); and
- (C) is integrated within the wider new community, including establishing a connected and legible street network maximising opportunities for casual surveillance.

(iv) Multiple dwelling development **in sub-precinct Courtney North-east:**

~~(A) only occurs in **sub-precinct Courtney North-east;**~~

Comment [OCOP1]: Submission/s

Comment [OCOP2]: Submission/s

Comment [OCOP3]: Submission/s

- (AB) is located on flat land (1:15 slope or flatter);
 - (BC) is located within 400m walking distance to a local recreation park delivered through a development approval;
 - (CD) achieves a maximum density of RD2 (up to 33 dwellings per net hectare); and
 - (DE) positively contributes to a safe and accessible streetscape and fronts public streets and open space area to maximise opportunities for casual surveillance.
- (v) **Multiple dwelling development in sub-precinct Courtney West and sub-precinct Courtney South-east:**
- (A) is designed to have the appearance of individual dwellings positioned in a generous landscaped setting;
 - (B) achieves a residential density consistent with that envisaged for the sub-precinct; and
 - (C) positively contributes to a safe and accessible streetscape and fronts public streets and open space areas to maximise opportunities for casual surveillance.
- (vi) Built form:
- (A) has a building height that does not exceed that indicated on the **Building height overlay map**;
 - (B) is setback from property boundaries to protect the privacy and amenity of adjoining residences;
 - (C) is setback from road frontages to complement the streetscape character and provide space for off street parking; and
 - (D) has an appropriate site cover to provide adequate area for private open space and landscaping.
- (vii) Where located within **sub-precinct Courtney North-east:**
- (A) to meet the recreational needs of the new community, essential infrastructure in the form of a one hectare local recreation park is located in a central location, on flat land and is co-located with other open space;

Note: Residential development within sub-precinct Courtney North-east must include planning for a one hectare local recreation park within the sub-precinct as part of a comprehensive plan of development (in accordance with SC6.5 City Plan policy – Comprehensive plans of development.

The planned location for the local recreation park is on 41 Courtney Drive and 288 Reserve Road (Lots 185 RP173727 and 56 RP162858).
 - (B) a new local access road that connects to Baileys Mountain Road is provided in the southern part of **sub-precinct Courtney North-east** to provide a high level of road connectivity to the sub-precinct; and
 - (C) development provides a single vehicle crossing of the green space network (natural green space corridor) to facilitate a high level of road connectivity for the new community.
- (viii) Where on slope affected land (1:10 slope or steeper), development mitigates visual amenity impacts through utilising 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.**
- Refer to the City's endorsed guideline for 'Building on sloping sites' available on Council's website.**
- (ix) Where earthworks and retaining walls are proposed, development does not create negative visual impacts.
 - (x) Development maximises road frontage to the local recreation park and watercourses in public open space.

Comment [OCOP4]: Submission/s

- (xi) Yaun Creek is rehabilitated to achieve a minimum 60m wide natural green space corridor (public open space) providing an ecological connection, improved water quality outcomes and amenity for the new community (refer to **Figure 6.2.16-3 – Upper Coomera (Courtney Drive) precinct plan**). This includes removal of existing dams and exclusion of stormwater detention areas from the corridor.
- (xii) The second higher order watercourse (natural green space corridor as shown on **Figure 6.2.16-3 – Upper Coomera (Courtney Drive) precinct plan**) is rehabilitated with appropriate buffers to provide an ecological connection, improved water quality outcomes and amenity for the new community and is protected through private covenant or public open space dedication.
Editor's note – Buffers to these watercourses will be determined through assessment against the Environmental significance overlay code.
- (xiii) Where located within **sub-precinct Courtney South-east** and **sub-precinct Courtney West** (refer to green space network on **Figure 6.2.16-3 – Upper Coomera (Courtney Drive) precinct plan**) development ~~restores and enhances watercourses, their buffers and other matters of environmental significance, protects ecologically significant areas~~ on the southern boundary through dedication as public open space.
- (xiv) Courtney Drive is upgraded to a Minor Residential Collector Road with extension through to Reserve Road, refer to **Figure 6.2.16-3 – Upper Coomera (Courtney Drive) precinct plan** for indicative location of road extension.
- (xv) Earthworks associated with the Courtney Drive extension results in acceptable visual amenity through use of vegetated batters.
- (xvi) Courtney Drive and Jenkins Courts intersections onto Baileys Mountain Road are realigned to further separate intersections and improve safe access (refer to **Figure 6.2.16-3 – Upper Coomera (Courtney Drive) precinct plan**).
- (xvii) New road crossings over Yaun Creek are avoided.
- (xviii) Instream structures within Yaun Creek are avoided except where necessary for a single pedestrian crossing over Yaun Creek to provide access to the local recreation park.
- (xix) Where road crossings over the Green space network are required, fauna movement infrastructure is provided.

Note: Refer to Emerging community zone **Figure 6.2.16-3 – Upper Coomera (Courtney Drive) precinct plan** when interpreting overall outcomes for the Upper Coomera (Courtney Drive) precinct.

Comment [OCOP5]: Submission/s

6.2.16.3 Specific benchmarks for assessment

Part A applies to accepted development subject to requirements.

Part B applies to assessable development.

PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

Table 6.2.16-1: Emerging community zone code – for accepted development subject to requirements

Required outcomes			
Setbacks	RO1	Setbacks are as follows:	
	Setback	Minimum distances measured in metres (m)	
	Front	10m	
	Side and rear	6m	
	OR	For a Dwelling house on a lot created through a residential subdivision approval, the setbacks are as follows, unless the earlier approval specifies otherwise:	
	Setback	Minimum distances measured in metres (m)	
	Front	6m	
	Side and rear	Height	Setback
		up to 4.5m	1.5m
		between 4.5m – 7.5m	2m
exceeding 7.5m		an extra 0.5m is added for every 3m in height or part thereof over 7.5m	
Site cover	RO2	Site cover does not exceed 5%.	
	OR	For a Dwelling house on a lot created through a residential subdivision approval, the site cover does not exceed 50%, unless the earlier approval specifies otherwise.	
Height	RO3	Building height and structure height does not exceed that shown on the Building height overlay map .	
Density	RO4	Density is one dwelling house per lot.	
Development within Conceptual Land Use Map 2 - Broadlakes	RO5	Where on land in the Guragunbah area, identified on Conceptual Land Use Map 2 – Broadlakes, the material change of use is compliant with Schedule 6 of the Regulation.	
Advisory note			
Accepted development identified in the assessment tables as subject to requirements must comply with all the nominated requirements in this and other applicable codes.			

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 6.2.16-2: Emerging community zone code – for assessable development

Performance outcomes	Acceptable outcomes																						
Setbacks																							
<p>PO1 Setbacks:</p> <ul style="list-style-type: none"> (a) assist in the protection of adjacent amenity; (b) provide a level of privacy expected in the locality; (c) allow for access around the building; (d) contribute to the desired streetscape character for the locality; and (e) allow for on-site car parking. 	<p>AO1 Setbacks are as follows:</p> <table border="1"> <thead> <tr> <th>Setback</th> <th>Minimum distances measured in metres (m)</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>10m</td> </tr> <tr> <td>Side and rear</td> <td>6m</td> </tr> </tbody> </table> <p>OR</p> <p>For a Dwelling house on a lot created through a residential subdivision approval, the setbacks are as follows, unless the earlier approval specifies otherwise:</p> <table border="1"> <thead> <tr> <th>Setback</th> <th colspan="2">Minimum distances measured in metres (m)</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td colspan="2">6m</td> </tr> <tr> <td rowspan="3">Side and rear</td> <td>Height</td> <td>Setback</td> </tr> <tr> <td>up to 4.5m</td> <td>1.5m</td> </tr> <tr> <td>between 4.5m – 7.5m</td> <td>2m</td> </tr> <tr> <td>exceeding 7.5m</td> <td colspan="2">an extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> </tbody> </table>	Setback	Minimum distances measured in metres (m)	Front	10m	Side and rear	6m	Setback	Minimum distances measured in metres (m)		Front	6m		Side and rear	Height	Setback	up to 4.5m	1.5m	between 4.5m – 7.5m	2m	exceeding 7.5m	an extra 0.5m is added for every 3m in height or part thereof over 7.5m	
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<p>Figure 6.2.16-1 Illustration showing Emerging community zone setbacks and site cover outcomes</p>																							
Amenity																							
<p>PO2 Development achieves a level of amenity reasonably expected in a transitional residential environment, having regard to:</p> <ul style="list-style-type: none"> (a) the qualities of the locality; (b) built form and scale; (c) noise, privacy, safety, glare, odour and light; and (d) traffic, parking, servicing and hours of operation. 	<p>AO2 No acceptable outcome provided.</p>																						
Site cover																							
<p>PO3 Site cover:</p> <ul style="list-style-type: none"> (a) for interim activities: 	<p>AO3 Site cover does not exceed 5%. OR</p>																						

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (i) limits the built form to protect the future urban development potential of the land; (ii) maintains the low intensity character; and (iii) provides areas for on-site sewerage facilities; or (b) for a Dwelling house created by a residential subdivision approval: <ul style="list-style-type: none"> (i) is balanced between built form and green areas for landscaped private open space; and (ii) contributes towards neighbourhood character. <p>Note: Interim activities comprise of low intensity activities such as Dwelling houses, Community residences, Home based businesses and Caretakers accommodation which do not compromise the future urban development potential of the land for new communities.</p>	For a Dwelling house on a lot created through a residential subdivision approval, the site cover does not exceed 50%, unless the earlier approval specifies otherwise.

Height

<p>PO4</p> <p>Building height and structure height does not exceed that shown on the Building height overlay map.</p> <p>OR</p> <p>Building height does not exceed a Partial third storey, where indicated on the Building height overlay map as having a building height of 9 metres.</p>	<p>AO4</p> <p>No acceptable outcome provided.</p>
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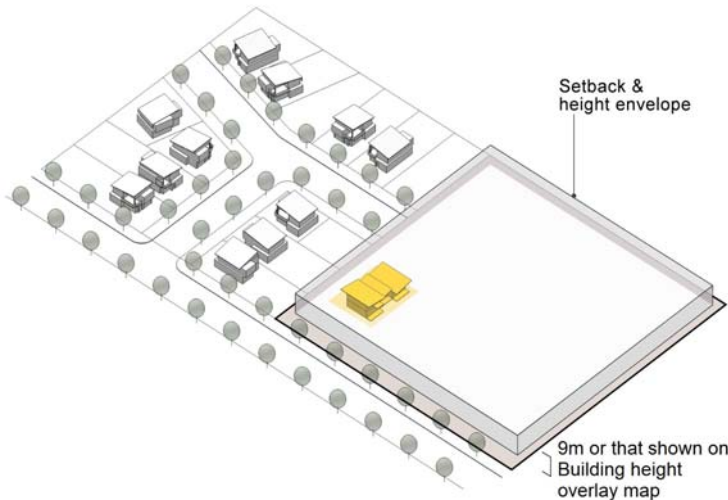


Figure 6.2.16-2
Illustration showing Emerging community zone setback and height outcomes

Density

<p>PO5</p> <p>Density is very low and promotes the intended intensity of the zone until detailed studies inform alternative density capacities for new communities.</p>	<p>AO5</p> <p>Density is one dwelling house per lot.</p>
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Lot design (for subdivision only)

<p>PO6</p> <p>Lots are of a size that do not compromise the development potential of the land until such time as appropriate detailed planning has been completed.</p>	<p>AO6</p> <p>Minimum lot size is 4ha.</p>
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New communities

Performance outcomes	Acceptable outcomes
<p>PO7 New communities will be subject to detailed site based investigations, and guided by the development intent identified in the following conceptual land use maps:</p> <ul style="list-style-type: none"> (a) Gilston; (b) Broadlakes; (c) Helensvale; (d) Maudsland and Oxenford South; (e) Ormeau and Ormeau Hills; (f) Pimpama; (g) Reedy Creek; (h) Upper Coomera; (i) Worongary; and (j) Oxenford gateway. <p>Note: For these areas, refer to the Conceptual land use maps in Schedule 2 Mapping.</p> <p>Note: Development in these areas occurs in accordance with a Comprehensive plan of development prepared in accordance with SC6.5 City Plan policy – Comprehensive plans of development.</p> <p>Note: The strategic framework will also be an assessment benchmark against which impact assessable development will be assessed.</p>	<p>AO7 No acceptable outcome provided.</p>

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Figure 6.2.16-3 Upper Coomera (Courtney Drive) precinct plan

