

Novella Waters

Design Guidelines
Chapter II

Introduction

Novella Waters is a thoughtfully masterplanned community designed to harmonise contemporary coastal living with the natural beauty of the Gold Coast.

Set amidst lush green spaces and serene waterways, Novella Waters is committed to maintaining a strong connection to the natural environment, with over 54% of the development dedicated to green spaces, including parklands, conservation areas and riverfront access. This vision ensures a balance between modern living and ecological preservation, fostering a sustainable and community-focused lifestyle.

These Design Guidelines have been developed to ensure a high standard of housing, fostering a visually appealing and enduring community. By adhering to these guidelines, homeowners will contribute to a streetscape that is diverse yet complementary, protecting both your home and the overall aesthetic of Novella Waters.

The vision for Novella Waters is to create a contemporary, environmentally responsible and socially connected community. Homes within the estate will embrace the unique character of the coastal environment through modern Australian architecture, high-quality materials and a strong emphasis on indoor-outdoor living. The architectural style will be guided by principles of sustainability, passive design and climatic responsiveness, ensuring comfort and efficiency throughout the seasons.



Artist impression



Artist impression

Together, we will create a **sophisticated and liveable community** that sets a new benchmark for premium residential living on the Gold Coast.

This vision ensures a balance between modern living and ecological preservation, fostering a community-focused lifestyle.

Homeowners are encouraged to embrace these covenants and collaborate with the NWDRP to ensure their home design contributes positively to the long-term vision of **Novella Waters**.

CONTACT DETAILS:
NWDRP@oliverhume.com.au



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Artist impression

I. Design vision and aspirations

Novella Waters presents a unique opportunity to create an architecturally cohesive and environmentally responsive residential community that embodies contemporary coastal living.

Our vision is to seamlessly integrate modern Australian architecture with the natural beauty of the Gold Coast, ensuring homes that are visually striking, sustainable and future-ready.

This will be achieved through the use of high-quality materials and design elements that emphasise connection to the outdoors, sustainability and timeless architectural appeal.



The streetscapes at Novella Waters will be curated to reflect a sense of place, with landscaping that enhances the connection to nature and promotes community engagement. Homes will be positioned to maximise orientation benefits while ensuring a diverse yet complementary streetscape.

The architectural character of Novella Waters will be defined by:

- Architectural articulation through the inclusion of:
 - Defined entryways with verandahs, porches or balconies.
 - Deep eaves and screening elements for passive cooling.
 - Feature elements such as pergolas, battens or timber detailing.
- A harmonious blend of masonry and lightweight materials, including:
 - Feature brickwork, stone, rendering and contemporary cladding.
 - Timber and weatherboard finishes.
 - Feature glazing elements to enhance natural light.
- Earthy and coastal-inspired colour palettes featuring light to medium tones that complement the natural landscape.
- Contemporary roof profiles that provide visual interest and climatic responsiveness.
- Open-plan layouts that prioritise seamless indoor-outdoor living.
- Sustainability at the core, incorporating:
 - Climate-responsive home designs that optimise natural breezes, shading and thermal mass.
 - Solar energy integration and water-efficient landscaping.
 - Minimum 7-star energy efficiency rating, with encouragement for even higher performance.



II. Step-by-step design approval process

To ensure a smooth and efficient approval process, homeowners, designers and builders must follow the **Novella Waters Design Approval Process** before commencing construction. This process ensures that all homes align with the estate's high-quality standards and contribute to a cohesive community aesthetic.

STEP 1

Purchase your lot

Before beginning the design process, confirm your lot purchase and familiarise yourself with the **Novella Waters Design Covenants**. These guidelines will help you understand the architectural and landscaping requirements.

STEP 2

Prepare your home design

Work with an **architect, designer or builder** to develop a home design that meets the requirements of the **Novella Waters Design Covenants**. The design should consider site orientation, sustainability, materials and overall streetscape presentation.

STEP 3

Submit your application to the Novella Waters Design Review Panel (NWDRP)

Once your design is ready –
submit your full application via email to **NWDRP@oliverhume.com.au**.
 Ensure all required documents are included to avoid delays to your assessment.

STEP 4

Design review and feedback (14 business days)

The **Novella Waters Design Review Panel (NWDRP)** will assess your submission based on the estate's guidelines.

- **If approved**, you will receive a **design approval certificate**, allowing you to proceed with building approvals.
- **If amendments are required**, you will receive feedback outlining the necessary changes. You must **resubmit the revised design** for approval, noting your 14 business day time period resets.
- **Preliminary review** – The Design Review Panel may provide feedback within 14 business days on home designs before formal submission to ensure alignment with the guidelines. Submissions must be sent via email with all relevant supporting documents, clearly identifying the specific aspects requiring guidance.
 - **NOTE:** One preliminary submission is permitted per buyer. Designs, images and plans must be supplied with specific text guiding the Design Review Panel on areas for attention.



STEP 5

Obtain building approvals

Once you receive design approval, **submit the approved plans** to the **local council** for statutory building approval.

STEP 6

Commence construction

After obtaining both **design and building approvals**, you can commence construction. Builders must adhere to all estate **construction requirements**, including:

- Keeping the lot clean and free of debris.
- Protecting street trees and footpaths.
- Completing the home within **12 months of commencement**.

Note: Any external changes made after approval **must be resubmitted** to the NWDRP for review.

STEP 7

Complete landscaping and final inspection

- ✓ Landscaping **must be completed within 3 months** of receiving your **Certificate of Occupancy**.
- ✓ Fencing must be complete prior to occupancy.
- ✓ Your home will undergo a **final compliance inspection** to ensure all approved design elements have been followed.
- ✓ Once approved, you are ready to move into your new home at **Novella Waters**.

Important notes

- Only one dwelling is permitted per lot.
- Secondary dwellings, dual key or relocatable homes are **not permitted**.
- Variations from the design guidelines require **prior consultation** with the NWDRP.

For further information, please contact
Novella Waters Design Review Panel (NWDRP).

By following this streamlined process, you'll ensure a smooth approval experience, helping to maintain the high-quality, visually cohesive community that makes Novella Waters a premier place to live.

III. Statutory and regulatory compliance

3.1 Compliance with local and national regulations

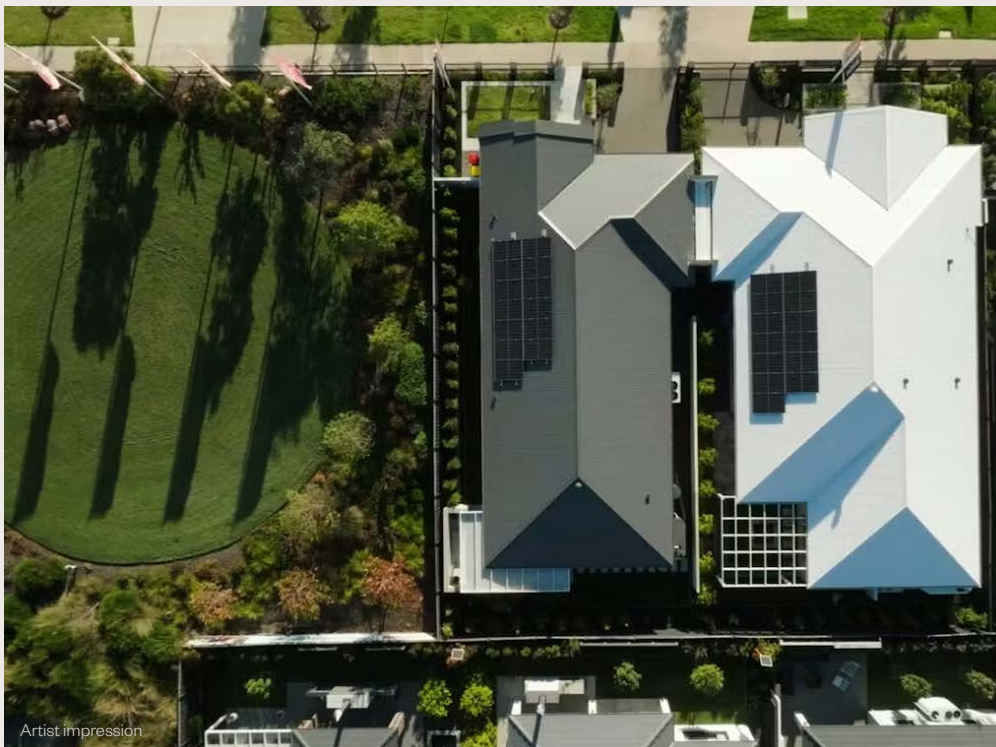
All developments within Novella Waters must comply with the **Gold Coast City Council Planning Scheme, Queensland Development Code (QDC)** and **Australian Building Codes**. These regulations ensure safety, sustainability and environmental responsibility in all construction.

3.2 Energy efficiency standards

All homes must meet a **minimum 7-star energy efficiency rating** as per the **Nationwide House Energy Rating Scheme (NatHERS)**.

This includes:

- Proper insulation of walls, floors and ceilings.
- Passive solar design to optimise natural heating and cooling.
- Use of energy-efficient appliances and lighting.
- Installation of water-efficient fixtures.
- Encouragement of solar photovoltaic (PV) systems for energy sustainability.







Artist impression | Glenwill

IV. Design standards

4.1 Double storey build requirements for Stages 1 & 2

- All lots situated in Stages 1 & 2 are required to build a double storey dwelling. This is a mandatory requirement.

4.2 Setbacks and architectural requirements

- Setbacks are measured to the outer edge of the wall or balcony.
- Eaves, hoods, screens and projected architectural elements may extend a maximum 1m into the setbacks or to a minimum of 450mm from the boundary, whichever is the lesser.

4.3 House siting considerations

- Maximise solar orientation for energy efficiency.
- Maintain minimum setbacks as per the setback table and POD.
- Ensure privacy while promoting passive surveillance.

Advisory Note: Additional 10% site cover is allowed for porches, patios, covered outdoor areas.

Minimum dwelling width:

- 75% of the primary street frontage as a minimum.

LOT FRONTAGE / WIDTH	12 – 13.99m	14 – 15.99m	16 – 17.99m	18m+
Front setback				
Front / primary frontage	3m	3m	3m	3m
Garage	5.4m	5.4m	5.4m	5.4m
Side setback				
Side boundary (1st storey)	1m	1m	1m	1m
Garage (one side setback only)	0m	0m	0m	0m
Side boundary (2nd storey)	1m	1m	1.5m	2m
Side boundary (3rd storey and above)	Extra 0.5m per storey over 2 storeys			
Corner lot - secondary frontage	2m	2m	2m	2m
Rear setback				
Rear (non-laneway boundary) - height ≤ 4.5m	1.5m	1.5m	1.5m	1.5m
Rear (non-laneway boundary) - height > 4.5m but ≤ 7.5m	2m	2m	2m	2m
Rear (non-laneway boundary) - height > 7.5m	2m plus 0.5m per 3m exceeding 7.5m			
Rear (laneway boundary)	0m	0m	0m	0m
Garage (laneway boundary)	0m	0m	0m	0m
Park and open space	3m	3m	3m	3m

OR - Setbacks for dwelling houses on small lots

Front	Minimum distances measured in metres (m)	
	Building line (outer most projection): 3m	
	OR	
	Building line (outer most projection): 2m if the lot has vehicular access via a rear lane and the building is elevated 900mm above street level.	
	Covered car parking: 2m behind front building line	
Secondary frontage of corner lot	Front wall: 2m	
Side (not applicable to the secondary frontage of corner lots)	Storey	Setback
	1st storey	0m where a class 10 building located along a southern or western boundary and to a maximum length of 9m
	1st storey and 2nd storey	1m
	3rd storey and above	An extra 0.5m is added for every storey or part thereof over 2 storeys
Rear (non-laneway boundary), where the height of that part is 4.5m or less	1.5m	
Rear (non-laneway boundary), where the height of that part is greater than 4.5m but not more than 7.5m	2m	
Rear (non-laneway boundary), where the height is greater than 7.5m	2m plus 0.5m for every 3m or part exceeding 7.5m	
Rear (laneway boundary)	0m	

OR - For development on rear lots the setback is 3m from all boundaries

Advisory note for all setbacks: Setbacks are measured to the outer edge of the wall or balcony. Eaves, hoods, screens and projected architectural elements may extend a maximum 1m into the setbacks or to a minimum of 450mm from the boundary, whichever is the lesser.

Maximum height		Maximum site cover	
Building height designation	Maximum building height	Frontage / width	Maximum site cover
RD2	Up to 2 storeys (9m)	12 – 15.99m and small lots	55%
		All other width lots	50%

4.4 Façade design

All homes must feature a **highly visible and welcoming entry** that enhances the streetscape.

The following elements are required:

- **Similar façade designs and / or colour schemes** (as determined by the NWDRP) will not be permitted within four lots of each other. This includes lots either side, opposite and encompassing other street frontages where applicable. This provision does not apply to terrace home developments.
- **Entry statement**
A defined entry porch or verandah with a minimum depth of **1.5m** and width of **3m**.
- **Feature element**
A prominent architectural feature proportionate to the overall façade.
- **Material variety**
A minimum of **three different façade materials** incorporated into the design.
- If both sides of the house leading from the primary façade do not face public open space, then they must have a **3m return of the façade materials as a minimum**.
- **Wall alignment**
Provide a minimum 1.0 metre variation in wall alignment to avoid long, continuous flat façades.
- **Colour palette**
Must reflect **earthy, natural tones** that complement the surrounding environment.
- **Recess and projection**
Wall and roof lengths must not exceed **6 metres** before incorporating a **recess or projection of at least 600mm**.
- **Habitable room frontage**
At least **one habitable room must face the street**, enhancing passive surveillance.
- A front door or door assembly must be a minimum width of **1200mm** and be a feature element to the home, it is encouraged to include **glazing** within the door or beside it.



- First submission received by the NWDRP
- You cannot have a similar façade to any of the blue lots





Artist impression

Example façade colour palette



4.5 Roof and eaves

- **Roof articulation**

Roofs facing the street must exhibit **variation and articulation**.

- **Roof pitch**

- Hip / Gable roofs: Minimum **22°**, maximum **45°**.
- Skillion roofs: Minimum **7°**.
- Parapets are acceptable and different pitches are acceptable if hidden from view by a parapet. Any parapets must extend at least 3m down the side.

- **Materials allowed**

- Contemporary Colorbond roofing styles or similar.
- Other materials may be accepted by NWDRP based on design merit.

- **Roof colour**

- Light to medium roof colours are encouraged to reduce heat absorption and improve energy efficiency.

- **Eaves**

450mm minimum eaves (excluding fascia and gutter) on all primary street, secondary street and open space frontages. Eaves to the frontage of a dwelling must return and continue a minimum distance of 3.0m along the connecting return wall and or walls. Double storey dwellings must include eaves to the entire first floor.

For homes adopting a **modernist or parapet-style roof**, eaves may be omitted, **but we highly recommend adopting features below and considering the Gold Coast City Council's climate efficiency and energy conservation guidelines.**

- **Deep-set window recesses** (minimum **200mm** setback).

- **Verandahs, porticos or pergolas** extending at least **1.5m** from the front door.

- **Architectural screening elements** such as **fins, battens or awnings**, subject to NWDRP approval.

4.6 Windows and screens

- **Glazing**

- Primary street frontage: 20%+ glazing.
- Secondary frontage (corner lots, parks, laneways): 10 – 15% glazing.
- Use of varied window designs to enhance both passive surveillance and energy efficiency.

- **Window sill heights**

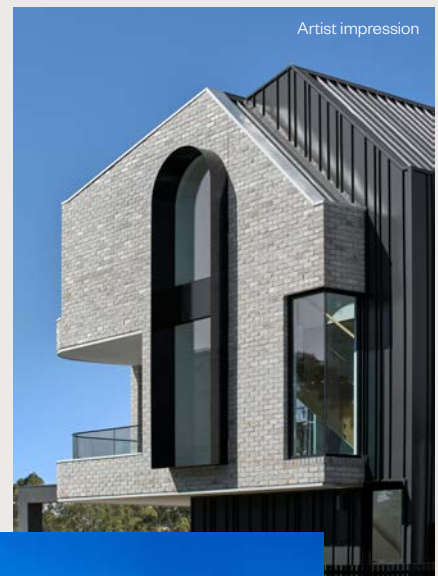
Windows for habitable rooms facing the primary street should have a **sill height of no more than 800mm**.

- **Sliding glass doors**

No sliding glass doors are permitted to the primary street frontage.

- **Security screens**

- Mesh security screens (e.g., Crimsafe, Invisi-Gard) are allowed.
- Diamond grille security screens are not permitted from publicly visible areas.
- Window roller shutters are not permitted to any elevation.





1

2



4.7 Materials and finishes

- **Mandatory variety:**

The façade must incorporate **a minimum of three different materials and three different colours**, with **no single material covering more than 50%**.

- **Permitted materials:**

- Feature brickwork bricks.
- Rendered masonry.
- Timber or weatherboard cladding.
- Feature stone.
- Custom glazing.
- Aluminium battens or louvres.
- Other materials may be accepted, but will need to be approved by NWDRP based on architectural merit.

4.8 Secondary street frontages

Homes facing a **secondary street frontage** must integrate design elements that reflect the **primary frontage**, ensuring visual interest from all perspectives.

- **Façade articulation**

- Walls must include **alignment variations of at least 1m** through projections, recesses or architectural features.
- No **blank, uninterrupted walls** exceeding **8m in length**.

- Materials used on the **primary frontage** must **wrap around and extend** along the **full length of the secondary frontage**.

- **Minimum glazing requirements**

- Secondary street frontages must include **at least 10 – 15% glazing to promote passive surveillance**.
- Windows should **match the scale and style** of those on the **primary frontage**.
- **Obscure glazing** or frosted windows **are not permitted** where they reduce visibility from a habitable room.

- **Feature elements**

- Having **at least one architectural feature** (e.g., **pergola, balcony, verandah or decorative screening**) that integrates with the **overall home design** is encouraged.

- **Materials and colour consistency**

- Materials used on the **primary frontage** must **wrap around and extend** along the **full length of the secondary frontage**.
- A **minimum of two different materials** must be used to **break up the façade**.
- The **colour palette must match or complement** the primary façade, ensuring a **cohesive design outcome**.

4.9 Fencing

Front fences

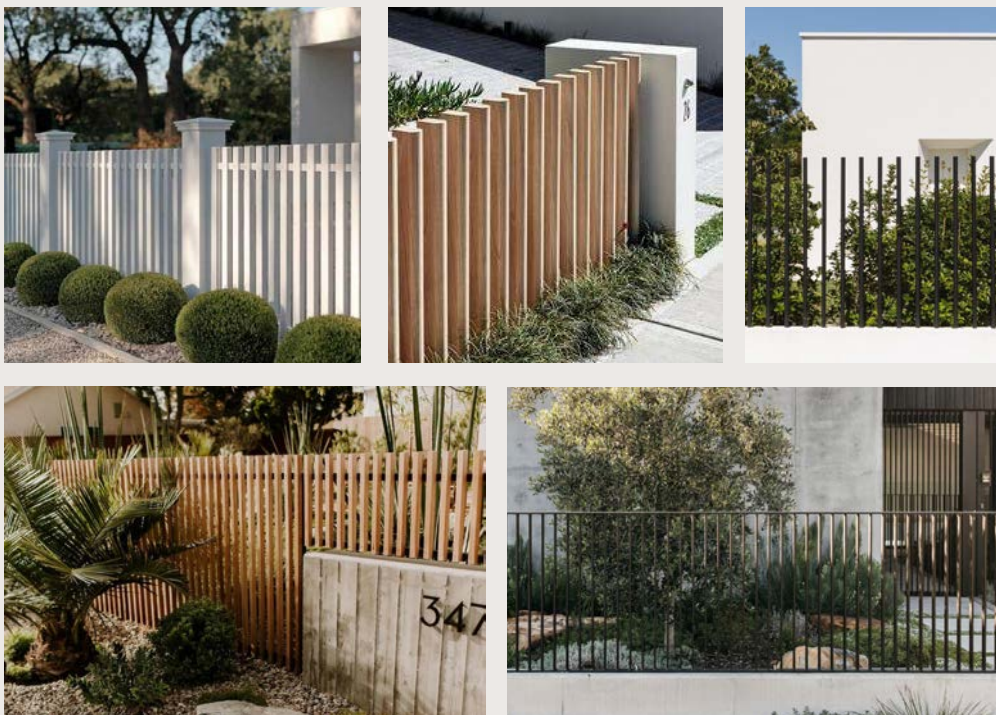
Front fencing is any fencing sitting forward of the main building line or garage. A front fence is optional except where identified within Appendix B as part of a Primary Frontage.

- Maximum height: **1.5m**.
- Minimum 30% transparency to maintain an open streetscape.
- Approved materials:
 - **Rendered masonry piers** with **metal or timber battens**.
 - **Vertical timber** or **aluminium battens**.
 - **Decorative metal panels**.
- **Landscaping** must be incorporated with a **minimum 600mm setback** from the front boundary where applicable.
- Where a front fence is constructed, fencing must be provided along the side boundaries within the front yard, returning from the front fence to abut the side boundary fencing. These 'connecting fences' must be constructed in "Good Neighbour" (double-sided) timber paling construction. Transitions between the side boundary fencing and connecting fences must be raked, not stepped.

Side and rear boundary fencing

- Height: **1.8m**.
- Approved fencing style:
 - "Good Neighbour" (double-sided) timber paling construction.
- Palings must be offset and mirrored on each side to maintain a consistent finished appearance to both properties (no exposed posts or intermediate rails) and a continuous capping rail.
- **Side fences** must be set back at least **1m behind the front façade** and must not extend beyond the **primary building line**.
- Return fences (including any gates) must be constructed in a style that complements the front façade design.
- Staining or painting of fencing in a neutral colour is permitted with approval from the NWDRP.
- Please note that metal sheet fencing is not permitted within Novella Waters.

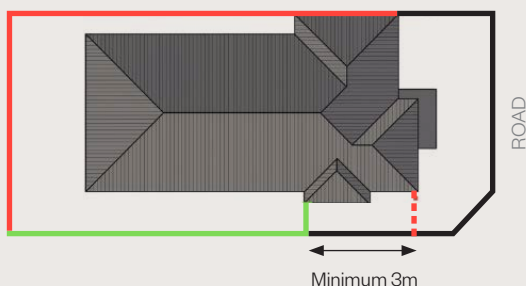
Front fencing examples



Corner lot fencing

- Height: **1.8m**.
- Stop at least 3m behind the closest corner of the front façade so that the corner feature is visible from the street and not concealed by fencing.
- Thin batten timber fencing, incorporating vertically aligned thin timber battens of consistent width, spacing and finish.
- To be constructed with concealed framing and no visible posts or rails from the secondary street.
- Return fences (including any gates) must be constructed in a style that complements the front façade design.
- Staining or painting of corner fencing in a neutral colour is permitted with approval from the NWDRP.
- Please note that metal sheet fencing is not permitted within Novella Waters.

Corner lot fencing

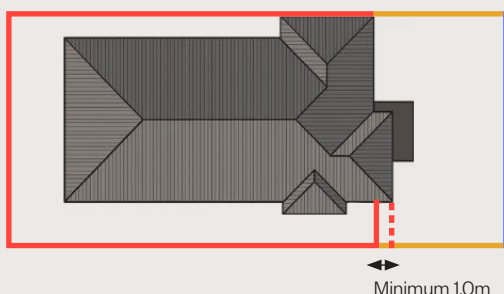


- 1.8m high thin batten vertical timber fencing. To be constructed with concealed framing and no visible posts or rails from the primary street.
- 1.8m high "Good Neighbour" double sided timber paling fence.

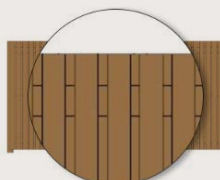
Example corner fencing



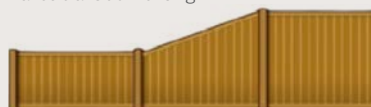
Side and rear boundary fencing (with front fence):



- 1.8m high "Good Neighbour" double sided timber paling fence.
- 1.5m high raked transition "Good Neighbour" double sided timber paling fence.
- 1.5m high front fencing.



Raked transition fencing



"Good Neighbour" fencing





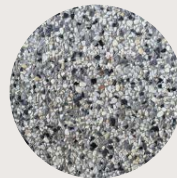
4.10 Garages

- **Integration with dwelling**
 - All garages must be **integrated into the main dwelling** and constructed under the primary roofline.
 - Detached garages are **not permitted** unless approved by the **Design Review Panel**.
- **Capacity & design**
 - A **minimum of a double-car garage** is required per dwelling and the **garage door must not dominate the front façade**.
 - Triple garages are only permitted on **lots with a minimum width of 18m** and must have the **third bay set back or visually de-emphasised**.
 - Two single garage doors are not permitted.
- **Setback requirements**
 - The garage must be **set back a minimum of 5.4m from the front boundary** to allow for off-street parking.
- **Garage doors**
 - Must be a **panel lift or sectional door**; roller doors are **not permitted on street-facing garages**.
 - Materials must be **Colorbond, timber-look or architecturally designed finishes** to match the façade. If an architecturally designed door is used, this may be accepted as a **third material on the façade**.
- **Carports**
 - **Materials and colours:**
Must complement the main dwelling to ensure a cohesive aesthetic.
 - **Architectural integration:**
Should match the roofline, posts and screening elements of the house.
 - **Street appeal:**
Front fencing with integrated planter boxes or planting in front of the fence is required to soften the streetscape and enhance visual appeal.

(Refer to Appendix C in the appendices for Plan of Development).

4.11 Driveways

- **Design and material requirements**
 - Driveways must be constructed using **approved materials**, including:
 - **Exposed aggregate concrete.**
 - **Coloured concrete (oxide finishes).**
 - **Pavers or textured concrete.**
 - **Plain grey concrete driveways are not permitted.**



Exposed aggregate



Coloured concrete
(oxide finish)



Pavers

- **Width and placement**
 - The maximum driveway width is **6.0m** for a double garage and **3m** for a single garage at the front boundary.
 - Driveways must be located **at least 500mm from the side boundary** with a **landscaped strip between**.
 - Only **one driveway crossover** per lot is permitted unless specifically approved.
- **Completion requirements**
 - Driveways must be **completed prior to occupancy** of the home.
 - Where a **footpath has been constructed in front of the lot**, the driveway must abut the footpath and **not cut through it**.

V. Landscaping and outdoor areas

Suggested front yard plants

Trees



Blue Cherry



Blueberry Ash



Beach
Acronychia



Beach Birds



Lemon Myrtle



Swamp Paperbark

Shrubs and groundcovers



Beach Cherry



Birds Nest Fern



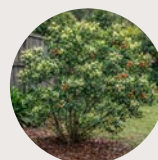
Bottlebrush
Grass Tree



Boobialla



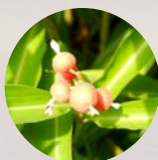
Coastal Canthium



Coastal Wattle



Dwarf Ginger



Guinea Flower



Native Ginger



Out-Leaf Daisy



Dwarf Flax Lily



Hop Goodenia



Kangaroo Grass



Trailing Pratia



Scaevola



Ruby Saltbush



Pigface



Kangaroo Grass

(Refer to Appendix D in the appendices for Novella Waters front yard species list)

5.1 General landscaping requirements

- Landscaping at **Novella Waters** is a key component in ensuring a cohesive, high-quality streetscape that complements the **coastal environment**.
- A **minimum of 54% of the development** is dedicated to **green spaces, conservation areas and riverfront access**, making landscaping a vital part of the community's identity.
- Landscaping should focus on **drought-tolerant, low-maintenance plant species**, with an emphasis on **native and subtropical plantings**.
- Hardscaping elements, such as **retaining walls, pathways and alfresco areas**, must integrate seamlessly with the home design and natural surroundings.
- Landscaping must be **completed within 3 months** of receiving a **Certificate of Occupancy**.

5.2 Front garden landscaping

The **front garden must include a mix of trees, shrubs and soft landscaping** to enhance the streetscape.

• Minimum Requirements

- **60% of the front garden** must consist of **soft landscaping**, including turf, garden beds and trees.
- A **minimum of four plants** (1m height at planting) must be included in the front garden.
- **Impermeable hard surface areas** (driveways, pathways, courtyards) must not exceed **40% of the front garden**.
- Artificial turf is **not permitted** in areas visible from street frontages.
- Decorative gravel or stone elements should **not exceed 10%** of the total front garden area.
- Pathways must be constructed from **concrete pavers, exposed aggregate or natural stone**.

Acceptable letterboxes



5.3 Side and rear garden landscaping

- Outdoor living areas should be **landscaped to provide privacy and shade**, integrating natural elements such as **pergolas, planter boxes and climbing greenery**.
- For **corner lots**, landscaping must ensure the **secondary street frontage** is visually appealing, integrating with the **front garden landscaping**.

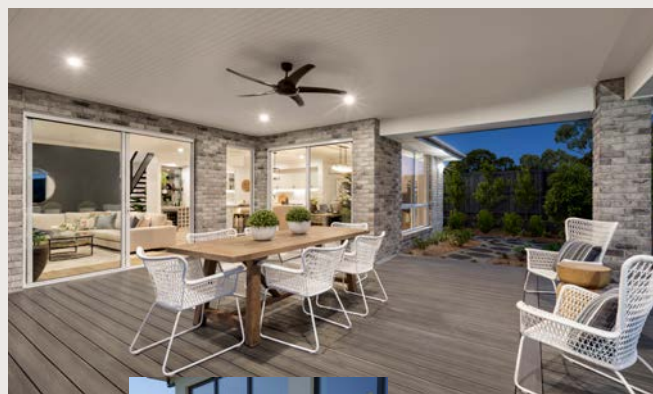
5.4 Outdoor living areas and structures

- Patios, pergolas and alfresco areas** should be designed as **functional extensions** of the home, enhancing indoor-outdoor living.
- Pools and spas must be located to **minimise impacts on neighbouring properties** and must comply with **Queensland pool fencing regulations**.

5.5 Owner constructed retaining walls and level changes

- Prior to commencing construction, **all retaining wall plans are to be submitted and approved by the NWDRP**.
- Retaining walls should be constructed from **masonry, stone or textured blockwork** and must complement the home's exterior.
- Maximum height:**
 - 600mm for retaining walls visible from the street.**
 - Up to **1200mm if terraced**, with a **500mm garden bed between levels**.
 - Timber retaining walls are not permitted.
 - Retaining walls within public view must be **textured, rendered or feature a decorative finish**.

Alfresco areas



Retaining wall



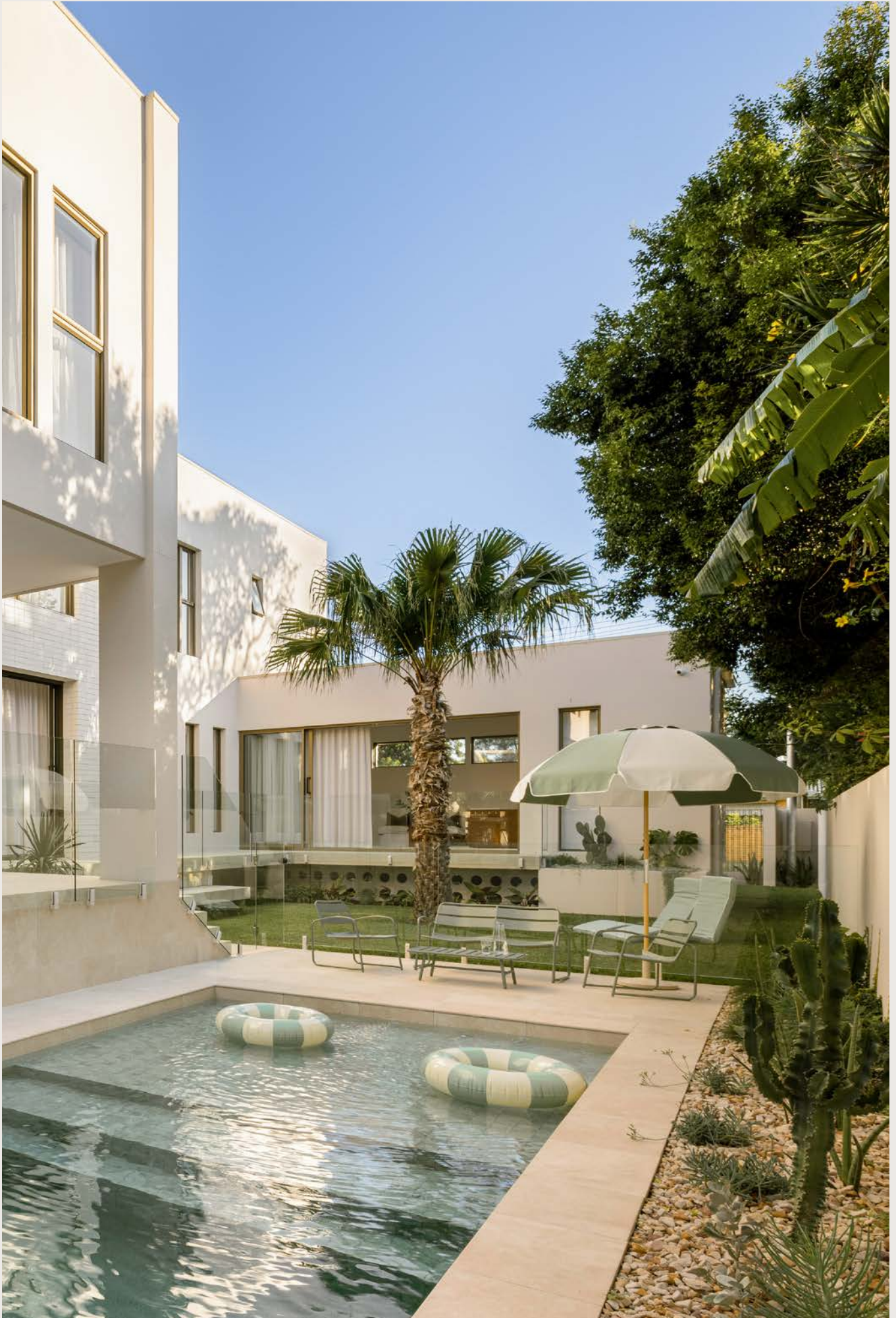
Screening and privacy

5.6 Screening and privacy elements

- Bins, air conditioning units and pool pumps must be **screened from public view** using fencing or mature planting.
- Side garden access pathways must be **paved** and should integrate **low-height planting** to improve aesthetic appeal.
- Screening elements, such as **timber or metal battens, climbing plants or privacy walls**, should be incorporated where necessary to create separation between dwellings.

5.7 Sustainability and water efficiency

- All homes should integrate **sustainable landscaping principles** to reduce water consumption and improve energy efficiency.
- Recommended **sustainability initiatives** include:
 - Drought-resistant native plants** to reduce irrigation needs.
 - Mulching and drip irrigation systems** for water conservation.
 - Rainwater harvesting** through tanks that supply garden irrigation.
 - Strategic tree planting** to provide shade and reduce heat absorption.



VI. Ancillary structures and services

6.1 General requirements

- All ancillary structures must be **complementary to the dwelling** in terms of **materials, colours and design**.
- Placement of ancillary structures must **minimise visual impact** from the street and neighbouring properties.
- Structures must be **fully installed and completed** before the home is occupied.

6.2 Sheds and storage structures

- **Maximum size:** Sheds and storage structures must not exceed **10m²** in floor area and **2.5m** in height.
- **Location:** Must be placed at the **rear or side of the lot** and not be visible from the street.
- **Materials & colours:** Must be **Colorbond or painted timber** and **match the home's colour scheme** (refer to **Appendix B**).
- **Not permitted:** Galvanised or reflective metal sheds, second-hand structures or makeshift storage units.

6.3 Clotheslines and drying areas

- Clotheslines must be located in a **side or rear garden** and **screened from public view**.
- Retractable or fold-down clotheslines are recommended to **reduce visual impact**.

6.4 Water tanks, solar panels and battery storage panels

- **Rainwater tanks**
 - Must be **located at the rear or side** of the home.
 - Tanks must be a **neutral colour** that complements the dwelling.
 - Above-ground tanks must be **screened with fencing or landscaping**.
- **Solar panels**
 - Must be integrated into the **roof design**, installed at a low profile and preferably positioned **away from the primary street frontage**.
- **Battery storage panels**
 - Battery storage panels must be located within a garage or otherwise appropriately screened so they are not visible from public view.

6.5 Air conditioners and hot water systems

- Must be **located at ground level** and **screened from street and neighbour views**.
- Roof-mounted air conditioning units are **not permitted** unless integrated into the roof design and concealed from public view.
- **Heat pump and hot water systems** must be placed in **non-prominent** locations and screened with landscaping or fencing.





6.6 Pool equipment and filtration systems

- Pool pumps and filtration equipment must be located at the **rear or side of the home** and **not visible from the street**.
- Equipment should be **enclosed within a low-noise, ventilated structure** or screened.
- Pool fencing must comply with **Queensland pool safety regulations** and be **integrated with the landscape design**.

6.7 TV antennas, satellite dishes and communication services

- **TV antennas and satellite dishes are not permitted.**
- Novella Waters is an **NBN-ready community** and all homes must be pre-wired for **broadband internet, telephone and TV services**.
- **External cabling must be concealed** within walls or underground.

6.8 Garbage bins and storage areas

- **Garbage and recycling bins** must be stored in a designated **side or rear location**.
- Bins must be **screened from public view**.
- Residents must ensure **bins are only placed on the kerbside for collection and removed promptly afterwards**.



VII. Construction and compliance requirements

7.1 General construction requirements

- All construction must comply with **Gold Coast City Council regulations**, the **Queensland Development Code (QDC)**, and the **Building Code of Australia (BCA)**.
- Home construction must **commence within 12 months** of land settlement.
- Construction must be **completed within 12 months** from commencement.
- Any variations from the approved **Novella Waters Design Covenants** must be **submitted for review and approval** before implementation.



Photo courtesy of Arli Homes

VIII. Sustainability and smart living

Novella Waters is committed to encouraging **sustainable design and smart living solutions**, ensuring that homes within the community are **energy-efficient, environmentally responsible and future-ready**. These guidelines promote sustainable building practices, encourage resource conservation and integrate smart home technologies to enhance the comfort and efficiency of modern living.

8.1 Sustainable building design

- Homes must achieve a **minimum 7-star energy efficiency rating** under the **Nationwide House Energy Rating Scheme**.
- **Passive solar design** principles should be incorporated, including:
 - Maximising **north-facing windows** for natural light and heat retention in winter.
 - Minimising east and west-facing windows to reduce heat gain in summer.
 - Using **eaves, awnings and shading devices** to regulate indoor temperatures.
 - Considered use of **thermal mass** to regulate indoor temperatures and reduce the need for artificial heating and cooling.

8.2 Energy efficiency and renewable energy

- **Solar power:** Homes are encouraged to install **solar photovoltaic (PV) systems**, with a minimum **3kW system** recommended for energy independence.
- **Solar hot water:** Homes are encouraged to incorporate **solar hot water systems or energy-efficient heat pump systems** to reduce electricity consumption.
- **Energy-efficient appliances:** All appliances must meet a **minimum 4-star energy rating** (where applicable).
- **LED lighting:** All homes must utilise **LED or energy-efficient lighting** for indoor and outdoor applications.
- **Smart home energy management:** Homeowners are encouraged to integrate **smart meters, programmable thermostats and energy monitoring systems** to optimise energy usage.

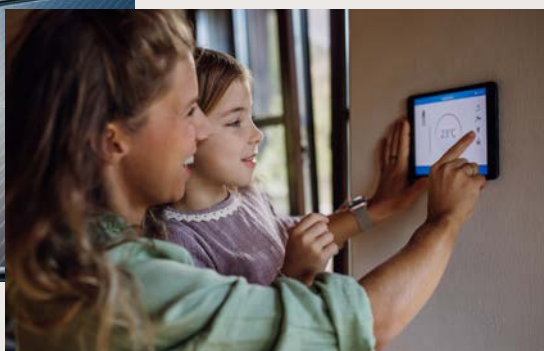


Courtesy Fowler homes



8.3 Water conservation and sustainable landscaping

- **Rainwater harvesting**
 - Homes are encouraged to install a **minimum 2,000L rainwater tank** for garden irrigation, toilets and laundry use.
 - Rainwater tanks must be **positioned discreetly** and finished in colours that complement the home's exterior.
- **Water-efficient fixtures**
 - All homes must incorporate **water-efficient tapware, toilets and showerheads** (minimum **4-star WELS** rating).
- **Sustainable landscaping**
 - Gardens are encouraged to include **drought-tolerant native and subtropical plant species** to reduce irrigation needs.
 - Drip irrigation and moisture-sensing watering systems are recommended for **efficient water use**.
 - **Artificial turf is not permitted** in front gardens but may be considered in rear gardens for **low-maintenance spaces**.



A greener future for Novella Waters

By encouraging **sustainable design principles and smart technology**, homes in **Novella Waters** will contribute to a **more resilient, energy-efficient and future-ready community**. These measures **reduce environmental impact and lower utility costs** ensuring that Novella Waters remains a benchmark for **sustainable living on the Gold Coast**.

8.4 Smart technology integration

- **Smart home automation**
Homeowners are encouraged to integrate **smart lighting, climate control and security systems** to improve efficiency and convenience.
- **Electric vehicle (EV) charging**
 - Homes are encouraged to be pre-wired for **EV charging stations** to accommodate future electric vehicle needs.
 - Where possible, **garage designs should allow for future EV charging infrastructure**.
- **Smart irrigation systems**
Gardens should incorporate **weather-responsive irrigation** to optimise water usage based on climate conditions.
- **Home battery storage**
Residents investing in **solar energy** are encouraged to install **home battery systems** to store excess solar power and reduce reliance on the grid.

8.5 Waste reduction and recycling

- **Construction waste management**
 - Builders are encouraged to recycle **construction waste**, including timber, concrete and metal.
 - Waste bins must be **covered to prevent windblown litter** and placed within the property boundary.
- **Household waste and recycling**
 - Homes must include **dedicated storage areas** for general waste, recycling and green waste bins.
 - **Composting bins or worm farms** are encouraged for organic waste reduction.
- **Sustainable materials**
 - The use of **recycled and locally sourced materials** in construction is encouraged to minimise the environmental footprint.
 - **Low VOC (volatile organic compound) paints, adhesives and finishes** should be used to improve indoor air quality.





IX. Appendices

Appendix A

Builder submission checklist

Your application must include:

- ✓ **Site plan** (1:200 scale)
Showing lot boundaries, setbacks, retaining walls, siting, site coverage and driveway / path placement.
- ✓ **Floor plans** (1:100 scale)
Showing room layouts and dimensions.
- ✓ **Elevations** (1:100 scale)
Showing the front, side and rear views, including roof pitch and external materials.
- ✓ **Landscape plan**
Detailing plant selections, fencing, letterbox, sheds, pools and hardscape elements.
- ✓ **External colour and material schedule**
Specifying all external finishes (walls, roofing, windows, doors).



Artist impression

Builder submission checklist

To be completed by the builder and submitted with the design application.

This checklist ensures that all required documents and design elements comply with the Novella Waters Design Guidelines before submission to the Novella Waters Design Review Panel (NWD RP). Failure to provide all necessary documentation may result in delays.

1. General application details

Lot Number	
Street Address	
Builder Name	
Contact Details	
Owner's Name	
Date of Submission	

2. Required plans and documentation

☐ **Site plan (1:200 scale)** – including:

- Lot boundaries and setbacks.
- Siting of the dwelling.
- Retaining walls (if applicable).
- Driveway and pathway placement.
- Site coverage calculation.

☐ **Floor plans (1:100 scale)** – showing:

- Room layouts and dimensions.
- Outdoor living areas.

☐ **Elevations (1:100 scale)** – showing:

- Front, side and rear views.
- Roof pitch and external materials.
- Eaves dimensions.

☐ **Roof plan** – indicating:

- Roof style, materials and pitch.
- Solar panel placement (if applicable).

☐ **Landscape plan (1:100 scale)** – including:

- Plant selections and garden beds.
- Turf and soft landscaping areas.
- Fencing details (location, height, materials).
- Hardscaping elements (driveways, pathways, retaining walls).
- Letterbox placement.

☐ **External colour and material schedule** – specifying:

- Walls, roofing, gutters, fascia, window trims and doors.
- Feature materials (stone, timber, render, etc.).
- Garage door finish and colour (must comply with Appendix B).

☐ **Fencing plan** – indicating:

- Type and height of fencing for all boundaries.
- Compliance with Colorbond-only fencing as per guidelines.
- Transparency requirements for front and park-adjacent fences.

☐ **Sustainability and smart living compliance** – including:

- Energy-efficient appliances (minimum 4-star rating).
- Solar PV system (recommended 3kW minimum).
- Water-efficient fixtures (4-star WELS rating minimum).
- Electric vehicle (EV) charging pre-wiring (recommended).

☐ **Ancillary structures and services placement plan** – showing:

- Shed placement (must be at rear or side, max 10m²).
- Clothesline location (must not be visible from the street).
- Water tanks (must be screened from public view).
- Air conditioning units (must be at ground level and screened).
- Pool pumps and filtration equipment (must be enclosed).
- Bin storage area (must be screened).

☐ **Construction compliance statement** – confirming:

- Construction will commence within 12 months of lot settlement.
- Construction will be completed within 12 months of commencement.
- Builders will ensure site cleanliness and sediment control.
- All public infrastructure (trees, pathways, roads) will be protected.

☐ **Final inspection and approval acknowledgement**

- Landscaping and fencing will be completed within 3 months of occupancy.
- The home will be subject to final compliance inspection by the NWD RP.

Builder declaration

I confirm that the submitted plans and documents comply with the Novella Waters Design Guidelines and acknowledge that any variations from the approved guidelines must be resubmitted for review.

Builder signature:

Date:

This checklist must be fully completed and included in the submission package. Incomplete applications will not be processed.

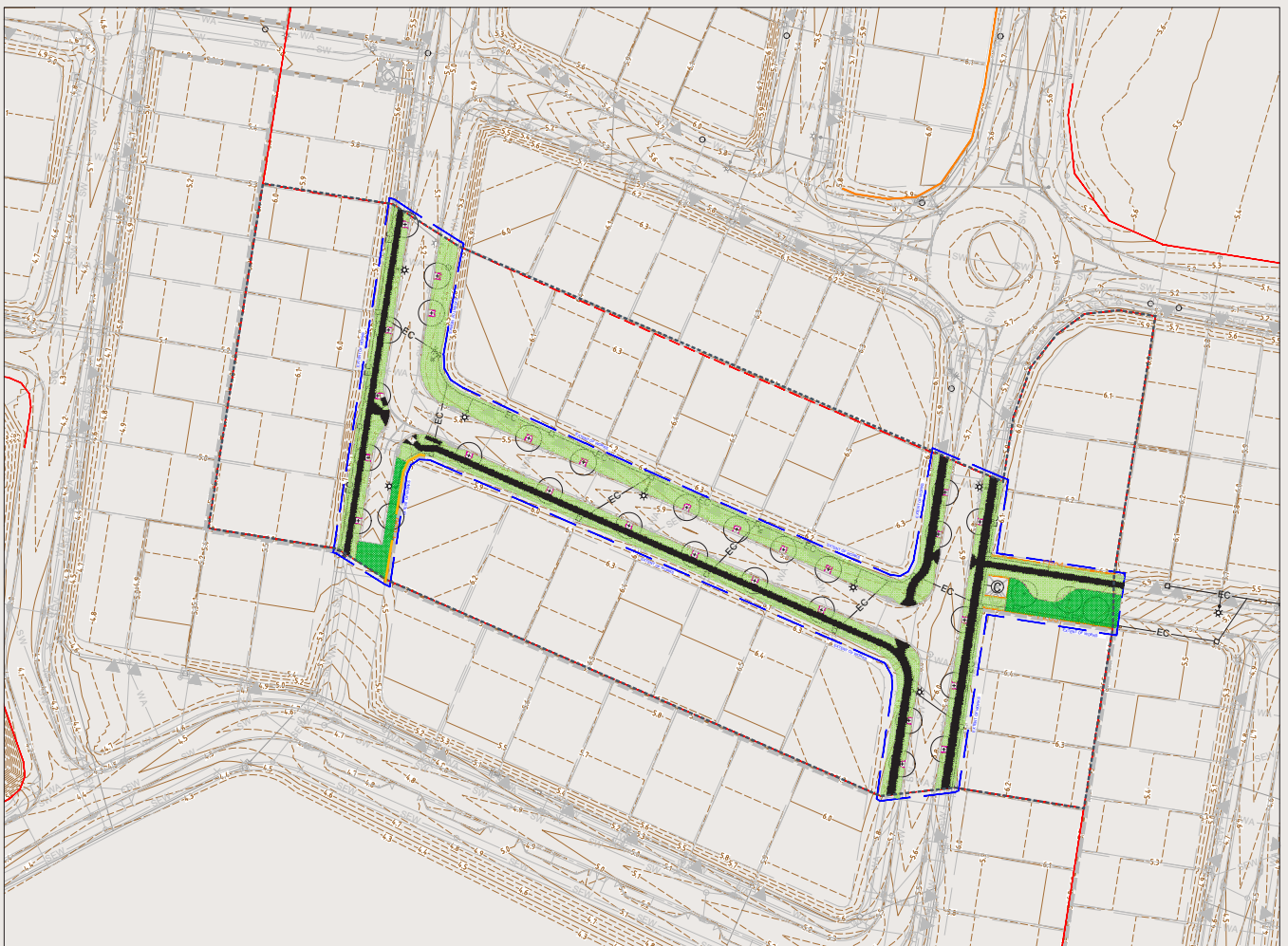
For inquiries or submission assistance, contact:

NWDRP@oliverhume.com.au

Appendix B

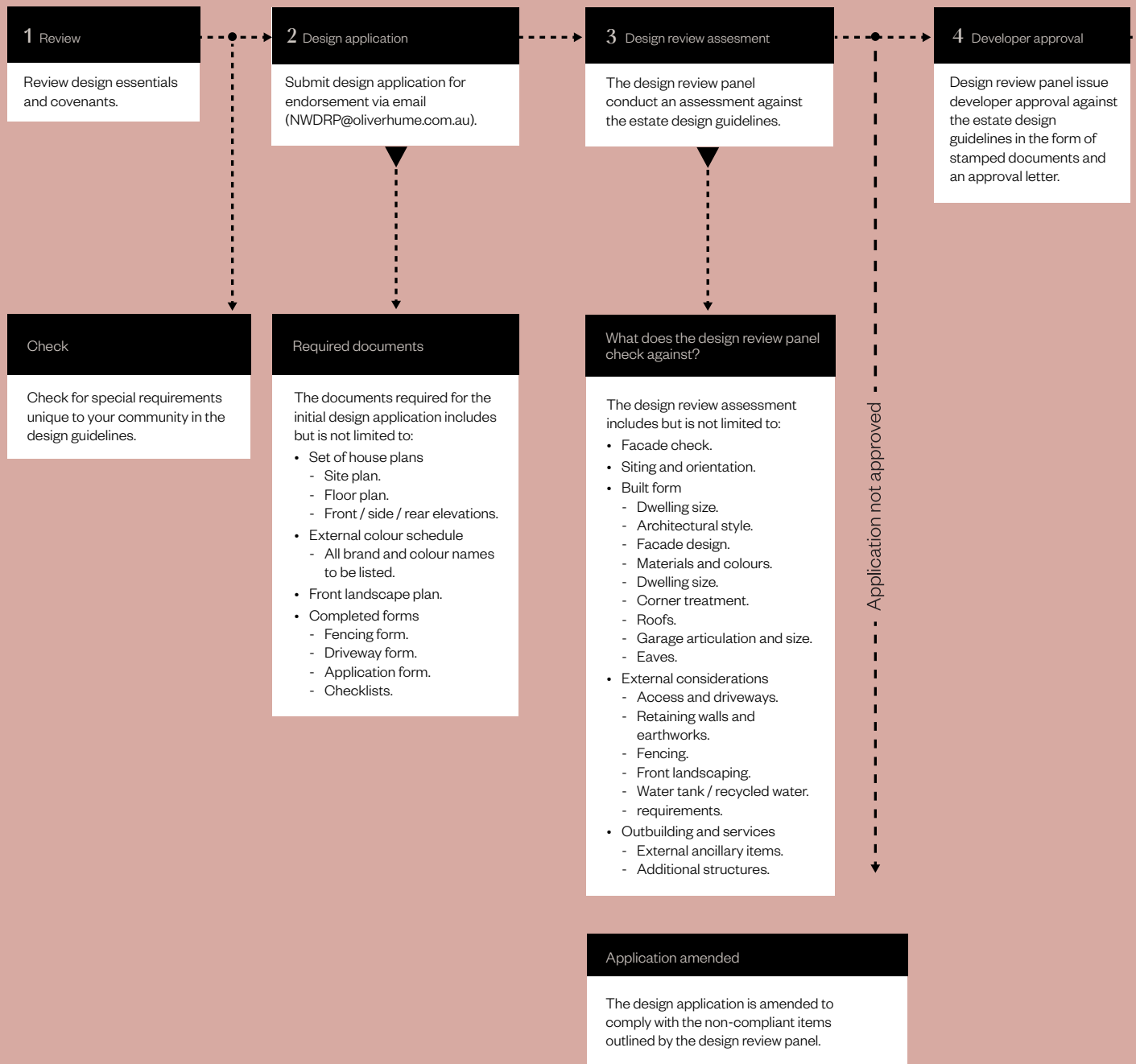
Specific fencing and extra controls – masterplan

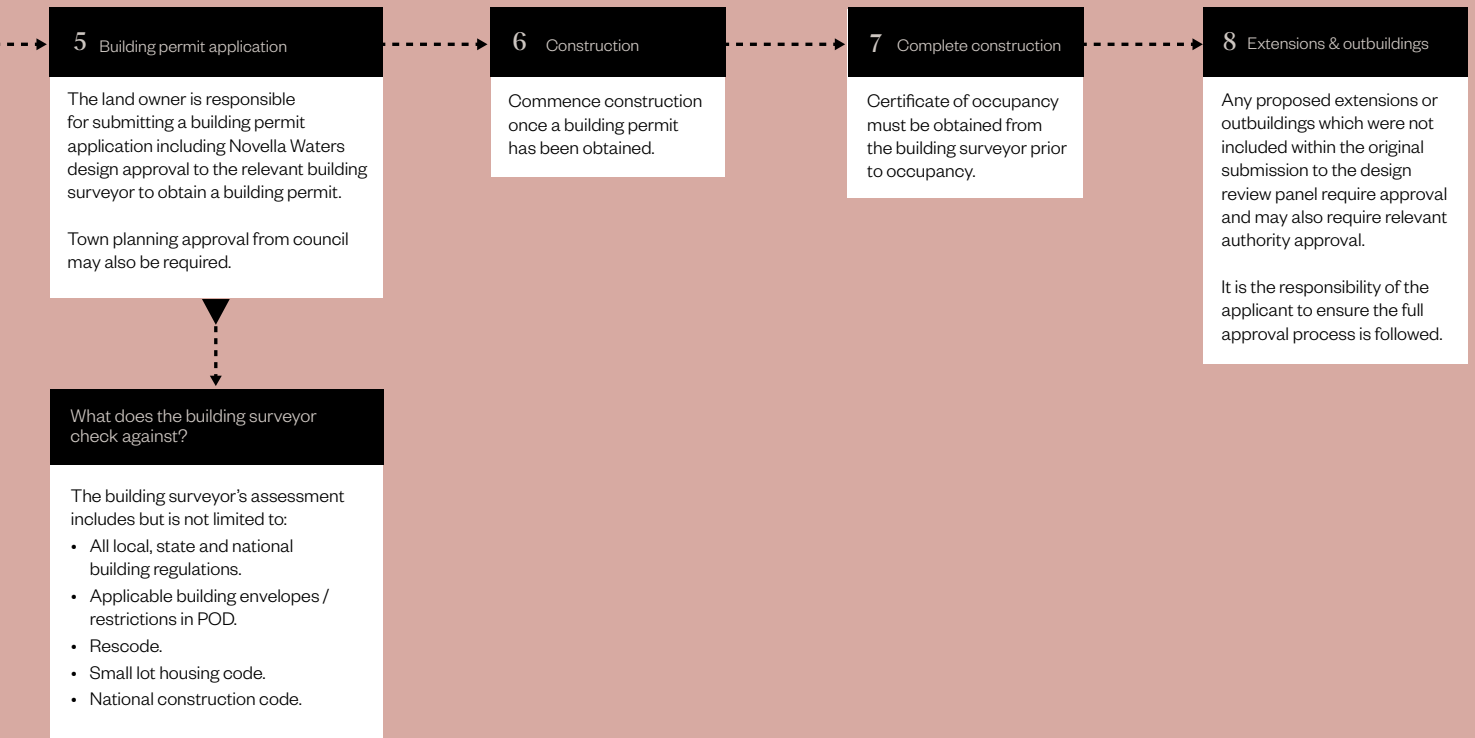
- Developer fencing
- Stage 2 boundary



Appendix C

Process flow chart





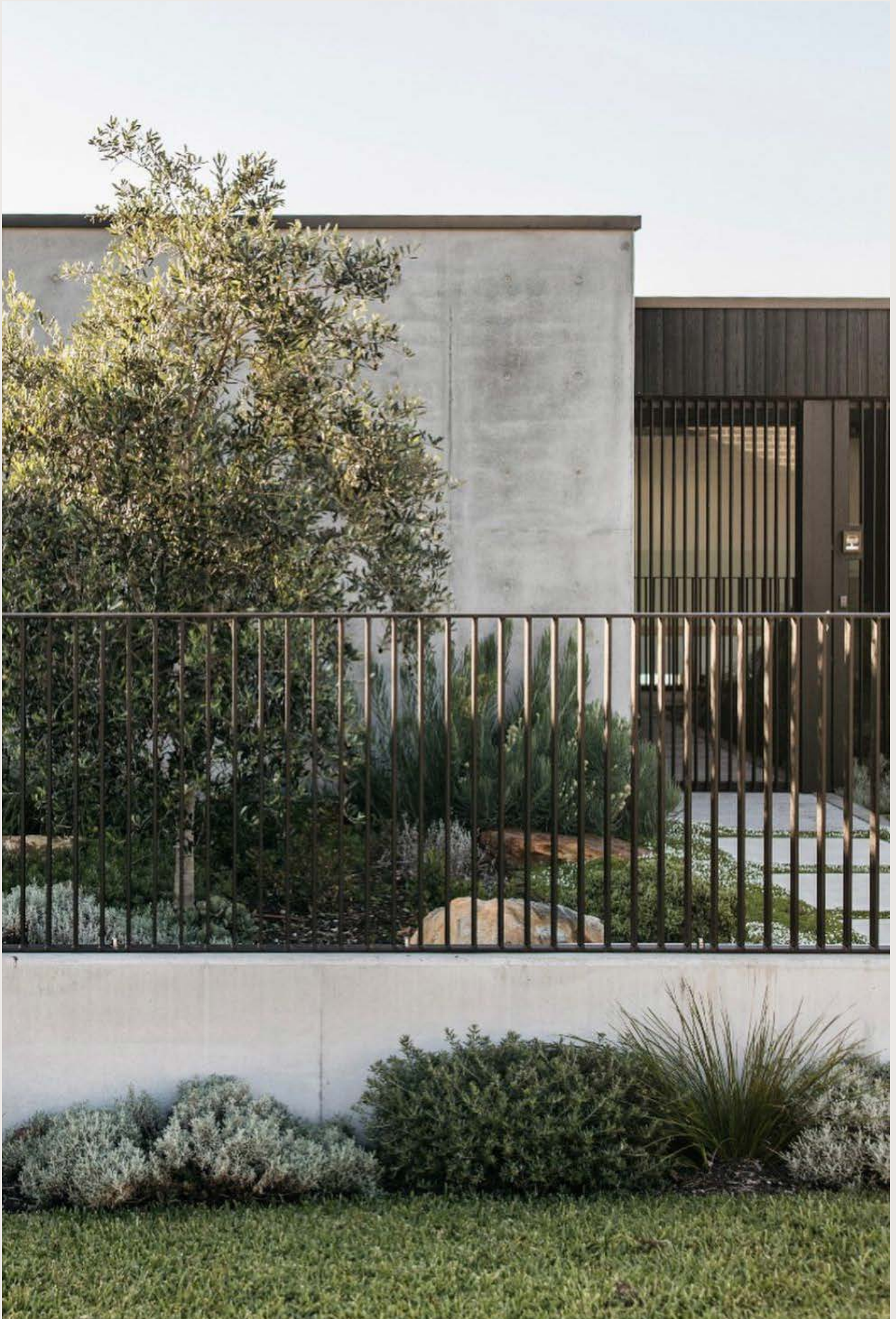
Appendix D

Novella Waters front yard plant species

Trees		
Aomena hemilamprea	Broad-leaved Lilly Pilly	Acronychia imperforata
Beach Archonochia	Alectryon coriaceus	Beach Bird's Eye
Backhousia citriodora	Lemon Myrtle	Banksia integrifolia
Coast Banksia	Elaeocarpus eumundi	Eumundi Quandong
Elaeocarpus reticulatus	Blueberry Ash	Harpullia hilli
Blunt-leaved Tulipwood	Melaleuca ericifolia	Swamp Paperbark
Melicope elleryana	Pink Doughwood	Syzygium oleosum
Blue Cherry	Tristaniopsis laurina	Water Gum

Shrubs and Groundcovers		
Acacia sophorae	Coastal Wattle	Alpinia mutica
Dwarf Ginger	Alpinia caerulea	Native Ginger
Asplenium australasicum	Birds Nest Fern	Banksia aemula
Wallum Banksia	Banksia robur	Swamp Banksia
Brachyscome multifida	Cut-Leaf Daisy	Crinum pedunculatum
Swamp Lily	Cyclophyllum coprosmoides	Coastal Canthium
Enchylaena tomentosa	Ruby Saltbush	Eugenia reinwardtiana
Beach Cherry	Carissa macrocarpa	Natal Plum
Hakea actites	Mulloy Needle Bush	Hibbertia scandens
Guinea Flower	Hymenocallis speciosa	Broad-Leafed Spider Lily
Melaleuca pachyphylla	Wallum Bottlebrush	Myoporum acuminatum
Mangrove Boobialla	Leptospermum polygalifolium	Wild May
Westringia fruticosa 'Zena'	Coastal Rosemary	Xanthorrhoea macronema
Bottle Brush Grass Tree	Caprobrotus glaucescens	Pigface
Casuarina glauca 'Cousin It'	Cousin It	Dianella caerulea
Dwarf Flax Lily	Goodenia ovata	Hop Goodenia
Pennisetum alopecuroides 'Nafrav'	Native Fountain Grass	Pratia pedunculata
Trailing Pratia	Philotheca mvoporoides	Wax Flower
Scaevola calendulacea	Scented Fan Flower	Themeda triandra
Kanqaroo Grass	Xerochrsum bracteatum	Golden Everlasting Daisy

Turf		
Zoysia Empire	Sir Walter Buffalo	Queensland Blue Couch
Microlaena stipoides	Zoysia Nara	



Appendix E

Plan of Development (POD)

Contents of 78 Beattie Road, Plan of Development

Part 1 Introduction

- 1.1 Preliminary**
- 1.2 Development Intent**
- 1.3 Purpose and Structure**
- 1.4 Definitions**
- 1.5 Application**
- 1.6 Interpretation**

Part 2 Tables of Assessment

- 2.1 Preliminary**
- 2.2 Reading the Tables of Assessment**
- 2.3 Determining Categories of Development and Categories of Assessment for Assessable Development**
- 2.4 Tables of Assessment**
 - 2.4.1 Table of assessment – Material change of use
 - 2.4.2 Table of assessment – Reconfiguring a lot
 - 2.4.3 Table of assessment – Building work
 - 2.4.4 Table of assessment – Operational work
 - 2.4.5 Table of assessment – Overlays

Part 3 Plan of Development Codes and Provisions

- 3.1 Preliminary**
- 3.2 City Plan Use Codes**
- 3.3 City Plan Development Codes**
- 3.4 City Plan Overlay Codes**
- 3.5 City Plan Codes – Not Applicable**
- 3.6 City Plan Local Government Infrastructure Plan**

Part 4 78 Beattie Road Development Code

- 4.1 Application**
- 4.2 Purpose**
- 4.3 Specific benchmarks for assessment**

PART A ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

PART B - ASSESSABLE DEVELOPMENT BENCHMARKS

Part 5 78 Beattie Road Plan of Development Maps

Map 1 – Development Footprint

Map 2 – Precinct Map

Map 3 – Density and Building Height

Map 4 – Road Hierarchy and Access

Map 5 – Active Transport

Map 6 – Open Space

Map 7 – Staging Plan

Map 8 – Indicative Subdivision Layout

Part 1 Introduction

1.1 Preliminary

The 78 Beattie Road Plan of Development (**Plan of Development**) supports the Preliminary Approval that includes a Variation Request affecting the *City Plan 2016 Version 4 (City Plan)* in accordance Section 61 of the *Planning Act 2016 (Planning Act)*.

The Plan of Development guides the development of a master planned community named 78 Beattie Road which includes residential development ranging in low to medium density and a neighbourhood centre.

The Development Plan involves one (1) allotment being 78 Beattie Road, Coomera, described as Lot 50 on SP214550. The 78 Beattie Road Plan of Development Area (**Plan Area**) is illustrated on **Map 1 – Development Footprint**.

1.2 Development Intent

The Plan of Development establishes urban development at a supported scale and density, whilst providing expansive open space and recreation opportunities available to the local community.

The Plan of Development allows for the provision of a range of residential activities, including dwelling house, dual occupancy, multiple dwelling and retirement facility. The master planned community allows for a range of dwelling options to provide variety and service the housing need within Coomera.

The neighbourhood centre is located at the Beattie Road frontage of the site to provide the day-to-day goods and services. The centre will offer convenience-style business activities to service the master planned community as well as the immediate surrounding neighbourhood. It is envisioned that the business activities will aid in the creation of a vibrant neighbourhood centre, providing activation and a safe, and pedestrian-focused environment.

The Plan of Development also recognises the open space and recreational potential that adjoins the Coomera River and seeks the creation of an extensive recreational offering and open space for the community.

The proposed precincts of the Plan of Development include:

- Medium Density Residential Precinct;
- Neighbourhood Centre Precinct; and
- Open Space Precinct.

Reference is made to **Map 2 – Precinct Map** which illustrates the precinct applicable to the Plan Area.

1.3 Purpose and Structure

1. The purpose of the Plan of Development is to provide detailed planning provisions for the future development of the site. The Plan of Development is comprised of the following elements:
 - a) Part 2 - Tables of Assessment;
 - b) Part 3 – Plan of Development Codes;
 - c) Part 4 – 78 Beattie Road Development Code; and
 - d) Part 5 – 78 Beattie Road Plan of Development Maps.
2. The provisions of the Plan of Development form part of the Preliminary Approval that includes a Variation Request to vary the effect of the City Plan in accordance with section 61 of Planning Act.
3. The Plan of Development varies the requirements of the City Plan. The applicability of codes contained within City Plan have been specified in Part 2 Tables of Assessment.
4. The Plan of Development has generally been prepared in accordance with the style and format of the City Plan.

1.4 Definitions

1. For the purpose of the Plan of Development, references to use definitions, clustering of use definitions and administrative definitions are consistent with Schedule 1 of the City Plan.
2. For clarity, the Definitions hierarchy set out in Section 1.2.1 of City Plan applies.

1.5 Application

1. This Plan of Development applies to all assessable development located within the Plan Area, as indicated in **Map 1 – Development Footprint**.
2. The tables of assessment included as Part 2 identify the category of assessment for development within the Plan Area.
3. The codes that may be relevant to the assessment of development in this Plan Area are listed in Part 2.
4. Where City Plan codes are identified as relevant assessment criteria, the relevant version applicable is the City Plan, as defined in Section 1.1.

1.6 Interpretation

1. The Interpretation provisions set out in Section 1.2 of City Plan apply.
2. To remove any doubt, if any inconsistency exists between the provisions of the Plan of Development and the City Plan, the provisions of the Plan of Development prevail to the extent of the inconsistency.
3. In the absence of any equivalent provision within the Plan of Development, the provisions of the City Plan prevail.
4. The hierarchy of assessment benchmarks set out in Section 1.4 of City Plan applies. For the purposes of applying Section 1.4 to the Plan of Development, the 78 Beattie Road Development Code is equivalent to a zone code.
5. The local government administrative matters set out in Section 1.6 of City Plan apply, including but not limited to the aspects relating to a Temporary use.
6. For the purposes of development trunk infrastructure, City Plan Part 4 Local Government Infrastructure Plan version 9 will apply to future applications where development trunk infrastructure is proposed.

Part 2 Tables of Assessment

2.1 Preliminary

The tables in this part identify the category of development, the category of assessment and assessment benchmarks for assessable development within the Plan Area.

2.2 Reading the Tables of Assessment

Section 5.2 of City Plan applies in relation to reading the tables of assessment.

The tables identify the following:

1. Development that is accepted development, that may or may not be subject to requirements or assessable development subject to code or impact assessment;
2. The category of assessment for development within:
 - a) The subject site of the Plan of Development;
 - b) A precinct of the Plan of Development; and
 - c) An overlay (where applicable).
3. The assessment benchmarks for development, including:
 - a) 78 Beattie Road Development Code; and
 - b) Any applicable codes under the City Plan. Generally including:
 - i. Use codes;
 - ii. Other development codes;
 - iii. Overlay codes; and
 - iv. Any other applicable code/s as shown within the assessment benchmarks column.
 - c) City Plan Part 4 Local Government Infrastructure Plan;
 - d) Schedule 6 City Plan Policy 6.9 Land Development Guidelines; and
 - e) Schedule 6 City Plan Policy 6.10 Landscape Work.

2.3 Determining Categories of Development and Categories of Assessment for Assessable Development

The process for determining a category of development and category of assessment is:

1. For Material Change of Use, establish the use by reference to the use definitions within Schedule 1 – Definitions of the City Plan.
2. For all development, identify the:
 - a) Relevant precinct, by reference to **Map 2 – Precinct Map**;
 - b) Relevant overlay(s) (if applicable), by reference to the overlay mapping in the City Plan.
3. Determine the category of development and category of assessment by reference to the tables in section 2.4 Tables of Assessment.
4. In addition to the process outlined above, the matters set out in Section 5.3 of City Plan also apply.

2.4 Tables of Assessment

The following tables identify the applicable category of assessment within the Plan Area for making a Material Change of Use, Building Work, Reconfiguring a Lot and Operational Work.

2.4.1 Table of assessment – Material change of use

The following tables identify the categories of development and assessment for development in a precinct for making a material change of use.

They also identify assessment benchmarks for assessable development.

For accepted development subject to requirements, the table identifies applicable codes which include required outcomes the development must meet in order to remain accepted. If no codes are listed in the assessment benchmarks and required outcomes column for development, this means that there are no required outcomes for the development to meet.

Other tables in this part may affect the category of development or category of assessment for a particular development or identify additional assessment benchmarks or required outcomes for accepted development.

Table 2.4.1 Table of assessment – Material change of use – Medium density residential precinct

Activity group	Uses	Assessment benchmarks and required outcomes
All activities	Impact assessment	
	Height	78 Beattie Road Development Code City Plan Strategic Framework Any other relevant code or provision within Part 3 herein
	If involving building work and height exceeds the height identified on the Map 3 –Density and Building Height .	
	Density	
	for all other uses other than: (a) Dwelling house; (b) Secondary dwelling; or (c) Residential care facility; If density exceeds the density identified on the Map 3 – Density and Building Height .	
Business activities	Accepted subject to requirements	
	Sales office	78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein Sales office code
Community activities	Code assessment	
	Community use	78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein Commercial design code

Activity group	Uses	Assessment benchmarks and required outcomes
Recreation and environmental activities	Accepted	
	Park if: a) not including lighting; or b) including only pedestrian lighting	Any overlay code listed in Part 3.4 herein triggered by an overlay map
	Accepted subject to requirements	
	Park n.e.i	78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein
Residential activities	Accepted	
	Home based business if home based child care	Any overlay code listed in Part 3.4 herein triggered by an overlay map
	Accepted subject to requirements	
	Dual occupancy Dwelling house n.e.i Dwelling house if: a) involving a secondary dwelling with a GFA not exceeding 80m ² Home based business n.e.i Rooming accommodation if: a) accommodating no more than four unrelated people; and b) in existing building and either involving no building work or minor building work	78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein Multiple accommodation code Dual occupancy code Home based business code Secondary dwelling code
	Code assessment	
	Dwelling house if involving a secondary dwelling with a GFA exceeding 80m ² Dwelling unit Multiple dwelling Residential care facility Retirement facility	78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein Dwelling unit code Multiple accommodation code
	Impact assessment	
	Rooming accommodation n.e.i	78 Beattie Road Development Code City Plan Strategic Framework Any other relevant code or provision within Part 3 herein Multiple accommodation code
	Accepted	
	Permanent plantation	Any overlay code listed in Part 3.4 herein triggered by an overlay map
Rural activities	Accepted	
	Permanent plantation	Any overlay code listed in Part 3.4 herein triggered by an overlay map

Activity group	Uses	Assessment benchmarks and required outcomes
	Cropping	
Tourism and entertainment activities	Impact assessment	
	Short-term accommodation	78 Beattie Road Development Code City Plan Strategic Framework Any other relevant code or provision within Part 3 herein Multiple accommodation code
Uses		Assessment Benchmarks
Impact assessment		
Any use listed in this table and not meeting the description listed in the use column Any other use not listed in this table Any other undefined use		78 Beattie Road Development Code City Plan Strategic Framework Any other relevant code or provision within Part 3 herein

Table 2.4.2 Table of assessment – Material change of use – Neighbourhood centre precinct

Activity Group	Uses	Assessment benchmarks and required outcomes
All activities	Impact assessment	
	Height	78 Beattie Road Development Code
	Any use or any building work where building height is equal to or greater than 15 metres, 3 storeys as identified on Map 3 – Density and Building Height map. Note: No change to the categories of development and assessment applies to freestanding telecommunication towers	City Plan Strategic Framework Any other relevant code or provision within Part 3 herein
	Impact assessment	
	Density	78 Beattie Road Development Code
	Any use with a gross floor area greater than 250m ² .	City Plan Strategic Framework Any other relevant code or provision within Part 3 herein
Business activities	Accepted subject to requirements	
	The following uses if establishing in an existing non-residential premises and either; involving no building work (other than an internal fitout); or involving only minor building work: a) Food and drink outlet if GFA of any single outlet does not exceed 250m² Involving: i. no consumption of alcohol; or ii. consumption of alcohol between the hours of 10am and 10pm b) Health care services if GFA of the use does not exceed 250m² ; c) Office if not a real estate agency or a call centre and if GFA of the use does not exceed 250m² ; d) Shop if GFA of any single shop does not exceed 250m² e) Showroom if GFA of the use does not exceed 250m² f) Community use if GFA of the use does not exceed 250m² and if establishing in an existing non-residential premises; and (i) Involving no building work (other than an internal fit-out); or (ii) Involving only minor building work Sales office if GFA of the use does not exceed 250m²	78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein Commercial design code Sales office code

Activity Group	Uses	Assessment benchmarks and required outcomes
	Code assessment	
	Child care centre if GFA does not exceed 250m ² Food and drink outlet if: a) not including a drive through facility; and b) not involving consumption of alcohol in external patron areas between 10pm and 10am Health care services n.e.i if GFA does not exceed 250m ² . Office n.e.i if GFA does not exceed 250m ² . Shop if GFA of any single shop does not exceed 250m ² Showroom if GFA of the use does not exceed 250m ² Veterinary services if GFA does not exceed 250m ² .	78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein Child care centre code Commercial design code
	Impact assessment	
	Food and drink outlet n.e.i	78 Beattie Road Development Code City Plan Strategic Framework Any other relevant code or provision within Part 3 herein Commercial design code
Community activities	Code assessment	
	Community use n.e.i Educational establishment (if GFA does not exceed 250m ²) Emergency services	78 Beattie Road Development Code City Plan Strategic Framework Any other relevant code or provision within Part 3 herein Commercial design code
Recreation and environmental activities	Accepted subject to requirements	
	Park	78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein
	Code assessment	

Activity Group	Uses	Assessment benchmarks and required outcomes
	Indoor sport and recreation if GFA of the use does not exceed 250m ²	78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein Commercial design code
Rural Activities	Accepted subject to requirements	
	Permanent plantation	78 Beattie Road Development Code
	Cropping	Any other relevant code or provision within Part 3 herein
Uses		Assessment benchmarks and required outcomes
Accepted subject to requirements		
Any use if Temporary use		78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein Market and temporary use code
Uses		Assessment benchmarks
Impact assessment		
Any use listed in this table and not meeting the description listed in the use column		78 Beattie Road Development Code City Plan Strategic Framework Any other relevant code or provision within Part 3 herein
Any other use not listed in this table		
Any other undefined use		

Table 2.4.3 Table of assessment – Material change of use – Open space precinct

Activity group	Uses	Assessment benchmarks and required outcomes
All activities	Impact assessment	
	Height	78 Beattie Road Development Code
	If involving building work and height exceeds 11.5 metres Note: No change to the categories of development and assessment applies to freestanding telecommunication towers	City Plan Strategic Framework Any other relevant code or provision within Part 3 herein
	Impact assessment	
	Density	78 Beattie Road Development Code
	For all uses, if density exceeds one dwelling per lot	City Plan Strategic Framework Any other relevant code or provision within Part 3 herein
Community facilities	Accepted subject to requirements	
	Community use	78 Beattie Road Development Code
	Emergency services	Any other relevant code or provision within Part 3 herein Commercial design code
Recreation and environmental activities	Accepted subject to requirements	
	Indoor sport and recreation if on designated public land Outdoor sport and recreation if on designated public land Park Outdoor sport and recreation if a non-motorised water sport along Coomera River Frontage	78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein Commercial design code
	Code assessment	
	Outdoor sport and recreation if not a golf course and/or driving range	78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein Commercial design code
	Impact assessment	
	Indoor sport and recreation n.e.i	78 Beattie Road Development Code
	Outdoor sport and recreation n.e.i	City Plan Strategic Framework Any other relevant code or provision within Part 3 herein Commercial design code

Activity group	Uses	Assessment benchmarks and required outcomes
Rural activities	Accepted subject to requirements	
	Cropping	78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein
Tourism and entertainment activities	Code assessment	
	Club if: a) excluding the sale of liquor; or b) involving the sale of liquor up to 25 hours per week	78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein Commercial design code
	Impact assessment	
	Club n.e.i	78 Beattie Road Development Code City Plan Strategic Framework Any other relevant code or provision within Part 3 herein Commercial design code
Transport and infrastructure activities	Accepted subject to requirements	
	Landing if associated with a non-commercial use	78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein
	Impact assessment	
	Landing n.e.i	78 Beattie Road Development Code City Plan Strategic Framework Any other relevant code or provision within Part 3 herein Commercial design code
Uses		Assessment benchmarks and required outcomes
Accepted subject to requirements		
Any use if Temporary use		78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein Market and temporary use code
Activity groups		Assessment benchmarks

Activity group	Uses	Assessment benchmarks and required outcomes
Impact assessment		
Any use listed in this table and not meeting the description listed in the use column		78 Beattie Road Development Code City Plan Strategic Framework Any other relevant code or provision within Part 3 herein
Any other use not listed in this table		
Any other undefined use		

2.4.2 Table of assessment – Reconfiguring a lot

The following table identifies the categories of development and assessment for reconfiguring a lot.

They also identify assessment benchmarks for assessable development.

Other tables in this part may affect the category of development or category of assessment for a particular development, or identify additional assessment benchmarks or required outcomes for accepted development subject to requirements.

The Regulation also categorises some reconfiguration as accepted development (in Schedule 6) or as assessable development (in Schedule 12).

Table 2.4.4 Table of assessment– Reconfiguring a lot – All Precincts

Precinct	Categories of development and assessment	Assessment benchmarks and required outcomes
All Precincts	Code assessment	
	Any reconfiguring a lot that:	78 Beattie Road Development Code
	a) rearranges the boundaries of a lot and results in no additional lots. b) results in no lots with an area less than the minimum lot size identified on the Map 3 –Density and Building Height map.	Any other relevant code or provision within Part 3 herein
	Impact assessment	
	Any reconfiguring a lot that does not meet code assessment criteria	78 Beattie Road Development Code City Plan Strategic Framework Any other relevant code or provision within Part 3 herein

2.4.3 Table of assessment – Building work

Building work is not regulated by this Plan of Development.

2.4.4 Table of assessment – Operational work

The following tables identify the categories of development and assessment for operational work.

They also identify assessment benchmarks for assessable development.

For accepted development subject to requirements, the table identifies applicable codes which include required outcomes the development must meet in order to remain accepted. If no codes are listed in the assessment benchmarks and required outcomes column for development, this means that there are no required outcomes for the development to meet.

Other tables in this part may affect the category of development or category of assessment for a particular development, or identify additional assessment benchmarks or required outcomes for accepted development.

Table 2.4.5 Table of assessment – Operational work – change to ground level

Precinct	Categories of development and assessment	Assessment benchmarks and required outcomes
Medium density residential	Code assessment	
	Operational work – change to ground level that: a) involves excavation or filling associated with a material change of use or reconfiguring a lot; or b) exceeds a volume of 40m ³ of fill or excavation; or c) results in an increase in the depth or height of the ground level or finished design level by more than 1.0 vertical metre	78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein General development provisions code Change to ground level and creation of new waterways code
Neighbourhood centre	Code assessment	
	Operational work – change to ground level that: a) involves excavation or filling associated with a material change of use or reconfiguring a lot; or b) exceeds a volume of 20m ³ of fill or excavation; or c) is within 1.5 metres of site boundary and results in an increase in the depth or height of the ground level or finished design level by more than 1.0 vertical metre	78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein General development provisions code Change to ground level and creation of new waterways code
Open space	Code assessment	
	Operational work – change to ground level that: a) exceeds a volume of 100m ³ of fill or excavation; or b) is within 20 metres of a site boundary	78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein General development provisions code Change to ground level and creation of new waterways code

Table 2.4.6 Table of assessment – Operational work – infrastructure

Precinct	Categories of development and assessment	Assessment benchmarks and required outcomes
All precincts	Code assessment	
	Operational works – infrastructure works associated with the provision of: a) roads; or b) stormwater drainage design and management; or c) street lighting; or d) water supply reticulation; or e) sewerage reticulation; or f) open space and recreation facilities; or g) underground service conduits; or h) reticulated gas; or i) electricity	78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein General development provisions code Change to ground level and creation of new waterways code Works for infrastructure code

Table 2.4.7 Table of assessment – Operational work – landscape works

Precinct	Categories of development and assessment	Assessment benchmarks and required outcomes
All precincts	Accepted	
	Operational works – minor landscape work; or Operational works – landscape works associated with a dwelling house	Any overlay code listed in Part 3.4 herein triggered by an overlay map
	Code assessment	
	Operational works – landscape works	78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein Landscape work code

Table 2.4.8 Table of assessment – Operational work – vegetation clearing

Precinct	Categories of development and assessment	Assessment benchmarks and required outcomes
All precincts	Accepted subject to requirements	
	Operational works – vegetation clearing that results in damage to assessable vegetation	78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein Vegetation management code
	Code assessment	

	Operational works – vegetation clearing that results in damage to assessable vegetation where not identified as a required outcome in Part A of the Vegetation Management Development Code	78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein Vegetation management code
	Impact assessment	
	Results in the removal of, or damage to, vegetation over which Vegetation Protection Order has been made by Council	78 Beattie Road Development Code City Plan Strategic Framework Any other relevant code or provision within Part 3 herein Vegetation management code

Table 2.4.9 Table of assessment – Operational work – vehicle access works

Precinct	Categories of development and assessment	Assessment benchmarks and required outcomes
All precincts	Accepted	
	Operational works – vehicle access works for a vehicular crossing on a State controlled road	
	Accepted subject to requirements	
	Operational works – vehicle access works for the provision of a driveway	78 Beattie Road Development Code Any other relevant code or provision within Part 3 herein
	Operational works – vehicle access works for a vehicular crossing on a Local Government road	Driveways and vehicular crossings code

2.4.5 Table of assessment – Overlays

The following tables identify where an overlay changes the category of development and assessment from that stated in a zone.

They also identify additional assessment benchmarks for assessable development.

For accepted development subject to requirements, the table identifies applicable codes which include required outcomes the development must meet in order to remain accepted. If no codes are listed in the assessment benchmarks and required outcomes column for development, this means that there are no required outcomes for the development to meet.

Other tables in this part may affect the category of development or category of assessment for a particular development, or identify additional assessment benchmarks or required outcomes for accepted development.

Table 2.4.10 Table of assessment – Acid sulfate soils overlay

Development	Categories of development and assessment	Assessment benchmarks and required outcomes
All precincts		
Any Operational work, where the work is proposed on any part of a lot that: a) is identified on the Acid sulfate soils overlay map; and b) has a natural ground level at or below the 20m AHD contour; and c) results in: i. excavating or otherwise removing 100m ³ or more of soil or sediment on land at or below the 5m AHD contour; or ii. filling of land involving 500m ³ or more of material with an average depth of 0.5 of a metre or greater at or below the 5m AHD contour.	Code assessment if provisionally made accepted or accepted subject to requirements by another table of assessment	Acid sulfate soils overlay code
Any Material change of use or Reconfiguring a lot, which would affect any part of a lot that: a) is identified on Acid sulfate soils overlay map ; and b) has a natural ground level at or below the 20m AHD contour; and c) results in: i. excavating or otherwise removing 1,000m ³ or more of soil or sediment on land at or below the 5m AHD contour; or ii. filling of land involving 1,000m ³ or more of material with an average depth of 0.5 of a metre or greater at or below the 5m AHD contour.	Code assessment if provisionally made accepted or accepted subject to requirements by another table of assessment	Acid sulfate soils overlay code

Table 2.4.11 Table of assessment – Coastal erosion hazard overlay

Development	Categories of development and assessment	Assessment benchmarks and required outcomes
All precincts		
Any material change of use, reconfiguration of a lot or operational work on a site identified as being in a 'Waterfront development control area' or 'Foreshore seawall' area on the Coastal erosion hazard overlay map	Accepted subject to requirements if provisionally made accepted by another table of assessment	Coastal erosion hazard overlay code Note: a material change of use that remains accepted or accepted subject to requirements and results in building work for Class 1 and/or Class 10 buildings is not subject to RO1 or RO11 (these are to be addressed at the building works stage, see Section 1.5)
	No change to the categories of development and assessment if not otherwise specified above	Coastal erosion hazard overlay code
Any building work (not related to a material change of use) on a site identified on the Coastal erosion hazard overlay map	No change to the categories of development and assessment	Coastal erosion hazard overlay code

Table 2.4.12 Table of assessment – Environmental significance – wetlands and watercourse overlay

Development	Categories of development and assessment	Assessment benchmarks and required outcomes
All precincts		
A material change of use for a Dwelling house (not involving a secondary dwelling)	No change to the categories of development and assessment	Environmental significance overlay code
Any operational work associated with the construction of, or ancillary to, a Dwelling house (not involving a secondary dwelling)		
Any operational work vegetation clearing that results in damage to assessable vegetation which meets the required outcomes in Part A of the Vegetation management code		
Any other material change of use, reconfiguration of a lot or operational work on a site containing, or within a defined buffer distance from, any 'Wetlands and watercourse' category, other than 'Canals and Lakes' as identified on the Environmental significance – wetlands and watercourse overlay map	Accepted subject to requirements if provisionally made accepted by another table of assessment	Environmental significance overlay code
	No change to the categories of development and assessment if not otherwise specified above	Environmental significance overlay code

Table 2.4.13 Table of assessment – Flood overlay

Development	Categories of development and assessment	Assessment benchmarks and required outcomes
All precincts		
Any material change of use, reconfiguration of a lot or operational work on land identified in the 'Flood assessment required' area as identified on the Flood overlay map	Accepted subject to requirements if provisionally made accepted by another table of assessment	Flood overlay code
	Code assessment if for operational works involving earthworks which exceeds the volume of 5m ³ (not associated with building works or material change of use)	Flood overlay code
	No change to the categories of development and assessment if not otherwise specified above	Flood overlay code

Table 2.4.14 Table of assessment – Landslide hazard overlay

Development	Categories of development and assessment	Assessment benchmarks and required outcomes
All precincts		
Any material change of use on an allotment partially or completely encumbered by 'Landslide hazard' as identified on the Landslide hazard overlay map	Accepted subject to requirements if provisionally made accepted by another table of assessment	Landslide hazard overlay code
	No change to the categories of development and assessment if not otherwise specified above	Landslide hazard overlay code
Any reconfiguration of a lot on an allotment partially or completely encumbered by 'Landslide hazard' as identified on the Landslide hazard overlay map	No change to the categories of development and assessment	Landslide hazard overlay code
Any operational work on an allotment partially or completely encumbered by 'Landslide hazard' as identified on the Landslide hazard overlay map	No change to the categories of development and assessment	Landslide hazard overlay code

Table 2.4.15 Table of assessment – State controlled roads, rail corridor and transport noise corridors overlay

Development	Categories of development and assessment	Assessment benchmarks and required outcomes
All precincts		
Any code or impact assessable material change of use for a sensitive land use (excluding Office, Short-term accommodation) or reconfiguration of a lot on an allotment that is adjacent to a 'State controlled road' as identified on the State controlled roads, rail corridor and transport noise corridors overlay map	No change to the categories of development and assessment	Regional infrastructure overlay code
Any code or impact assessable material change of use for a sensitive land use (excluding Office, short-term accommodation) or reconfiguration of a lot located within the 'Rail corridor 100m buffer' as identified on the State controlled roads, rail corridor and transport noise corridors overlay map	No change to the categories of development and assessment	Regional infrastructure overlay code

Part 3 Plan of Development Codes and Provisions

3.1 Preliminary

1. Plan of Development codes are codes for assessment where identified as an applicable code in **Part 2 Tables of Assessment**.
2. The following are the codes contained within the Plan of Development:
 - a. 78 Beattie Road Development Code

3.2 City Plan Use Codes

1. The following are City Plan use codes that may also be applicable within the Plan of Development Area:
 - a. Child care centre code;
 - b. Commercial design code;
 - c. Dual occupancy code;
 - d. Dwelling unit code;
 - e. Home based business code;
 - f. Market and temporary use code;
 - g. Multiple accommodation code;
 - h. Rural activity code;
 - i. Sales office code; and
 - j. Secondary dwelling code.

3.3 City Plan Development Codes

1. The following City Plan development codes may also be applicable within the Plan of Development Area:
 - a. Change to ground level and creation of new waterways code;
 - b. Driveways and vehicular crossings code;
 - c. Fire services in developments accessed by common private title code;
 - d. General development provisions code;
 - e. Healthy waters code;
 - f. Landscape work code;
 - g. Reconfiguring a lot code;
 - h. Small lot housing (infill focus) code;
 - i. Solid waste management code;
 - j. Transport code;
 - k. Vegetation management code; and
 - l. Works for infrastructure code.

3.4 City Plan Overlay Codes

1. The following are City Plan overlay codes that may also be applicable within the Plan Area:
 - a. Acid sulfate soils overlay code;
 - b. Coastal erosion hazard overlay;
 - c. Environmental significance – wetlands and watercourse overlay;
 - d. Flood overlay;
 - e. Landslide hazard overlay; and
 - f. State controlled roads, rail corridor and transport noise corridors overlay.

3.5 City Plan Codes – Not Applicable

1. To remove any doubt those City Plan codes not listed under 3.2, 3.3 and 3.4 are not applicable to development carried out under this Plan of Development.

3.6 City Plan Local Government Infrastructure Plan

1. The following City Plan Policies apply to development trunk recreation infrastructure carried out in the Plan Area:
 - a. Schedule 6 City Plan Policy – 6.11 Land Development Guidelines version 9
 - b. Schedule 6 City Plan Policy – 6.12 Landscape Work version 9
2. City Plan Part 4 Local Government Infrastructure Plan version 9 applies to development trunk infrastructure in the Plan Area.

Part 4 78 Beattie Road Development Code

4.1 Application

1. This code applies to accepted and assessable development identified as requiring assessment against the tables of assessment in **Part 2 Tables of assessment**.

4.2 Purpose

1. The purpose of the 78 Beattie Road Development Code is to provide for the integrated planning and development of the site.

The site comprises a mix of residential activities, limited gross floor area of business activities forming a neighbourhood centre and expansive open space.

The residential activities provide a range and mix of dwelling types which may include Dwelling house, Dual occupancy Multiple dwelling, Retirement facility which is supported by a neighbourhood centre which will provide for a mix of land uses to service the community.

The neighbourhood centre includes small scale (i.e. tenancies less than 250m² GFA) convenience shopping, professional offices, child care, community services and other uses that directly support the immediate community.

The site also includes expansive open space that rehabilitates a significant area to wetlands, and multi functional areas that serve the recreational needs of a wide range of residents and visitors. To meet community needs, open space may include shelters, bird watching structures, amenity facilities, picnic tables and playgrounds and infrastructure to support safe access and essential management.

2. The purpose of the 78 Beattie Road Development Code will be achieved through the following overall outcomes:
 - (a) Land uses:
 - i. residential activities which include a range of medium density residential uses, predominantly permanent accommodation;
 - ii. residential land uses such as Multiple dwelling, Dual occupancy, Dwelling house on standard size to small lots and Retirement facility are included in the precinct to provide a mix of dwelling types;
 - iii. a neighbourhood centre to provide day-to-day goods and services and diverse business opportunities without exceeding the needs of the immediate neighbourhood, detracting from the residential amenity of the area or undermining the viability of mixed use or specialist centres;
 - iv. open space which includes passive and active recreational activities which are complemented by wetlands with educational signage, bird watching shelters and pathways connecting from the surrounding community, parks and nodes. Drainage areas are also provided within the passive open space areas;
 - (b) Residential activities are provided at a form, scale and intensity that is appropriate for the site.
 - (c) Development uses openings and building orientation to provide casual surveillance of public areas.
 - (d) The type and mix of housing responds to the nature of the activities and each locality it is in where the following outcomes are satisfied:
 - i. capacity of available infrastructure to support the development, including water, sewer, transport, electricity, telecommunications and social and community facilities;

- ii. delivery of a generous mix of housing and lot form, sizes and affordability outcomes that meet housing needs for the locality; and
 - iii. has a lot size, density and building height that does not exceed that identified on **Map 3 - Density and Building Height**.
- (e) Character consists of:
- i. residential activities that vary from pockets of detached housing on standard lot sizes to small lots; to medium intensity pockets, which may contain dual occupancy, multiple dwelling and retirement facility;
 - ii. a well serviced and compact urban neighbourhood that offers a level of amenity appropriate to the intensity of the area;
 - iii. walking and cycling paths, street trees and local streets for shared car and bike use;
 - iv. connectivity opportunities to the existing adjoining community, as illustrated on **Map 4 – Road Hierarchy and Access**;
 - v. small mix of business activities to meet the needs of the immediate neighbourhood within a 1,000 metre walking distance;
 - vi. urban streets framed by attractive buildings and shaded by street trees;
 - vii. safe and accessible public areas with an appropriate level of facilities consistent with its setting to allow for informal recreational activities and enjoyment by the local community, as illustrated on **Map 6 – Open Space**;
 - viii. well maintained open space areas that positively contribute to the City’s green space network;
 - i. safe and accessible pedestrian and cycle focused environments that contribute to a bustling street life with local streets for shared car and bike use; and
 - ii. a network of park, a neighbourhood centre and open space that allows for social interaction and relaxation generally in accordance with **Map 5 – Active Transport**.
- (f) Built form:
- i. building height that generally does not exceed that identified on **Map 3 –Density and Building Height**;
 - ii. residential dwellings include buildings that are of an intensity and form to support mixed use development that transitions sensitively to surrounding residential areas;
 - iii. strengthens the urban ‘street edge’ with active uses, attractive materials and building variations with retail and commercial uses to provide an active, safe and pedestrian focused environment;
 - i. neighbourhood centre that provides for activation with the street, a flexible range of commercial opportunities and flexible reuse of non-residential space;
 - ii. open space is of a height that allows for a flexible range of recreational activities while not adversely impacting on the amenity of the open space area or nearby sensitive land uses; and
 - iii. open space is flexible, adaptable and multiuse to support the wide range of social, cultural and civic uses and needs envisaged in the precinct.
- (g) Lot design:
- i. supports a mix and variety of housing forms envisaged in the community;
 - ii. is indicatively illustrated on **Map 8 - Indicative Subdivision Layout**;

- iii. addresses site constraints; and
 - iv. is generally in accordance with the residential density (RD) designations on **Map 3 –Density and Building Height**.
- (h) The coordinated overall outcomes for 78 Beattie Road Development Code are realised through the land use, character and built form intent of the following precincts:
- i. Medium density residential
 - ii. Neighbourhood centre
 - iii. Open space
- (i) The Medium density residential precinct provides a range of dwellings including Dwelling houses, Dual occupancy and Multiple dwellings. The configuration of lots and dwellings is designed to ensure a high level of residential amenity and collectively contribute to an attractive streetscape.

Individual residential dwellings are designed to ensure:

- i. setback from road frontages to promote an urban setting and interface with the street;
 - ii. setback from side and rear boundaries to protect the amenity of adjoining residences;
 - iii. small lot housing can be scattered throughout the precinct;
 - iv. terrace-style housing may be considered where interfacing with the Open space precinct;
 - v. varying site cover to reduce building dominance and provide areas for landscaping;
 - vi. orientation and building design addresses the street and provide casual surveillance;
 - vii. sufficient off street car parking for residents and visitors;
 - viii. functional private open space areas and convenient access to local public open space;
 - ix. lot size and configuration support a mix and variety of housing forms envisaged in the precinct; and
 - v. Reconfiguring a lot where creating small lots, demonstrates a Dwelling house can be accommodated where it meets the relevant precinct intent and the Small lot housing (infill focus) code through:
 - a site plan for all lots with an area 250m² to 400m²; and
 - site plan, floor plan and elevations for all lots with an area less than 250m²
- (j) The Neighbourhood centre precinct provides for a range of small scale (i.e. tenancies less than 250m² GFA) convenience shopping, professional offices, community services and other uses that directly support the immediate community.

The uses include business and recreation activities such as neighbourhood stores, newsagents, café, child care, medical, indoor recreation, and other local services.

The neighbourhood centre is designed to:

- i. Include Food and drink outlets (without drive through facilities);
- ii. Include commercial activities that cease by 10pm to limit potential social and amenity impacts arising from these uses to nearby residents;
- iii. Ensure external patron areas, particularly where alcohol is consumed, are designed and orientated to mitigate any potential residential amenity impacts;
- iv. not detract from the amenity of nearby sensitive land uses or land zoned for sensitive land uses;

- v. operate in a manner that do not cause nuisance to sensitive land uses;
 - vi. include shops, providing the GFA of any single shop does not exceed 250m² and further any single tenancy does not exceed 250m²;
 - vii. include distinctive ground floor businesses that provide a convenient and diverse shopping experience;
 - viii. include a streetscape that is pedestrian friendly, with ample parking and framed by awning covered, attractive shop frontages;
 - ix. include a high level of accessibility by walking and cycling;
 - x. integrate with existing neighbourhood focal points such as public transport services, parks and other community facilities, wherever possible;
 - xi. be setback from road frontages to complement the streetscape character and allow for activation of the street;
 - xii. be setback from side and rear boundaries to protect the amenity of adjoining residential properties;
 - xiii. have site cover to maximise the use of the land while providing adequate space for car parking, facilities and landscaping;
 - xiv. creates strongly defined building edges and an attractive, safe and pedestrian focused environment;
 - xv. is not dominated by supermarkets or bulky and large built form; and
 - xvi. have lots that are of a size and configuration that support viable neighbourhood centre activities.
- (k) The Open space precinct serves the recreational needs of a wide range of residents and visitors. To meet community needs, open space may include shelters, amenity facilities, picnic tables and playgrounds and infrastructure to support safe access and essential management.

The open space includes passive and active recreational activities which are complemented by wetlands, local parks connected by pathways and educational signage.

The open space is designed to:

- i. support social, cultural and civic uses and needs, including temporary uses such as markets;
- ii. rehabilitate the natural wetlands;
- iii. references to the historical ownership of the Beattie Family;
- iv. include uses such as indoor sport and recreation, outdoor sport, recreation and parks are supported where they do not compromise the open space character and are compatible with surrounding development;
- v. not affect the amenity of adjacent areas, particularly residential areas;
- vi. not compromise the informal recreation function of the precinct;
- vii. include the protection and rehabilitation of matters of environmental significance onsite;
- viii. have limited site cover to protect the recreational function of open space areas;
- ix. be setback to minimise impacts on adjoining uses and reduce visual dominance; and
- x. be setback from matters of environmental significance onsite; and

- xi. include lots that preserve the open space character for informal recreation activities.
- (l) Open space areas provided as development trunk infrastructure are designed, constructed and delivered in accordance with:
- i. City Plan Part 4 Local Government Infrastructure Plan version 9,
 - ii. Schedule 6 City Plan Policy 6.11 Land Development Guidelines version 9,
 - iii. Schedule 6 City Plan Policy 6.12 Landscape Work version 9; and
 - iv. any relevant/applicable provision of the City Plan listed under 3.2, 3.3 and 3.4 herein.

4.3 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 4.3.1 78 Beattie Road development code – for accepted development subject to requirements

Required outcomes		
All precincts		
Setbacks	RO1 Setbacks are provided in accordance with Table 4.3.3 Precinct Development Requirements	
Site cover	RO2 Site cover is provided in accordance with Table 4.3.3 Precinct Development Requirements	
Height	RO3 Building height and Structures do not exceed that set out in Table 4.3.3 Precinct Development Requirements	
Density	RO4 Density does not exceed that shown on Map 3 –Density and Building Height	
Off-street car parking	RO5 Off- street car parking spaces are provided in accordance with the following table:	
	Use	Off-street car parking rate
	All uses	Table 9.4.13-3 of the Transport Code
Medium density residential precinct		
Private open space	RO6 For Dwelling House or Dual occupancy, the private open space for each dwelling has a: (a) minimum area of 25m ² (b) minimum dimension of 4m; and (c) maximum gradient not exceeding one in ten.	
Privacy	RO7 Habitable room windows do not ‘directly face’: (a) a habitable room window of another building within 10m; and (b) an access way, footpath or communal open space area within 3m. OR Habitable room windows: (a) have fixed obscure glazing in any part of the window below 1.5m above floor level; (b) have privacy screens that cover a minimum of 50% window view.	
Neighbourhood centre precinct		
Land use	RO8 Business hours of non-residential activities are between 6am to 10pm.	

Required outcomes	
	RO9 If proposed, residential uses are located above ground floor.
	RO10 The design of the ground floor services and utilities allow for easy reconfiguration of commercial tenancies.
	RO11 The GFA of a single shop does not exceed 250m ² .
Open space precinct	
Setbacks	RO12 Setbacks are provided in accordance with Table 4.3.3 Precinct Development Requirements.
Site cover	RO13 Site cover does not exceed 10%.
Height	RO14 Building height does not exceed 11.5m. AND Structures do not exceed a height of 11.5m.
Required Outcomes	
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 4.3.2 78 Beattie Road development code – for assessable development

Performance outcomes	Acceptable outcomes
Setbacks	
PO1 Setbacks: All precincts (a) assist in the protection of adjacent amenity; Medium density residential precinct (b) allow for access around the building; (c) contribute to streetscape character; (d) allow for onsite car parking; Neighbourhood centre precinct (e) allow buildings to address and actively interface with streets and public spaces; (f) provide additional width to the public realm and additional space for road side dining opportunities; Open space precinct (g) reduce visual dominance of the built form from the road or adjoining dwellings.	AO1 Setbacks are provided in accordance with Table 4.3.3 Precinct Development Requirements
Site Cover	
PO2 Site cover: Medium density residential precinct (a) is balanced between built form and green areas for landscaped private open space; (b) contributes to neighbourhood character and amenity; (c) promotes bulk form in accordance with the character of the area; (d) promotes an open, attractive and distinct skyline; and (e) facilitates small, fast moving shadows. Neighbourhood centre precinct (f) ensures adequate space for storage and other necessary facilities required to support the land use; (g) allows for areas of high quality landscaping and streetscaping treatments; and (h) contributes to neighbourhood character. Open space precinct (i) reduces the dominance of buildings and structures; and (j) preserves the use of open space areas for a range of recreational activities.	AO2 Site cover is provided in accordance with Table 4.3.3 Precinct Development Requirements
Height	

Performance outcomes	Acceptable outcomes
P03 All precincts Development has a building height that is consistent with the 78 Beattie Road development code context and nominated height range set out in Map 3 Density and Building Height.	A03 Building height and structure height does not exceed that set out in Table 4.3.3 Precinct Development Requirements
P04 All precincts Free standing garages and car ports present to the street as single storey.	A04 Freestanding garages and carports do not exceed a height of 3.5m.
Density	
P05 All precincts Development has a density that is consistent with the 78 Beattie Road development code context and sufficient infrastructure capacity.	A05 Development density is provided in accordance with the nominated range set out in Map 3 - Density and Building Height
Car parking	
P06 All precincts Development provides off-street car parking at rates that: (a) accommodate demand generated by proposed use(s); (b) reduce congestion and car dependency; (c) maximise efficiency of car parking provided; and (d) encourages alternative transport options such as walking, cycling and the use of public transport.	A06 Off- street car parking spaces are provided in accordance with Table 9.4.13-3 of the Transport Code.
Private open space	
P07 All dwellings must be provided with sufficiently sized and functional outdoor private recreation space to meet the reasonable recreation needs of residents.	A07 For Multiple dwellings, the private open space for each dwelling has: (a) for up to 2 bedrooms, a minimum area of 12m², with a minimum dimension of 2.5m; (b) for 3 or more bedrooms, a minimum area of 16m² with a minimum dimension of 3m; (c) is located adjacent to each dwelling unit; (d) if a balcony, is accessible from the living room; (e) has a maximum gradient not exceeding one in ten; and (f) is sufficiently screened or elevated for privacy without total seclusion.
Neighbourhood centre precinct only	
P08 Commercial buildings present well to the street and provide awnings for the comfort of pedestrians.	A08.1 Development provides awnings which are a minimum width of 1.5m over the pedestrian access/footpath.
	A08.2 Footpath awnings are designed to complement and integrate with the façade and the streetscape.
P09 Non-residential activities operate within appropriate hours	A09 Business hours of non-residential activities are between

Performance outcomes	Acceptable outcomes
to minimise nuisance to nearby, existing or intended sensitive land uses.	6am to 10pm.
PO10 Ground floor spaces are designed to enable the flexible reuse of nonresidential floor area to support changing community and business needs.	AO10 The design of the ground floor services and utilities allow for easy reconfiguration of commercial tenancies.
PO11 Non-residential development: (a) serves the needs of the immediate neighbourhood catchment – generally calculated as the planned population and jobs within a 1,000 metre walk from the centre; (b) supports a range of neighbourhood centre uses and enterprise opportunities; and (c) provides a range of goods and services to satisfy the day to day convenience needs of the immediate neighbourhood catchment.	AO11 No acceptable outcome provided.
PO12 A single tenancy does not dominate the retail GFA of the neighbourhood centre area and does not exceed 250m ² .	AO12 No acceptable outcome provided.
Lot design (for subdivision only)	
PO13 All precincts Lot size and configuration supports a mix and variety of building forms envisaged in the precinct.	AO13 New lots meet the minimum requirements set out in Table 4.3.3 Precinct Development Requirements
PO14 Medium density residential precinct Setbacks for Dwelling houses on small lots: (a) protect the amenity of adjacent residences; (b) visually integrate with the character of the locality; (c) provide differentiation by means of articulation; and (d) allow for on-site car parking.	AO14 Small lots must demonstrate that they can accommodate a Dwelling house that is compliant with the relevant precinct requirements set out in Table 4.3.3 Precinct Development Requirements and the Small lot housing (infill focus) code through: (a) a site plan for all lots with an area 250m ² to 400m ² ; and (b) site, floor plans, and elevations for all lots with an area less than 250m ²
PO15 Medium density residential precinct Small lots in residential subdivisions are distributed amongst larger lots to facilitate variation in dwelling form and to meet the purpose of the precinct.	AO15 No acceptable outcome provided
PO16 All precincts An overall street network is provided which: (a) prioritises pedestrians and cycling over motor vehicles; (b) establishes a connected and legible street network; (c) provides a high level of internal accessibility and high-quality external connections for pedestrians and cyclists and appropriate external connections	AO16 Development provides (a) a streetscape network in accordance with Map 4 – Road Hierarchy and Access ; (b) pedestrian and cycle access to commercial, public transport, parks and community service areas, in accordance with Map 5 – Active Transport . (c) provide street trees;

Performance outcomes	Acceptable outcomes
for vehicles; (d) creates safe conditions for pedestrians, cyclists and vehicles for both day and night-time usage; (e) are designed to be responsive to the natural contours of the land; (f) facilitates safe and efficient access for service vehicles including refuse collection; and (g) does not compromise future development to achieve the same outcomes listed above.	(d) allow for efficient, safe and unimpeded movement of buses alongside pedestrians, cyclists and other motorists; (e) accommodate service vehicle requirements; (f) have footpaths that link to existing footpaths, road crossings, parks and public transport facilities; and (g) provide street lighting in accordance with SC6.9 City Plan policy – Land development guidelines.
Open space linkages and ecological corridors	
PO17 Development provides open space linkages through the site and connecting with adjoining open space. .	AO17 Where development is carried out within a connection as identified on Map 6 – Open Space, linkages should be provided in the form of pathways and cycleways that connect to the continuous open space parklands within the Plan Area.
PO18 Development provides for the rehabilitation of nominated ecological corridors.	AO18 Where development is carried out within an open space area, as identified on Map 6 – Open Space, rehabilitation is carried out in accordance with the Rehabilitation Management Plan (Document No.: BE160303-RP-RMP-02) prepared by Burchills dated 15 December 2022.
PO19 The development should explore opportunities to consider other heritage elements on the site to ensure that the Strategic outcomes of City Plan are not compromised. The Beattie Family cultural heritage values should: (a) demonstrate the evolution and history of the Gold Coast; (b) demonstrates rare, uncommon or endangered aspects of the Gold Coast's heritage; (c) yield information that will contribute to the knowledge and understanding of the Gold Coast's history; and (d) reference the special association with the life or work of a particular person (particularly John Beattie who served in local government for 30 years).	AO19 In support of the Beattie Family cultural heritage values of the site, all of the following elements must be included within the Plan Area: (a) Use the existing materials from the original homestead for recreation facilities such as seating and bird watching shelters within the Open Space Precinct (Map 6). (b) Provision of historical farming equipment. (c) Educational signage about the Beattie Family history of the site within the Indicative Open Space Trail and/or Indicative Esplanade Pathway (Map 6). (d) Beattie Family naming opportunities of zones within the Open Space Precinct (Map 6).

Table 4.3.3 Precinct Development Requirements

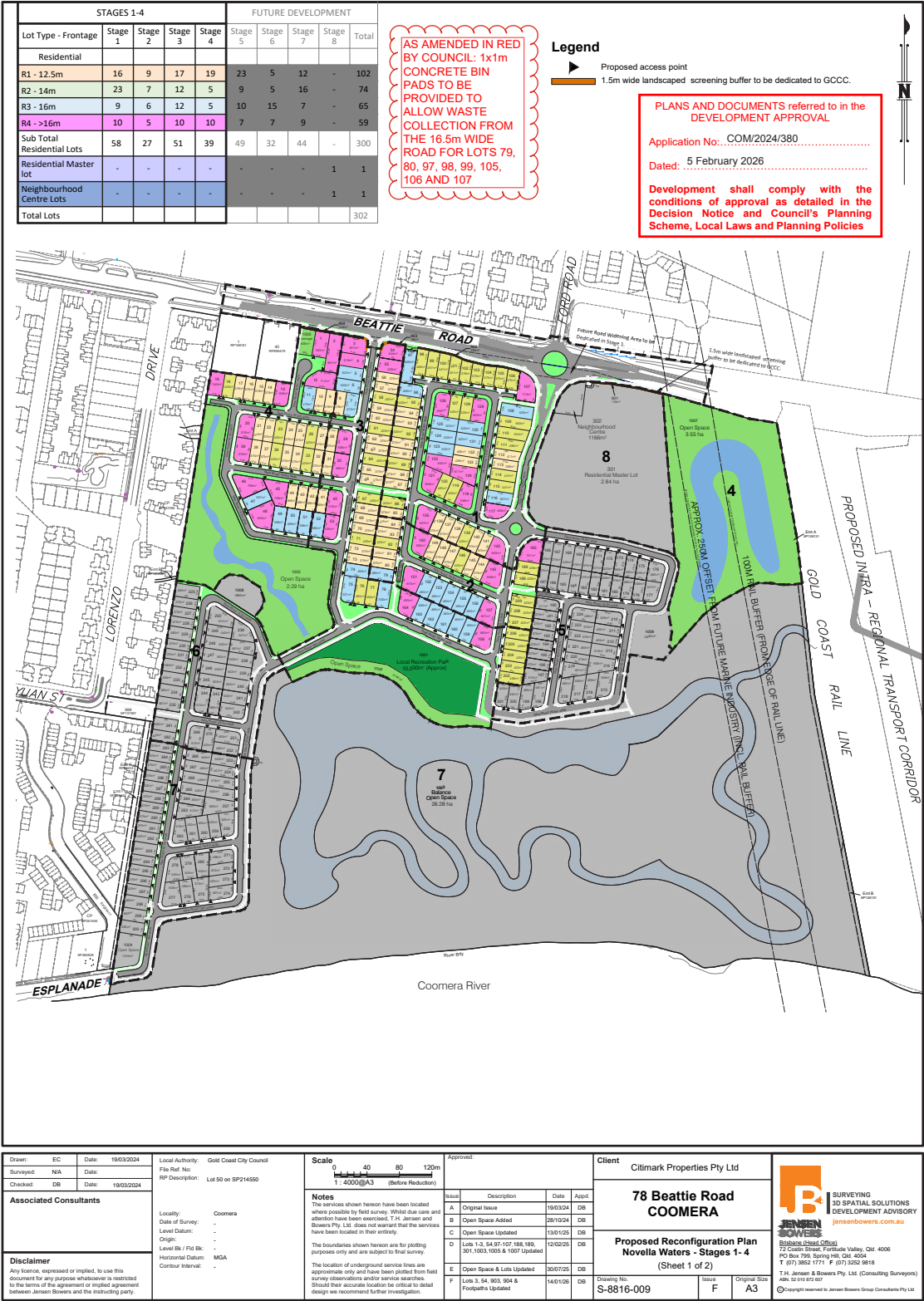
Medium Density Residential Precinct						
Setbacks	Frontage/width of lot	Minimum distances measured in metres (m)				
		12-13.99m	14-15.99m	16-17.99m	18m+	
	Front setback					
	Front/primary frontage	3	3	3	3	
	Garage	5.4	5.4	5.4	5.4	
	Side setback					
	Side boundary (1 st storey)	1	1	1	1	
	Garage (one side setback only)	0	0	0	0	
	Side boundary (2 nd storey)	1	1	1.5	2	
	Side boundary (3 rd storey and above)	an extra 0.5m is added for every storey or part thereof over 2 storeys				
	Corner lot – secondary frontage	2	2	2	2	
	Rear setback					
	Rear (non-laneway boundary), where the height of that part is 4.5m or less	1.5	1.5	1.5	1.5	
	Rear (non-laneway boundary), where the height of that part is greater than 4.5m but not more than 7.5m	2	2	2	2	
	Rear (non-laneway boundary), where the height is greater than 7.5m	2m plus 0.5m for every 3m or part exceeding 7.5m				
	Rear (laneway boundary)	0	0	0	0	
	Garage (laneway boundary)	0	0	0	0	
	Park and open space	3	3	3	3	
	OR					
	Setbacks for dwelling houses on small lots:					
	Front	Minimum distances measured in metres (m)				
		Building line (outer most projection): 3m				
		OR				
		Building line (outer most projection): 2m if the lot has vehicular access via a rear lane and the building is elevated 900mm above street level.				
	Covered car parking: 2m behind front building line					
	Secondary frontage of corner lot	Front wall: 2m				
	Side (not applicable to the secondary frontage of corner lots)	Storey		Setback		
		1 st storey		0m where a class 10 building located along a southern or western boundary and to a maximum length of 9m.		
		1 st storey and 2 nd storey		1m		
3 rd storey and above		an extra 0.5m is added for every storey or part thereof over 2 storeys				
Rear (non-laneway boundary) where the height of that part is 4.5m or less	1.5m					

	Rear (non-laneway boundary), where the height of that part is greater than 4.5m but not more than 7.5m	2m	
	Rear (non-laneway boundary), where the height is greater than 7.5m	2m plus 0.5m for every 3m or part exceeding 7.5m	
	Rear (laneway boundary)	0m	
	OR For development on rear lots the setback is 3m from all boundaries.		
	Advisory note for all setbacks: Setbacks are measured to the outer edge of the wall or balcony. Eaves, hoods, screens and projected architectural elements may extend a maximum 1m into the setbacks or to a minimum of 450mm from the boundary, whichever is the lesser.		
Maximum Height	In accordance with Map 3 –Density and Building Height , building height does not exceed the following:		
	Building height designation		Maximum building height
	RD2		Up to 2 storeys
	RD3		Up to 2 storeys and up to 3 storeys in hatched area only
Maximum Site Cover	Frontage / width of lots between 12m to 15.99m and small lots: 55% All other width lots: 50% Advisory note: an additional 10% of site cover is allowed for porches, patios and covered outdoor areas.		
Minimum Lot Size	In accordance with Map 3 –Density and Building Height , new lots meet the following:		
	Lot size designation	Minimum lot site	Minimum frontage requirements
	RD2	375m ²	12.5m
	RD3	250m ²	8m
Density	Density does not exceed that shown on Map 3 – Density and Building Height .		
Neighbourhood Centre Precinct			
Setbacks	Setback	Minimum distances measured in metres (m)	
		Height	Setback
	Front	up to 9.5m and not more than 2 storeys	0m (maximum 2m)
		for that part exceeding 9.5m or 2 storeys	2m
	Side	up to 9.5m and not more than 2 storeys	0m where the site abuts the Neighbourhood centre precinct 2m for all other precincts
		for that part exceeding 9.5m or 2 storeys	2m plus an extra 0.5m for every 3m in height or part thereof over 9.5m
	Rear	up to 9.5m and not more than 2 storeys	2m
		for that part exceeding 9.5m or 2 storeys	6m
Maximum Height	Building height does not exceed 3 storeys with a maximum height of 15m. AND Structures do not exceed a height of 15m.		
Maximum Site Cover	Site cover does not exceed 80%.		
Minimum Lot Size	Minimum lot size is 1,000m ² .		

Gross Floor Area	Gross Floor Area does not exceed that shown on Map 3 – Density and Building Height , being 250m ² per tenancy.	
Open Space Precinct		
Setback	Setback	Minimum distances measured in metres (m)
	Front	10m
	Side and rear	6m
Maximum Height	The height of buildings and structures do not exceed 11.5m.	
Maximum Site Cover	Site cover does not exceed 10%.	
Minimum Lot Size	New lots are not created unless for public open space purposes.	
Density	Not applicable.	

Appendix F

Approved ROL plan Stage 1-4



The Seller may, at the Seller's discretion, make variations (such variations may include changes to the number of lots within any stage of the Estate or number of stages within the Estate).





SURVEYING
3D SPATIAL SOLUTIONS
DEVELOPMENT ADVISORY
 jensenbowers.com.au

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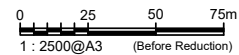
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Associated Consultants

Local Authority: Gold Coast City Council
 Authority Ref. No:
 RP Description: Lot 50 on SP214550

Locality: Coomera
 Date of Survey: -
 Level Datum: -
 Origin: -
 Level Bk / Fid Bk: -
 Horizontal Datum: MGA
 Contour Interval: -

Scale



Notes

The services shown hereon have been located where possible by field survey. Whilst due care and attention have been exercised, T.H. Jensen and Bowers Pty. Ltd. does not warrant that the services have been located in their entirety.

The boundaries shown hereon are for plotting purposes only and are subject to final survey.

The location of underground service lines are approximate only and have been plotted from field survey observations and/or service searches. Should their accurate location be critical to detail design we recommend further investigation.

Disclaimer

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Drawn: EC	Date: 19/03/2024
Surveyed: N/A	Date:
Checked: DB	Date: 19/03/2024
Approved:	

Issue	Description	Date	Appd.
A	Original Issue	19/03/24	DB
B	Open Space Added	28/10/24	DB
C	Open Space Updated	13/01/25	DB
D	Lots 1-3, 54, 97-107, 188, 189, 301, 1003, 1005 & 1007 Updated	06/02/25	DB
E	Open Space & Lots Updated	30/07/25	DB
F	Lots 3, 54, 903, 904 & Footpaths Updated	14/01/26	DB

Client

Citimark Properties Pty Ltd

78 Beattie Road
COOMERA

Proposed Reconfiguration Plan
Novella Waters - Stages 1- 4
 (Sheet 2 of 2)

Drawing No.	Issue	Original Size
S-8816-009	F	A3



78 Beattie Road, Coomera

1300 710 918

novellawaters.com.au

CITIMARK
PROPERTIES



The Seller may, at the Seller's discretion, vary or modify the Building Covenants from time to time in relation to any land within the Estate (other than the Land).