

PART 2 – SUPPORTING DOCUMENTS



ENTERTAINMENT DRIVE, OXFENFORD

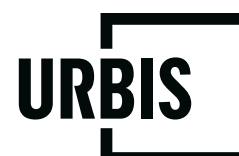




TOWN PLANNING ASSESSMENT REPORT

Development Permit for
Material Change of Use for
Short-term Accommodation,
Food and Drink Outlet, Bar
and Function Facility at Lot 6
Entertainment Road, Oxenford
(Lot 6 on SP118653)

Prepared for
VILLAGE ROADSHOW THEME PARKS PTY LTD
19 October 2022



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Patrick Hefferan
Associate Director	Madison Ruygrok
Senior Consultant	Joshua Daley
Project Code	GP0020
Report Number	Final

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Pty Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

CONTENTS

Executive Summary	1
Applicant & Urbis Contact Details	1
1. Introduction	2
1.1. Village Roadshow Theme Parks Pty Ltd	3
1.1.1. History/Current Facilities	3
1.1.2. Village Roadshows Contributions to City of Gold Coast	3
1.1.3. Additional Contribution of the Proposed Development	4
2. Site and Surrounds	5
2.1. Site Details	5
2.2. Surrounding Character	6
3. Planning Background / Context	8
3.1. Relevant Planning Approvals	8
3.2. Council Pre-lodgement Meeting	9
4. Proposal	10
4.1. Short Term Accommodation (Theme Park Hotel)	11
4.2. Function Facility	14
4.3. Food and Drink Outlet & Bar	17
4.4. Technical Considerations and Specialist Reports	19
4.4.1. Architectural and Landscape Design	19
4.4.2. Civil Engineering	20
4.4.3. Flooding	20
4.4.4. Stormwater Management	21
4.4.5. Ecological	21
4.4.6. Car Parking	21
4.4.1. Traffic, Access and Servicing	22
4.4.2. Waste Management	22
4.4.3. Noise Impact Assessment	24
5. State and Regional Planning Frameworks	25
5.1. Planning Regulation – Schedule 10	26
5.2. State Planning Policy	27
6. Local Planning Framework	29
6.1. Land Use Definitions	29
6.2. Zoning	29
6.3. Category of Development and Assessment	30
6.3.1. Assessment Benchmarks	30
6.4. Strategic Outcomes of the City Plan	31
6.4.1. Strategic Intent	31
6.4.2. Strategic Framework Assessment	32
6.5. Major Tourism Zone Code Assessment	33
6.6. Overlay Code Assessment	38
6.7. Development Codes	41
7. Other Planning Considerations & Relevant Matters	42
7.1. Advance the purpose of the act	42
7.2. City plan designation for the site is overtaken	42
7.3. Planning Need (For Function Facility)	42
7.4. Planning Need (For Short-term Accommodation)	42
7.5. Economic Contribution	43
7.6. Environmental Benefit	43
7.7. Community Benefit	44
7.8. Amenity	44

8.	Conclusion	46
9.	Disclaimer	47

FIGURES

Figure 1	Site Aerial	6
Figure 2	Aerial Image of the Site	7
Figure 3	Approved Tourist Facility Under Superseded Scheme	8
Figure 4	Proposed Site Plan	10
Figure 5	Proposed Development Render	11
Figure 6	Proposed Development Area	12
Figure 7	Proposed Ground Level Entry – Southern Perspective.....	13
Figure 8	Proposed Ground Level Entrance – Eastern Perspective.....	13
Figure 9	Bridge to Park Perspective	14
Figure 10	Proposed Function Facility – Ground Level	15
Figure 11	Perspective of Proposed Development facing South	15
Figure 12	Perspective of Function Facility and Short-term Accommodation Entry	16
Figure 13	Perspective of Short-Term Accommodation Drop Off.....	16
Figure 14	Proposed Food and Drink Outlet.....	18
Figure 15	Level 21 Floor Plan.....	19
Figure 16: On-site Car Parking Areas	21
Figure 17: Waste Storage and Servicing Locations on Ground Level (Short-term Accommodation zoomed in)	23
Figure 18: Waste Storage and Servicing Locations on Ground Level (Function Facility zoomed in)	24
Figure 19	DAMS Mapping.....	26
Figure 20	Coastal Hazard SPP mapping.....	27
Figure 21	Extract from City Plan Zoning Map.....	30
Figure 22	Separation Distances to Nearest Residential Land.....	36
Figure 23	Views Analysis Montage.....	36
Figure 24	Views Impact Study – Views 4 and 6	37
Figure 25:	Environmental Rehabilitation Strategy Zones	43

TABLES

Table 1	Key Site Details	1
Table 2	Applicant & Urbis Contact Details	1
Table 3	Application Material.....	2
Table 4	Site Details	5
Table 5	Proposed Development Parameters	10
Table 6	Proposal Short-term Accommodation Details	11
Table 7	Key Development Parameters - Function Facility	14
Table 8	Proposal Details	17
Table 9	Future Car Parking Occupancy and Capacity	22
Table 10	Waste Generation Volumes	22
Table 11	Proposed Bin Capacity.....	23
Table 12	Overview of State and Regional Planning Frameworks.....	25
Table 13	Relevant State Planning Policy Benchmarks.....	27
Table 14	Applicable City Plan Codes.....	30
Table 15	Major Tourism Zone Code Overall Outcomes	33

Table 16 Site City Plan Overlay Map 39

EXECUTIVE SUMMARY

Urbis Pty Ltd has been commissioned by *Village Roadshow Theme Parks Pty Ltd* (the **Applicant**) to prepare this town planning assessment report in support of a Development Application seeking approval of a Development Permit for Material Change of Use for Short-term Accommodation (600 rooms) ('**Theme Park Hotel**'), Food and Drink Outlet, Bar and Function Facility.

The land subject of this development application is located at Lot 6 Entertainment Road, Oxenford, properly described as Lot 6 on SP118653 (the **site**).

This Report describes the proposed development and provides an assessment against the requirements of the statutory planning framework. This includes consideration of the proposal against the *Gold Coast City Plan (Version 8)* (**City Plan**) and relevant sections of the *Planning Act 2016* (**Planning Act**).

Key site details are provided in **Table 1** below.

Table 1 Key Site Details

Site Address	Lot 6 Entertainment Road, Oxenford
Real Property Description	Lot 6 on SP118653
Applicant	Village Roadshow Theme Parks Pty Ltd
Land Owner	The Trust Company (Australia) Limited
Total Site Area	141.6 Ha
Local Government Area	City of Gold Coast
Local Planning Instrument	City Plan 2016 (Version 8)
Zone	Major Tourism Zone

Pursuant to the City Plan, the development is identified as assessable development subject to Impact Assessment.

The proposed development has been assessed against and complies with all applicable assessment benchmarks of the City Plan, including the Strategic Framework. The proposal delivers a high-quality development outcome, that is consistent with the site's intended character within the Major Tourism Zone and expected character of the surrounding area.

Based on the detailed assessment contained within this report, Council is requested to favourably consider the development proposal and approve it subject to reasonable and relevant conditions.

APPLICANT & URBIS CONTACT DETAILS

Table 2 Applicant & Urbis Contact Details

Applicant	Village Roadshow Theme Parks Pty Ltd
Urbis contact person	c/- Urbis Pty Ltd (Attention: Madison Ruygrok)
Urbis contact details	(07) 5600 4900 goldcoastoffice@urbis.com.au
Urbis reference	GP0020

1. INTRODUCTION

Urbis Pty Ltd has been commissioned by *Village Roadshow Theme Parks Pty Ltd* (the **Applicant**) to prepare this Town Planning Assessment Report to support a development application which seeks the Council of the City of Gold Coast's (**Council**) approval for a Development Permit for Material Change of Use for Short-term Accommodation (**Theme Park Hotel**), Food and Drink Outlet, Bar and Function Facility.

The land subject of this development application is located at Lot 6 Entertainment Drive, Oxenford (the **site**).

The purpose of this Report is to provide a town planning assessment in accordance with Section 45(5) of the *Planning Act 2016* (**Planning Act**) and Sections 30 and 31 of the *Planning Regulation 2017* (**Planning Regulation**), which includes:

- An overview of the subject site's characteristics and the surrounding context (**Section 2**)
- Background into the sites planning context and history (**Section 3**)
- Details of the proposed development components and technical considerations (**Section 4**)
- An assessment of the proposal against the relevant sections of the Planning Act, and other relevant State and Local Planning Frameworks, including the Southeast Queensland Regional Plan (**SEQRP**), State Planning Policy (**SPP**), State Development Assessment Provisions (**SDAP**) and the Gold Coast City Plan (Version 8) (**City Plan**) (**Section 5 & 6**)
- Key planning considerations and relevant matters (**Section 7**)
- Conclusion (**Section 8**)

This Town Planning Assessment Report is supported by a number of a technical specialist reports which address stormwater, flooding traffic, acoustic, landscaping, and further assist in demonstrating that the proposal complies with the relevant provisions of the Local and State planning framework as above detailed.

This application comprises the following supporting documentation, in four (4) parts as detailed in **Table 3**:

Table 3 Application Material

Part 1: Forms	Appendix A: DA Form 1 Appendix B: COGC Application for a Material Change of Use (MCU) and / or reconfiguring of lots (ROL) Form Appendix C: Owners Consent Appendix D: COGC Infrastructure Charge Proposal Summary
Part 2: Supporting Documentation	Appendix E: City Plan Property Report Appendix F: DAMS and SPP Property Report Appendix G: Strategic Framework Assessment Appendix H: City Plan Code Template Responses & SDAP Code Template Responses Appendix I: Council Prelodgement Meeting Minutes dated 14 September 2022 Appendix J: Economic Impact Assessment prepared by Village Roadshow Pty Ltd
Part 3: Plans	Appendix K: Architectural Drawings prepared by DBI
Part 4: Specialist reports	Appendix L: Noise Impact Assessment prepared by ATP Consulting Engineers dated October 2022

	<p>Appendix M: Conceptual Stormwater Management Plan prepared by ADG dated 6 October 2022</p> <p>Appendix N: Ecological Assessment Advice Letter prepared by Biome dated 5 October 2022</p> <p>Appendix O: Flood Impact Statement prepared by Burchills Engineering dated 14 October 2022</p> <p>Appendix P: Car Parking Assessment prepared by SLR dated 14 October 2022</p> <p>Appendix Q: Statement of Landscape Intent prepared by DBI dated 6 October 2022</p>
--	---

1.1. VILLAGE ROADSHOW THEME PARKS PTY LTD

1.1.1. History/Current Facilities

Village Roadshow Pty Ltd (**Village Roadshow**), founded in 1954, owns and operates four popular Theme Parks on the Gold Coast. These sites quickly became a leading destination for tourists visiting the local area. Currently, Village Roadshow's Theme Parks consist of:

- Warner Brothers Movie World;
- Sea World;
- Wet'n'Wild Gold Coast; and
- Australian Outback Spectacular.

The company also own Sea World Resort & Water Park, Paradise Country, and Village Roadshow Studios.

Village Roadshow also recently introduced Australia's first 'Top Golf' attraction to the subject site at Entertainment Drive.

1.1.2. Village Roadshows Contributions to City of Gold Coast

Collectively, Village Roadshow's assets, as above described, create a significant economic boost to the Gold Coast, totalling in 2017, \$1.003 Billion in revenue. The existing Theme Parks located in Oxenford, Coomera and The Spit have generated substantial tourism to the Gold Coast for decades. The addition of Paradise Country and Top Golf have further increased job opportunities and tourism across both the Gold Coast and South-east Queensland more broadly.

More recently, the Village Roadshow Studios, located in Oxenford, have been commissioned to produce and film popular Hollywood movies such as Aquaman, Thor and The Chronicles of Narnia. The success of these films has created additional demand for the Gold Coast to host more film production.

The current economic contribution to the Gold Coast by Village Roadshow is as follows:

- Capital investment into the business of more than \$650m over the past 20 years.
- Total estimated local economic contribution of \$900m per year, comprised of:
 - Direct business expenditure of \$157m on employment alone (i.e., salaries and wages); and
 - Contribution to local tourism industry of \$750m from patron overnight stays, following visit to Theme Park attractions.
- Annual visitation to Village Roadshow Theme Parks and attractions totals approximately 4.9 million people.
- Current annual employment of 3,000 people, with average of 2,500 over last 20 years.

1.1.3. Additional Contribution of the Proposed Development

The Gold Coast has strong and growing demand for 'Meetings, Incentives, Conferences & Events' (**MICE Activity**). According to the Queensland Business Events Survey for the year ended June 2019 almost 1 in 2 (49%) of all conferences, meetings and incentives in Queensland are held across the Gold Coast.

The proposed Short-term Accommodation, Food and Drink Outlet, Bar and Function Facility would meet and help generate future demand, supporting the business and events sector in the region. The Northern Gold Coast currently has limited accommodation options catering for MICE activities onsite; InterContinental Sanctuary Cove being the only venue nearby with sufficient capacity to host business events.

Across the Gold Coast, only a few Hotel properties currently offer mid-large scale capacity suitable for business / conference events (i.e., more than 1500m² total event space).

The proposed Short-term Accommodation location is an attractive destination for MICE activity given its unique site and facility attributes and is further supported by the growing facilities and demand in the region stimulated by the larger conventions and conferences held within the Gold Coast Convention Centre, RACV Royal Pines and The Star Casino facilities.

An Economic Impact Assessment provide by Village Roadshow (refer to **Appendix K**) indicates that the development would provide the following:

- Total Investment for Development - \$333 Million project cost.
- Construction Jobs – 799 new jobs creating \$52 million in salary over 2 years.
- STA Jobs – 400 jobs for first 5 years of over totalling \$99 million in salaries.
- Contribution to Tourism – 876,000 projected customers in first 5 years creating expenditure of \$840 million.
- Function Facility – 130,000 attendees projected in first 5 years creating \$125 million in expenditure.
- Supply Chain Contribution – additional \$59 million in supplier purchases for local business over first 5 years.

The Company has a clear and historical significant to the tourism offering of the city as well as strong economic and employment contributions. The proposed development, subject of this Application, is looking to continue and strengthen the offering.

2. SITE AND SURROUNDS

2.1. SITE DETAILS

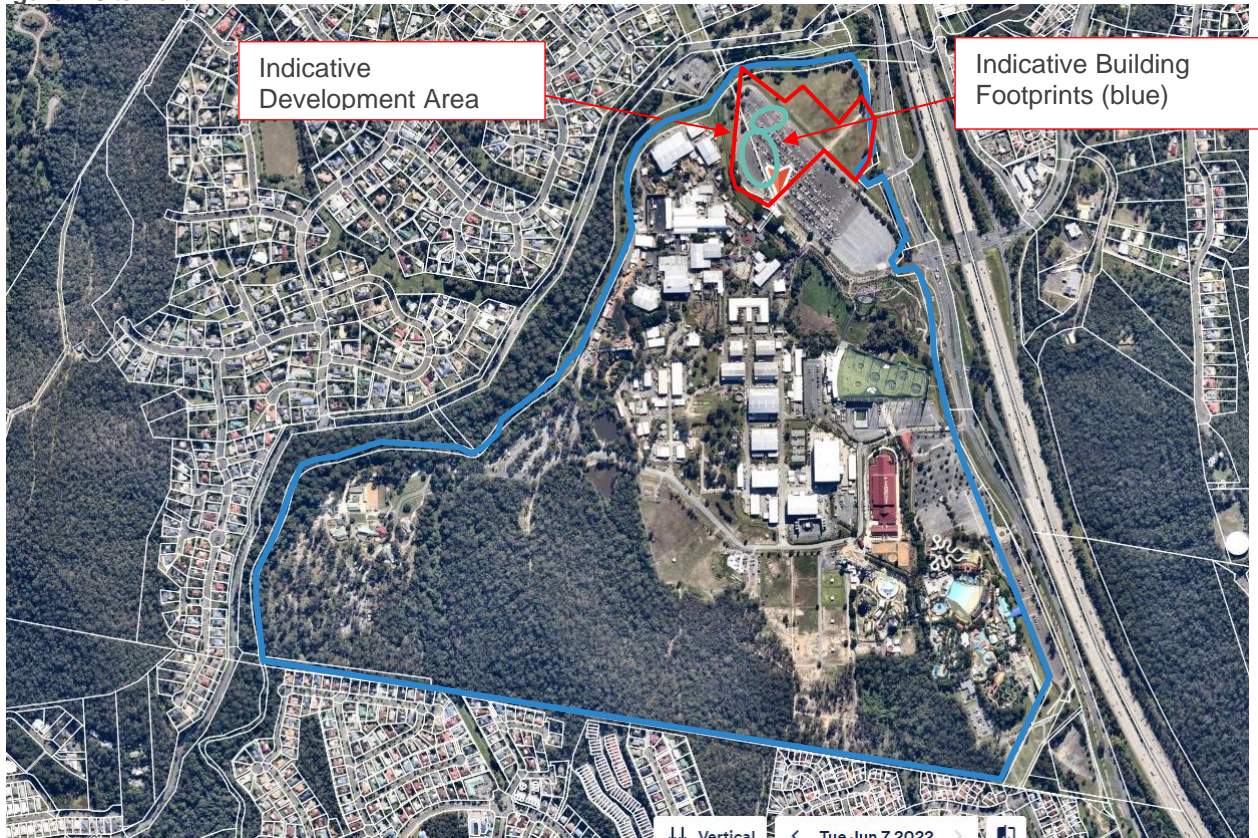
The site is located at Lot 6 Entertainment Road, Oxenford, properly described as Lot 6 on SP118653. The site is irregular in shape with a total area of 141.6 Ha (refer to **Figure 1** below). The development footprint (**Development Area**) related to this application is situated on the northern portion of the site, with an approximate area 5.12 Ha.

The larger site is improved by Warner Bros. Movie World, Wet'n'Wild. Paradise Country, and Outback Spectacular Theme Parks, Topgolf and associated Tourist Facilities and the Village Roadshow Studios. Key details for the site are provided below in **Table 4** and the existing condition is illustrated by an aerial image of the site in **Figure 1** below.

Table 4 Site Details

Site Address	Lot 6 Entertainment Drive, Oxenford
Real Property Description	Lot 6 on SP118653
Total Site Area	141.6 Ha
Development Area	5.12 Ha
Land Owner	The Trust Company (Australia) Limited
Encumbrances	The site is subject to an Energex Easement and SEQ Water Easement.
Road Frontages	Entertainment Road – 1,100 metres (approx.)
Vegetation	The development area is cleared of native vegetation, except for isolated exotic trees planted as landscape specimens around the periphery of and within the existing car park on site.
Topography	The site has relatively flat typography.
Vehicle Access	The site is currently accessed via Entertainment Road.

Figure 1 Site Aerial



(Source: Nearmap)

2.2. SURROUNDING CHARACTER

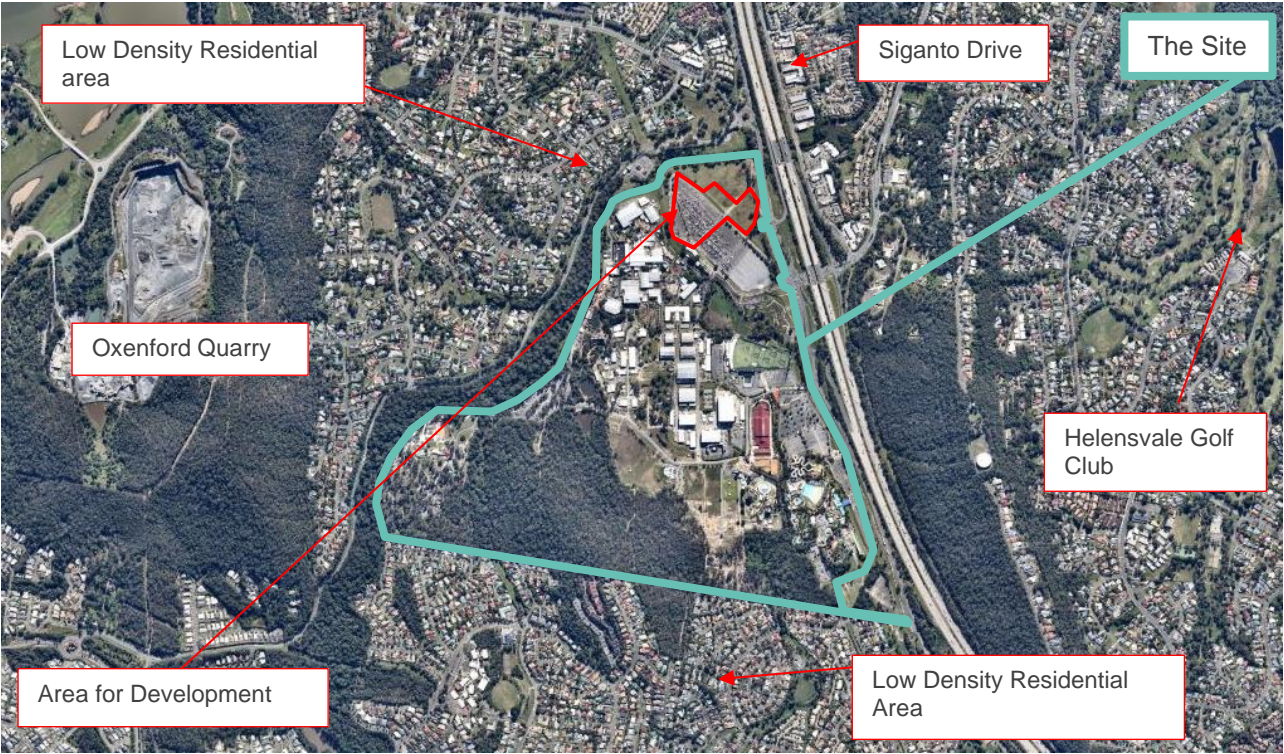
The site is located within the suburb of Oxenford, adjacent to the Pacific Motorway. Oxenford provides a mix of residential development, predominantly characterised by single dwelling houses. The residential population is serviced by a number of commercial and retail pockets in the surrounding area, including the Oxenford Commercial Precinct, Westfield Helensvale, Helensvale Plaza Shopping Centre and the commercial strip along Siganto Drive.

The broader context of Oxenford surrounding the site is shown in **Figure 2**.

Within the immediate context of the site, the surrounding area comprises the following:

- **North** – Immediately north, the site adjoins a range of low density residential developments. Further north sits Oxenford Park and many commercial uses including Bunning Warehouse, Woolworths, K-Mart and JB Hi-Fi.
- **East** – Immediately east, the site sits adjacent to the Pacific Motorway. Across the Pacific Motorway is the Siganto Drive commercial strip. Further east is Helensvale Golf Club and Coombabah Lake Conservation Park.
- **West** – To the west, the site adjoins the Oxenford Quarry. Further west is the Gold Coast Wake and Aqua Park immediately followed by Low Density residential developments.
- **South** – Immediately south, the site adjoins a range of low density residential developments.

Figure 2 Aerial Image of the Site



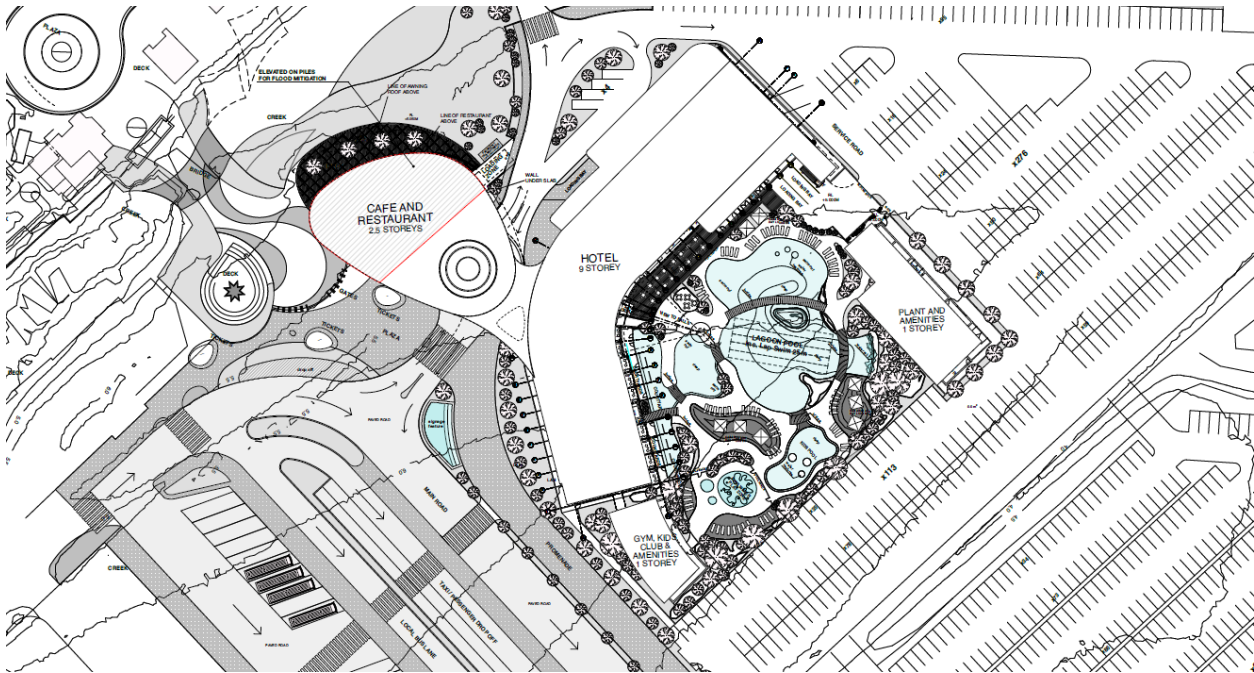
Source: Nearmap 2022

3. PLANNING BACKGROUND / CONTEXT

3.1. RELEVANT PLANNING APPROVALS

On 28 January 2017, Village Roadshows Pty Ltd, sought approval from Council to apply the superseded planning scheme for the development of a Tourist Facility, including Theme Park Hotel and Entertainment Precinct, on the site (refer to **Figure 3**). This is a for a development of 400 bedrooms. This request was approved by Council in February 2017.

Figure 3 Approved Tourist Facility Under Superseded Scheme



Source: DBI

On 8 August 2019, Council approved the extension of the currency period of this approval to 8 August 2025 (Council ref: EXA/2019/42). Further, by virtue of recent two Ministerial extension notices during COVID-19, the currency period has been extended until 8 August 2026.

Under the superseded planning scheme, the site was located within the Oxford Local Area Plan (LAP) and subject to Special Facilities zoning. Under these provisions, the proposed Theme Park Hotel was defined as Tourist Facilities and was Exempt Development.

Following receipt of the superseded planning scheme approval, the Applicant undertook detailed design, which resulted in several changes to the proposed development, that seek to better serve the current and growing needs of Gold Coast's tourism sector. This included the increase in rooms for the Hotel (from 400 to 600 rooms), and the introduction of a Function Facility on site to accommodate the growing demand for function space in the northern parts of the Gold Coast (where previously only a café and restaurant offering was proposed).

Given this change to the proposal, the Applicant can no longer rely on the superseded planning scheme request approval to undertake the development and is required to re-submit an Applicant pursuant to the requirements of the current City Plan.

Under the new City Plan, the proposed development triggers an application for a Development Permit for Material Change of Use for Short-term Accommodation, Food and Drink Outlet, Bar and Function Facility, in the Major Tourism Zone. The development is Impact Assessable due to the proposed height exceeding the prescribed limit indicated under the current City Plan Building Height Overlay Map.

The relevance however of the superseded planning scheme request approval however, is that Council previously agreed to the development of 400 Hotel Rooms and on the subject site, was exempt development, and a supported development outcome.

3.2. COUNCIL PRE-LODGEEMENT MEETING

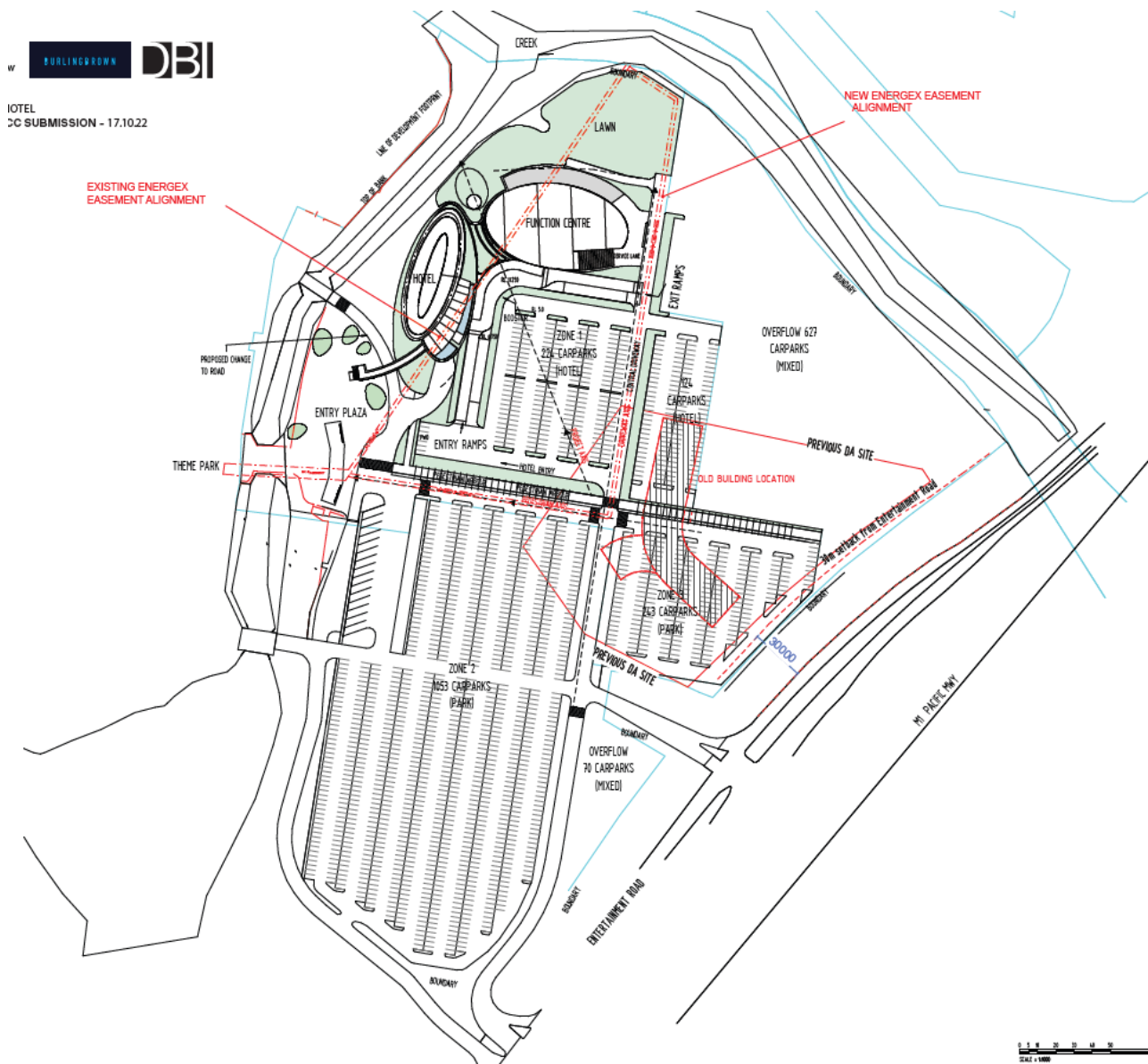
On 14 September 2022, a prelodgement meeting with Council was held to confirm the application process for the sought change to the development (as above mentioned) and confirm the specialist documentation required in support of the Development Application, in lieu of the superseded planning scheme approval. This application reflects the advice received from Council at this meeting. A copy of the prelodgement meeting minutes is enclosed within **Appendix J**.

4. PROPOSAL

The Applicant is seeking approval for a Development Permit for Material Change of Use for Short-term Accommodation (600 Rooms) (**Theme Park Hotel**), Food and Drink Outlet, Bar and Function Facility on the site (as depicted in **Figure 4** and **5** below).

The proposed development is situated on the north-west corner of the site and adjacent the existing Movie World Theme Park, within a development area approximately 5.12ha. The total proposed building footprint is 5,747m² (11.2% site cover of the development area).

Figure 4 Proposed Site Plan



Source: DBI

Table 5 Proposed Development Parameters

Overall Development Parameters	
Development Area	5.12 Ha
Building Footprint	5,747m²

Overall Development Parameters	
Site cover	11.2% (Extent of Building Footprint in Development Area)
Maximum Building Height	78.7m (22 storeys)
Hours of Operation	All uses: 7:00am-2:00am Loading area are limited to 7:00am-6pm.

Figure 5 Proposed Development Render



Source: DBI

An overview of each component of the subject application is provided below.

4.1. SHORT TERM ACCOMMODATION (THEME PARK HOTEL)

The Applicant is seeking approval of a Short-term Accommodation use (600 rooms), with a total building height of 22 storeys and 78.6 metres. The building has a contemporary architectural design suitable for the modern, subtropical Gold Coast setting and the surrounds.

The details of the proposed development are provided below in **Table 6**.

Table 6 Proposal Short-term Accommodation Details

Proposed Use	Short-term Accommodation	
Building Height	22 storeys 78.6 metres	
Rooms (600 Rooms)	Type 1A: 449 Rooms	2 beds (GFA: 33.5m ²)
	Type 1B: 74 Rooms	2 beds (GFA: 33m ²)
	Type 2A: 72 Rooms	Suite (GFA: 50m ²)

	Type 2B: 4 Room	Suite (GFA: 70m ²)
	Type 2C: 1 Room	Suite: (GFA: 97m ²)
Net Residential Density	1 room / 85.33m ² (Site Area: 51,200m ²)	
Communal Open Space	Level 1: <ul style="list-style-type: none"> • Amenities – 270m² Level 2: <ul style="list-style-type: none"> • Kids Club – 289m² • Gym – 150m² • Amenities – 50m² • Sauna and Steam Room – 66m² • Pool Area – 350m² Level 21: <ul style="list-style-type: none"> • Amenities – 141m² • Spa – 55m² • Pool Area – 295m² 	

The proposed Theme Park Hotel is depicted across **Figures 6, 7, 8 and 9** below.

Figure 6 Proposed Development Area



Source: DBI

Figure 7 Proposed Ground Level Entry – Southern Perspective



Source: DBI

Figure 8 Proposed Ground Level Entrance – Eastern Perspective



Source: DBI

Figure 9 Bridge to Park Perspective



Source: DBI

4.2. FUNCTION FACILITY

The Applicant is seeking approval for a Function Facility, containing three separate functions rooms totalling 1,547.6m² of function space (as shown in **Figure 10** below). The function precinct will be directly linked to the Theme Park Hotel, sharing facilities, and accommodating guests in the hotel who will attend a function onsite.

An overview of the key development parameters for the Function Facility are provided in **Table 7** below:

Table 7 Key Development Parameters - Function Facility

Proposed Use	Function Facility	
Building Height	2 storeys 8.5 metres	
GFA	Function Room 1	524.3m ²
	Function Room 2	554.6m ²
	Function Room 3	524.7m ²
Other ancillary areas	The Function Facility also includes: <ul style="list-style-type: none">• Breakout spaces• Amenities• Kitchen• Service Area	

Figure 10 Proposed Function Facility – Ground Level

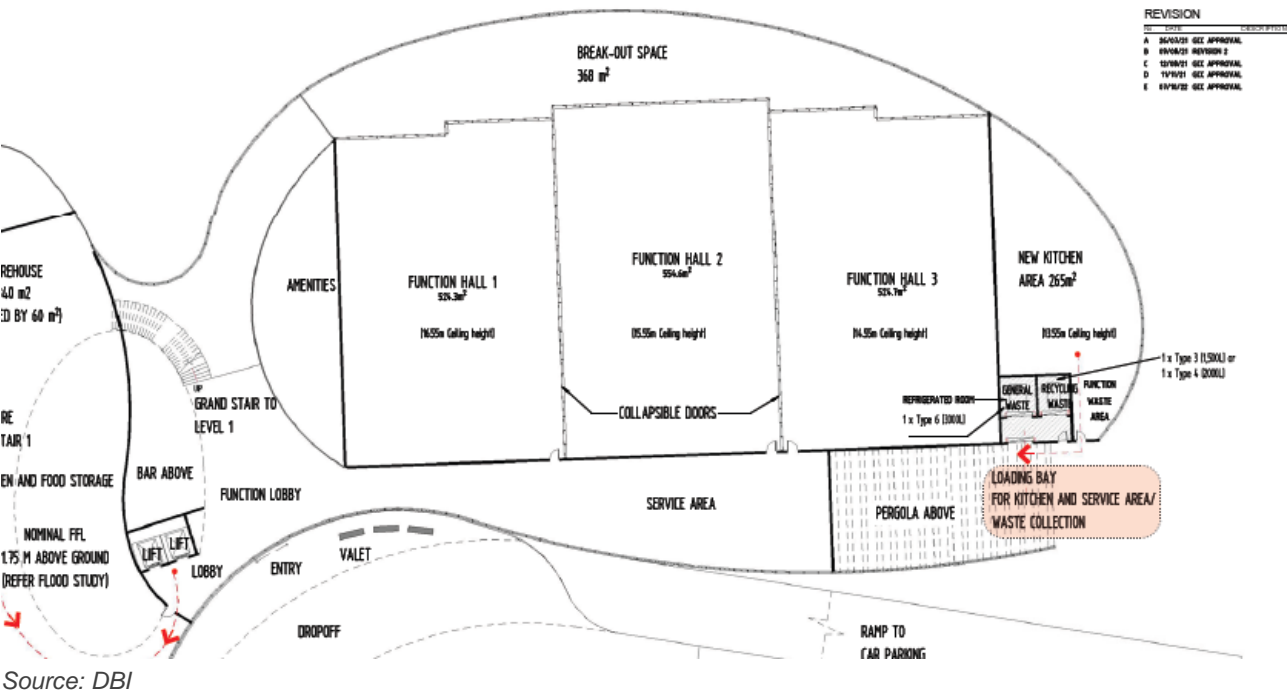


Figure 11 Perspective of Proposed Development facing South



Source: DBI

Figure 12 Perspective of Function Facility and Short-term Accommodation Entry



Source: DBI

Figure 13 Perspective of Short-Term Accommodation Drop Off



Source: DBI

The inclusion of a Function Facility into the development better supports the business and events sector on the northern parts of the Gold Coast. There are limited options for business and events in this part of the City, and it is a natural extension of the existing tourism operations run by the Applicant.

The Gold Coast has strong and growing demand for MICE activity (**Meetings, Incentives, Conferences & Events**). According to the Queensland Business Events Survey for the year ended June 2019 almost 1 in 2 (49%) of all conferences, meetings and incentives in Queensland are held throughout the Gold Coast. The

proposed Function Facility would meet and help generate future demand, supporting the business and events sector in the region.

More specifically, the Function Facility will provide space that caters for a multitude of events including seminars, formals, weddings and other large events and overall, will support the growing demand for function space on the Gold Coast.

With a maximum height of two (2) storeys and 8.5 metres, the Function Facility will not be visible from adjoining properties and not create a dominating bulk and scale.

4.3. FOOD AND DRINK OUTLET & BAR

The development proposes two (2) Food and Drink Outlets, and single Bar within the Short-term Accommodation building, on Levels 1 and 21 respectively (**Figure 14 & 15**). The proposed restaurants and bar will primarily cater overnight visitors to the site, however, will also be available to members of the local area.

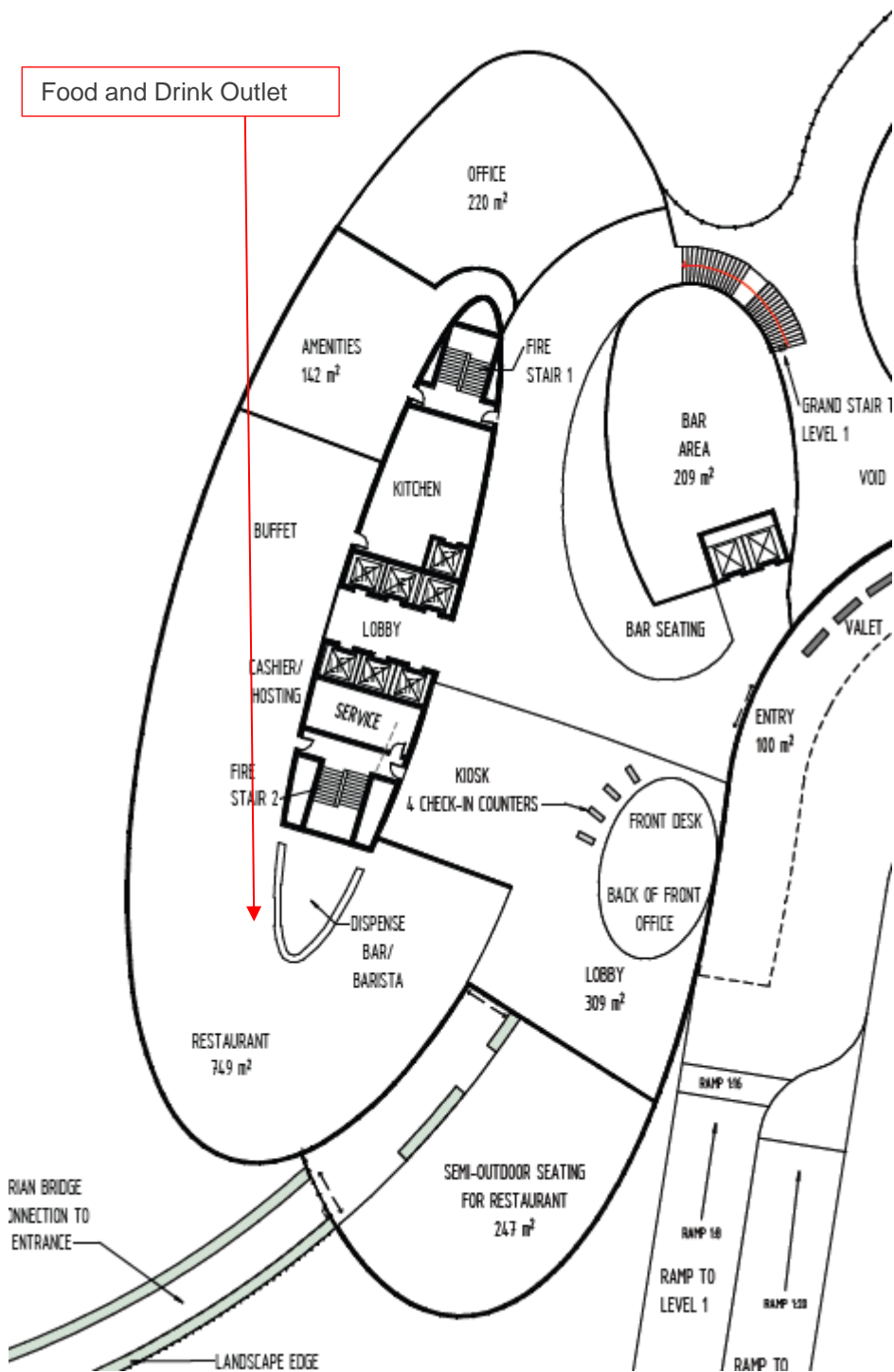
An overview of the key development parameters for the Food and Drink Outlet and Bar are provided in **Table 8** below:

Table 8 Proposal Details

Level	Total Use Area (TUA)	Land Use	Hours of Operation
1	Total TUA of 930m ² , including an indoor space of 690m ² and a semi-outdoor seating area of 240m ² .	Food and Drink	7:00am-2:00am. <i>Deliveries will be limited to 7:00am-6:00pm.</i>
21	Total TUA of 550m ² , including an indoor dining area of 295m ² and outdoor alfresco dining area of 255m ² .		
21	Total TUA of 311m ² , including the Bar area of 51m ² and Bar Lounge area of 261m ² .	Bar	7:00am-2:00am. <i>Deliveries will be limited to 7:00am-6:00pm.</i>

The areas designated for the Food and Drink Outlet on Level 1, are identified on **Figure 14** Level 1 Floor Plan below.

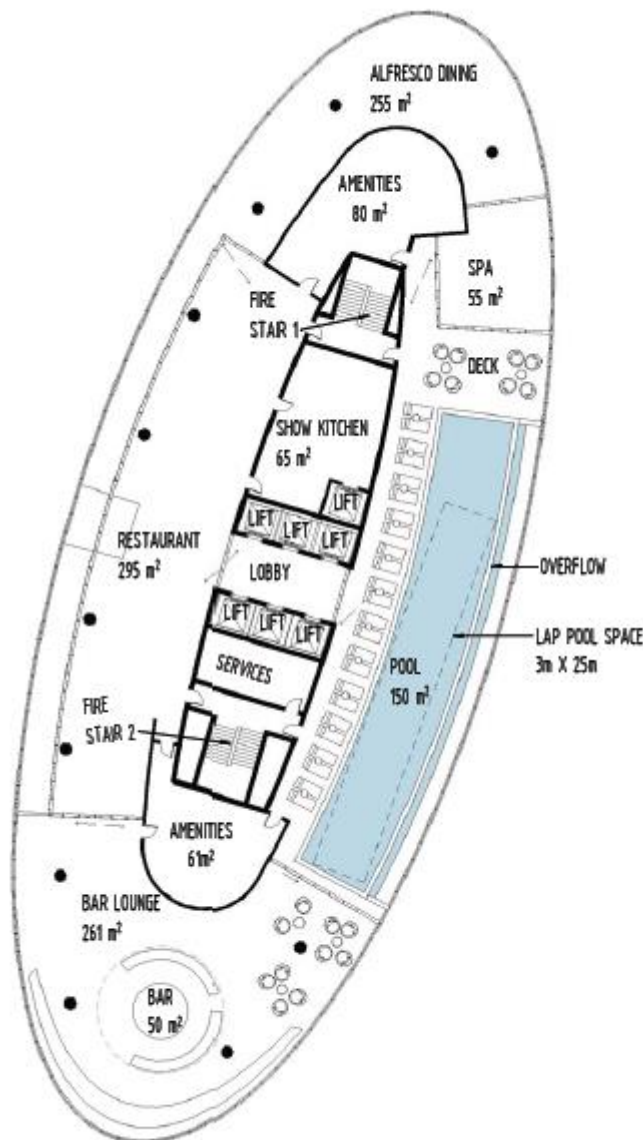
Figure 14 Proposed Food and Drink Outlet



Source: DBI

The areas designated for the Food and Drink Outlet, and Bar on Level 21, are identified on **Figure 15** Level 21 Floor Plan below.

Figure 15 Level 21 Floor Plan



Source: DBI

4.4. TECHNICAL CONSIDERATIONS AND SPECIALIST REPORTS

4.4.1. Architectural and Landscape Design

The design intent for the development is expressed within the Architectural plans, attached in **Appendix L**. Specifically, the development has included the following design elements:

- Elevated lobby – By elevating the lobby, not only does it enhance the arrival experience, but it also creates a visual relation with the existing Theme Park.
- Visual connection and proximity link to the Theme Park – The vast majority of the Short-term Accommodation guests are there for more than one nights and want the convenience of access outdoor open space environments.

- Building orientation – Aspect – The North-South orientation of the building helps minimise the visual impact of the building on Kopps Road and create maximal relation with the Theme Park.
- Balancing forms – A family day in the Theme Park, the speed of the M1, the busy Rollercoaster landscape and the large carpark are all elements of chaos. By contrast, the proposed Short-term Accommodation is a place for guests to reside and rest, offering balance through calming, grounded, clean and simple forms.
- Sub-tropical Landscape – The lush green landscaping integrated into the design of the development nurtures the “Oasis” feeling and calming experience of the Short-term Accommodation.
- Panoramic Sky deck, bar and restaurants – The feature rooftop – recreational level offers a truly unique experience for the guests and also the community.

4.4.2. Civil Engineering

The proposed development will be suitably connected to Council's Reticulated Water and Sewer Networks. The City Plan Code Provisions allow for the establishment of an Infrastructure Agreement (IA) with Council. This can similarly be maintained through Conditions of Approval which include the requirements to prescribe Applicant actions including provision of services, services design and capacity assessment to be provided for Council endorsement.

Following MCU Approval, the Applicant will undertake a Sewer and Water Capacity Assessment as required by Council, to determine the requirement and extent for upgrades of Council's existing services to accommodate the development, based on any approved density at that time.

This can be drafted by the Applicant and provided to Council for consideration. It is understood that no site works, subject of this application, are able to be undertaken until such time as the capacity, design, timeframes and costs have been demonstrated by the Applicant and endorsed by Council.

4.4.3. Flooding

Burchills Engineering Solutions (**BES**) have undertaken a flood study of the site and prepared a technical memorandum to assess the constraints for the proposed development (refer to **Appendix P**). This assessment relies on the TUFLOW hydraulic model (**Burchill's Flood Study**) prepared by BES. A summary of the findings is provided below.

Based on the preliminary hydraulic impact assessment modelling, the proposed development is not predicted to result in any actionable hydraulic impacts within any residential or commercial properties external to the subject site in the 1% AEP year 2020 design event.

Significant design work has been carried out to minimise any hydraulic impacts within the subject site particularly within Movie World and the Village Roadshow Studios areas to ensure there is no increase to the number of people at risk from flooding.

The only area of concern outside the subject property boundary is within the Energex substation on Kopps Road (11RP220783) which shows changes in peak water level of up to +55 mm. Detailed level survey taken on this lot shows the lowest substation infrastructure located at a level of 5.42 m AHD while the 1% AEP Year 2020 peak flood level on this lot from the Burchills Flood Study is 5.77 m AHD. As this existing infrastructure is already subject to flooding, any afflux at this location is unlikely to be sufficient to cause real damages to premises. In any case, further work will need to be carried out during detailed design to ensure the afflux on the Energex lot is eliminated.

At this stage, the Burchills Flood Study has only modelled the 1% and 0.2% AEP design events at the subject site so impact assessment of more frequent events has not yet been carried out. Given the proposed development is located on the edge of the 1% AEP flood extents, impacts in lower order events are likely to be less than the 1% AEP.

The detailed design of the proposed development will also ensure no loss of floodplain storage up to the designated flood level and ensure flood free access is available up to the designated flood level.

4.4.4. Stormwater Management

ADG have prepared a Conceptual Stormwater Management Plan, which is attached in **Appendix N**. All requirements for stormwater management plans as described in Council's City Plan and Healthy Waters Code.

It is proposed that 281.8m³ of on-site detention will detain all flows from Catchment B1A up to the 1% AEP event. The balance of the site is to discharge un-detained to the lawful point of discharge, being saltwater creek to the north.

4.4.5. Ecological

Refer to the Ecological Assessment Advice Letter prepared by Biome in **Appendix O**.

Given the proposed development is located over existing hardstand areas (i.e., the carpark areas), it is considered that additional impacts to matters of environmental significance would be negligible. No naturally occurring native vegetation clearing will be removed to accommodate the development.

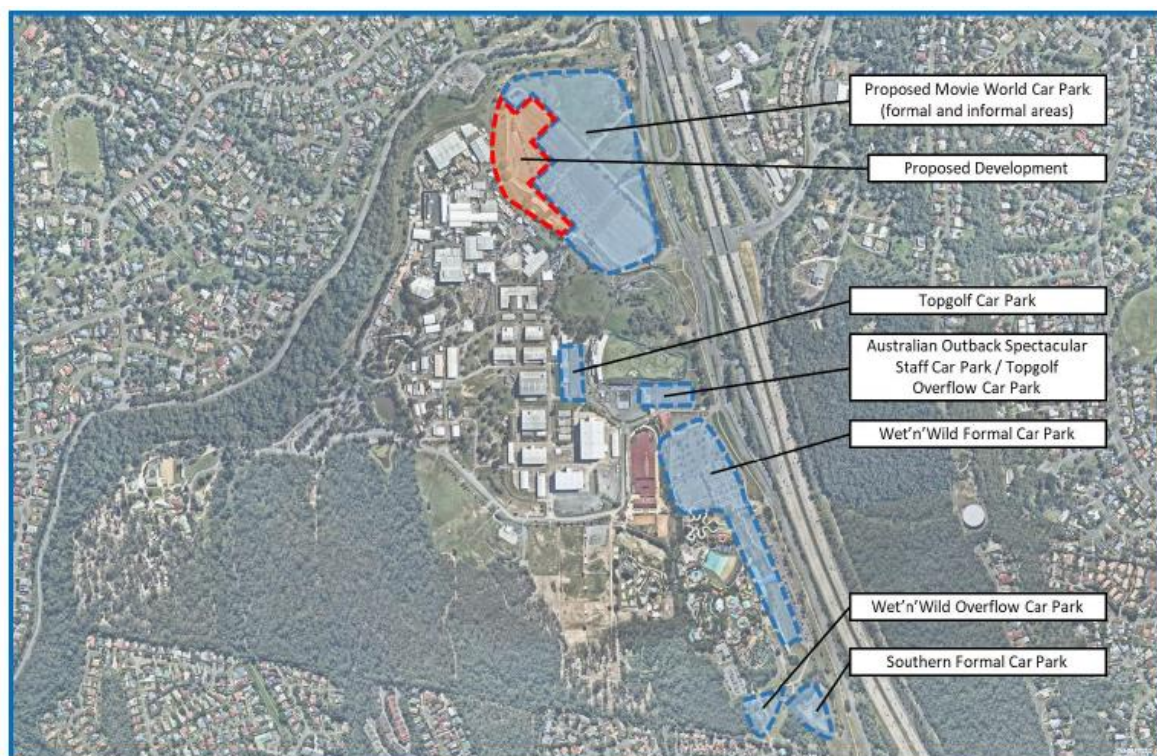
A major waterway is mapped to the north of the property boundary (Saltwater Creek), as is a waterway to the east of the development site (a highly modified tributary of Saltwater Creek). In addition, a locally significant wetland is present to the south. The proposed maintains existing buffer to the waterway and enhancing environmental values through rehabilitation existing natural environment on the site. Refer to details within the Rehabilitation Management Strategy prepared by Biome, within the **Appendix O**.

Consequently, the proposed development is considered to adequately comply with either the acceptable or performance outcomes of the City Plan Environmental Significance Overlay Code.

4.4.6. Car Parking

An overview of the available car parking areas on site, following completion of the proposed development are demonstrated in **Figure 16** below. These areas will be able to accommodate a total of a total of 4,886 car parking spaces (3,380 informal car spaces, and 1,506 informal spaces).

Figure 16: On-site Car Parking Areas



A technical memorandum has been prepared by SLR Traffic Consultants to review the car parking demands likely to be generated by the proposed development (refer to details with **Appendix Q**).

Table 9 provides a summary of the forecasted future car parking demands are as follows:

Table 9 Future Car Parking Occupancy and Capacity

Parameter	Number of Spaces
85 th Percentile Day – Predicted Peak Parking Demand	3,069
90 th Percentile Day – Predicted Peak Parking Demand	3,421
95 th Percentile Day – Predicted Peak Parking Demand	3,880
Total Future Formalised Car Parking Capacity	3,380
Total Future Car Parking Capacity (Formal and Informal Spaces)	4,886

Source: SLR

It is anticipated that on approximately 11% of trading days, or 39 days per year, the proposed formalised parking provision would be exceeded by demand.

To manage the impact of parking on customer convenience, parking management measures will need to be undertaken. Potential measure for implantation include:

- Designating staff to park in the least convenient car parking areas and providing a shuttle bus service to transport them to the various uses around the precinct.
- Providing pedestrian connections between each car parking area and each use within the precinct.
- Providing a shuttle bus service for visitors of the precinct to transport them between different car parking areas and uses.
- Encouraging visitors of the precinct (Theme Park visitors as well as Short-term Accommodation and Function Facility attendees) to use alternative modes of transport such as rideshare and public transport.
- Employing additional staff to assist in implementing car parking management measures on peak trading days of the precinct.

The implementation of management measures will ensure the changes to existing traffic conditions will not have an impact on amenity.

4.4.1. Traffic, Access and Servicing

SLR are preparing a Traffic Impact Assessment addressing matters related to Traffic, Access and Servicing. This will be submitted to Council and SARA upon completion for their assessment.

4.4.2. Waste Management

The Waste Management Strategy for the proposed development will ensure efficient, safe, and sustainable management of waste during the operational phase of the development.

Waste quantities for the development site have been calculated in accordance with typical waste generation rates stipulated in SC6.15 City Plan Policy: Solid Waste Management. Considering this, the development is anticipated to generate general waste and recycling waste volumes as outlined in **Table 10**.

Table 10 Waste Generation Volumes

	General Waste Volumes	Recycling Waste
Short-term Accommodation	21,000L bin capacity per week	N/A
Function Facility	7,350L bin capacity per week	3,790L bin capacity per week

	General Waste Volumes	Recycling Waste
Food and Drink Outlet / Bar	3,255L bin capacity per week	3,255L bin capacity per week

To accommodate this expected amount of waste generation, bulk bins will be utilised to store site waste as detailed in **Table 11**. This assumes refuse collection will be conducted on pre-arranged collection days with a frequency of two times per week. This aligns to the current waste servicing arrangement for the Movie World Theme Park on site. Once the development is operational, the collection frequency will be reviewed to ensure that it is sufficient for the proposed development, and broader activities on site.

Table 11 Proposed Bin Capacity

	General Waste Bins	Recycling Bins
Short-term Accommodation	3 x Type 6 (3000L)	N/A
Function Facility	1 x Type 6 (3000L)	1 x Type 3 (1,500L) or 1 x Type 4 (2000L)
Food and Drink Outlet / Bar	1 x Type 3 (1,500L)	1 x Type 3 (1,500L) or 1 x Type 4 (2000L)

General and recycling waste from residential and commercial levels will be disposed of by staff, to waste storage rooms on multiple levels within the Short-term Accommodation. On-site management will transfer waste from these storage rooms to larger waste bins at the storage/servicing location on ground level (refer to **Figure 17 and 18** showing storage room locations).

Similar operational management of waste will occur from the Level 21 Restaurant and Bar.

For the function facility, waste will be managed by staff between the temporary storage points and large storage points for collection.

Figure 17: Waste Storage and Servicing Locations on Ground Level (Short-term Accommodation zoomed in)

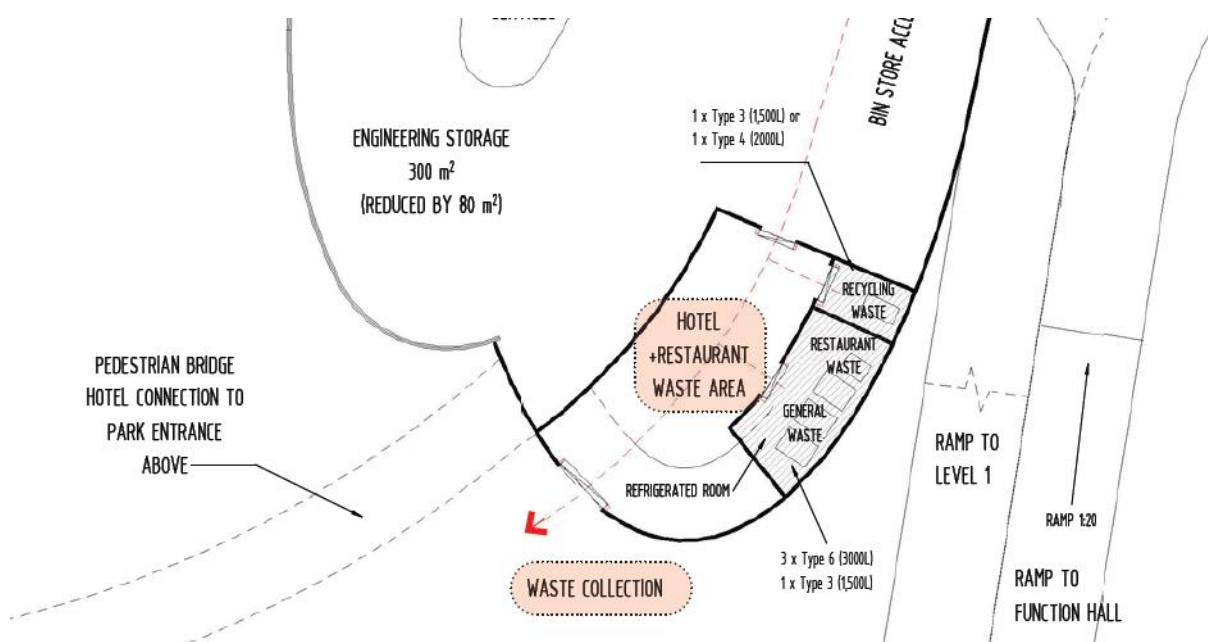
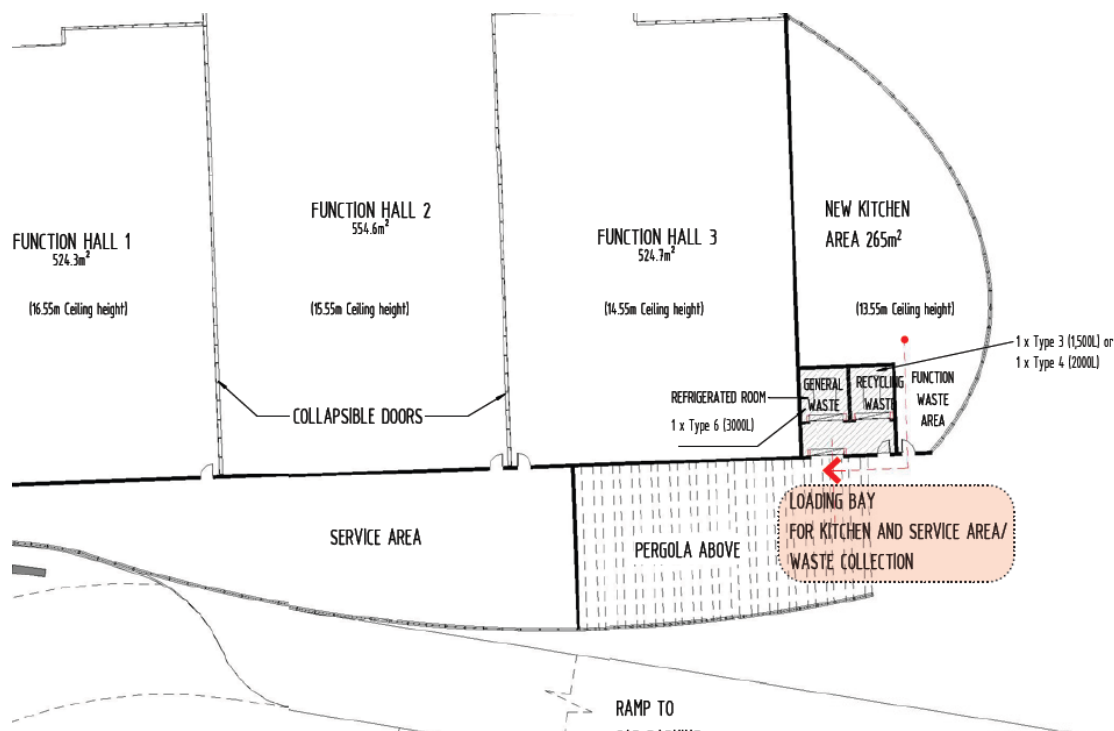


Figure 18: Waste Storage and Servicing Locations on Ground Level (Function Facility zoomed in)



4.4.3. Noise Impact Assessment

ATP were engaged to provide noise measurements on the site, which were conducted from 5 to 14 September (refer to **Appendix M**). The results of the background noise measurements carried out at the site of the proposed Short-term Accommodation, Food and Drink Outlet, Bar and Function Facility in Oxenford indicate that the proposed development site is affected by dominant road traffic noise emissions.

To prevent road traffic noise impacts the following noise mitigation measures are recommended:

- Architectural treatment is required to the building envelope of the proposed units, as per the QDC MP4.4 noise categories applicable to the units as presented in Table 5.1.
- Once detailed floor plans and elevations for the proposed development are finalised at the building approval stage, ATP Consulting will conduct detailed floor plan specific acoustic design as per AS3671-1989 to determine the specific design requirements.
- The traffic noise modelling results indicate that the noise levels are complying with the criteria at the Function Facility deck communal area. The communal areas on Level 1 (semi-outdoor seating), Level 2 (pool deck) and Level 21 (pool, spa, bar lounge and alfresco dining), are not complying with the noise criteria for communal open spaces (balconies) at the proposed hotel.
- As per the requirements of the SDAP State Code 1 PO42, the balconies and roof decks on Level 1, Level 2 and Level 21 must be fitted with a minimum 1.0m high continuous solid gapfree balustrades (other than gaps required for drainage purposes to comply with the Building Code of Australia).

5. STATE AND REGIONAL PLANNING FRAMEWORKS

A summary assessment of the State and Regional planning framework as relevant to the proposed development is outlined in **Table 12** below.

Table 12 Overview of State and Regional Planning Frameworks

Instrument/Assessment Benchmark	Date of Instrument	Assessment
<i>Planning Act 2016</i> (Planning Act)	1 October 2020	The proposed development is subject to the procedures of Impact Assessment and is to be assessed in accordance with Section 45(5) of the Planning Act.
<i>Development Assessment Rules 2017</i> Version 1.3 (DA Rules)	11 September 2020	The Development Assessment Rules is a statutory instrument made pursuant to Section 68(1) of the Planning Act regulating the development assessment process.
<i>Planning Regulation 2017</i> (Planning Regulation)	26 September 2022	Schedule 8 of the Planning Regulation identifies the Council of the City of Gold Coast as the assessment manager for the development application. Schedule 10 identifies that the development requires a referral due to the proximity to a State Controlled Road, State Controlled Intersection and Planned Upgrades (refer to Section 5.1 of this report for further detail).
<i>State Planning Policy</i> (SPP)	3 July 2017	The following State interest matters are relevant to the assessment of this application: <ol style="list-style-type: none"> 1. Natural Hazards Risk and Resilience – Flood hazard area – Local government flood mapping area; 2. Natural Hazards Risk and Resilience – Coastal hazard area – Medium storm tide inundation area. 3. Natural Hazards, Risk and Resilience – Bushfire Hazard Area; Potential Impact Buffer, Medium, High and Very High Potential Bushfire Intensity. <p>With the exception of Natural Hazards, Risk and Resilience (Coastal Hazards), the City Plan has been identified by the Minister as having integrated all aspects of the SPP. The proposed development has been designed to ensure risk from erosion and storm tide inundation is minimised. The relevant assessment is undertaken in Section 5.2 of this report.</p>
<i>South-East Queensland Regional Plan 2017</i> (Shaping SEQ)	11 August 2017	The site is located within the Urban Footprint. When considering the nature of the proposal, the proposed development accords with the objectives of Shaping SEQ and does not undermine the achievement

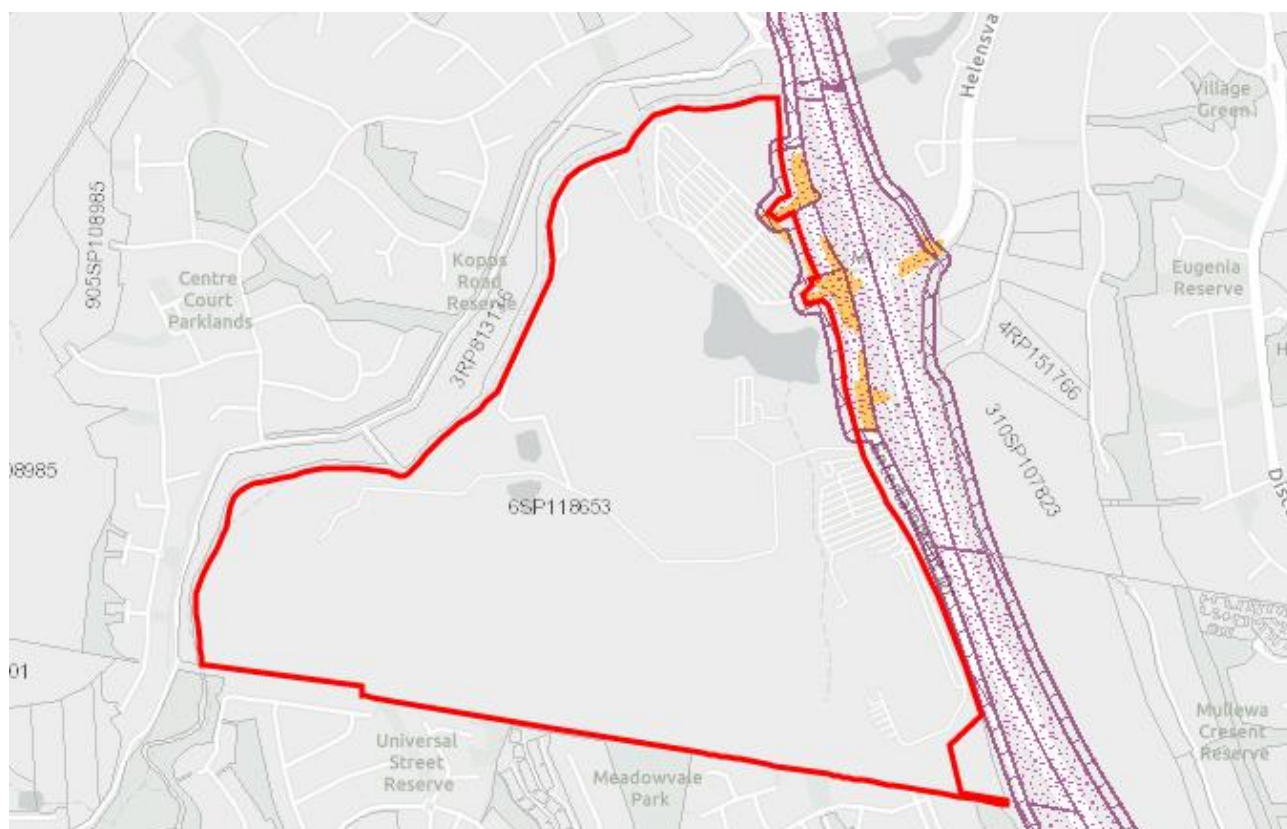
Instrument/Assessment Benchmark	Date of Instrument	Assessment
		of the goals and themes for development within the region.
<i>State Development Assessment Provisions Version 2.6 (SDAP)</i>	7 February 2020	This development has been assessment against SDAP Code 1: Development in a state-controlled road environment. The assessment against SDAP Code will be enclosed within the Traffic Impact Assessment prepared by SLR.

5.1. PLANNING REGULATION – SCHEDULE 10

As identified in **Figure 19**, the subject site is located adjacent to an existing State Transport Corridor. The development therefore triggers a referral to the State Assessment and Referral Agency (SARA) in accordance with the following Schedules of the Planning Regulations 2017:

- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises are within 25m of a State Transport Corridor or are within 100m of the intersection.

Figure 19 DAMS Mapping



Source: DAMS Mapping

A Traffic Impact Assessment (**TIA**) will be prepared by SLR that demonstrates suitability of the proposed development in addressing the anticipated traffic impacts of the development, in the context of the nearby road network and key intersections. This will include assessment against SDAP Code 1.

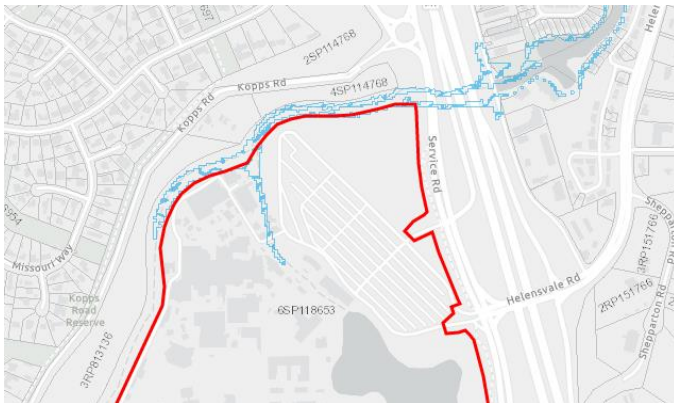
5.2. STATE PLANNING POLICY

The assessment of the development proposal must have regard to the State Planning Policy (SPP), to the extent that the SPP is not identified in the planning scheme as being appropriately integrated.

As above mentioned, the relevant local planning scheme – the City Plan – appropriately reflects all aspects of the SPP, apart from the aspects relating to natural hazards, risk and resilience (coastal hazards).

The SPP defines coastal hazard as either erosion-prone areas or storm-tide inundation areas. As seen below, in **Figure 20**, the proposed development is located within the Medium storm tide inundation area:

Figure 20 Coastal Hazard SPP mapping



Therefore, the applicable assessment benchmarks, relevant guiding principles, State interest statements and State interest policies contained in the SPP apply to this proposal, to the extent relevant.

Table 13 Relevant State Planning Policy Benchmarks

SPP Assessment Benchmark	Response
<p>Assessment benchmark 3</p> <p>Development avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.</p>	<p>The site is located outside the Coastal Management District, however, is subject to Coastal area – medium storm tide inundation. The proposed development area is not situated within the portion of the site identified as medium storm tide inundation area, and therefore avoids hazard area.</p> <p>The Applicant however has prepared a Flood Impact Statement and Site Based Stormwater Management Plan to further demonstrate how the risks to people and property have been mitigated to a tolerable level in response to Local government flood mapping area (refer to Appendix M and Appendix O).</p>
<p>Assessment benchmark 4</p> <p>Development supports and does not hinder disaster management response or recovery capacity and capabilities.</p>	<p>While the site is within an inundation area, the site does not hinder disaster management response or recovery capabilities, as the risks from inundation have been reduced to an acceptable level as detailed within the Flood Impact Statement accompanied to this application.</p>
<p>Assessment benchmark 5</p>	<p>The Flood Impact Assessment demonstrates that the proposed development balances the flood storage and</p>

SPP Assessment Benchmark	Response
Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.	will not result in any loss of flood storage up to the defined flood level in response to the changes to the impervious areas. The development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other residential and commercial properties.
<p>Assessment benchmark 6</p> <p>Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.</p>	The proposal is for a Short-term Accommodation, Food and Drink Outlet, Bar and Function Facility. It is unlikely that the development will contain any hazardous materials on the site. As such, it is unlikely that the development will pose any risks to public safety and the environment from hazardous materials.
<p>Assessment benchmark 7</p> <p>The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.</p>	The proposal does not involve removal of any natural landforms/vegetation.

Based on the above assessment against the relevant assessment benchmarks of the SPP, the proposal is considered to comply.

6. LOCAL PLANNING FRAMEWORK

The *Gold Coast City Plan (Version 8) (City Plan)* commenced on 15 December 2020 and is the current planning scheme relevant to the site. The following sections of this report provide an assessment of the proposed development against the relevant provisions of the City Plan.

Two (2) Temporary Local Planning Instruments also apply within the Council Local Government Area, however these are not considered to be relevant to the proposals and therefore have not been considered further within this Town Planning Assessment.

6.1. LAND USE DEFINITIONS

The development application seeks approval for Short-term Accommodation, Food and Drink Outlets, Bar and Function Facility. These land uses are defined in the City Plan as follows:

Short-term Accommodation – *the use of a premises for providing accommodation of less than three consecutive months to tourists or travellers and/or ancillary manager's residence, office, or recreation facilities for the exclusive use of guests.*

Food and Drink Outlet – *the use of premises for: preparing and selling food and drink for consumption on or off the premises; or providing liquor for consumption on the premises if the use is ancillary to the use in (a).*

Bar – *the use of premises, with seating for 60 or less people, for: (a) selling liquor for consumption on the premises; or (b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in (a).*

Function Facility – *the use of premises for receptions or functions; or preparing and providing food and liquor for consumption on the premises as part of a reception or function.*

6.2. ZONING

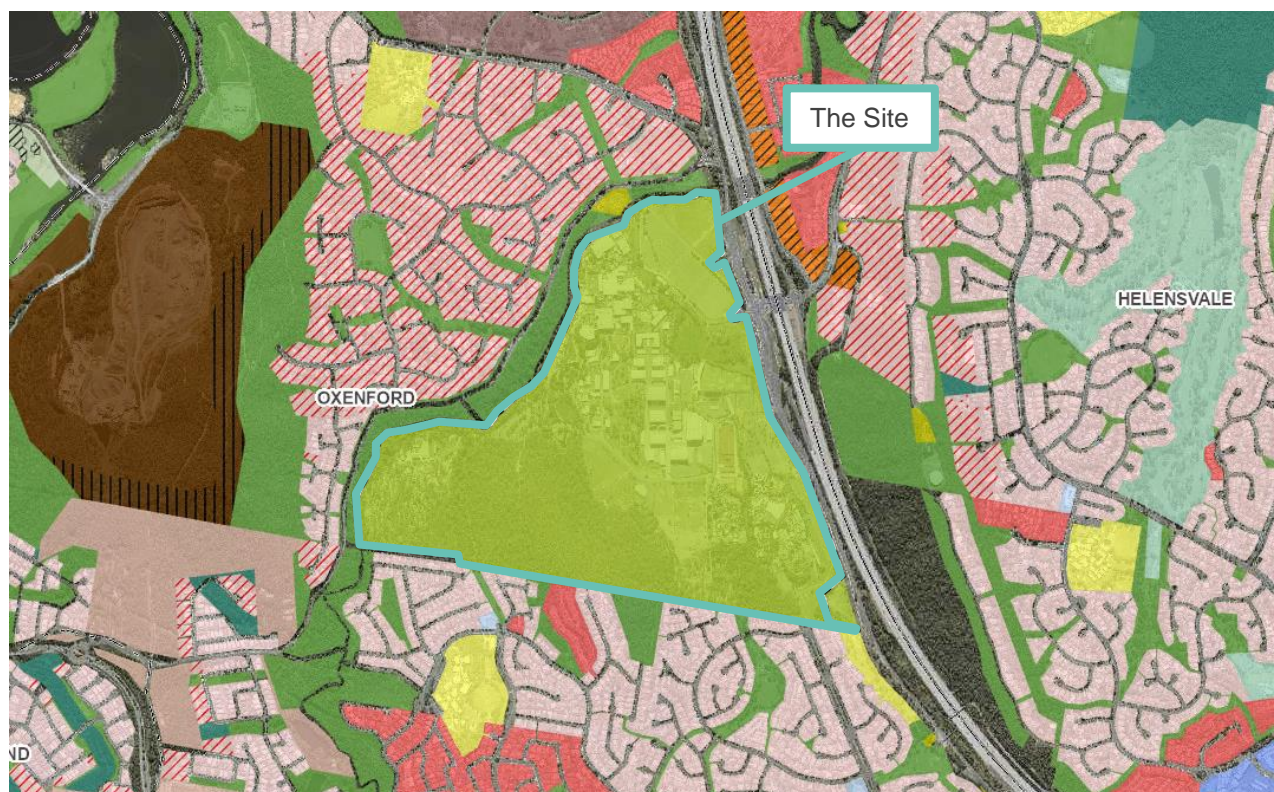
In accordance with the City Plan, the site is designated within the Major Tourism Zone, as demonstrated below in **Figure 21**. The purpose of the Major Tourism Zone is:

'To provide for larger scale integrated tourist localities or facilities located in urban, rural, environmental or coastal areas.

Development provides for a mix of uses including tourist facilities, tourist attractions, short-term accommodation, retail, business, education, industrial, community purpose, recreation and open space that support the needs of tourists and visitors.

Permanent residential accommodation for management and employed personnel may be appropriate.'

Figure 21 Extract from City Plan Zoning Map



Source: Gold Coast City Plan

6.3. CATEGORY OF DEVELOPMENT AND ASSESSMENT

The City Plan¹ as the Local Categorising Instrument, determines that the Category of Development for the Short-term Accommodation, Food and Drink Outlet, Bar and Function Facility is Assessable Development.

As the proposed Short-term Accommodation development will exceed the prescribed building height identified on the Building height overlay map, it will be subject to Impact Assessment within the Major Tourism Zone.

6.3.1. Assessment Benchmarks

The relevant assessment benchmarks relevant to the subject proposal, are identified in **Table 14**.

Table 14 Applicable City Plan Codes

Strategic Framework	
Strategic Framework Elements	Strategic Framework Maps
<ul style="list-style-type: none"> • Theme 1: Creating Liveable Places • Theme 3: Strengthening and Diversifying the Economy <ul style="list-style-type: none"> ○ Element – Tourist Economy • Theme 4: Improving Transport Outcomes <ul style="list-style-type: none"> ○ Element – Integrated Transport Systems 	<ul style="list-style-type: none"> • Strategic Framework Map 1 – Designated Urban Area (the site is identified within an existing Urban Area) • Strategic Framework Map 2 – Settlement Pattern (the site is identified within a Suburban Neighbourhood)

¹ Table 5.5.13 – Major Tourism Zone

<ul style="list-style-type: none"> ○ Element – Transport system efficiency • Theme 5: Living with Nature <ul style="list-style-type: none"> ○ Element – Natural landscape outcomes • Theme 6: A Safe, Well-Designed City <ul style="list-style-type: none"> ○ Element – Urban design, character and community identity ○ Element – Safe, healthy and cohesive communities ○ Element – Environmental health and amenity ○ Element – Natural hazards ○ Element – Sustainable infrastructure provisions 			<ul style="list-style-type: none"> • Strategic Framework Map 4- Greenspace network (the site is identified within a Critical Corridor) • Strategic Framework Map 5 – Focus area for economic activity (site is identified as Theme Park)
Zone Code	Overlay Codes	Development Codes	
Major Tourism Zone Code	Airport Environs Overlay Code Environmental Significance Overlay Code Flood Overlay Code	High Rise Accommodation Code General Development Provisions Code Healthy Waters Code Solid Waste Management Code Transport Code Vegetation Management Code	

A complete assessment of the above benchmarks is provided in **Appendix G** and **Appendix H**.

6.4. STRATEGIC OUTCOMES OF THE CITY PLAN

The Strategic Framework is the highest order element of the City Plan and as such it is intended to provide policy direction for the entire City Plan. Whilst it is acknowledged the Strategic Framework is to be assessed in its entirety, the broad application of the Strategic Framework means only certain elements are relevant to this development application. Refer also to **Appendix G** which includes an assessment against each of the relevant Elements of the Strategic Framework as identified in **Table 14**.

6.4.1. Strategic Intent

The Strategic intent provides a high-level planning vision for the city, with the intent of shaping growth and development over the next twenty (20) years. The proposed development is considered to support the achievement of the Strategic intent, for the following reasons:

- World-class city: The proposal directly responds to the needs of the Gold Coast, which is underpinned by strong population growth. The development, being Short-term Accommodation, Food and Drink Outlet, Bar and Function Facility in the Major Tourism Zone, will allow the Gold Coast to capitalise on the exceptional economic opportunities afforded through thriving tourism and business opportunities.
- City shape and urban transformation: In accordance with the Strategic Intent, the development will be in an Urban Area. The subject site is currently a key driver in providing jobs opportunities on the Gold

Coast. The Strategic Intent notes that the Gold Coast requires 150,000 new jobs over the next 20 years. The proposed development creates the opportunity to significantly increase the number of jobs on the Gold Coast, for two key industries that will have an ever-increasing demand over time (being business and tourism).

- Globally competitive economy: The Gold Coast is recognised for its unique lifestyle, innovation, and job diversity. The tourism sector represents a significant driver behind the economic prosperity of the City and plays a substantial role in continued economic integrity. Additionally, the tourism sector also provides links to local businesses, further progressing economic development and investment. In accordance with Section 3.2.3 (d) of the Strategic Intent, the proposal will continue to support the tourism sector by providing development on a site that is associated with the primary function of the site as a large scale tourist destination, while further expanding existing links to local businesses external to the site. The specific intent of the proposed development is to cater for the expansion and growth of the tourism sector, which the City Plan identifies as a key driver to economic prosperity into the future.

6.4.2. Strategic Framework Assessment

The proposed development has been assessed against the themes contained within the Strategic Framework (refer to detailed assessment in **Appendix G**).

The conclusions of the strategic framework assessment is provided below:

- The proposed development aligns with the outcomes sought after by the Creating Liveable Places Theme through the development delivering of a high-quality, high-rise Short-term Accommodation building and low rise Function Facility on the established Movie World site. The proposal reinforces local identity as a tourism precinct, creating a sense of place and supports additional choice for tourists within the northern Gold Coast. The development achieves the function and desired future appearance of each local area.
- The proposed development supports the Strengthening and Diversifying the Economy Theme, being a Short-term Accommodation and Function Facility. The proposed development is not located in any area identified as a 'Centre' on the Strategic Mapping. The nearest major centre, being the Coomera District and Principal Centre, will not be affected by the proposed development given the proposed scale and nature of retail and commercial offerings. As detailed within Section 1.1 of this report, the proposed development will contribute to the local economy. More specifically, the development is anticipated to provide the following:
 - Total Investment for Development - \$333 Million project cost
 - Construction Jobs – 799 new jobs creating \$52 million in salary over 2 years
 - STA Jobs – 400 jobs for first 5 years of over totalling \$99 million in salaries
 - Contribution to Tourism – 876,000 projected customers in first 5 years creating expenditure of \$840 million
 - Function Facility – 130,000 attendees projected in first 5 years creating \$125 million in expenditure
 - Supply Chain Contribution – additional \$59 million in supplier purchases for local business over first 5 years.
- The Strategic Framework further recognises the intent for future Short-term Accommodation on the site. Specifically, Section 3.5.1 of the Strategic Framework points to the Gold Coast as a national and international tourist destination that provides a diversity of tourist accommodation, attractions and related infrastructure to support changing needs and meet international demand and expectation. Further to this, Section 3.5.4 states that Warner Bros. Movie World, Dreamworld, Sea World, Wet'n'Wild, White Water World and Outback Spectacular continue to provide some of the city's major tourist drawcards. New development supports the emergence of integrated and consolidated nodes at these locations for tourist attractions, Short-term Accommodation, theatres, film studios and ancillary supporting uses.

It is clear that the proposed development directly responds to the intent of the Strategic Framework and will provide a necessary respond to the growing need for accommodation on the Gold Coast.

- The proposed development achieves an outcome consistent with the intent of the Improving Transport Outcomes Theme. A Traffic Impact Assessment has been prepared by SLR in support of the proposed

development, which demonstrates how the developments will manage additional traffic internal and external to the site, to ensure a maintained of a safe and efficient road network. The proposed development considers the proposed changes to the internal layout, to ensure safety pedestrian environment is established for users of both the Movie World Theme Park and the proposed development. The development will be serviced by public transport networks including the local bus networks that link to Entertainment Drive and Helensvale train Station as well as private transport options for tourist visiting the Short-term Accommodation.

- The proposed development does not compromise or jeopardise the impacts of the Living with Nature Theme. The proposed development is situated on existing hardstand area and does not encroach within existing natural landscape surrounding the development. No native vegetation clearing will be removed to accommodate the development. A major waterway is mapped to the north of the property boundary (Saltwater Creek) as is a waterway to the east of the development site (a highly modified tributary of Saltwater Creek). In addition, a locally significant wetland is present to the south. The proposed development maintains the existing buffer to the waterway and enhances environmental values through rehabilitation existing natural environment on the site.
- The proposed development has considered the outcomes within A Safe, Well Designed City Theme and ensures the development promotes the outcomes sought within this strategic element theme. Specifically, the development has been designed cognisant of the zone/site's intended site character, whilst also being considerate to the protection and enhancement of the site and surrounding local identity. The design integrates landscape elements that enhance the urban design outcomes for the site, including improved way finding, sustainability outcomes, and improve visual amenity of the site. The development will deliver Short-term term accommodate that is safe, and attractive to visitor to further promote the tourism sector on the Gold Coast. The development suitably addresses identified risks from natural hazards and will be supported by sustainable infrastructure provision.

6.5. MAJOR TOURISM ZONE CODE ASSESSMENT

The Overall Outcomes of the Major Tourism Zone Code are considered in **Table 15** below.

Table 15 Major Tourism Zone Code Overall Outcomes

Overall Outcome	Response
(a) Land uses –	
i. include tourist facilities, such as theme parks that provide recreational enjoyment for residents and tourists and include ancillary activities such as shops, <u>food and drink outlet</u> , <u>short-term accommodation</u> and <u>function facilities</u> ; and	<p>Complies</p> <p>The proposed development is for a Short-term Accommodation, Food and Drink Outlet, Bar and Function Facility. Each of these uses contribute to the tourist facility offerings on the site and provide recreational enjoyment for residents and tourists to the site as contemplated within the zone.</p>
ii. are managed appropriately to minimise impacts on the residential amenity of the area.	<p>Complies</p> <p>The development application is supported by multiple consultant reports that demonstrate how the proposed development appropriately manages the identified development impacts.</p> <p>The development is suitably separated from the nearby residential properties to the north-west of the subject site, to the north of Kopps Road. This separation ensures no noise, wind, or shadow impacts are experienced by the nearby sensitive uses. Refer to architectural plans in Appendix C.</p> <p>Further, the proposed Short-term Accommodation high-rise building has been designed and oriented to ensures its most slender face is facing toward the residential areas, to minimise the overall visibility of the structure from this viewpoint. Refer to View 4 and 6 in the Visual Impact Assessment.</p>

(b) Character consists of –		
i.	theme parks with a vibrant and exciting atmosphere offering many recreational choices and amenities; and	Complies The site is currently improved by Warner Brothers Movie World, Wet'n'Wild. Paradise Country, and Outback Spectacular Theme Parks, Topgolf and associated Tourist Facilities and the Village Roadshow Studios. The proposed development does not impact upon the existing operations on the site, and further expands upon the tourist and recreational offerings available on the site.
ii.	new development that supports the emergence of existing integrated and consolidated nodes.	Complies The proposed development for Short-term Accommodation, Food and Drink Outlets, Bar and Function Facility on the existing tourist site, will result in an integrated and consolidated tourist destination (node), providing opportunities for accommodation, function, recreational and tourist uses in a single location.
(c) Built form –		
i.	accommodates large scale integrated tourist facilities to support theme park land uses and ancillary activities; and	Complies The development proposed a 22 storey Short-term Accommodation, Food and Drink Outlets, Bar, and a two (2) storey Function Facility and that support the existing Theme Park and encourage extended use of the site.
ii.	includes structures relating to theme park rides that are not limited in building height.	Not Applicable The development does not propose a new Theme Park ride.
(d) Lot design –		
i.	supports large scale integrated tourist facilities.	Not Applicable No subdivision component is proposed as part of the subject application.
The purpose of the Sea world precinct will be achieved through the following additional overall outcome:		Not Applicable The proposed development is not within the Sea world precinct.
The purpose of The Spit northern tourism precinct will be achieved through the following additional overall outcomes:		Not Applicable The proposed development is not within The Spit northern tourism precinct.
The purpose of The Spit southern tourism precinct will be achieved through the following additional overall outcomes:		Not Applicable The proposed development is not within The Spit southern tourism precinct.
The purpose of The Spit eastern tourism precinct will be achieved through the following additional overall outcomes:		Not Applicable The proposed development is not within The Spit eastern tourism precinct.
The purpose of the Wildlife park precinct will be achieved through the following additional overall outcomes:		Not Applicable The proposed development is not within the Wildlife park precinct.
The purpose of the Island resort precinct will be achieved through the following additional overall outcomes:		Not Applicable The proposed development is not within the Island resort precinct.

The proposal is mostly compliant with the Acceptable Outcomes of the code, with Alternative Outcomes sought in relation to height and density. Where Alternative Outcomes have been proposed this is addressed in further detail under the headings below.

Height	
<p>PO5</p> <p>Development is of a height that:</p> <ul style="list-style-type: none"> (a) does not dominate the landscape; (b) does not impact on the amenity of adjoining uses; (c) is consistent with the height of existing buildings; (d) allows for the creative and unique design of theme park rides and associated structures; and (e) protects the low to medium rise appearance of the Spit if located in the Sea world precinct. 	<p>AO5</p> <p>Other than The Spit northern, southern and eastern tourism precincts, Wildlife park precinct or Island resort precinct</p> <p>Building height and Structure height does not exceed that shown on the Building height overlay map.</p> <p>OR</p> <p>Structures relating to Theme Park rides do not have a prescribed height limit.</p>

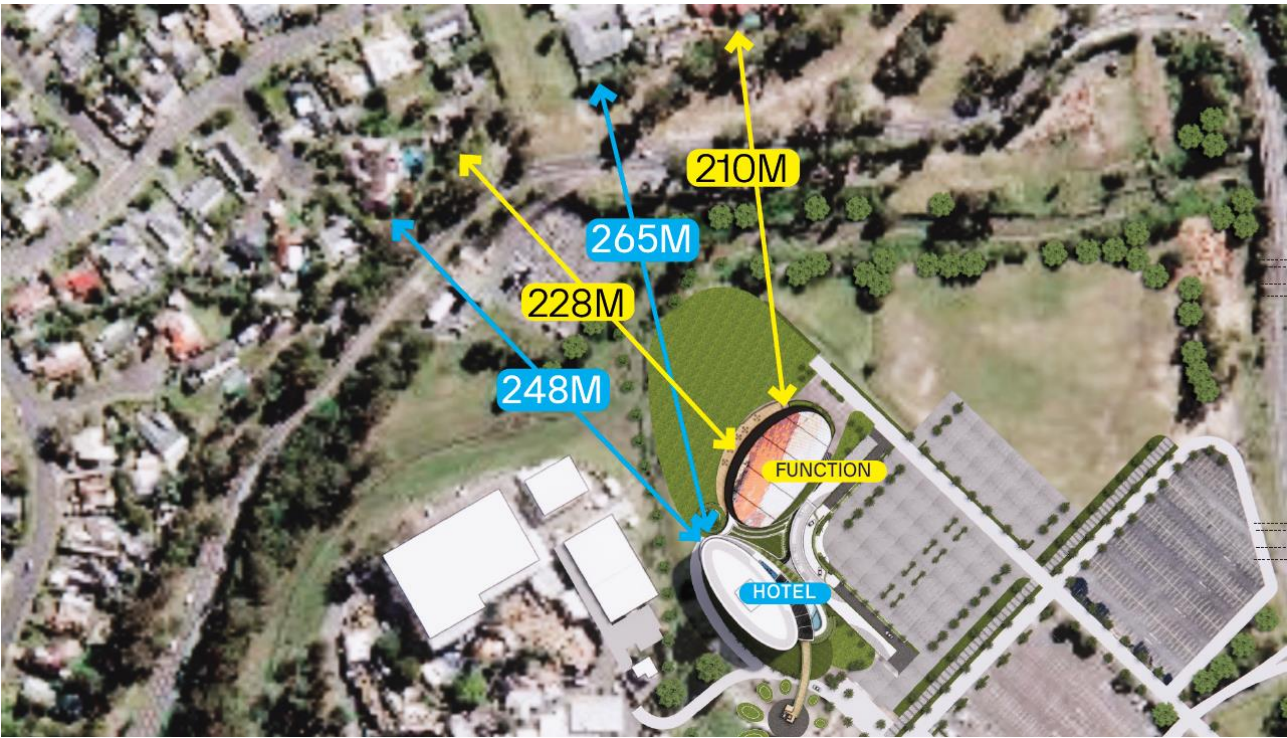
Applicant response:

The development proposes a maximum height of 79.15m (22 storeys). The proposed Function Facility has a compliant height for the site, being 2 storeys and 9m. The development adheres to each matter in the Performance Outcome as follows:

- (a) The proposed development for Short-term Accommodation, Food and Drink Outlet, Bar and Function Facility do not dominate the landscape for the following reasons:
 - The site is afforded a total area of 141.06ha, with the proposed development representing an extremely small portion of the total site cover (5.12 ha of development area). Further to this, the site's primary use is a Theme Park, which is clearly the primary aspect of the landscape, through the inclusion of Theme Park attractions that are visible from the Pacific Motorway.
 - The review the nearest residential zoned land indicates that the proposed development will maintain a minimum separation of 210m to the Function Facility and 248m to the Short-term Accommodation (Figure 22). The separation provided will ensure that the proposed structures will not dominate the landscape and reduce amenity impacts to the neighbouring uses.
- (b) The development does not impact upon the amenity of adjoining uses:
 - The design, siting and separation of the proposed building from Movie World, ensures the development does not overshadow existing use of Theme Park on the site
 - The development provides a setback to all nearby residential land to the north-west of the site by a minimum of a100m. Further to this, the building is orientated towards the Pacific Motorway and away from the nearest residential zoned land ensuring only the slim facades are visible.
 - High quality architectural and landscape design outcomes have been sought to enhance the visual experience for visitors to the site, and the broader community viewing the site from the M1.

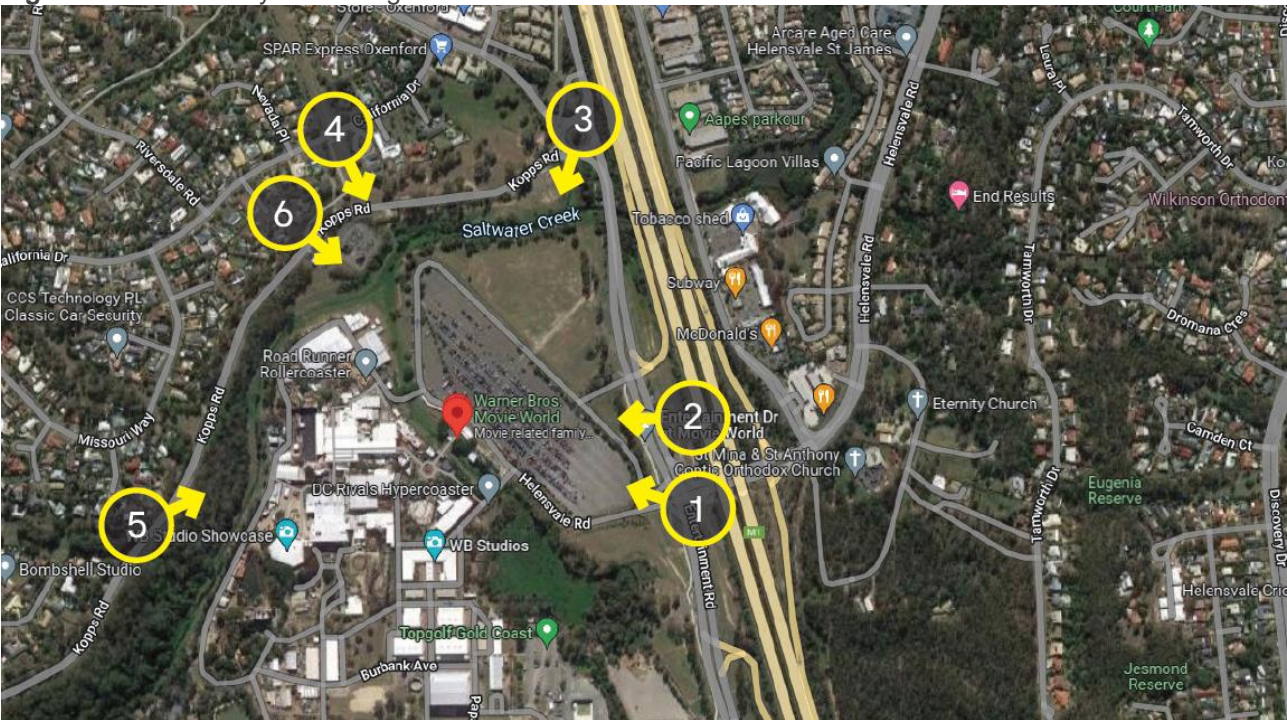
A Visual Impact Assessment in **Appendix L** has been prepared from key view points to demonstrate the suitability of the proposed development, and protection of visual amenity outcomes in the local area. Specifically, Views 4 and 6 indicate that the orientation of the building reduces the visual impact of the proposed Short-term Accommodation Use (**Figure 24**).

Figure 22 Separation Distances to Nearest Residential Land



Source: DBI

Figure 23 Views Analysis Montage



Source: DBI

Figure 24 Views Impact Study – Views 4 and 6



Picture 1 View 4

Source: DBI



Picture 2 View 6

Source: DBI

- (c) The development height is consistent with the existing large-scale structures on the site, associated with the Movie World, Top Golf and Wet and Wild attraction in the local area. This is demonstrated within the Visual Impact Assessment in Appendix L.
- (d) The development does not deter from the ability to provide Theme Park rides and associated structures. The development footprint utilises under used land on the development site used as existing car parking area and does not hinder future opportunities and expansion of Movie World Theme Park on alternative parts of the site.
- (e) The site is not located in the Sea world precinct.

Density	
<p>PO9</p> <p>Density:</p> <ul style="list-style-type: none"> (a) provides compatible and complimentary opportunities for short term accommodation and other short stay accommodation uses which support the tourist attractions; (b) ensures that accommodation activities are subordinate and ancillary to other uses occurring on the site; and (c) is of an intensity that does not impact on infrastructure planning. 	<p>AO9.1</p> <p>For Village Roadshow (Movieworld and Wet'n'Wild) Theme Park density does not exceed a total of 400 bedrooms and is in accordance with an infrastructure agreement approved by Council.</p>

Applicant response:

The development proposes 600 units. The site has an existing superseded approval for Short Term Accommodation that allows 400 units. The development adheres to the Performance Outcome in the following ways:

- (a) The proposed development for Short-term Accommodation, Food and Drink Outlets, Bar and Function Facility on the existing tourist site, will result in an integrated and consolidated tourist destination (node), providing opportunities for accommodation, function, recreational and tourist uses in a single location. Each of these uses a compatible and complimentary to the primary existing use of the site as Movie World.
- (b) The proposed accommodation activities will be ancillary to the existing Movie World Theme Park on site and intended to offer Short-term Accommodation for patrons of the tourist attraction in the vicinity of the site, and broader Gold Coast area.
- (c) To confirm suitability and allow Council's endorsement of the proposed development, the Applicant requests that the services capacity, services design and capacity assessment to be included in an Infrastructure Agreement (IA) with Council in relation to the required infrastructure to service the development. At the time of preparing the IA, the Applicant will undertake a Sewer and Water Capacity Assessment as required by Council at this time, to determine the requirement and extent for upgrades of Council's existing services to accommodate the development, based on the required density at that time. This will be drafted by the Applicant and provided to Council for consideration. It is understood that no site works, subject of this application, are able to be undertaken until such time as the capacity, design and IA have been demonstrated.

6.6. OVERLAY CODE ASSESSMENT

The City Plan identifies physical constraints affecting development through the inclusion of overlays. Where a site is affected by an overlay, additional development limitations may be placed over the property by the City Plan. The City Plan provides (Section 1.4) that the relevant overlay codes prevail over all other

components of the City Plan to the extent of any inconsistency. The following overlays from the City Plan have been identified as applicable to the development footprint.

Table 16 Site City Plan Overlay Map

Applicable Overlay	Applicant Response
Acid Sulfate Soils - <ul style="list-style-type: none"> Land at or below 5m AHD; Land at or below 20m AHD 	<p>Minor consequential earthworks are proposed to facilitate the development. An Acid Sulphate Soils report will be prepared as required in accordance with the Operational works requirements for Change to Ground Level following the approval of the MCU component.</p>
Airport Environs – <ul style="list-style-type: none"> Procedures for Air Navigation Services, Aircraft Operational (PANS-OPS) Surfaces PANS-OPS Contour (HP614.4m) <p><i>No Applicable Map</i></p>	<p>The proposed development will not impact upon the Airport Environs.</p>
Building Height - <ul style="list-style-type: none"> 27 metres 	<p>The proposed development exceeds the building height designation of 27 metres for the subject site. The building height for the proposed development has been addressed in detail within Section 6.5 of this report.</p>
Bushfire Hazard Area - <ul style="list-style-type: none"> Medium, High and Very High Potential Bushfire Intensity Potential Impact Buffer 	<p>The development area is not located within the identified Bushfire Hazard Area. Consequently, no further assessment against the requirements of the Bushfire Hazard Overlay Code have occurred.</p>
Coastal erosion area – <ul style="list-style-type: none"> Waterfront Development Control Area <ul style="list-style-type: none"> Area Affected by Waterway Building Setback 	<p>The Flood Impact Statement and Conceptual Stormwater Management Plan have suitably addressed the requirements of the Coastal erosion hazard overlay code. Refer to Appendix N and Appendix P.</p>
Environmental significance - Biodiversity Areas <ul style="list-style-type: none"> Matters of local environmental significance <ul style="list-style-type: none"> Hinterland to coast critical corridors 	<p>The proposed development is situated on existing hardstand area and does not encroach within mapped environmental values on the site. The building separation distance protects encroachment from the Hinterland to coast critical corridor.</p> <p>Further detailed assessment against this Environmental Overlay is provided by Biome within Appendix O.</p>
Environmental significance – Priority Species <ul style="list-style-type: none"> Matters of State Environmental Significance <ul style="list-style-type: none"> State significant species Koala habitat areas Matters of Local Environmental Significance <ul style="list-style-type: none"> Local significant species 	<p>The proposed development is situated on existing hardstand area and does not encroach within mapped environmental values on the site.</p> <p>No fauna will be impacted as a result of the development.</p> <p>Further detailed assessment against this Environmental Overlay is provided by Biome within Appendix O.</p>

Applicable Overlay	Applicant Response
<p>Environmental Significance - Vegetation management</p> <ul style="list-style-type: none"> • Matters of State Environmental Significance <ul style="list-style-type: none"> • Regulation vegetation • Matters of Local Environmental Significance <ul style="list-style-type: none"> • Vegetation management 	<p>The proposed development is situated on existing hardstand area and does not encroach within mapped environmental values on the site.</p> <p>No native vegetation clearing will be removed to accommodate the development.</p> <p>Further detailed assessment against this Environmental Overlay is provided by Biome within Appendix O.</p>
<p>Environmental Significant - Wetlands and Waters</p> <ul style="list-style-type: none"> • Matters of State Environmental Significance <ul style="list-style-type: none"> • State significant wetlands and aquatic systems • Matters of Local Environmental Significance <ul style="list-style-type: none"> • Local significant wetlands • Wetlands and Watercourse buffer areas <ul style="list-style-type: none"> • Watercourse 30m buffer area • Major watercourse 60m buffer area <ul style="list-style-type: none"> • Local significant wetlands 100m buffer area • State significant wetlands 100m buffer area 	<p>A major waterway is mapped to the north of the property boundary (Saltwater Creek) as is a waterway to the east of the development site (a highly modified tributary of Saltwater Creek).</p> <p>In addition, a locally significant wetland is present to the south. The proposed development maintains the existing buffer to the waterway and enhances environmental values through rehabilitation existing natural environment on the site.</p> <p>Further detailed assessment against this Environmental Overlay is provided by Biome within Appendix O.</p>
<p>Flood -</p> <ul style="list-style-type: none"> • Flood assessment required 	<p>A Flood Impact Assessment report has been prepared in support of the development. This report demonstrates how compliance is achieved with the applicable benchmarks within the Flood Overlay Code, including how flood storage is being maintained, and how the development will not result in afflux external to the site.</p> <p>Further detailed assessment against the Flood Overlay is provided by Burchills Engineering Solutions within Appendix P.</p>
<p>Landslide Hazard</p>	<p>The development area is not located within the identified Bushfire Hazard Area. Consequently, no further assessment against the requirements of the Landslide Hazard Overlay Code have occurred.</p>
<p>Regional infrastructure -</p> <ul style="list-style-type: none"> • Water supply pipeline; • Water supply pipeline 20m buffer; and • Major electricity infrastructure (Energex) 	<p>The development area and building footprint siting has been made cognisant of the identified regional infrastructure through the site.</p> <p>Specifically, the development footprint has been sited away from the identified water supply pipeline. The proposed development footprint is located on the existing electrical infrastructure network. The Applicant proposed</p>

Applicable Overlay	Applicant Response
	to reroute this asset, further to preliminary discussions with Energex.
State controlled roads, rail corridor and transport noise corridors - <ul style="list-style-type: none"> State-controlled road; and Property adjacent to State controlled road. <i>No Applicable Map</i>	<p>The site is located adjacent to a State Controlled Road. Referral, pursuant to the Schedule 10 of the Planning Regulation is required, as detailed within 5.1 of this report.</p> <p>Further design considerations have been made with respect to noise mitigation for guests to the Short-term Accommodation on site. Refer to details within the Noise Impact Assessment prepared in support of this application in Appendix M.</p>

The copy of the completed overlay codes responses is provided in **Appendix H** of this development application package.

6.7. DEVELOPMENT CODES

The following Development Codes are applicable to the subject application:

- High Rise Accommodation Code
- General Development Provisions Code
- Healthy Waters Code
- Solid Waste Management Code
- Transport Code
- Vegetation Management Code

A detailed assessment against each of the above the Development Codes is provided within **Appendix H**. The proposal is mostly compliant with the Acceptable Outcomes of the applicable codes, with Alternative Outcomes sought as outlined below:

High Rise Accommodation Code:

- PO1 / PO3 / – Tower base (podium)
- PO4 – Tower form design

General Development Provisions Code

- PO1 / PO2 – Amenity Protection
- PO6 – Casual surveillance and lighting

Transport Code

- PO1 – On-site Car Parking
- PO20 – Integrated Transport and land use

7. OTHER PLANNING CONSIDERATIONS & RELEVANT MATTERS

Section 45 of the Planning Act 2016 outlines the assessment matters for different categories of development. For an application subject to impact assessment, an assessment manager may carry out assessment against, or having regard to, relevant matters other than assessment benchmarks and matters prescribed by regulation.

Other relevant matters applicable to the assessment of the proposed development are outlined below:

7.1. ADVANCE THE PURPOSE OF THE ACT

Approval of the proposed development will advance the Purpose of the Act in the following ways (pursuant to Section 5 of the Act):

- (a) encouraging growth, investment, economic resilience and economic diversity;
- (b) supplying infrastructure in a coordinated, efficient and orderly way;
- (c) applying amenity, conservation, energy use, health and safety in the built environment in ways that are cost-effective and of public benefit; and
- (d) avoiding environmental effects of development.

7.2. CITY PLAN DESIGNATION FOR THE SITE IS OVERTAKEN

The City Plan's allocation for residential density for the site has been overtaken by increasing demand for tourist accommodation across the City and is currently reflective of historical approvals. The proposed development for 600 units in the Short-term Accommodation will assist in addressing a growing demand for accommodation in the northern parts of the City for visitors. Suitable infrastructure delivery is proposed to support the increased accommodation density on the site.

7.3. PLANNING NEED (FOR FUNCTION FACILITY)

The Gold Coast has strong and growing demand for MICE activity (meetings, incentives, conferences & events). According to the Queensland Business Events Survey for the year ended June 2019 almost 1 in 2 (49%) of all conferences, meetings and incentives in Queensland are held throughout the Gold Coast.

The proposed Function Facility would meet and help generate future demand, supporting the business and events sector in the region. The Northern Gold Coast currently has limited accommodation options catering for MICE functions onsite; InterContinental Sanctuary Cove being the only venue nearby with sufficient capacity to host business events. The remaining Function Facility afforded to the Gold Coast is located in Broadbeach and is consistently at capacity.

The proposed Function Facility will assist in catering for the high tourism demand on the Gold Coast while also providing an alternative outcome to that provided in Broadbeach. Coupled with the existing uses on site and the proposed Short-term Accommodation use, the Function Facility will be pivotal in accommodating the future tourism growth on the Gold Coast. This aligns with the intent of the zone and the specific elements of the Strategic Framework.

7.4. PLANNING NEED (FOR SHORT-TERM ACCOMMODATION)

Similarly, to the proposed Function Facilities on the Gold Coast, Short-term Accommodation has been concentrated to Surfers Paradise and Broadbeach. The provision of the development on the subject site will create diversity in the available Short-term Accommodation uses on the Gold Coast and allow for convenient access to the existing Theme Park and proposed Function Facility.

It should be noted that there remains an existing superseded approval for a 400 bedroom Short-term Accommodation on the site, however it is considered that the future demand for tourism on the Gold Coast requires a larger offering for Short-term Accommodation uses. The provision of 600 unit on site triggers a Performance Outcome within the Major Tourism Zone Code.

7.5. ECONOMIC CONTRIBUTION

An Economic Impact Assessment provide by Village Roadshow indicates that the development would provide the following:

- Total Investment for Development - \$333 Million project cost
- Construction Jobs – 799 new jobs creating \$52 million in salary over 2 years
- STA Jobs – 400 jobs for first 5 years of over totalling \$99 million in salaries
- Contribution to Tourism – 876,000 projected customers in first 5 years creating expenditure of \$840 million
- Function Facility – 130,000 attendees projected in first 5 years creating \$125 million in expenditure
- Supply Chain Contribution – additional \$59 million in supplier purchases for local business over first 5 years.

Given the Gold Coast's reliance on tourism to stimulate the local economy it is clear there is a planning need for the proposed development, particularly when considering the predicted population increase expected within the next 15 years.

7.6. ENVIRONMENTAL BENEFIT

The proposal incorporates environmental rehabilitation works outside of the development footprint area to improve the adjoining environmental significance areas. The rehabilitation objective is to assist in the recovery of an ecosystem that has been degraded, damaged, or destroyed. The key aspect of the proposed restoration is to return the structure and function of an area to a self-sustaining state and reduce human-directed activity over time.

As identified in **Figure 25** below, the development proposes three (3) rehabilitation zones, along i) the channelised water, ii) revegetation embankment and iii) buffer planting zone. Details of the proposed rehabilitation strategies is enclosed within Appendix O.

Figure 25: Environmental Rehabilitation Strategy Zones



7.7. COMMUNITY BENEFIT

The development proposal will provide the following community benefits:

- Improved choice and offering for Food and Drink Outlets and Bars for locals living in the northern parts of the City. Whilst the use is targeted primarily at visitors and guests of the Short-term Accommodation, the nature of the proposed use opens it up to use by the broader community.
- Improved visual outcome on the site as a consequence of delivering high quality built form and landscape outcomes, where the area previously dominated by a concrete car parking area.
- Improved internal circulation for tourists visiting Movie World through reconfiguring of car parking layout and internal accessways.

7.8. AMENITY

The proposed development has been designed with consideration to how it mitigates any negative effects to amenity, health and safety from the existing surrounding areas, as well as prevents the loss of amenity and threats to health and safety for the future residents and surrounding areas. The below responses have been prepared in response to PO1 and PO2 - Amenity Protection of the General Development Provisions Code.

Noise

The Noise Impact Assessment determined the development is mainly affected by dominant road traffic noise emissions. To prevent road traffic noise impacts the following noise mitigation measures are recommended:

- Architectural treatment is required to the building envelope of the proposed units, as per the QDC MP4.4 noise categories applicable to the units as presented in Table 5.1.
- Once detailed floor plans and elevations for the proposed development are finalised at the building approval stage, ATP Consulting will conduct detailed floor plan specific acoustic design as per AS3671-1989 to determine the specific design requirements.
- The traffic noise modelling results indicate that the noise levels are complying with the criteria at the Function Facility deck communal area. The communal areas on Level 1 (semi-outdoor seating), Level 2 (pool deck) and Level 21 (pool, spa, bar lounge and alfresco dining), are not complying with the noise criteria for communal open spaces (balconies) at the proposed hotel.
- As per the requirements of the SDAP State Code 1 PO42, the balconies and roof decks on Level 1, Level 2 and Level 21 must be fitted with a minimum 1.0m high continuous solid gapfree balustrades (other than gaps required for drainage purposes to comply with the Building Code of Australia).

Traffic & Car Parking

A technical memorandum has been prepared by SLR Traffic Consultants that reviews the car parking demands likely to be generated by the proposed development (refer to **Appendix Q**). As detailed within Section 4.4.6, car parking to meet the demand of the development can be suitably accommodated within the car park areas on site, with recommended strategies to manage demand during identified peak periods.

A full Traffic Impact Assessment is being drafted and will be lodged to Council and SARA upon completion.

Visual amenity

The high quality design outcome maintains the amenity of the area through exterior design elements appropriate for the minimal intentions of the development. Open spaces have been incorporated into multiple levels of the development, including Level 21, to capitalise on the hinterland views available to the development. The exterior has also been articulated with vertical and horizontal elements. This articulation and design features immensely contribute to the overall attractiveness of the building, and therefore improves the existing character of the site, and broader amenity of the area. Screening has also been provided to the mechanical areas on the roof.

The development will also provide extensive landscaping to the development area, including upgrading from the existing hardstand, drainage and overland flow areas. The landscape design intends to utilise the top of the embankment along this edge to introduce buffer/screen planting including layered shrubs and groundcovers with clusters of medium to large canopy shade trees.

The hotel edge interface intends to integrate multi-purpose lawn spaces with planting zones and plazas to create functional spaces for users of the Short-term Accommodation and Function Facility while also providing an improved arrival experience for the Theme Park. Refer to the attached Statement of Landscape Intent in **Appendix R**.

Wind effects

The architectural design has considered the likely wind impacts of a tower-style development, in the context of the existing surrounding built form. There is likely to be negligible impact on the amenity of the surrounding area.

Privacy

The proposed development has considered its context with existing adjoining built form and has incorporated several design features that protect and maintain a high level of privacy for nearby sensitive land uses. The development has been situated to create a minimum separation distance from the nearest residential properties by 210m (See Section 6.5). This significant separation distance will ensure satisfactory privacy is maintained. Further to this, the building and proposed rooms are orientated away from the nearby residential land to ensure views are not focussed into the low-density areas.

The nature of the proposal helps to maintain privacy to and from the adjoining sites for both those visiting the site and neighbouring residents. The immediate adjacent neighbouring sites are currently low-rise developments, and therefore direct views to and from the proposed development are limited.

Safety

The proposed development is designed to ensure vehicle and pedestrian entrances are accessible, illuminated and highly visible from the public realm, particularly where connecting to the exiting Theme Park entrance. Where included in the proposed development, these spaces will be secured to prevent unauthorised access to increase safety for residents.

The orientation of the building also promotes casual surveillance of the surrounding public realm.

Shadow Impacts

The proposed development is designed and located to ensure that the shadow cast by the building does not detract from the common ground level environment, or Movie World Theme Park. Further, the shadows will not extend onto the adjoining residential land due to the proposed building separations.

8. CONCLUSION

Urbis Pty Ltd has been commissioned by *Village Roadshow Theme Parks Pty Ltd* to prepare this town planning assessment report to support a development application which seeks the Council of the City of Gold Coast (**Council**) approval for a Material Change of Use for Short-term Accommodation, Food and Drink Outlet, Bar and Function Facility. This report has provided an assessment of the proposed development against the relevant provisions of the *Gold Coast City Plan (Version 8)*. The assessment demonstrates that:

- The proposed development is consistent with development envisaged within the Major Tourism Zone Code and Strategic Framework of the City Plan.
- The development is an attractive, high-quality visually appealing building. The proposal provides a development scale and intensity that is commensurate with the planned development within the site;
- The development provides appropriately manages amenity impacts through the design and orientation;
- The proposed built form, including setbacks, site cover and building height comply with the relevant assessment benchmarks of the City Plan and are an appropriate and efficient outcome for the site; and
- The development provides car parking spaces to meet the expected demand for visitors to the site across the different uses. All other access and servicing requirements comply with the City Plan.
- The proposed building height is 79.15 metres across 22 storeys. The proposal will deliver a tourist related development, that complements the distinctive urban character of the city and is consistent with the intended intensity and built form of the area.

On the basis of the assessment contained within this report, Council is requested to favourably consider the development proposal and approve it subject to reasonable and relevant conditions.

9. DISCLAIMER

This report is dated 14 October 2022 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Village Roadshow Theme Parks Pty Ltd (**Instructing Party**) for the purpose of Development Application (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

APPENDIX B

APPENDIX C

APPENDIX D

APPENDIX E

APPENDIX F

APPENDIX G

ASSESSMENT AGAINST STRATEGIC FRAMEWORK

APPENDIX H

ASSESSMENT AGAINST CITY PLAN CODES & SDAP CODE TEPLATE RESPONSES

APPENDIX I

COUNCIL PRELODGE MENT MEETING MINUTES

APPENDIX J

ECONOMIC IMPACT ASSESSMENT

APPENDIX K

ARCHITECTURAL DRAWINGS

APPENDIX L

NOISE IMPACT ASSESSMENT

APPENDIX M

CONCEPTUAL STORMWATER MANAGEMENT PLAN

APPENDIX N

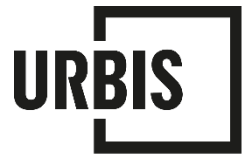
ECOLOGICAL ASSESSMENT ADVICE LETTER

APPENDIX O

FLOOD IMPACT ASSESSMENT

APPENDIX P

TRAFFIC IMPACT ASSESSMENT



APPENDIX Q

STATEMENT OF LANDSCAPE INTENT

APPENDIX E

CITY PLAN PROPERTY REPORT

City Plan property report

Economy, Planning and Environment Directorate

Planning Enquiries Centre

City Development Branch

PO Box 5042 GOLD COAST MC QLD 9729

P: (07) 5582 8708

E: mail@goldcoast.qld.gov.au

W: cityofgoldcoast.com.au

Property Details

Property address	LOT 6 ENTERTAINMENT ROAD, OXENFORD, 4210
Lot and Plan	6SP118653
Area	1416060m2

City Plan content

Zone map



Residential zones category

- Low density residential
- Low density residential, Large lot precinct
- Low density residential, Calypso Bay precinct
- Medium density residential
- Medium density residential, Calypso Bay precinct
- High density residential

Centres zones category

- Centre
- Neighbourhood centre
- Neighbourhood centre, West Burleigh historic township precinct

Recreation zones category

- Sport and recreation
- Sport and recreation, Bond University precinct
- Sport and recreation, Bundall equestrian area precinct
- Open space

Tourism zones category

- Major tourism
- Major tourism, Island resorts precinct
- Major tourism, Sea World precinct
- Major tourism, The Spit northern tourism precinct
- Major tourism, The Spit eastern tourism precinct
- Major tourism, The Spit southern tourism precinct
- Major tourism, Wildlife park precinct

Environment zones category

Conservation

Industry zones category

- Low impact industry
- Low impact industry, Future low impact industry precinct
- Medium impact industry
- Medium impact industry, Future medium impact industry precinct
- High impact industry
- High impact industry, Future high impact industry precinct
- Waterfront and marine industry
- Waterfront and marine industry, The Spit marine industry precinct

Other zones category

- Community facilities
- Emerging community
- Extractive industry
- Extractive industry, Extractive industry indicative buffer
- Innovation
- Innovation, Bond University precinct
- Innovation, Gold Coast cultural precinct
- Limited development (constrained land)
- Mixed use
- Mixed use, Bermuda Point precinct
- Mixed use, Fringe business precinct

- Rural
- Rural, Rural landscape and environment precinct
- Rural residential
- Rural residential, Rural residential landscape and environment precinct
- Special purpose
- Special purpose, Special development areas precinct
- Township
- Township, Commercial precinct
- Township, Large lot precinct
- Unzoned

Functional road hierarchy

- Arterial road
- Sub-arterial road
- Distributor road
- State road
- Selected property
- Property boundaries

Applicable mapping content		Related City Plan content	
Division			
Division 2 (view divisional contact details)			
Zones			
Major tourism		Major tourism zone code Tables of assessment: <ul style="list-style-type: none">• Material change of use• Reconfiguring a lot• Building work• Operational work	
Overlay maps			
Acid sulfate soils: <ul style="list-style-type: none">• Land at or below 5m AHD		Acid sulfate soils overlay code Tables of assessment: <ul style="list-style-type: none">• Acid sulfate soils overlay	
Acid sulfate soils: <ul style="list-style-type: none">• Land at or below 20m AHD		Acid sulfate soils overlay code Tables of assessment: <ul style="list-style-type: none">• Acid sulfate soils overlay	
Airport environs - Procedures for Air Navigation Services, Aircraft Operational (PANS-OPS) surfaces: <ul style="list-style-type: none">• PANS-OPS contour		Airport environs overlay code Tables of assessment: <ul style="list-style-type: none">• Airport environs overlay	
Building height			
Bushfire hazard: <ul style="list-style-type: none">• Bushfire hazard area		Bushfire hazard overlay code Tables of assessment: <ul style="list-style-type: none">• Bushfire hazard overlay	
Coastal erosion hazard: <ul style="list-style-type: none">• Waterfront development control area		Coastal erosion hazard overlay code Tables of assessment: <ul style="list-style-type: none">• Coastal erosion hazard overlay	
Environmental significance – biodiversity areas Matters of local environmental significance: <ul style="list-style-type: none">• Hinterland to coast critical corridors		Environmental significance overlay code Tables of assessment: <ul style="list-style-type: none">• Environmental significance- biodiversity areas overlay	
Environmental significance –priority species Matters of state environmental significance: <ul style="list-style-type: none">• State significant species		Environmental significance overlay code Tables of assessment: <ul style="list-style-type: none">• Environmental significance- priority species overlay	
Environmental significance –priority species Matters of state environmental significance: <ul style="list-style-type: none">• Koala habitat areas		Environmental significance overlay code Tables of assessment: <ul style="list-style-type: none">• Environmental significance- priority species overlay	
Environmental significance –priority species Matters of local environmental significance: <ul style="list-style-type: none">• Local significant species		Environmental significance overlay code Tables of assessment: <ul style="list-style-type: none">• Environmental significance- priority species overlay	

<p>Environmental significance – vegetation management</p> <p>Matters of state environmental significance:</p> <ul style="list-style-type: none"> Regulated vegetation 	<p>Environmental significance overlay code</p> <p>Tables of assessment:</p> <ul style="list-style-type: none"> Environmental significance - vegetation management overlay
<p>Environmental significance – vegetation management</p> <p>Matters of local environmental significance:</p> <ul style="list-style-type: none"> Vegetation management 	<p>Environmental significance overlay code</p> <p>Tables of assessment:</p> <ul style="list-style-type: none"> Environmental significance - vegetation management overlay
<p>Environmental significance – wetlands and waterways</p> <p>Matters of state environmental significance:</p> <ul style="list-style-type: none"> State significant wetlands and aquatic systems 	<p>Environmental significance overlay code</p> <p>Tables of assessment:</p> <ul style="list-style-type: none"> Environmental significance- wetlands and watercourse overlay
<p>Environmental significance – wetlands and waterways</p> <p>Matters of local environmental significance:</p> <ul style="list-style-type: none"> Local significant wetlands 	<p>Environmental significance overlay code</p> <p>Tables of assessment:</p> <ul style="list-style-type: none"> Environmental significance- wetlands and watercourse overlay
<p>Environmental significance – wetlands and waterways</p> <p>Wetlands and watercourse buffer areas:</p> <ul style="list-style-type: none"> Watercourse 30m buffer area 	<p>Environmental significance overlay code</p> <p>Tables of assessment:</p> <ul style="list-style-type: none"> Environmental significance- wetlands and watercourse overlay
<p>Environmental significance – wetlands and waterways</p> <p>Wetlands and watercourse buffer areas:</p> <ul style="list-style-type: none"> Major watercourse 60m buffer area 	<p>Environmental significance overlay code</p> <p>Tables of assessment:</p> <ul style="list-style-type: none"> Environmental significance- wetlands and watercourse overlay
<p>Environmental significance – wetlands and waterways</p> <p>Wetlands and watercourse buffer areas:</p> <ul style="list-style-type: none"> Local significant wetlands 100m buffer area 	<p>Environmental significance overlay code</p> <p>Tables of assessment:</p> <ul style="list-style-type: none"> Environmental significance- wetlands and watercourse overlay
<p>Environmental significance – wetlands and waterways</p> <p>Wetlands and watercourse buffer areas:</p> <ul style="list-style-type: none"> State significant wetlands 100m buffer area 	<p>Environmental significance overlay code</p> <p>Tables of assessment:</p> <ul style="list-style-type: none"> Environmental significance- wetlands and watercourse overlay
<p>Flood:</p> <ul style="list-style-type: none"> Flood assessment required 	<p>Flood overlay code</p> <p>Tables of assessment:</p> <ul style="list-style-type: none"> Flood overlay
<p>Landslide hazard</p>	<p>Landslide hazard overlay code</p> <p>Tables of assessment:</p> <ul style="list-style-type: none"> Landslide hazard overlay
<p>Pacific Motorway service road types:</p> <ul style="list-style-type: none"> Property adjacent to Pacific Motorway service road 	<p>Driveways and vehicular crossings code</p> <p>Tables of assessment:</p> <ul style="list-style-type: none"> Pacific motorway service road types overlay
<p>Regional infrastructure</p> <p>Water infrastructure:</p> <ul style="list-style-type: none"> Water supply pipeline 	<p>Regional infrastructure overlay code</p> <p>Tables of assessment:</p> <ul style="list-style-type: none"> Regional infrastructure overlay
<p>Regional infrastructure</p>	<p>Regional infrastructure overlay code</p>

Water infrastructure: <ul style="list-style-type: none">Water supply pipeline 20m buffer	Tables of assessment: <ul style="list-style-type: none">Regional infrastructure overlay		
Regional infrastructure Electrical infrastructure: <ul style="list-style-type: none">Major electricity infrastructure (Energex)	Regional infrastructure overlay code Tables of assessment: <ul style="list-style-type: none">Regional infrastructure overlay		
State controlled roads, rail corridor and transport noise corridor: <ul style="list-style-type: none">Transport noise corridors	Regional infrastructure overlay code Tables of assessment: <ul style="list-style-type: none">State controlled roads, rail corridor and transport noise corridors overlay		
State controlled roads, rail corridor and transport noise corridor: <ul style="list-style-type: none">Property adjacent to State controlled roads	Regional infrastructure overlay code Tables of assessment: <ul style="list-style-type: none">State controlled roads, rail corridor and transport noise corridors overlay		
LGIP			
Local Government Infrastructure Plan: <ul style="list-style-type: none">Priority infrastructure area	Local Government Infrastructure Plan		
Date created	10 Oct 2022	Version	v8 - Current

APPENDIX F

DAMS PROPERTY REPORT

State Assessment and Referral Agency

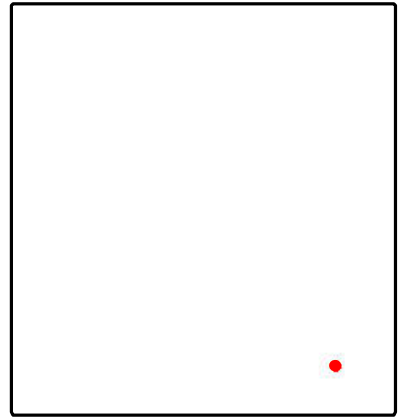
Date: 18/10/2022



Queensland Government

© The State of Queensland 2022.

Disclaimer:
This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

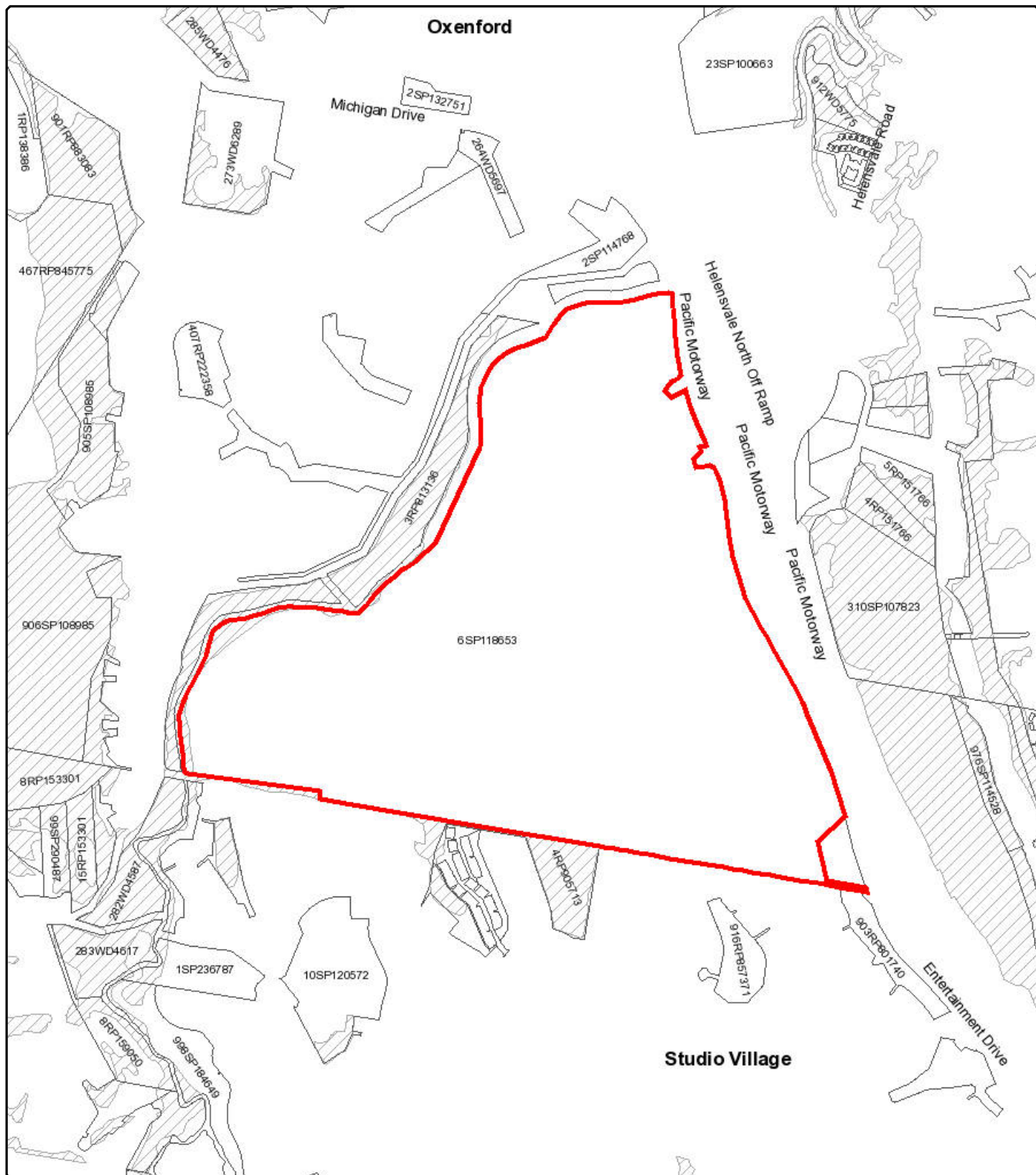


Matters of Interest for all selected Lot Plans

SEQ Regional Plan land use categories
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Queensland waterways for waterway barrier works
Water resource planning area boundaries
Regulated vegetation management map (Category A and B extract)
Core koala habitat area
State-controlled road
Area within 25m of a State-controlled road

Matters of Interest by Lot Plan

Lot Plan: 6SP118653 (Area: 1416060 m²)
SEQ Regional Plan land use categories
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Queensland waterways for waterway barrier works
Water resource planning area boundaries
Regulated vegetation management map (Category A and B extract)
Core koala habitat area
State-controlled road
Area within 25m of a State-controlled road



State Assessment and Referral Agency

Date: 18/10/2022





Queensland Government

© The State of Queensland 2022.

Legend

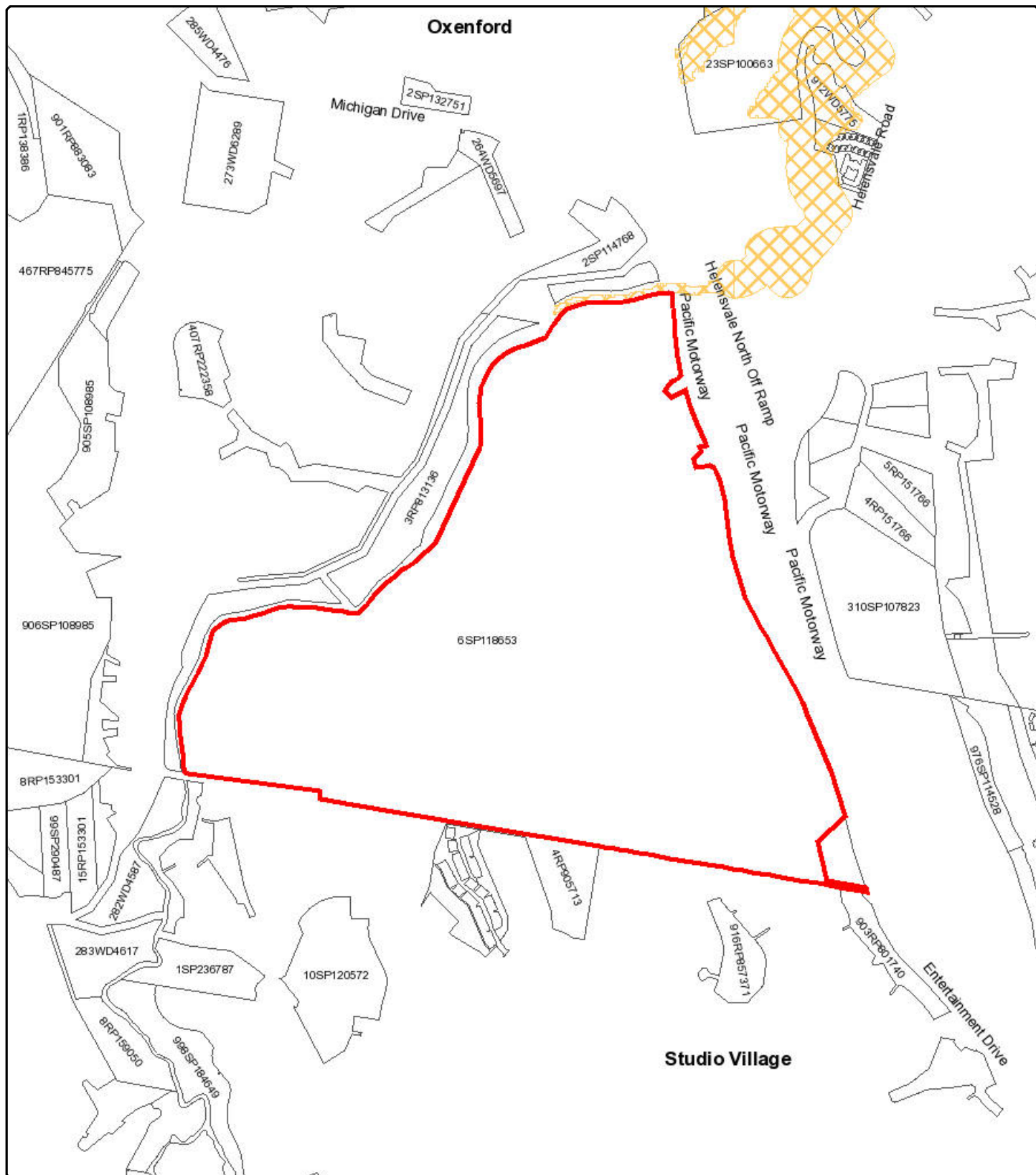
Regulated vegetation management map
(Category A and B extract)

-  Category A on the regulated vegetation management map
-  Category B on the regulated vegetation management map

0 280 560 840 1,120
Metres

Disclaimer:

This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.



State Assessment and Referral Agency

Date: 18/10/2022



Queensland Government

© The State of Queensland 2022.

Legend

Coastal area - erosion prone area

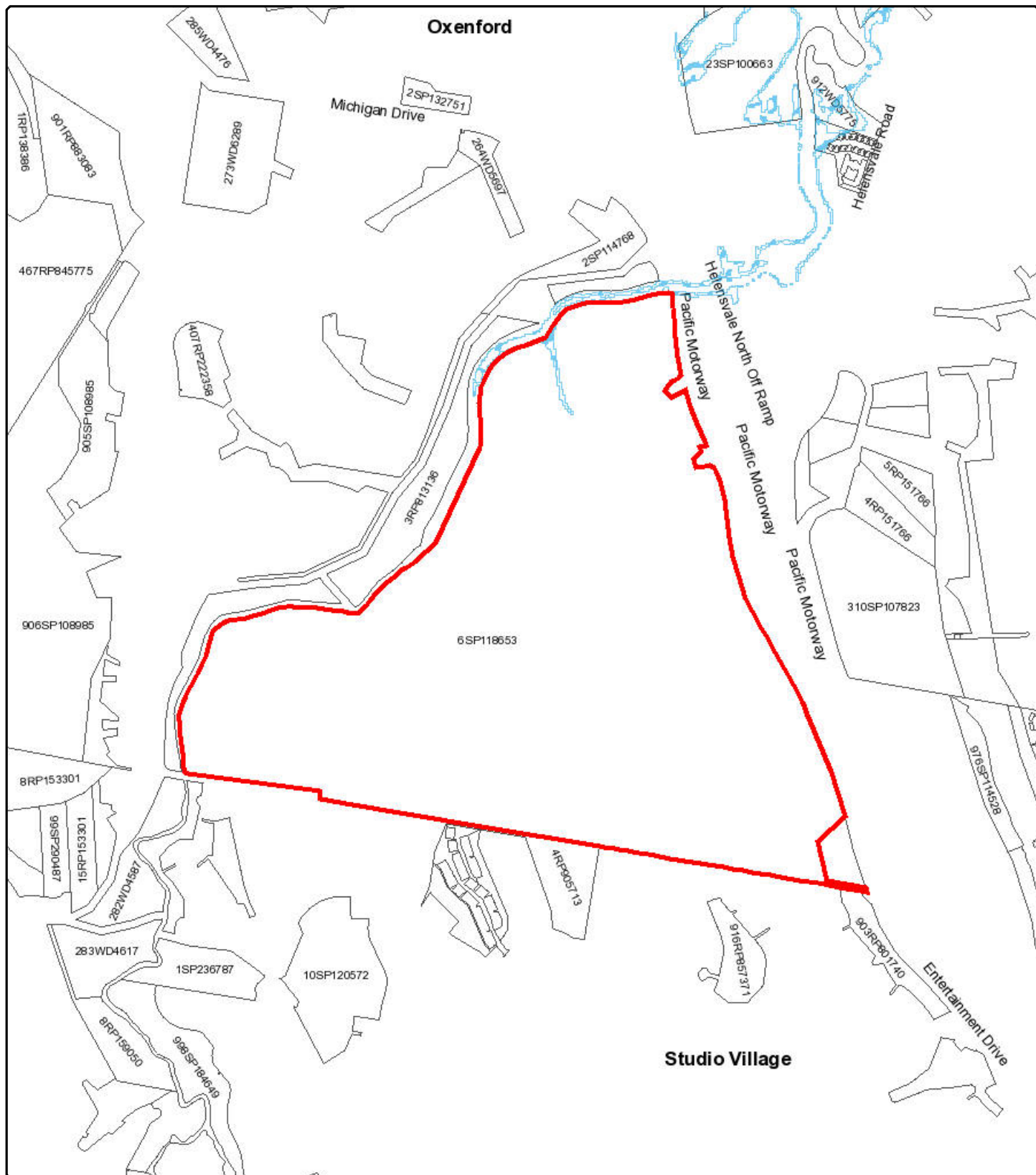


Coastal area - erosion prone area

0 280 560 840 1,120
Metres

Disclaimer:

This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.



State Assessment and Referral Agency

Date: 18/10/2022



Queensland Government

© The State of Queensland 2022.

Legend

Coastal area - medium storm tide inundation area

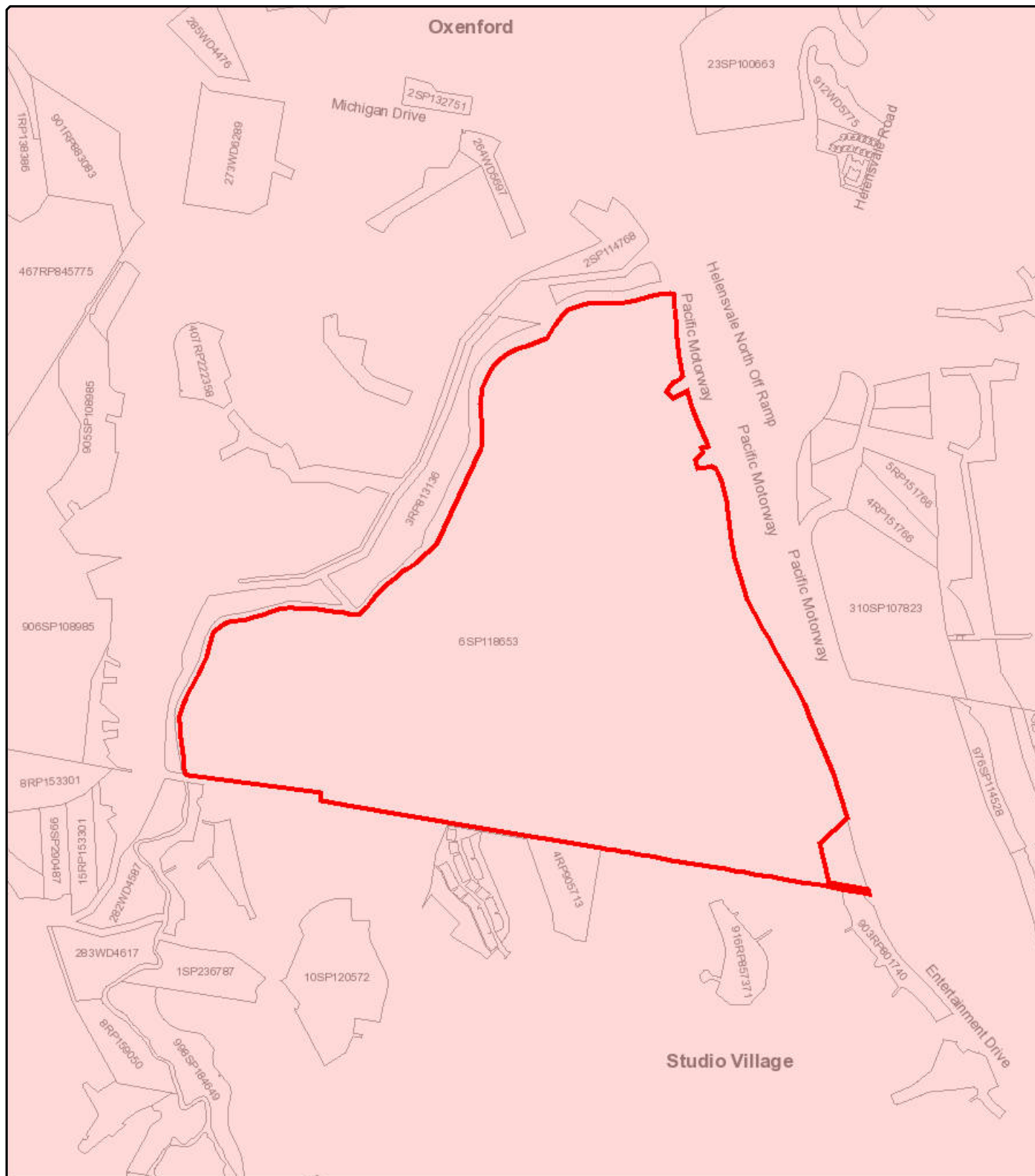


Coastal area - medium storm tide inundation area

0 280 560 840 1,120
Metres

Disclaimer:

This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.



State Assessment and Referral Agency

Date: 18/10/2022



Queensland Government

© The State of Queensland 2022.

Legend

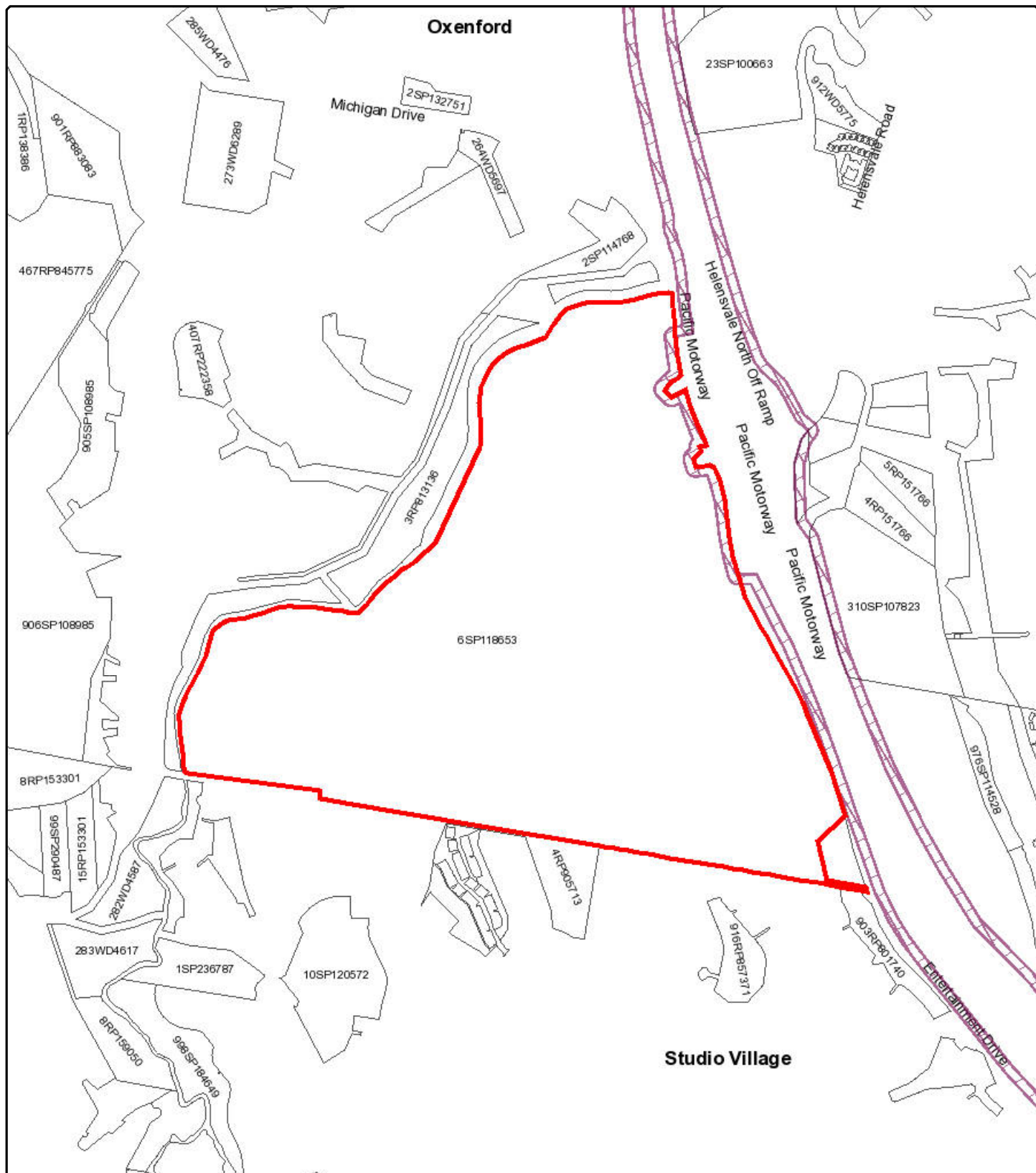
SEQ Regional Plan land use categories

- Regional Landscape and Rural Production Area
- Urban Footprint
- Rural Living Area

0 280 560 840 1,120
Metres

Disclaimer:

This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.



State Assessment and Referral Agency

Date: 18/10/2022



Queensland Government

© The State of Queensland 2022.

Legend

Area within 25m of a State-controlled road



Area within 25m of a State-controlled road

0 280 560 840 1,120
Metres

Disclaimer:

This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

APPENDIX G

STRATEGIC FRAMEWORK ASSESSMENT

CITY PLAN STRATEGIC FRAMEWORK ASSESSMENT

A detailed assessment of the proposed development against the Strategic Framework of the City Plan is provided below.

Theme: Creating Liveable Places

Table 1 Assessment Against the Creating Liveable Places Theme

Desired Outcome	Response
3.3.3 Element – Suburban Neighbourhoods	
(1) Suburban neighbourhoods are places for low intensity, low-rise, predominantly detached housing that retains and enhances local character and amenity by maintaining existing scale, building height and intensity despite its proximity to public transport or other services. They are less clustered and characterised by a feeling of openness, with buildings positioned in a generous landscaped setting.	<p>Compiles</p> <p>Strategic Framework Map 2 designates the subject site within the Suburban Neighbourhoods area. This designation does not reflect the use of the site, or its City Plan zoning within the Major Tourism Zone. It however acknowledged that the site is located adjacent to the suburban neighbourhood of Oxenford which reflects the outcomes sought by this Strategic Framework Element. The proposed development a Short-term Accommodation, Food and Drink Outlet, Bar and Function Facility to be used in conjunction with the existing “Movie World” Theme Park, that will provide recreational opportunities for tourists and the surrounding residential catchment. The development has been designed to fit into the sites intended character, and no compromise the amenity of adjacent suburban neighbourhood</p>
(8) Uses that compromise the amenity of suburban neighbourhoods, including service stations, short-term holiday accommodation, party houses, hotels or medium-to-large-scale places of worship are not established.	<p>Compiles</p> <p>The site currently operates a Theme Park in line with the existing City Plan zoning. The site also benefits from a current superseded planning scheme approval for a Short Term Accommodation (400 bedrooms) and Entertainment Precinct . The site, being in the Major Tourism Zone, is encouraged to provide Short Term Accommodation. The amenity of the adjacent residential communities has been considered as part of the subject application, and suitable separation and building/landscape design considerations have been made to ensure appropriate mitigation and management of potential amenity impacts associated with the development.</p>

Theme: Making Modern Centres

Not Applicable

Theme: Strengthening and Diversifying the Economy

Table 2 Assessment Against the Strengthening and Diversifying the Economy Theme

Desired Outcome	Response
3.5.1 Strategic outcomes	
(1) A strong and diverse economy is critical to the vision of becoming a world-class city.	<p>Compiles</p> <p>The proposed development contributes to the Gold Coast's strong and diverse economy, and vision of becoming a world-class City.</p> <p>The proposed Short-term Accommodation and Function Facility would address, as well as generate future demand for these uses and supporting the business and tourism sector in the region.</p> <p>The Northern Gold Coast, and Gold Coast more broadly has limited accommodation and function facility opportunities, with sufficient capacity to host mid-large scale capacity suitable for business events (i.e., more than 1500sqm total events space).</p> <p>An Economic Impact Estimate provide by Village Roadshow indicates that the development would provide the following:</p> <ul style="list-style-type: none"> ▪ Total Investment for Development - \$333 Million project cost ▪ Construction Jobs – 799 new jobs creating \$52 million in salary over 2 years ▪ STA Jobs – 400 jobs for first 5 years of over totalling \$99 million in salaries ▪ Contribution to Tourism – 876,000 projected customers in first 5 years creating expenditure of \$840 million ▪ Function Facility – 130,000 attendees projected in first 5 years creating \$125 million in expenditure ▪ Supply Chain Contribution – additional \$59 million in supplier purchases for local business over first 5 years.
(2) The city's settlement pattern accommodates a variety of business, education and employment choices in appropriate settings, scale and	<p>Compiles</p> <p>The proposed development accommodates a variety of business, education and employment choices and opportunities that will assist the</p>

Desired Outcome	Response
<p>locations to underpin economic growth, including:</p> <p>(e) tourism areas;</p>	<p>economic growth of the Gold Coast. Specifically, the development proposes Short-term Accommodation, Food and Drink Outlet, Bar and Function Facility that are primarily marketed towards the tourist and business sectors of the region, and support a variety of activity types at varying scales.</p> <p>The development further provides immense employment opportunities and supply chains to existing business on the Gold Coast.</p> <p>The co-location of the proposed Short-term Accommodation, existing Theme Park and Function Facility on the site will ensure the continued growth of an integral business and tourist area on the Gold Coast that underpins economic growth.</p>
<p>(3) The Gold Coast continues to support and promote its existing priority industries while moving towards more knowledge intensive, high value and internationally competitive economic sectors. Priority business and industry sectors include:</p> <p>(a) Existing Priority Sectors</p> <p>(ix) tourism and tourism products.</p> <p>(b) Emerging Priority Sectors</p> <p>(ii) creative industries (including film, television, fashion and multimedia)</p>	<p>Compiles</p> <p>The proposed development will support and promote the existing priority industries being the tourism and creative industries through its indirect promotion of the Village Roadshows (being the largest filming studio in the Southern hemisphere), as well as direct contribution to the tourist industry through increased patronage to the Gold Coast Theme Parks. The inclusion of a Function facility on the northern Gold Coast, will promote greater inter-City, and inter-state business and conferences within our City (supported by accommodation offerings), in a more convenient location to reduce travel distances to our key business locations (i.e. Brisbane).</p>
<p>(4) Development provides an attractive enterprise business environment that balances a diversified, resilient and robust economy.</p>	<p>Compiles</p> <p>The target market for the development is tourist and business sector. This diversity in user ensures that the proposal is resilient and robust to changing markets. The proposal will provide an attractive business environment, and improves convenience for travelling business people between the Gold Coast and other central business precincts. The diversity of business uses that can be accommodated in the Function Facility further ensures this resilient development outcome.</p> <p>Ancillary sectors targeted within this proposal is the creative industry, associated with Village Road Show and Movie World on site. The Short-term</p>

Desired Outcome	Response
	Accommodation Use and Function Facility can accommodate activities associated with these uses, and its continued growth.
(7) The Gold Coast is a national and international tourist destination that provides a diversity of tourist accommodation, attractions and related infrastructure to support changing needs and meet international demand and expectation.	The proposed development provides increase tourist accommodation for visitors to the City and increases the overall convenience for tourists being situated adjacent to the Movie World Theme Park, and other nearby Theme Parks. A shuttle bus service is proposed to further improve accessibility for visitors to other key tourist destinations and Theme Parks on the Gold Coast.
(14) Greater resilience to the impacts from natural hazards is achieved by managing and minimising risks in susceptible areas. Some parts of the city are unsuitable for development due to the extent of natural hazard affectation.	Although the broader site is encumbered by a number of City Plan and SARA Overlays, the proposed development footprint is only affected by the Flood Overlay. The proposed development layout has considered the constraints associated with the Flood Overlay and has been suitably designated to minimise the associated impact.
(15) Sustainable infrastructure provision is efficient, timely and environmentally responsible.	The proposed development will be serviced by efficient, timely and environmentally responsible infrastructure.
3.5.4 Element – Tourist Economy	
(1) The city's major tourism attractions and resources are protected from encroachment by incompatible activity.	The proposed development achieves an outcome consistent with sites Major Tourism Zone designation, by delivering Short-term Accommodation, Food and Drink Outlet, Bar and Function Facility that support the tourism and business sector on the Gold Coast. No incompatible activities are proposed on the site, that would compromise the intent of the site to operate for its intended primary tourism function.
(2) Tourist accommodation is available in resort accommodation, hotels, motels, bed and breakfasts, tourist parks and camping grounds. Tourist-related development complements the distinctive urban character of the city and is consistent with the intended intensity and built form of the area.	The proposed development includes Short-term Accommodation intended for use by visitors to the site, and complements the existing tourist activities on the site. The development delivers an outcome that consistent with the intended intensity and built form outcome of the site's zone, and existing approval. Consideration to the site's surrounding character and neighbourhoods to ensure appropriateness of the development outcome of the site, and maintenance of their existing residential amenity.

Desired Outcome	Response
(3) Existing tourist parks continue to provide affordable tourist accommodation in the city.	<p>Compiles</p> <p>The proposed Short-term Accommodation will provide additional affordable tourist accommodation to visitors.</p>
(5) Warner Bros. Movie World, Dreamworld, Sea World, Wet'n'Wild, White Water World and Outback Spectacular continue to provide some of the city's major tourist drawcards. New development supports the emergence of integrated and consolidated nodes at these locations for tourist attractions, short-term accommodation, theatres, film studios and ancillary supporting uses.	<p>Compiles</p> <p>The proposed development supports the consolidated of tourist and business activities on the subject site, creating a consolidated node inclusive of tourist activities, short-term accommodation, film studios and supporting ancillary uses including a food and drink outlet, bar and function facility.</p>
<p>(15) The design, location and operation of new tourism attractions:</p> <ul style="list-style-type: none"> a. promotes a positive city image; b. maintains acceptable amenity for nearby residents; c. protects matters of environmental significance and significant natural features; d. supports the development of facilities for nature-based tourism, special events, and cultural tourism activities, including facilities for major international events and indigenous cultural tourism activities; and e. consolidates existing tourist precincts in an orderly and efficient manner through additional attractions that reinforce key tourist markets and add diversity to the Gold Coast visitor experience. 	<p>Compiles</p> <p>The development has been designed, located and will:</p> <ul style="list-style-type: none"> a. promote a positive city image through unique and high quality architectural built form and landscape outcomes; b. maintains amenity for nearby through appropriate separation and building orientation to minimise visibility from these locations; c. not disturb matters of environmentally significance areas adjacent to the site. The development rather will improve these areas through proposed rehabilitation strategies; d. support and promote special events, and cultural tourism events within the proposed function facility; and e. consolidate the tourist and business activities on the site, in an orderly and efficient manner, that works to diversity opportunities for visitors.

Theme: Improving Transport Outcomes

Table 3 Assessment Against the Improving Transport Outcomes Theme

Desired Outcome	Response
3.6.2 Element – Integrated transport system	
(1) Site layout and building design provides clear and easy access to active and public transport facilities.	<p>Complies</p> <p>Internal site access has been revised to accommodate the additional uses on the site and will improve access and manoeuvring through the development.</p> <p>Key areas including bus zones have been considered, to ensure on-going connectivity and access to public transport (bus) opportunities, that connect into the broader public transport network (heavy rail stations, Coomera and Helensvale Stations within 5km north and south of the site).</p>
3.6.4 Element – Transport system efficiency	
(1) The city's road hierarchy contains regional and cross city traffic on highways and arterial road systems.	<p>Complies</p> <p>The development does not change to hierarchy of the traffic on the Gold Coast.</p>
(4) Development does not compromise the function of existing and future transport corridors, including roads, public transport and active transport corridors.	<p>Complies</p> <p>The development is located within 25 of a State Transport Corridor and 100m from a State Transport Intersection. The proposed development is envisaged for the zoning and will mitigate any additional traffic impacts.</p>
<p>(5) The type, location and design of development achieves a safe and efficient transport system by:</p> <ul style="list-style-type: none"> (a) ensuring appropriate controls for the number, size and position of vehicle access points; (b) facilitating a functional road hierarchy; and (c) minimising direct vehicle access to higher-order roads. 	<p>Complies</p> <p>Internal site access has been revised to accommodate the additional uses on the site and will improve access and manoeuvring through the development.</p> <p>No new access points are proposed to the external road network.</p>
(6) The integration of off-street parking, loading, servicing and access facilities with developments achieves a pedestrian-focused environment and high quality public realm.	<p>Complies</p> <p>Internal site access and pedestrian connectivity has been revised to accommodate the additional uses on the site and will improve vehicle and pedestrian</p>

Desired Outcome	Response
	<p>access and manoeuvring through the development. A safe pedestrian environment has been prioritised within the design given the nature of the use.</p>
<p>(9) On-site waste storage and recycling facilities allow safe collection with minimal disruption to transport systems.</p>	<p>Complies</p> <p>The Waste Management Strategy for the proposed development will ensure efficient, safe, and sustainable management of waste during the operational phase of the development.</p> <p>Waste quantities for the development site have been calculated in accordance with typical waste generation rates stipulated in SC6.15 City Plan Policy: Solid Waste Management.</p> <p>Waste will be collected internally and will not disrupt existing transport systems.</p>

Theme: Living with Nature

Table 4 Assessment Against the Living with Nature Theme

Desired Outcome	Response
3.7.2 Element – Natural landscape areas	
3.7.2.1 Specific Outcomes	
(1) Natural landscape areas are retained and enhanced to perform essential functions such as nature conservation, cultural heritage, scenic amenity and other green space values, which are vital to protecting the city's matters of environmental significance, including biodiversity areas and landscape character.	<p>Complies</p> <p>Given the proposed development is located over existing infrastructure (carpark), it is considered that additional impacts to matters of environmental significance would be negligible. No naturally occurring native vegetation clearing will be removed to accommodate the development.</p> <p>A major waterway is mapped to the north of the property boundary (Saltwater Creek) as is a waterway to the east of the development site (a highly modified tributary of Saltwater Creek). In addition, a locally significant wetland is present to the south. The proposed maintains existing buffer to the waterway and enhancing environmental values through rehabilitation existing natural environment on the site.</p>
(3) Development is of a scale and intensity that does not dominate the natural landscape within its context and locality.	<p>Complies</p> <p>See Section 7 of the Town Planning Report.</p> <p>The development will also provide extensive landscaping to the development area, including upgrading from the existing hardstand, drainage and overland flow areas. The landscape design intends to utilise the top of the embankment along this edge to introduce buffer/screen planting including layered shrubs and groundcovers with clusters of medium to large canopy shade trees.</p>

Theme: A Safe, Well Designed City

Table 5 Assessment Against the A Safe, Well Designed City Theme

Desired Outcome	Response
3.8.1 Strategic Outcomes	
(2) Important elements of urban character and community significance are protected and enhanced to strengthen the sense of identity in local areas and the city.	<p>Compiles</p> <p>Important elements of urban character and community significance (i.e. Movie World Theme Park) are protected and enhanced to strengthen the sense of identity in local areas and the city.</p>
(4) Excellence and innovation in urban design and architecture is delivered through highly functional, accessible, attractive, memorable and sustainable buildings and public spaces that make a positive contribution to the city image.	<p>Compiles</p> <p>The design provides a highly functional, easily accessible, attractive and memorable design contributes to the overall city image, and uniqueness nature of the site. The development has been designed to consider and suitably mitigate any identified impacts on nearby residents (i.e. noise, shadows, visual).</p>
3.8.3 Element – Urban design, character and community identity	
3.8.3.1 Specific outcomes	
(1) Development is cognisant of the function and desired future appearance of each individual area and reinforces or reinterprets the character of that area.	<p>Compiles</p> <p>The proposed development has been designed cognisant of the sites site zoning, intended function and desired character.</p>
(7) High quality landscaping including regularly spaced shade trees occurs within car parks to present an attractive street aspect and ensure car parking areas remain attractive and functional.	<p>Compiles</p> <p>High quality landscape outcomes are proposed to complement the architectural building design within the public realm. This further extends into the car park and pedestrian environments with the inclusion of more than 50 shade trees to soften the hardscape.</p>
3.8.5 Element – Safe, healthy and cohesive communities	
(1) The design and management of development creates positive social and health impacts.	<p>Complies</p>

Desired Outcome	Response
	<p>The development proposal will provide the following community benefits:</p> <ul style="list-style-type: none"> Improved choice and offering for Food and Drink Outlets and Bars for locals living in the northern parts of the City. Whilst the use is targeted primarily at visitors and guests of the Short-term Accommodation, the nature of the proposed use opens it up to use by the broader community. Improved visual outcome on the site as a consequence of delivering high quality built form and landscape outcomes, where the area previously dominated by a concrete car parking area. Improved internal circulation for tourists visiting Movie World through reconfiguring of car parking layout and internal accessways.
(3) The city's public realm creates safe and supportive environments through design, management and a sense of ownership. These areas provide opportunities for social interaction and civic participation.	<p>Complies</p> <p>The site is currently occupied by the Movie World Theme Park, which provides extensive opportunity for social interaction. The proposed development seeks to cater for the anticipated increased tourism on site and will grow the opportunities for social interaction. The inclusion of a function facility into the development opens the site up to business opportunities, functions and conferences which further increase opportunities for social interaction and civic participation.</p>
3.8.6 Element – Environmental health and amenity	
(2) The impact of traffic and transport noise on existing or planned sensitive uses is minimised through appropriate site and building design and, where necessary, the provision of noise mitigation measures.	<p>Complies</p> <p>The development is positioned to provide compliant setbacks to all boundaries, creating a separation to the existing sensitive uses. Further to this, the building will be orientated towards the Pacific Highway, away from the existing residents to greatly reduce the noise, light and glare impacts.</p> <p>Refer to the Noise Impact Assessment and Traffic Report attached within the Appendices.</p> <p>Refer to Section 7.8 of the Town Planning report.</p>
(3) Noise mitigation occurs at the source. Where this is not practicable, measures at the receiving environment maintain acceptable	<p>Complies</p>

Desired Outcome	Response
<p>standards of amenity for sensitive uses without detracting from streetscape quality.</p>	<p>ATP were engaged to provide noise measurements on the site, which were conducted from 5 to 14 September. The results of the background noise measurements carried out at the site of the proposed Short-term Accommodation, Food and Drink Outlet, Bar and Function Facility in Oxenford indicate that the proposed development site is affected by dominant road traffic noise emissions.</p> <p>To prevent road traffic noise impacts the following noise mitigation measures are recommended:</p> <ul style="list-style-type: none"> ▪ Architectural treatment is required to the building envelope of the proposed units, as per the QDC MP4.4 noise categories applicable to the units as presented in Table 5.1. ▪ Once detailed floor plans and elevations for the proposed development are finalised at the building approval stage, ATP Consulting will conduct detailed floor plan specific acoustic design as per AS3671-1989 to determine the specific design requirements. ▪ The traffic noise modelling results indicate that the noise levels are complying with the criteria at the Function Facility deck communal area. The communal areas on Level 1 (semi-outdoor seating), Level 2 (pool deck) and Level 21 (pool, spa, bar lounge and alfresco dining), are not complying with the noise criteria for communal open spaces (balconies) at the proposed hotel. ▪ As per the requirements of the SDAP State Code 1 PO42, the balconies and roof decks on Level 1, Level 2 and Level 21 must be fitted with a minimum 1.0m high continuous solid gap free balustrades (other than gaps required for drainage purposes to comply with the Building Code of Australia).
<p>(5) Existing or planned sensitive uses do not unreasonably constrain or adversely impact on the safe and optimal operation of existing and planned strategic infrastructure sites and corridors that are important to the efficient functioning of the city or region. Strategic infrastructure sites and corridors include:</p> <p>(a) essential public services and facilities, such as water and wastewater treatment plants,</p>	<p>Complies</p> <p>The proposed Short-term accommodation use on site will not unreasonably constraint the existing Tourist Attraction on site (Movie World) to operation in its optimal capacity. The uses are intended to operation as an integrated development outcome, and further sought to improve patronage to the</p>

Desired Outcome	Response
<p>major electricity infrastructure, landfill sites, emergency facilities and hospitals;</p> <p>(b) general and marine industry areas;</p> <p>(c) strategic freight corridors;</p> <p>(d) resource areas, including committed and non-committed extractive resource sites and their haulage routes;</p> <p>(e) rural production areas, including strategic cropping and agriculture land;</p> <p>(f) Gold Coast Airport;</p> <p>(g) transport terminals, heavy rail and the major road network;</p> <p>(h) theme parks and tourist attractions;</p> <p>(i) district and regional sport and recreation facilities, such as motor sport parks; and</p> <p>(j) other essential community or productive sites, facilities and corridors having the potential to impact the amenity of a sensitive use.</p>	<p>attraction, and other tourist attractions on the Gold Coast.</p>
<p>(12) Infrastructure and utilities to service new development, including on-site waste storage and recycling facilities, minimise environmental harm and protect the amenity of existing or planned sensitive uses prior to the new development commencing.</p>	<p>Complies</p> <p>Waste management areas associated with the proposed Short-term Accommodation have been suitably designed to minimise environmental harm and protect the amenity for users.</p>
<h3>3.8.7 Element – Natural Hazards</h3>	
<p>(1) Development avoids natural hazard areas where the risk to life and property, the likely cost of damage, or the measures needed to effectively mitigate the risk are unacceptable. Natural hazards include bushfire, flooding, landslide and coastal risks.</p>	<p>Complies</p> <p>The development has been appropriately sited in the context of the flood hazard. Refer to details within the Flood Assessment prepared by Burchills.</p>
<h3>3.8.8 Element – Sustainable infrastructure provision</h3>	
<p>(1) Development infrastructure and service networks are provided in a coordinated, environmentally responsibly and cost effective sequence, including:</p> <p>(a) water supply;</p>	<p>Complies</p> <p>The proposed development will be suitably connected to Council's Reticulated Water and Sewer Networks. To confirm suitability and allow Council's endorsement of the proposed development, the Applicant requests that the</p>

Desired Outcome	Response
<ul style="list-style-type: none"> (b) wastewater; (c) transport; (d) stormwater; (e) communications; (f) recreation facilities; and (g) land for community facilities. 	<p>services capacity, services design and capacity assessment to be included in an Infrastructure Agreement (IA) with Council in relation to the required infrastructure to service the development.</p>

APPENDIX H

CITY PLAN CODE AND SDAP CODE TEMPLATE RESPONSES

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

6.2.13 Major tourism zone code

6.2.13.1 Application

This code applies to assessing all development in the Major tourism zone.

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

Where development is identified in the **Sea world precinct**, **The Spit northern tourism precinct**, **The Spit southern tourism precinct**, **The Spit eastern tourism precinct**, **Wildlife park precinct** and **Island resorts precinct**, additional outcomes will apply to assessment.

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

6.2.13.2 Purpose

- (1) The purpose of the Major tourism zone code is to provide for larger scale integrated tourist localities or facilities located in urban, rural, environmental or coastal areas.

Development provides for a mix of uses including tourist facilities, tourist attractions, short-term accommodation, retail, business, education, industrial, community purpose, recreation and open space that support the needs of tourists and visitors.

Permanent residential accommodation for management and employed personnel may be appropriate.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Land uses –

- (i) include tourist facilities, such as theme parks that provide recreational enjoyment for residents and tourists and include ancillary activities such as shops, food and drink outlet, short-term accommodation and function facilities; and
 - (ii) are managed appropriately to minimise impacts on the residential amenity of the area.
- (b) Character consists of –
 - (i) theme parks with a vibrant and exciting atmosphere offering many recreational choices and amenities; and
 - (ii) new development that supports the emergence of existing integrated and consolidated nodes.
- (c) Built form –
 - (i) accommodates large scale integrated tourist facilities to support theme park land uses and ancillary activities; and
 - (ii) includes structures relating to theme park rides that are not limited in building height.
- (d) Lot design –
 - (i) supports large scale integrated tourist facilities.
- (e) Variations to the zone are –
 - (ii) **Sea world precinct;**
 - (iii) **The Spit northern tourism precinct;**
 - (iv) **The Spit southern tourism precinct;**
 - (v) **The Spit eastern tourism precinct;**
 - (vi) **Wildlife park precinct** (Currumbin Wildlife Sanctuary, Fleays Fauna Reserve); and
 - (vii) **Island resorts precinct** (Couran Point Island Resort).
- (3) The purpose of the **Sea world precinct** will be achieved through the following additional overall outcome:
 - (a) To maintain low rise development (excluding theme park rides) to retain the natural open space character of the Spit area.
- (4) The purpose of **The Spit northern tourism precinct** will be achieved through the following additional overall outcomes:
 - (a) Land uses –
 - (i) include a range of business, community, recreation and environmental, tourism and entertainment activities, service industry, landing and port services that deliver on the intent of The Spit Master Plan;
 - (ii) for a Shop, Food and drink outlet and Bar are located on or focused towards the Broadwater pathway or the Plaza edge as shown on **The Spit Master Plan elements overlay map;**
 - (iii) includes a cultural centre that incorporates an area for events and education;
 - (iv) may include other land uses that are temporary uses or essential to the function and operation of **The Spit northern tourism precinct;**

- (v) for large format supermarkets, discount department stores and department stores are not envisaged; and
- (vi) for permanent accommodation are not envisaged.
- (b) Development –
 - (i) is setback from Seaworld Drive to provide for deep planting areas that will positively contribute to the greening of the streetscape and achieve a deliberate and distinct setback of built form when compared to the intended built form on land in the Centre zone;
 - (ii) is setback from side boundaries to ensure the level of amenity remains consistent with expectations of a diverse, mixed use waterfront tourism destination;
 - (iii) is located to protect the functionality of the Broadwater pathway, Plazas, Publicly accessible private open space and the Arbour as shown on **The Spit Master Plan elements overlay map**; and
 - (iv) achieves a level of amenity reasonably expected in the local context, acknowledging the intent for an attractive, connected, mixed use waterfront tourism destination to be established.
- (5) The purpose of **The Spit southern tourism precinct** will be achieved through the following additional overall outcomes:
 - (a) Land uses –
 - (i) include a range of business, community, recreation and environmental, residential, tourism and entertainment activities, service industry, landing and port services that deliver on the intent of The Spit Master Plan;
 - (ii) for a Shop, Food and drink outlet and Bar are located on or focused towards the Plaza edge or the Broadwater edge as shown on **The Spit Master Plan elements overlay map**;
 - (iii) may include other land uses that are temporary uses or essential to the function and operation of **The Spit southern tourism precinct**; and
 - (iv) for large format supermarkets, discount department stores and department stores are not envisaged.
 - (b) Development –
 - (i) is setback from Seaworld Drive to provide for deep planting areas that will positively contribute to the greening of the streetscape and achieve a deliberate and distinct setback of built form when compared to the intended built form on land in the Centre zone;
 - (ii) is setback from side boundaries to ensure the level of amenity remains consistent with expectations of a diverse, mixed use waterfront tourism destination;
 - (iii) is located to protect the functionality of the Plaza, Publicly accessible private open space and the Arbour as shown on **The Spit Master Plan elements overlay map**; and
 - (iv) achieves a level of amenity reasonably expected in the local context, acknowledging the intent for an attractive, connected, mixed use waterfront tourism destination to be established.
- (6) The purpose of **The Spit eastern tourism precinct** will be achieved through the following additional overall outcomes:
 - (a) Land uses –

- (i) include a range of business, recreation and environmental, and tourism and entertainment activities that deliver on the intent of The Spit Master Plan;
 - (ii) for a Shop, Food and drink outlet and Bar are located on or focused towards the Plaza edge as shown on **The Spit Master Plan elements overlay map**;
 - (iii) may include other land uses that are temporary uses or essential to the function and operation of **The Spit eastern tourism precinct**;
 - (iv) for large format supermarkets, discount department stores and department stores are not envisaged; and
 - (v) for permanent accommodation are not envisaged.
 - (b) Development –
 - (i) is setback from Seaworld Drive to provide for deep planting areas that will positively contribute to the greening of the streetscape and achieve a deliberate and distinct setback of built form when compared to the intended built form on land in the Centre zone;
 - (ii) is setback from side boundaries to ensure the level of amenity remains consistent with expectations of a diverse, mixed use tourism destination;
 - (iii) is setback from side and rear boundaries to protect the amenity of adjoining open space;
 - (iv) is located to protect the functionality of the Plaza and the Arbour as shown on **The Spit Master Plan elements overlay map**; and
 - (v) achieves a level of amenity reasonably expected in the local context, acknowledging the intent for an attractive, connected, mixed use tourism destination to be established.
- (7) The purpose of the **Wildlife park precinct** will be achieved through the following additional overall outcomes:
- (a) Land uses –
 - (i) include nature based tourist attractions to maintain the natural environmental character; and
 - (ii) exclude accommodation uses.
 - (b) Character consists of –
 - (i) nature based tourist attractions in a natural park setting.
 - (c) Built form –
 - (i) is low rise with low site coverage to provide for extensive vegetation cover contributing to wildlife habitat and ecological corridors.
- (8) The purpose of the **Island resort precinct** will be achieved through the following additional overall outcomes:
- (a) Land uses –
 - (i) include Short term accommodation and supporting resort facilities.
 - (b) Character consists of –
 - (i) a high quality built environment that maintains and enhances the natural characteristics and vegetation of the area.

- (c) Built form –
- (i) does not exceed 4 storeys and a maximum height of 19 metres to respect the natural landscape of South Stradbroke Island
 - (ii) has a low site cover and density to protect the ecological significance of the area.

6.2.13.3 Specific benchmarks for assessment

Table 6.2.13-2: Major tourism zone code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use		
Setbacks					
PO1 Other than in The Spit northern, southern and eastern tourism precincts Setbacks: (a) assist in the protection of adjacent amenity; (b) allow for access around the buildings and structures; (c) contribute to streetscape character; and (d) allow for access to on-site car parking.	AO1 Other than in The Spit northern, southern and eastern tourism precincts Setbacks are as follows:	NOT APPLICABLE The development is for Village Roadshow.			
	Setback			Minimum distances measured in metres (m)	
	Front			6m	
	All other boundaries			Height	Setback
		up to 4.5m	1.5m		
for that part between 4.5m – 7.5m		2m			
	for that part exceeding 7.5m	an extra 0.5m is added for every 3m in height or part thereof over 7.5m			
	OR For Village Roadshow (Movieworld and Wet’n’Wild) theme park site the setbacks are as follows:	COMPLIES WITH AO			

Performance outcomes	Acceptable outcomes		Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use				
	Setback	Minimum distance measured in metres (m)	The development is setback more than 30m from the Pacific motorway service road and more than 6m from all other boundaries. Refer to Architectural package in Appendix C.					
	Front (from Pacific Motorway service road (Entertainment road))	30m						
	All other boundaries	6m OR 85m from residential zoned land for theme park rides						
PO2 The Spit northern, southern and eastern tourism precincts Development: (a) is setback a minimum distance of 6 metres from Seaworld Drive (including basements); (b) is not located in the Broadwater Pathway, the Plaza, Publicly accessible private open space and the Arbour as identified on The Spit Master Plan elements overlay map , except for awnings or other shade structures; and (c) assists in achieving a level of amenity reasonably expected in a mix use waterfront tourism destination. Note: Refer to The Spit Master Plan elements overlay map for the location of the Broadwater Pathway, Plazas, Publicly accessible private open space or Arbours.	AO2 The Spit northern, southern and eastern tourism precincts For The Spit northern, southern and eastern tourism precincts: (a) the Broadwater pathway, the Plazas, Publicly accessible private open space and the Arbours as shown on The Spit Master Plan elements overlay map is to be kept free of development; and (b) setbacks are otherwise as follows: <table><tr><td>Setback</td><td>Minimum distances measured in metres (m)</td></tr><tr><td>Front (Seaworld Drive)</td><td>6m (including basements)</td></tr></table>		Setback	Minimum distances measured in metres (m)	Front (Seaworld Drive)	6m (including basements)	Not Applicable The development is not located in the Spit precincts.	
Setback	Minimum distances measured in metres (m)							
Front (Seaworld Drive)	6m (including basements)							

Performance outcomes	Acceptable outcomes		Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	All other boundaries (where the boundary abuts land outside of The Spit northern, southern or eastern tourism precincts and excluding The Broadwater)	2m, plus an extra 0.5m for every 3m in height or part thereof over 7.5m		
Site cover				
PO3 Other than in The Spit northern, southern and eastern tourism precincts, Wildlife park precinct and Island resort precinct Site cover is appropriate for the nature and scale of the use within the context of the tourist attraction and site constraints.	AO3 Other than in The Spit northern, southern and eastern tourism precincts, Wildlife park precinct and Island resort precinct Site cover does not exceed 80%.		COMPLIES The development site cover is 11.2%.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO4 Wildlife park precinct and Island resort precinct Site cover is low to protect the highly vegetated nature of the precincts.	AO4 Wildlife park precinct and Island resort precinct Site cover for the does not exceed 10%.	NOT APPLICABLE The development is not located in the wildlife park or island resort precinct.	
<p>Figure 6.2.13-1 Illustration showing Major tourism zone setbacks, height and car parking outcomes</p>			
Height			
PO5 Other than The Spit northern, southern and eastern tourism precincts, Wildlife park precinct or Island resort precinct Development is of a height that:	AO5 Other than The Spit northern, southern and eastern tourism precincts, Wildlife park precinct or Island resort precinct Building height and Structure height does not exceed that shown on the Building height overlay map . OR Structures relating to theme park rides do not have a prescribed height limit.	COMPLIES WITH PO The development proposes a maximum height of 78.6m. The development adheres to the Performance Outcome in the following ways:	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
(a) does not dominate the landscape; (b) does not impact on the amenity of adjoining uses; (c) is consistent with the height of existing buildings; (d) allows for the creative and unique design of theme park rides and associated structures; and (e) protects the low to medium rise appearance of the Spit if located in the Sea world precinct .		a. the site is afforded a total area of 1,141.06ha, with the proposed development representing an extremely small portion of site cover. Further to this, the site's primary use is a theme park, which is clearly the dominate aspect of the landscape, through the inclusion of theme park attractions that are visible from the Pacific Motorway. The development does not overshadow the existing dominance of the theme park. b. The development provides a setback to all nearby residential land of at least 200m. Further to this, the building is orientated towards the Pacific Motorway and away from the nearest residential zoned land ensuring only the slim facades are visible. c. The development height is consistent with the existing large scale structures on the site. d. The development does not deter from the ability to provide theme park roads and associated structures. e. The site is not located in the seaworld precinct. Refer to Section 7 of the Town Planning Report.	
PO6 The Spit northern, southern and eastern tourism precincts Building height and structure height does not exceed that shown on the Building height overlay map .	AO6 The Spit northern, southern and eastern tourism precincts No acceptable outcome is provided.	NOT APPLICABLE The development is not located in the Spit precincts.	
PO7 Wildlife park precinct Development is of a height that:	AO7 Wildlife park precinct Building height and structure height does not exceed 11.5m.	NOT APPLICABLE The development is not located in the wildlife.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
(f) allows for the construction of necessary infrastructure relating to use of the precinct; and (g) does not dominate the natural landscape of the precinct.			
P08 Island resort precinct Building height does not exceed 4 storeys and a maximum height of 19 metres.	A08 Island resort precinct No acceptable outcome is provided.	NOT APPLICABLE The development is not located in the island resort precinct.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Density			
PO9 Other than in The Spit northern, southern and eastern tourism precincts, Wildlife park and Island resort precincts Density: (a) provides compatible and complimentary opportunities for short term accommodation and other short stay accommodation uses which support the tourist attractions; (b) ensures that accommodation activities are subordinate and ancillary to other uses occurring on the site; and (c) is of an intensity that does not impact on infrastructure planning. Island resort precinct Density for Short term accommodation is limited to reduce impact on the natural environment of South Stradbroke Island.	AO9.1 For Village Roadshow (Movieworld and Wet'n'Wild) theme park density does not exceed a total of 400 bedrooms and is in accordance with an infrastructure agreement approved by Council. OR For Dreamworld theme park, density does not exceed that shown on Residential density overlay map .	COMPLIES WITH PO The site has an existing approval for a 400 bedroom short term accommodation use. The development proposes a density of 600 bedrooms on the site. The development adheres to the performance outcome in the following ways: <ol style="list-style-type: none"> The proposed development for Short-term accommodation, Function Facility and Food and Drink Outlets on the existing tourist site, will result in an integrated and consolidated tourist destination (node), providing opportunities for accommodation, function, recreational and tourist uses in a single location. The proposed short term accommodation use will be ancillary to the existing theme park on site. At the time of preparing the IA, the Applicant will undertake a Sewer and Water Capacity Assessment as required by Council at this time, to determine the requirement and extent for upgrades of Council's existing services to accommodate the development, based on the required density at that time. The site is not located in the Island Resort Precinct. 	
	AO9.2 Sea world precinct Density does not exceed the following:	NOT APPLICABLE The site is not located in the sea world precinct.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	single bedroom hotel guest rooms or suites	at least 100m ² of net site area for each unit	
	two bedroom hotel guestrooms or suites	at least 200m ² of net site area for each unit	
	all other hotel guest rooms or suites not included in (a) and (b)	at least 300m ² of net site area for each unit	
	AO9.3 Island resort precinct Density does not exceed a total equivalent population of 700 persons as specified in the approved development agreement with Council dated 29 March 1999 (or as amended).		NOT APPLICABLE The site is not located within the Island Resort Precinct.
Amenity			
PO10 Other than in The Spit northern, southern and eastern tourism precincts and Island resort precinct Landscaping is provided to: (a) enhance the visual amenity of the area; (b) appropriately screen buildings and storage areas.	AO10.1 Other than in The Spit northern, southern and eastern tourism precincts and Island resort precinct A landscaped area of at least 6m is provided along boundaries which abut Pacific Motorway service roads. Species used are in keeping with the character of the locality and which complement existing landscaping.	COMPLIES WITH AO The development provides an existing landscaped area along Entertainment Road.	
	AO10.2 Sea world precinct Landscaping occupies 30% of the site which:	NOT APPLICABLE The development is not proposed within the sea world precinct.	


Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	(a) include areas which are capable of supporting deep planting over 10% of the site; (b) is provided along all street frontages with a minimum width of 6m (excluding entry points). This area must be: (i) constructed at the same height as the adjoining footpath; (ii) capable of supporting deep planted vegetation; (iii) planted in front of or used to obscure security fencing that is used around the theme park.		
PO11 Island resort precinct Landscape work must be consistent with the management of identified environmental impacts on the island.	AO11 Island resort precinct No acceptable outcome is provided.	NOT APPLICABLE The development is not located within the island resort precinct.	
PO12 The Spit northern, southern and eastern tourism precincts Development achieves a level of amenity reasonably expected in the local context, acknowledging the intent for an attractive, connected, mixed use waterfront destination to be established, having regard to: (a) the qualities of the locality; (b) built form and scale; (c) noise, privacy, safety, glare, odour, light; and (d) traffic, parking, servicing and hours of operation.	AO12 The Spit northern, southern and eastern tourism precincts No acceptable outcome provided.	NOT APPLICABLE The development is not proposed within the spit tourism precincts.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Land use			
PO13 Other than in The Spit northern, southern and eastern tourism precincts Non-residential activities operate within appropriate hours to minimise nuisance to nearby, existing or intended sensitive land uses.	AO13 Other than in The Spit northern, southern and eastern tourism precincts Theme park rides are operational between the hours of 8:00am and 10:00pm. Other activities occur occasionally and may operate outside these hours where: (a) notification is provided to Council 10 business days in advance; and (b) activities comply with the relevant acoustic quality objectives prescribed by the <i>Environmental Protection (Noise) Policy 2008</i>	NOT APPLICABLE The development does not propose a new theme park ride.	
PO14 The Spit northern, southern and eastern tourism precincts Development for a Shop, Food and drink outlet and Bar is limited to small tenancies and are only located: (a) adjacent to the Broadwater pathway, the Broadwater edge or the Plaza edge as identified on The Spit Master Plan elements overlay map ; and (b) on the ground floor to activate these elements.	AO14 The Spit northern, southern and eastern tourism precincts No acceptable outcome is provided.	NOT APPLICABLE The development is not proposed within the spit tourism precincts.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
<p>PO15 The Spit northern tourism precinct - Site N1 Development provides a mix of land uses including:</p> <ul style="list-style-type: none"> (a) a Bar, Function facility, Food and drink outlets, Office and short-term accommodation; and (b) a tourist information kiosk, providing information about nearby activities, transport, accommodation and facilities for booking tourist activities. <p>Note: Refer to Figure 6.2.13-2 for the location of Site N1.</p>	<p>AO15 The Spit northern tourism precinct - Site N1 No acceptable outcome is provided.</p>	<p>NOT APPLICABLE The development is not proposed within the spit tourism precincts.</p>	
<p>PO16 The Spit northern tourism precinct - Site N2 Development provides:</p> <ul style="list-style-type: none"> (a) for the establishment of an Environmental facility and/or Community use (cultural centre) adjacent to the Broadwater to signify and celebrate Aboriginal heritage and the traditional owners' special relationship with the Broadwater and its surrounds; and (b) an open air event space adjacent to the cultural centre to enable the staging of events such as traditional ceremonies and dance performances. <p>Note: Refer to Figure 6.2.13-2 for the location of Site N2.</p>	<p>AO16 The Spit northern tourism precinct - Site N2 No acceptable outcome is provided.</p>	<p>NOT APPLICABLE The development is not proposed within the spit tourism precincts.</p>	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
<p>PO17 The Spit northern tourism precinct - Site N3 Development provides:</p> <ul style="list-style-type: none">(a) an integrated Market with a range of Shops and Food and drink outlets (including an outlet for fresh seafood and other produce and low key dining opportunities);(b) Short-term accommodation; and(c) the opportunity for Port services such as a marina and/or ferry terminal as identified on The Spit Master Plan elements overlay map. <p>Note: Refer to Figure 6.2.13-2 for the location of Site N3.</p>	<p>AO17 The Spit northern tourism precinct - Site N3 No acceptable outcome is provided.</p>	<p>NOT APPLICABLE The development is not proposed within the spit tourism precincts.</p>	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
<p>PO18</p> <p>The Spit northern tourism precinct - Site N4</p> <p>Development provides:</p> <ul style="list-style-type: none">(a) for the growth and development of the local fishing fleet including opportunities for daily catch to be sold direct to the public;(b) logistics and service areas to support the ongoing operation of the fishing fleet;(c) Shops and Food and drink outlets that complement the fresh seafood offering of the fishing fleet and provide informal outdoor eating areas; and(d) public access from Seaworld Drive through the site to The Broadwater pathway as identified on The Spit Master Plan elements overlay map. <p>Note: Refer to Figure 6.2.13-2 for the location of Site N4.</p>	<p>AO18</p> <p>The Spit northern tourism precinct - Site N4</p> <p>No acceptable outcome is provided.</p>	<p>NOT APPLICABLE</p> <p>The development is not proposed within the spit tourism precincts.</p>	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
 <p>Figure 6.2.13-2 Map identifying Sites N1-N4 within The Spit northern tourism area precinct</p>			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO19 The Spit eastern tourism precinct Development provides Short-term accommodation and/or Hotel, and may include a Food and drink outlet, Office, Shop, Bar, Function facility, Indoor sport and recreation or Health care services.	AO19 The Spit eastern tourism precinct No acceptable outcome is provided.	NOT APPLICABLE The development is not proposed within the spit tourism precincts.	
PO20 The Spit southern tourism precinct Development provides: <ul style="list-style-type: none"> (a) a plaza and harbour as identified on The Spit Master Plan elements overlay map to create a strong connection between The Broadwater and the ocean; (b) a mixed use area that may include a mixture of Business and Residential activities, Indoor sport and recreation, Bar, Hotel, and Short-term accommodation; (c) separate to the mixed use area, facilities that provide for maritime and community functions which may include an Office, Emergency services, Community use and Club; and (d) the opportunity for Port services such as a marina and/or ferry terminal located at the Broadwater end of the Plaza as identified on The Spit Master Plan elements overlay map. 	AO20 The Spit southern tourism precinct No acceptable outcome is provided.	NOT APPLICABLE The development is not proposed within the spit tourism precincts.	
Lot design (for subdivision only)			
PO21	NOT APPLICABLE	NOT APPLICABLE	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
<p>Lots are of a size and configuration that support the possible development types envisaged in the zone.</p> <p>Note: this provision does not apply to land that is to be dedicated to Council or State for open space or infrastructure purpose.</p>		<p>The development does not propose a subdivision.</p>	

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

9.3.10 High-rise accommodation design code

9.3.10.1 Application

This code applies to assessing material change of use for development for Multiple dwellings, Residential care facilities, Resort complexes, Retirement facilities, Rooming accommodation and Short-term accommodation uses over 32m in height where indicated within **Part 5 Tables of Assessment**.

Note: Where a development involves commercial uses, that component of the development shall be assessed against the Commercial design code.

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

9.3.10.2 Purpose


- (1) The purpose of the High-rise accommodation design code is to responsibly encourage diverse, innovative and engaging sub-tropical high-rise forms that enhance the city skyline.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is designed to create attractive, high-quality visually appealing buildings and protect the privacy and amenity of neighbouring residential premises.
 - (b) Slender towers relate to existing high-rises and enhance views of the city skyline.
 - (c) Tower development mitigates negative visual and physical impacts through appropriate setbacks and design.
 - (d) Where they occur (in accordance with zone intentions), podiums are designed to engage with the street and be of a scale that is complementary to adjoining and nearby buildings.
 - (e) Development provides a high-standard of amenity and visual interest for users and neighbours, including a high-standard of communal and private open space.


- (f) Development is designed and orientated to promote a safe environment within the site, adjoining streets and public realm.
- (g) Development is complemented by high-quality landscaping that contributes to the desired character of the area.
- (h) Development is designed to promote safe and convenient pedestrian and vehicle access to and from the site.
- (i) Development supports the provision of diversity of housing for various types of households within the city to meet the needs of existing and future residents.
- (j) Residential care facilities and retirement facilities are provided with self contained services and recreational facilities to meet the needs of residents.


9.3.10.3 Specific benchmarks for assessment

Table 9.3.10-1: High-rise accommodation design code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Tower base (podium)			
PO1 Where podiums are envisaged by the zone, tower base form respects the framework of established built form, adjacent streets, parks and public or private open spaces.	AO1.1 Tower base heights: (a) are well-proportioned to frame adjacent park land and on-site open space; (b) match neighbouring low-set built form; or (c) are no greater than 10.5 metres in height where no neighbouring low-set built form exists.	COMPLIES WITH AO The development proposes a tower base height of 10.75m from NGL. The proposed tower base height is well proportioned based on the onsite open space afforded. Refer to Architectural Plans is Appendix L .	
	AO1.2 Tower base setbacks: (a) match adjacent established setbacks; and (b) continue public open space areas provided along street frontages.	PERFORMANCE OUTCOME The required setbacks are set out within the Major Tourism Zone Code (see Appendix H). The tower base provides an acceptable outcome for the front boundary (30m) and all other boundaries (6m).	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
<div></div> <p>Figure 9.3.10-1 Illustration showing High-rise accommodation design outcome where the tower base (podium) height matches neighbouring low-set built form and match adjacent established setbacks</p>			
<p>PO2</p> <p>Tower base façades reinforce the intended neighbourhood character and enhance the pedestrian experience.</p>	<p>AO2</p> <p>Tower base façades avoid blank, featureless walls by patterning high-quality architectural elements, like window bays, canopies, and fenestration.</p>	<p>COMPLIES</p> <p>The development tower base provides significant articulation, recesses and high quality architectural elements to distinguish it from the tower form.</p> <p>Refer to architectural plans in Appendix L.</p>	

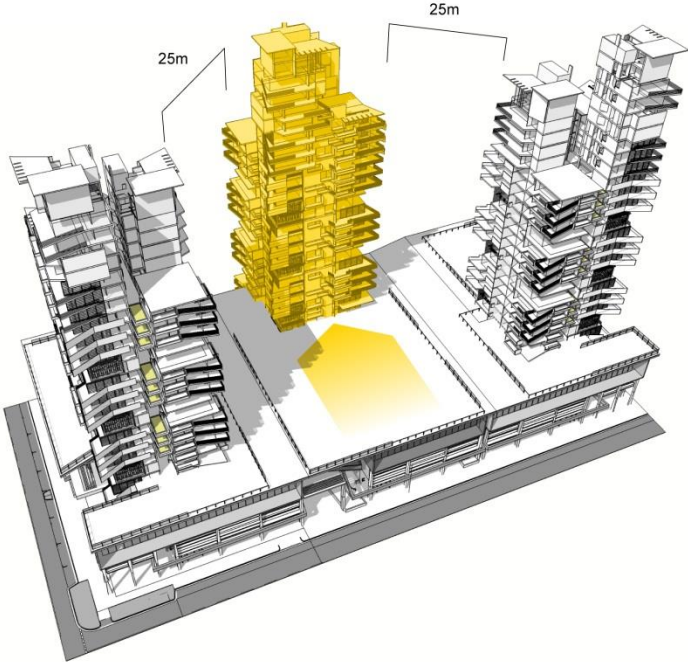
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
<p>PO3 Tower base form animates the street level by engaging primary and secondary street frontages appropriately.</p>	 <p>Figure 9.3.10-2 Illustration showing High-rise accommodation design outcomes where the tower base facades reinforce the intended neighbourhood character and enhance the pedestrian experience with high quality architectural elements and windows</p>		
	<p>AO3.1 Where entirely residential development is proposed:</p> <ul style="list-style-type: none"> (a) along primary street frontages ground floor units are grade-separated (up to 600mm high) with soft screening landscaping and direct individual entrances; and (b) private and communal open space areas provide casual surveillance to all street frontages. 	<p>NOT APPLICABLE The development does not propose ground floor units.</p>	
	<p>AO3.2 Short-term accommodation uses locate grand lobbies or other signature features along primary street frontages and prominent street corners.</p>	<p>PERFORMANCE OUTCOME The development is required to provide a 30m setback to the primary frontage as per the Major Tourism Zone Code. Notwithstanding, the development provides a grand lobby on level 1 which is supported by multiple ancillary uses.</p>	


Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
 <p>Figure 9.3.10-3 Illustration showing High-rise accommodation design outcomes where the tower base form animates the street by engaging primary and secondary street frontages through the use of grand lobbies or other signature features</p>			


Tower form design

PO4 Slender tower form promotes: (a) open, attractive and distinct skyline; (b) small, fast moving shadows; (c) view corridors between nearby towers; (d) efficient interior climate control; and (e) balconies as an extension of indoor living space.	AO4.1 Tower floor plate is limited to 750m ² per tower (includes all services, lift and stairwell annex, etc.). Note: Balconies are excluded from calculations to encourage larger private outdoor space areas.	PERFORMANCE OUTCOME The development proposes a tower plate over 750sqm, however achieves the performance outcome in the following ways: <ul style="list-style-type: none"> the development provides compliant setbacks and an attractive built form; the proposed tower provides a slender design that is orientated easterly to promote fast moving shadows and so it is not facing the nearby residential zoned land; the development is not located nearby to any existing towers, therefore does not affect view corridors. 	
	AO4.2	NOT APPLICABLE	


Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	Tower form provides a unique profile when compared to nearby existing and proposed towers of similar height.	The development is not located to any nearby existing or proposed towers. Notwithstanding, the development provides a unique, slender profile.	
P05 Tower form mitigates negative visual and physical impacts, including impacts on privacy, by setting back from streets, parks, open space and adjacent properties and tower forms.	A05.1 Tower form (including balconies) along: (a) single frontages step in at least 3m from the base (podium); or (b) corner frontages can have up to 1/3 tower width extend straight down at the corner point to reinforce the intersection if negative ground level wind effects are mitigated.	COMPLIES The tower is stepped in greater than 3m from the base level.	
	A05.2 New towers are separated a minimum distance of 25m from any existing or approved adjacent and on-site tower(s).	NOT APPLICABLE There are no existing or proposed towers on neighbouring sites.	
	A05.3 Tower form is coordinated to off-set with adjacent existing and proposed towers to ensure: (a) prominent tower views to natural features like the beach and rivers are not obstructed; and (b) views of the sky and access to sunlight from the public realm and private open space areas are maximised.	NOT APPLICABLE There are no existing or proposed towers on neighbouring sites. Notwithstanding, the proposed tower does not affect views to the sky or access to sunlight for the neighbouring residential site as it complies with the setback requirements.	

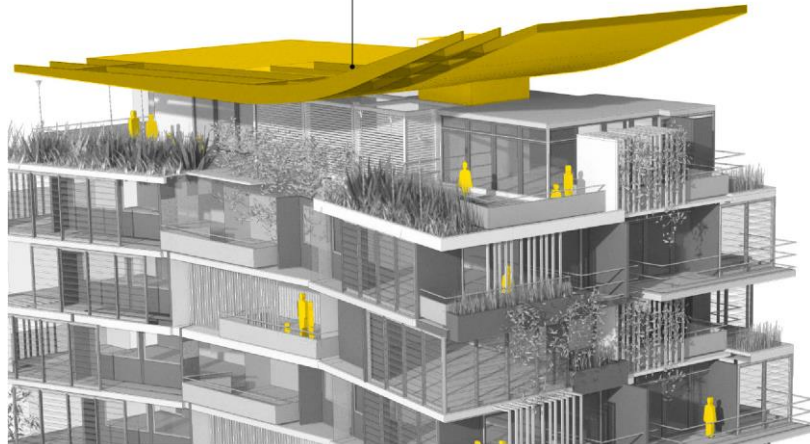
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
 <p>Figure 9.3.10-4 Illustration showing High-rise accommodation outcomes for separation between towers.</p>			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
			
PO6 Tower form orientation and articulation promotes sub-tropical design excellence and innovation.	AO6.1 Tower form is orientated to: (a) reduce the perceived mass of the building; and (b) provide privacy for both communal and private open space amenity areas.	COMPLIES The development complies with the relevant setbacks. Further to this, the development provides a slender built form that is orientated towards to the east, away from the nearest residential zoned land. Communal open space is afforded appropriate privacy.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	AO6.2 Tower façades are: <ul style="list-style-type: none"> (a) articulated to manage passive solar gain in summer; (b) well-glazed with functional windows where possible to reduce reliance on artificial cooling; (c) designed with high-quality sustainable materials and finishes that promote building longevity; and (d) varied in design and articulation to promote visual interest. 	COMPLIES The tower façades: <ul style="list-style-type: none"> • are afforded significant articulation and sun shading to negate solar gain; • provide glazed windows and are designed with sustainable materials; • are varied in design and orientated towards the pacific motorway to promote visual interest. 	
<div style="display: flex; align-items: flex-start;">  <div style="margin-left: 10px;"> <p>Figure 9.3.10-6 Illustration showing High-rise accommodation design outcome where tower facades are articulated to manage passive solar gain in summer and varied in design and articulated to promote visual interest</p> </div> </div>			

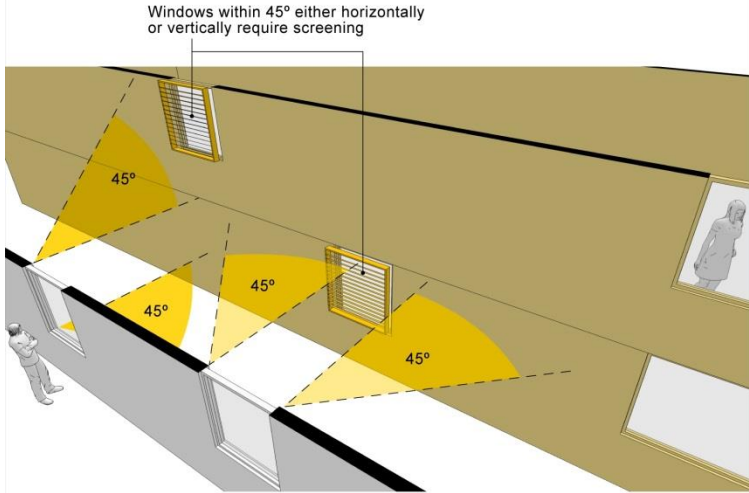
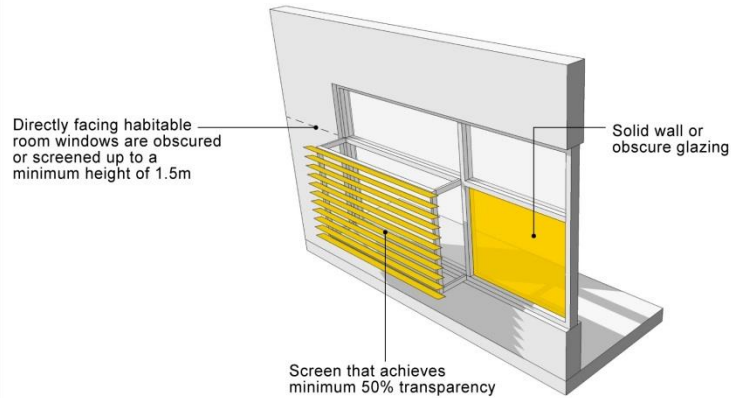
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO7 Balconies maximise building performance while minimising negative impacts on the building mass and public realm.	AO7 Balconies: <ul style="list-style-type: none"> (a) are not made with materials susceptible to solar gain; (b) are not made with transparent materials that spill light from the dwellings; and (c) integrate into the building profile. 	NOT APPLICABLE The development does not provide balconies for rooms.	
Tower cap design			
PO8 Tower caps reinforce the Gold Coast skyline. Note: building height incorporates allowance for plant and equipment, attractive building caps and rooftop features.	AO8 Where building height creates an identifiable protrusion in the skyline or the site terminates a viewpoint, the following are provided: <ul style="list-style-type: none"> (a) a signature cap strengthening the identity as a landmark; and (b) decorative lighting that highlights key architectural features. OR Where lower building height forms part of the urban backdrop a subtle cap that integrates with the overall design is provided.	COMPLIES The urban backdrop is comprised of lower building heights in the low density residential zone. Therefore, the development has proposed a subtle cap that integrates with the overall design. Refer to architectural plans in Appendix L .	
PO9 Tower cap design attractively integrates all signage, telecommunications, service structures, lift motor rooms and mechanical plants.	AO9 No acceptable outcome provided.	COMPLIES The tower cap incorporates all mechanical equipment and services.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	<p>Building caps and rooftops provide an attractive roofscape</p> 		
<p>Figure 9.3.10-7 Illustration showing High-rise accommodation outcomes for building caps and rooftops</p>			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
<div><p>Rooftop and roof form are designed for unobtrusive future inclusion of plant and equipment</p></div> <p>Figure 9.3.10-8 Illustration showing High-rise accommodation outcomes for roof top and roof form</p>			
Housing need and choice			
<p>PO10</p> <p>Development provides a mix of housing sizes and affordability outcomes to meet housing needs.</p>	<p>AO10</p> <p>No acceptable outcome provided.</p>	<p>NOT APPLICABLE</p> <p>The development does not propose permanent housing.</p>	
Communal and private space areas			
<p>PO11</p> <p>Communal space areas:</p> <ul style="list-style-type: none">(a) are accessible, useable and safe;(b) enhance the attractiveness of the development;(c) provide opportunities for social interaction; and	<p>AO11.1</p> <p>Communal space is provided at a rate of 11m² per intended user of the site and is designed for simultaneous use by individuals and groups.</p>	<p>COMPLIES</p> <p>The development provides multiple communal areas over level 1, 2 and 21, comprised of:</p> <p>Level 1:</p> <ul style="list-style-type: none">• Amenities – 270m² <p>Level 2:</p> <ul style="list-style-type: none">• Kids Club – 289m²	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
(d) create pleasantly shaded outdoor areas.		<ul style="list-style-type: none"> Gym – 150m² Amenities – 50m² Sauna and Steam Room – 66m² Pool Area – 350m² <p>Level 21:</p> <ul style="list-style-type: none"> Amenities – 141m² Spa – 55m² Pool Area – 295m² <p>These areas are accessible by all visitors.</p>	
	AO11.2 Landscaping in open communal space areas: (a) have minimum and average widths of 1.5m and 3m; (b) are at-grade with adjacent footpaths; (c) comprises 50% deep planting; and (d) do not screen views to the street or entries.	COMPLIES The COS areas are able to provide landscaping areas with average widths of 1.5m and 3m that are comprised of 50% deep planting and do not screen views.	
	AO11.3 Where the communal open space is for a residential care facility or retirement facility, the open space is provided with outdoor facilities for the health and wellbeing of residents such as sheltered gardens, circuit walkways, gardening beds and a space of sufficient size for a resident to take a visiting family with young children.	NOT APPLICABLE The development does not propose a residential care facility or retirement facility.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO12 Private open space areas are directly accessible and functional spaces.	AO12 Private open space for each dwelling: (a) mitigate negative wind effects on intended users; (b) has a minimum area of 3m x 3m; (c) is accessible from the living room; and (d) has a maximum gradient not exceeding one in ten.	NOT APPLICABLE The development proposes STA, therefore no POS is provided.	
Privacy			
PO13 Privacy for users and neighbouring properties is accomplished by windows that are appropriately obscured by glazing, shuttering, location or other similar treatments.	AO13 Habitable room windows do not 'directly face': (a) private open space of adjoining dwellings; (b) another habitable room window within 10m; and (c) an at-grade access way, footpath or communal open space area within 3m. OR Where habitable room windows must face, the privacy is achieved through windows that: (a) have fixed obscure glazing in any part of the window below 1.5m above floor level; and (b) have privacy screens that cover a minimum of 50% window view. Note: 'directly facing' means an angle within 45° either horizontally or vertically.	COMPLIES The development does not directly face adjoining POS.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
 <p>Windows within 45° either horizontally or vertically require screening</p> <p>45°</p> <p>45°</p> <p>45°</p> <p>45°</p>			
<p>Figure 9.3.10-9 Illustration showing High-rise accommodation design privacy outcomes where windows and doors are appropriately obscured by screening</p>			
 <p>Directly facing habitable room windows are obscured or screened up to a minimum height of 1.5m</p> <p>Solid wall or obscure glazing</p> <p>Screen that achieves minimum 50% transparency</p>			
<p>Figure 9.3.10-10 Illustration showing High-rise accommodation outcomes for privacy.</p>			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Safety and security			
PO14 Building design enhances safety and security for intended users.	AO14.1 Above ground floor windows and balconies overlook all on-site pedestrian paths and communal open spaces.	COMPLIES The ground floor windows overlook all pedestrian paths and COS.	
	AO14.2 Lighting at 4m intervals is provided along all on-site pedestrian paths and communal open spaces.	COMPLIES Compliant lighting will be provided where necessary.	
	AO14.3 Entrances and exits to the street are directly accessible, illuminated and highly visible.	COMPLIES The development is located well within the boundaries of the site; however, signage will be provided to direct ingress and egress from the site.	
	AO14.4 Dead-end corridors, alleyways, pathways and refuse areas are signed and secured to prevent unauthorised access.	COMPIES All areas that do not allow visitor access will be signed and secured.	
Services			
PO15 Servicing, utilities, loading and other 'back of house' activities are either located underground, screened or hidden away from public view.	AO15 No acceptable outcome provided.	COMPLIES WITH PO All BOH areas are screened or hidden from public view.	
Services and recreational facilities for residential care facilities and retirement facilities			
PO16 A range of self-contained services and recreational facilities are provided.	AO16 Developments that have between 11 and 25 units include a community meeting room. OR	NOT APPLICABLE The development does not propose a multiple dwelling. The development provides a function centre and associated meeting rooms.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	Developments that have 26 units or more include a community meeting room and one or more of the following: (c) community vehicle; (d) on-site personal care; (e) on-site meal service; and (f) recreational facilities, in addition to the open space requirements in PO11 .		

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

9.4.12 Solid waste management code

9.4.12.1 Application

This code applies to assessing material change of use for development requiring waste management where indicated within **Part 5 Tables of assessment**, unless the use is Caretaker's accommodation, Car wash, Community residence, Dwelling house, Dual occupancy, Environmental facility, Home based business, Landing, Major electrical infrastructure, Park, Parking station, Permanent plantation, Roadside stall, Sales office, Substation or Telecommunications facility.

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

9.4.12.2 Purpose

- (1) The purpose of the Solid waste management code is to ensure development provides appropriate solid waste and recycling storage and servicing facilities.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development provides waste and recycling storage and servicing points that are safe, convenient, efficient, appropriately sized, and minimise disruption to traffic.
 - (b) Waste and recycling storage and servicing facilities minimise risk to public health and the environment.
 - (c) The location and design of waste and recycling storage and waste servicing points protect the amenity of occupants and adjoining properties.
 - (d) Development provides suitable waste management measures in non-serviced areas.

9.4.12.3 Specific benchmarks for assessment**Table 9.4.12-1: Solid waste management code – for assessable development**

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Waste and recycling storage and bin wash-down facilities			
PO1 Development provides waste and recycling storage and servicing facilities that are safe, convenient, efficient, appropriately sized for the type and volume of waste generated.	AO1.1 Development includes waste storage points of sufficient size to accommodate the required number of waste and recyclable bins consistent with SC6.15 City Plan policy –Solid waste management .	COMPLIES WITH PO The Waste Management strategy for the proposed development will ensure efficient, safe, and sustainable management of waste during the operational phase of the development. Waste quantities for the development site have been calculated in accordance with typical waste generation rates stipulated in SC6.15 City Plan Policy: Solid Waste Management. In light of this, the development is anticipated to generate general waste and recycling waste volumes as outlined in Table 10 of the Town Planning Report. To accommodate this expected amount of waste generation bulk bins will be utilised to store site waste as detailed in Table 11 . This assumes refuse collection will be conducted on pre-arranged collection days with a frequency of two times per week. This aligns to the current waste servicing arrangement for the Movie World Theme Park on site. Once the development is operational, the collection frequency will be reviewed to ensure that it is sufficient for the proposed development, and broader activities on site.	
	AO1.2 Waste and recycling storage points are located, designed and sized consistent with SC6.15 City Plan policy – Solid waste management .	COMPLIES WITH PO The Waste Management strategy for the proposed development will ensure efficient, safe, and sustainable management of waste during the operational phase of the development.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
		<p>Waste quantities for the development site have been calculated in accordance with typical waste generation rates stipulated in SC6.15 City Plan Policy: Solid Waste Management. In light of this, the development is anticipated to generate general waste and recycling waste volumes as outlined in Table 10 of the Town Planning Report.</p> <p>To accommodate this expected amount of waste generation bulk bins will be utilised to store site waste as detailed in Table 11. This assumes refuse collection will be conducted on pre-arranged collection days with a frequency of two times per week. This aligns to the current waste servicing arrangement for the Movie World Theme Park on site. Once the development is operational, the collection frequency will be reviewed to ensure that it is sufficient for the proposed development, and broader activities on site.</p>	
	<p>AO1.3</p> <p>Development with a dwelling above the third storey include appropriate waste removal systems which incorporate:</p> <ul style="list-style-type: none"> (a) waste chutes; (b) hoppers; and (c) separate waste storage rooms. <p>Note: Waste removal system design is to be consistent with SC6.15 City Plan policy – Solid waste management.</p>	<p>COMPLIES WITH PO</p> <p>The Waste Management strategy for the proposed development will ensure efficient, safe, and sustainable management of waste during the operational phase of the development. Waste quantities for the development site have been calculated in accordance with typical waste generation rates stipulated in SC6.15 City Plan Policy: Solid Waste Management. In light of this, the development is anticipated to generate general waste and recycling waste volumes as outlined in Table 10 of the Town Planning Report.</p> <p>To accommodate this expected amount of waste generation bulk bins will be utilised to store site</p>	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
		waste as detailed in Table 11 . This assumes refuse collection will be conducted on pre-arranged collection days with a frequency of two times per week. This aligns to the current waste servicing arrangement for the Movie World Theme Park on site. Once the development is operational, the collection frequency will be reviewed to ensure that it is sufficient for the proposed development, and broader activities on site.	
	AO1.4 Development that includes a commercial kitchen or generates clinical or related waste incorporate additional waste facilities consistent with SC6.15 City Plan policy –Solid waste management .	COMPLIES WITH PO The Waste Management strategy for the proposed development will ensure efficient, safe, and sustainable management of waste during the operational phase of the development. Waste quantities for the development site have been calculated in accordance with typical waste generation rates stipulated in SC6.15 City Plan Policy: Solid Waste Management. In light of this, the development is anticipated to generate general waste and recycling waste volumes as outlined in Table 10 of the Town Planning Report. To accommodate this expected amount of waste generation bulk bins will be utilised to store site waste as detailed in Table 11 . This assumes refuse collection will be conducted on pre-arranged collection days with a frequency of two times per week. This aligns to the current waste servicing arrangement for the Movie World Theme Park on site. Once the development is operational, the collection frequency will be reviewed to ensure that it is sufficient for the proposed development, and broader activities on site.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO2 Development provides a bin wash-down facility that maintains appropriate environmental health and amenity standards.	AO2 Development includes appropriately sized and located bin wash-down facilities consistent with SC6.13 City Plan policy –Solid waste management.	COMPLIES WITH PO The Waste Management strategy for the proposed development will ensure efficient, safe, and sustainable management of waste during the operational phase of the development. Waste quantities for the development site have been calculated in accordance with typical waste generation rates stipulated in SC6.15 City Plan Policy: Solid Waste Management. In light of this, the development is anticipated to generate general waste and recycling waste volumes as outlined in Table 10 of the Town Planning Report. To accommodate this expected amount of waste generation bulk bins will be utilised to store site waste as detailed in Table 11 . This assumes refuse collection will be conducted on pre-arranged collection days with a frequency of two times per week. This aligns to the current waste servicing arrangement for the Movie World Theme Park on site. Once the development is operational, the collection frequency will be reviewed to ensure that it is sufficient for the proposed development, and broader activities on site.	
Amenity			
PO3 Waste and recycling storage and servicing points are appropriately located and designed for convenient and safe access by all users and to minimise the potential for nuisance to occupants of the development or adjoining properties.	AO3.1 Direct unobstructed paths exist between waste and recycling storage and servicing points and road frontages.	COMPLIES WITH AO Refer to Architectural Plans in Appendix L. The waste storage areas and servicing points remain unobstructed.	
	AO3.2 Waste and recycle storage points are screened by solid fencing or vegetation	COMPLIES WITH AO Waste and recycling storage areas are screened by fencing.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	to ensure they are not visible from a public place or sensitive land use.		
Waste servicing			
PO4 Waste and recycling servicing points are appropriately located and designed to facilitate safe, unobstructed and efficient servicing of waste containers.	AO4 Waste and recycling servicing points are located, designed and sufficiently sized consistent with SC6.15 City Plan policy –Solid waste management . Note: Regulation of the access, stopping and manoeuvring of refuse collection vehicles are subject to meeting, Part 9.4.13 Transport code and associated City Plan guidelines.	COMPLIES WITH PO The Waste Management strategy for the proposed development will ensure efficient, safe, and sustainable management of waste during the operational phase of the development. Waste quantities for the development site have been calculated in accordance with typical waste generation rates stipulated in SC6.15 City Plan Policy: Solid Waste Management. In light of this, the development is anticipated to generate general waste and recycling waste volumes as outlined in Table 10 of the Town Planning Report. To accommodate this expected amount of waste generation bulk bins will be utilised to store site waste as detailed in Table 11 . This assumes refuse collection will be conducted on pre-arranged collection days with a frequency of two times per week. This aligns to the current waste servicing arrangement for the Movie World Theme Park on site. Once the development is operational, the collection frequency will be reviewed to ensure that it is sufficient for the proposed development, and broader activities on site.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Non-serviced areas			
PO5 Developments in non-serviced areas have appropriate solid waste management measures to adequately service the development. Note: For Commercial developments a Waste management plan, prepared in accordance with SC6.15 City Plan policy – Solid waste management, is Council's preferred method of addressing the above outcome.	AO5 No acceptable outcome provided.	NOT APPLICABLE	

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

9.4.14 Vegetation management code

9.4.14.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational work for development where indicated within **Part 5 Tables of assessment**.

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

The requirements for accepted development in Part A of this code provide guidance on what is considered acceptable damage to assessable vegetation before it becomes assessable development. Each required outcome in Part A will apply to a particular circumstance. The table below outlines the applicable provision relating to the type of damage.

Damage type	Provision(s)
Vegetation close to property boundaries	RO1 – RO2
Vegetation close to buildings	RO3
Vegetation close to pool fencing	RO4
Pest species vegetation	RO5
Threatening vegetation	RO6
Damage to vegetation for fire safety	RO7
Damage on agricultural land	RO8
Vegetation maintenance	RO9

Damage type	Provision(s)
All damage not described in the required outcomes	PO1
<p>Note: The required outcomes in Part A of this code will not apply to vegetation that is identified under a vegetation protection order or planted as an approved landscape plan or condition of approval.</p> <p>Note: For general guidance on pruning and managing the growth of vegetation refer to <i>AS4373–2007 Pruning of amenity trees</i>.</p> <p>Note: Vegetation clearing must not result in harm to native wildlife. Where native wildlife is present it is recommended that a licensed wildlife spotter catcher be employed to oversee works.</p>	

9.4.14.2 Purpose

- (1) The purpose of the Vegetation management code is to provide for the protection and management of assessable vegetation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Vegetation of environmental, historical, cultural, visual and character significance is retained.
 - (b) Vegetation is retained to provide habitats for threatened flora and fauna, prevent erosion and ensure slope stabilisation.
 - (c) Damage to assessable vegetation is only undertaken if it directly obstructs approved development or is a threat to persons or property.
 - (d) Vegetation management plans are prepared for development which has the potential to cause damage to vegetation.
 - (e) Any potential damage caused to vegetation by development is extensively investigated and mitigated.

9.4.14.3 Specific benchmarks for assessment

Table 9.4.14-2: Vegetation management code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Vegetation management plan			
PO1 Damage to assessable vegetation does not occur where the vegetation: <ol style="list-style-type: none"> (a) provides habitats for threatened flora and fauna; (b) is of historical, cultural or visual significance; (c) provides erosion prevention and slope stabilisation; 	AO1 A Vegetation Management Plan, prepared by a suitably qualified person, is submitted as part of an Operational Work (Vegetation Clearing) application to show compliance with the Performance outcome. This plan includes, but is not limited to:	COMPLIES WITH PO1 Refer to the Ecological Assessment Advice Letter in Appendix O.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
<p>(d) is necessary to maintain the character of the local area; or</p> <p>(e) assists in the conservation of the city's biodiversity.</p> <p>Note: A Vegetation Management Plan, prepared in accordance with SC6.8 City Plan policy – Environmental management plans is the Council's preferred method of addressing this performance outcome.</p>	<p>(a) the location of the existing or approved dwellings, building or structures;</p> <p>(b) the location of waterways, ridge tops and steep slopes (greater than 25%) on and adjacent to the site;</p> <p>(c) the location of the assessable vegetation to which the damage is proposed, and reasonable particulars of its vegetation type, including species, height and girth and whether it is:</p> <ul style="list-style-type: none"> • habitat for threatened flora and fauna; • of historical, cultural, character or visual significance; • essential for erosion prevention and slope stabilisation, including within waterway buffers; • significant to the conservation of the city's biodiversity; • vegetation that contributes to waterway and wetland health. <p>(d) a statement of the reasons for the damage and any relevant factors associated with the purpose of the proposed damage;</p> <p>(e) particulars of how vegetation to be retained will be protected during works in accordance with <i>AS4970–2009 Protection of trees</i> on development sites;</p> <p>(f) particulars of how the vegetation is to be damaged and, if relevant,</p>		

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	<p>how the damaged material is to be removed or disposed of;</p> <p>(g) a plan indicating the location, size and species of replacement vegetation to compensate for the loss of damaged vegetation; and</p> <p>(h) a staging plan for clearing greater than 4ha of vegetation.</p> <p>Note: To remove a single tree on residential premises only a basic Vegetation Management Plan is required to be submitted to Council. The Vegetation Management Plan can be prepared by the property owner and may only require limited details about the above elements. Guidance on the content of a Vegetation Management Plan can be found in SC6.8 City Plan policy – Environmental management plans.</p>		

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

9.4.4 General development provisions code

9.4.4.1 Application

The code applies to assessing material change of use, building work, reconfiguring a lot or operational work where indicated within **Part 5 Tables of assessment**.

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

9.4.4.2 Purpose

- (1) The purpose of the General development provisions code is to provide a consistent approach to city wide issues and avoid duplication of regulation throughout the City Plan.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is designed to maintain the expected level of amenity for the area.
 - (b) Development promotes a safe environment and reduces the potential for crime.
 - (c) Development is designed to respect the natural values of the land, including vegetation, natural topography and development on steep slopes to minimise impacts on the landscape character of the city's rural, urban and hinterland areas.
 - (d) Development does not result in unsightly retaining walls.
 - (e) Building services and storage areas are designed and located to avoid nuisance to adjoining premises and avoid an unattractive appearance when viewed from the street.
 - (f) Development does not cause adverse stormwater drainage impacts on or off the site.
 - (g) Development is connected to essential services and public utilities in accordance with infrastructure provider requirements.

- (h) Development is designed and located to ensure it does not adversely impact on Council infrastructure.

9.4.4.3 Specific benchmarks for assessment

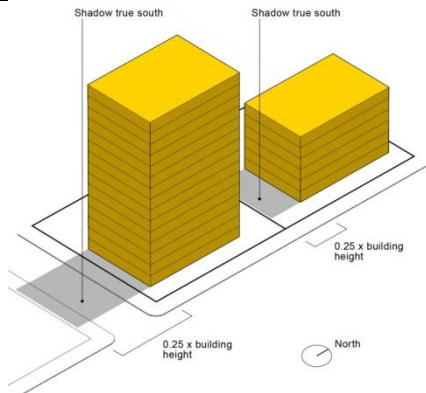
Table 9.4.4-2: General development provisions code – for assessable development

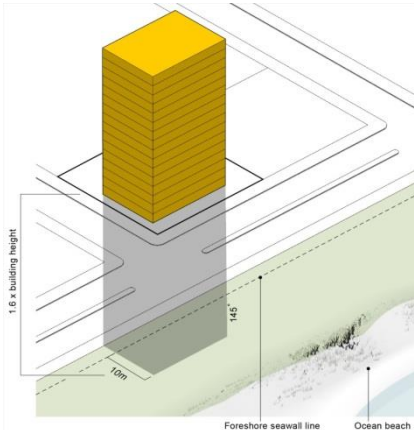
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Amenity protection			
PO1 Development mitigates any negative effects to amenity, health and safety from existing surrounding activities having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) signage; (e) visual amenity; (f) wind effects; (g) privacy; (h) vibration; (i) contaminated substances; (j) hazardous chemicals; (k) odour and emissions; and (l) safety.	AO1 No acceptable outcome provided.	COMPLIES WITH PO The proposed development has been designed with consideration to how it mitigates any negative effects to amenity, health and safety from the existing surrounding areas, as well as prevents the loss of amenity and threats to health and safety for the future residents and surrounding areas. Refer to Section 7.8 of the Town planning report.	
PO2 The proposed development prevents loss of amenity and threats to health and safety, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) signage;	AO2 No acceptable outcome provided.	COMPLIES WITH PO The proposed development has been designed with consideration to how it mitigates any negative effects to amenity, health and safety from the existing surrounding areas, as well as prevents the loss of amenity and threats to health and safety for the future residents and surrounding areas.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
(e) visual amenity; (f) wind effects; (g) privacy; (h) vibration; (i) contaminating substances; (j) hazardous chemicals; (k) odour and emissions; and (l) safety.		REFER TO SECTION 7.8 OF THE TOWN PLANNING REPORT.	
Development along the Pacific Motorway and heavy railway line			
PO3 Development adjacent to the Pacific Motorway and heavy railway line minimises views of the storage of outdoor plant and equipment, including service areas to provide an attractive outlook for persons using the transport network.	AO3 Where the site is adjacent to the Pacific Motorway or a heavy rail line, areas used for outdoor storage, including service areas are screened from view from users of the motorway or heavy rail line by buildings, solid fencing or vegetation.	COMPLIES WITH AO The all storage and service areas will be screened from view.	
Landscaping			
PO4 The proposal provides landscape work that protects and enhances the character of the local area.	AO4.1 For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences a Statement of Landscape Intent prepared in accordance with SC6.12 City Plan policy – Landscape work demonstrating that the landscaping will provide amenity for site users and will protect and enhance the character of the local area. AO4.2 An Open Space Management Statement is prepared in accordance with SC6.12 City Plan policy – Landscape work where landscape works are proposed to be undertaken	COMPLIES WITH AO4.1 A SLI is attached in Appendix R. AO4.2 is not applicable.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	on land that is or is intended to be, public open space.		
Building services			
PO5 All mechanical equipment is located and housed so as not to cause disturbance to residents within or adjoining the development.	AO5 For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences: The mechanical equipment, including air-conditioning plant and swimming pool pumps, is incorporated within the building. OR The mechanical equipment, including air-conditioning plant and swimming pool pumps, is housed external to the principal building and: (a) is contained within a solid structure; and (b) located no closer than 1.5m to any site boundary.	COMPLIES WITH AO All mechanical equipment is incorporated within the building. See architectural plans in Appendix L.	
Casual surveillance and lighting			
PO6 Development facilitates casual surveillance of public areas and incorporates lighting to reduce opportunities for crime.	AO6 No acceptable outcome provided.	COMPLIES WITH PO All areas open to the public are afforded extensive lighting.	
Lighting			
PO7 Lighting associated with any development does not cause a nuisance.	AO7 Direct or reflected light emissions from the premises must be positioned and shielded to prevent light spillage outside the boundaries of the site.	COMPLIES WITH AO The development is setback from the nearest residential uses by 210m. notwithstanding, the lighting is positioned and directed away from the property boundaries.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Shadow impacts – for all development 3 or more storeys			
PO8 The building is designed and located to ensure that the shadow cast by the building does not detract from a comfortable living and ground level environment and the access of adequate sunlight to private and public spaces having regard to: <ul style="list-style-type: none"> (a) the degree of containment of the shadow on the subject site at different times of the day on the summer and winter solstice and spring and autumn equinox; (b) the cumulative impact of the shadow and existing shadows; (c) the effect of the shadow on the ocean beach, Broadwater foreshore, or riverside or beachside public open space; (d) the location of the shadow on non-residential areas external to the site; and (e) the effect of the shadow on any other site or other building. 	AO8.1 The width of the shadow cast in any direction by each level of the building, excluding balconies and lift wells, does not exceed twice the width of the shadow cast in any other direction. <div data-bbox="651 564 1016 868" data-label="Image"> </div> <p>Figure 9.4.4-1 Illustration showing width ratio shadow outcome</p>	COMPLIES WITH PO The development is designed to ensure that shadows do not encroach into the nearby residential properties. The majority of the shadow cast will not encroach into the Theme Park area and will not affect any Theme Park Rides. The site is not located on the ocean beach or Broadbeach foreshore.	
	AO8.2 The shadow cast by the building in a true south direction has a length 0.25 times the height of the building, as measured from ground level adjacent to the southern side of the subject building to the top of the topmost storey, and does not intrude onto any other site, or does not cast shadow onto any other building on the same site.	COMPLIES WITH PO The development is designed to ensure that shadows do not encroach into the nearby residential properties. The majority of the shadow cast will not encroach into the Theme Park area and will not affect any Theme Park Rides. The site is not located on the ocean beach or Broadbeach foreshore.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	 <p>Figure 9.4.4-2 Illustration showing southern shadow outcome</p>		
	<p>AO8.3 Bermuda Point precinct</p> <p>The shadow cast by the building in a true south direction has a length 0.25 times the height of the building, as measured from the top of the podium adjacent to the southern side of the subject building to the top of the topmost storey, and does not intrude onto any other site, or does not cast shadow onto any other building on the same site.</p> <p>Note: The podium is excluded from any southern shadow calculations.</p>	<p>Not applicable</p> <p>The development is not proposed in the Bermuda Point Precinct.</p>	
	<p>AO8.4</p> <p>The shadow cast by any building does not cover any part of the ocean beach or Broadwater foreshore when the shadow has a bearing of 145° east of true north and the length of the shadow is 1.6 times the height of the building as</p>	<p>NOT APPLICABLE</p> <p>The development is not located on the ocean beach or Broadwater Foreshore.</p>	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	<p>measured from the ground level to the top of the topmost storey.</p> <p>Note: For the purpose of this acceptable outcome, the ocean beach is defined as that area east of a line 10m east of and parallel to the foreshore seawall line and the Broadwater foreshore is defined as that area east of the leading edge of the revetment wall.</p>  <p>Figure 9.4.4-3 Illustration showing ocean beach and Broadwater foreshore shadow outcome</p>		
	<p>AO8.5</p> <p>The shadow cast by the building in the direction of true south does not intrude more than 10m into a riverside public open space reserve.</p>	<p>NOT APPLICABLE</p> <p>The site is not located adjacent to the riverside public open space reserve.</p>	
Earthworks and treatment of retaining walls			
<p>PO9</p> <p>Earthworks and retaining walls associated with the development do not</p>	<p>AO9</p> <p>Retaining walls and batters comply with the requirements of SC6.11 City Plan</p>	<p>NOT APPLICABLE</p> <p>No retaining walls are proposed.</p>	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
create a negative visual impact upon neighbouring properties or the streetscape.	policy – Land development guidelines, Section 3 – Change to ground level standards.		
Stormwater drainage			
PO10 Development does not cause adverse stormwater drainage impacts on or off the site.	AO10 All development incorporates stormwater drainage works to comply with the requirements of SC6.11 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards.	COMPLIES WITH AO Refer to the conceptual stormwater management plan in Appendix N.	
Infrastructure			
PO11 All development ensures connection to public utilities to meet the needs of the development, including sewer, water, electricity and communications services.	AO11 All development is provided with services, as follows: (a) electricity supply and communication services (b) reticulated water supply, when within the mapped 'water supply service area' identified in the Local government infrastructure plan, and not located in the Conservation, Extractive industry, Major tourism (Island resorts precinct), Open space or Rural zones (c) reticulated sewer network, when within the mapped 'wastewater service area' identified in the Local government infrastructure plan, and not located in the Conservation, Extractive industry, Major tourism (Island resorts precinct), Open space, Rural or Rural residential zones.	COMPLIES WITH AO The services to the site are existing and the development will be afforded connections to: <ul style="list-style-type: none"> • electricity and communications. • water supply. • Sewer network. 	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO12 Development is undertaken in accordance with the Performance Criteria specified in the <i>Queensland Development Code MP1.4 – Building over or near relevant infrastructure</i> .	AO12 Development is undertaken in accordance with the Acceptable Solutions specified in the <i>Queensland Development Code MP1.4 – Building over or near relevant infrastructure</i> .	COMPLIES WITH AO The development will be undertaken in accordance with the Acceptable Solutions specified in the <i>Queensland Development Code MP1.4 – Building over or near relevant infrastructure</i> .	
Site analysis			
PO13 Development is designed to: <ul style="list-style-type: none"> (a) complement the character and address any impacts on the amenity and environment of the local area; (b) avoid any risk to life or property arising from natural hazards; and (c) protect significant natural habitat areas, wildlife corridors, wetlands and waterway corridors. 	AO13 A site analysis plan is prepared in accordance with SC6.13 City Plan policy – Site analysis .	COMPLIES WITH AO Refer to the Architectural plans in Appendix L.	

APPENDIX I

COUNCIL PRELODGE MENT MEETING MINUTES

Pre-lodgement Written Advice

Pre-lodgement Written Advice

PLO Number	PLO/2022/151	Date	19/10/2022
-------------------	--------------	-------------	------------

City of Gold Coast Planning Assessment and Internal Referral Teams

Comments sought from:

- Planning – Steve Mitchell
- Infrastructure compliance
- Gold Coast Water
- Transport (DA)
- City Architect
- Hydraulics

The Applicant has sought commentary in response to the following broad topics.

- Planning and Architecture;
- Supporting Transport Assessment;
- Supporting Flood Assessment.

Application Information

Address	Lot 6 Entertainment Road, Oxenford
Lot and Plan	Lot 6 on SP118653
Site Area	1,416,060m ²
City Plan Version	8
Zone / Precinct	Major Tourism Zone
Overlays	<p>Acid sulfate soils: Land at or below 5m AHD</p> <p>Acid sulfate soils: Land at or below 20m AHD</p> <p>Airport environs - Procedures for Air Navigation Services, Aircraft Operational (PANS-OPS) surfaces: PANS-OPS contour</p> <p>Building height</p> <p>Bushfire hazard: Bushfire hazard area</p> <p>Coastal erosion hazard: Waterfront development control area</p> <p>Environmental significance – biodiversity areas Matters of local environmental significance: Hinterland to coast critical corridors</p> <p>Environmental significance –priority species Matters of state environmental significance: State significant species</p> <p>Environmental significance –priority species Matters of state environmental significance:</p>

Koala habitat areas

Environmental significance –priority species

Matters of local environmental significance:

Local significant species

Environmental significance – vegetation management

Matters of state environmental significance:

Regulated vegetation

Environmental significance – vegetation management

Matters of local environmental significance:

Vegetation management

Environmental significance – wetlands and waterways

Matters of state environmental significance:

State significant wetlands and aquatic systems

Environmental significance – wetlands and waterways

Matters of local environmental significance:

Local significant wetlands

Environmental significance – wetlands and waterways

Wetlands and watercourse buffer areas:

Watercourse 30m buffer area

Environmental significance – wetlands and waterways

Wetlands and watercourse buffer areas:

Major watercourse 60m buffer area

Environmental significance – wetlands and waterways

Wetlands and watercourse buffer areas:

Local significant wetlands 100m buffer area

Environmental significance – wetlands and waterways

Wetlands and watercourse buffer areas:

State significant wetlands 100m buffer area

	<p>Flood: Flood assessment required</p> <p>Landslide hazard</p> <p>Pacific Motorway service road types: Property adjacent to Pacific Motorway service road</p> <p>Regional infrastructure Water infrastructure: Water supply pipeline</p> <p>Regional infrastructure Water infrastructure: Water supply pipeline 20m buffer</p> <p>Regional infrastructure Electrical infrastructure: Major electricity infrastructure (Energex)</p> <p>State controlled roads, rail corridor and transport noise corridor: Transport noise corridors</p> <p>State controlled roads, rail corridor and transport noise corridor: Property adjacent to State controlled roads</p> <p>Local Government Infrastructure Plan: Priority infrastructure area</p>
Categories of Development and Assessment	Material change of use (Impact assessment)
Land Owner	The Trust Company (Australia) Limited

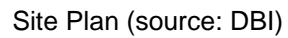
Submitted Drawings Considered

Drawing Title	Author	Date	Drawing Reference No.	Ver
Plans Package	DBI & Burling Brown	14 March 2022	Various	Various

Submitted Plans / Reports Considered

Plan Title	Author	Date	Plan Reference No.	Ver
Town Planning Report	Urbis	27 August 2022	N/A	N/A

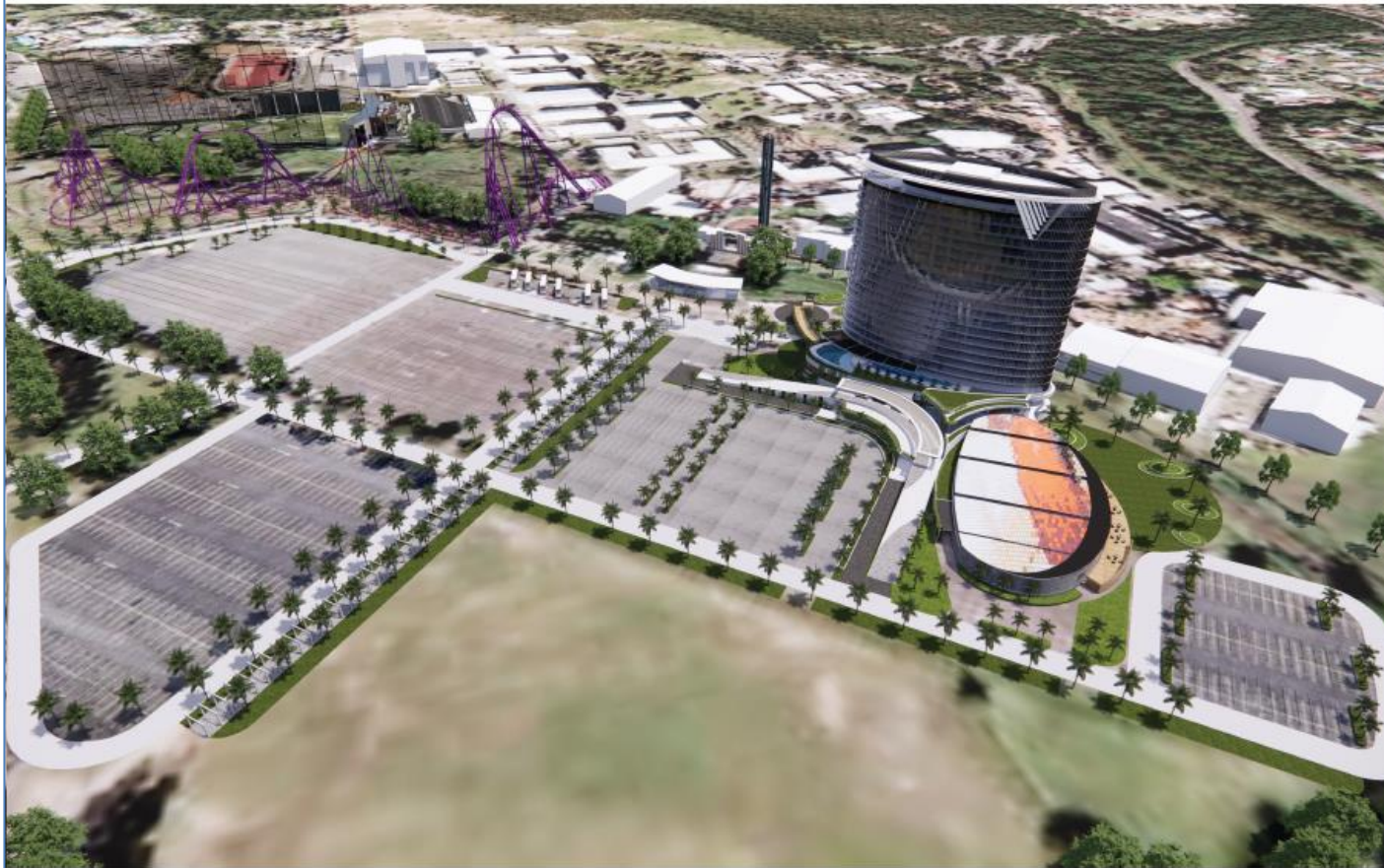
The applicant is proposing a Tourist facility including a theme park hotel and adjoining function precinct.
The Theme Park Hotel includes 600 hotel room with a building height of approximately 79m and 22 storeys, with recreation facilities and dining / bar within levels 1, 2 and 21.
The Function centre, has a total of three (3) separate rooms with a total area of 1,547.6m² and is linked to the hotel sharing facilities and accommodating guests.
The following plans graphically show the proposed development.





OVERALL PERSPECTIVE 1

Perspective 1 (source: DBI)



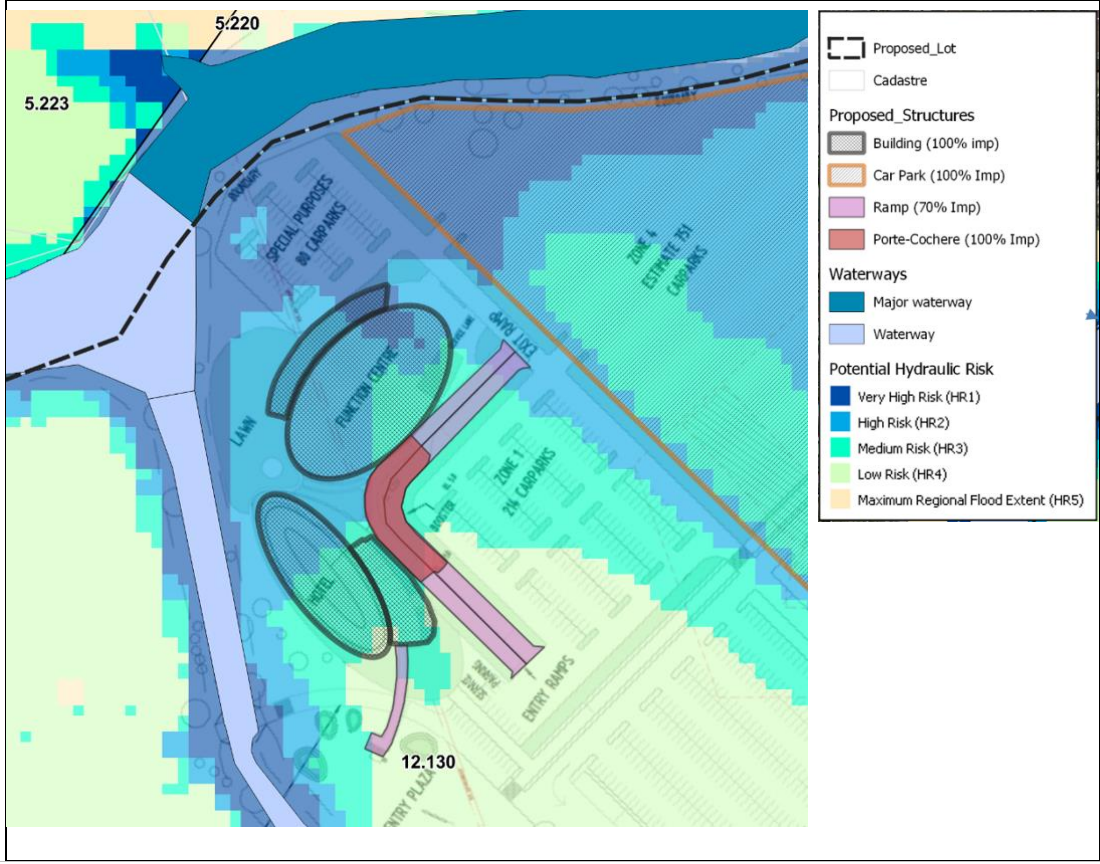
OVERALL PERSPECTIVE 5

Perspective 5 (source: DBI)

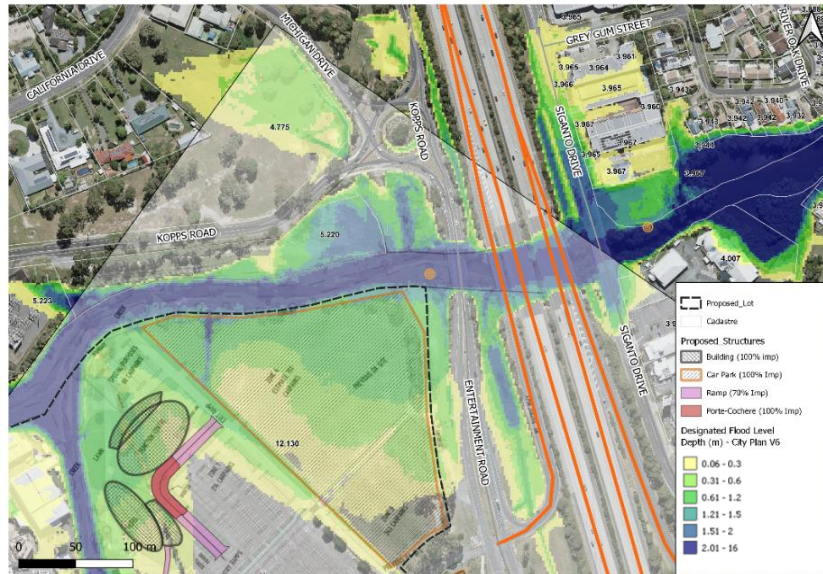
Discussion Question	Pre-Lodgement Written Advice by City of Gold Coast
<p>1 Agenda item 1</p> <p>Seek commentary from Council regarding Planning and Architecture;</p>	<p>Planning comments:</p> <p>Based on the information provided it appear the land proposed uses would be defined as a Resort complex and Function facility.</p> <p><u>Function facility:</u></p> <p><i>The use of premises for:</i></p> <ul style="list-style-type: none"> <i>a. receptions or functions; or</i> <i>b. preparing and providing food and liquor for consumption on the premises as part of a reception or function.</i> <p><u>Resort complex:</u></p> <p><i>The use of premises for:</i></p> <ul style="list-style-type: none"> <i>a. tourist and visitor accommodation that includes integrated leisure facilities; or</i> <i>Examples of integrated leisure facilities:</i> <i>bars, meeting and function facilities, restaurants, sporting and fitness facilities</i> <i>b. staff accommodation that is ancillary to the use in (a); or</i> <i>c. transport facilities for the premises, including, for example, a ferry terminal or air service.</i> <p>The site is located within the Major tourism zone and the land use Resort complex is listed as Code assessable and a Function facility is also Code assessable if ancillary to a Tourist attraction.</p> <p>The portion of the site has a building height overlay of 27m and the proposed development is approximately 79m in height, therefore the proposal would be evaluated to impact assessment.</p> <p>The proposal is considered to not comply with AO5 / PO5 (height) of the Major tourism zone code, as the proposal is over 27m and is considered to potentially dominate the landscape and not consistent with the height of existing buildings. Assessment relating to building height should therefore be elevated to the overall outcomes..</p> <p>As both land uses are listed as Code assessable the Strategic framework assessment should be targeted to address the increased building height, in particular the Tourist economy element.</p> <p>If the proposal is unable to demonstrate compliance with the City Plan, Other relevant matters will be required to be demonstrated by the applicant to overcome the non compliances if Council officers are to support the proposed development. Due to the proposed significant increase in building height from 27m to 79m, Council officers consider that other relevant matters will be required to support the proposed increased building height.</p> <p>In terms of residential density AO9.1 of the zone code stipulates a total of 400 bedrooms in accordance with an infrastructure agreement approved by Council. The applicant will need to demonstrate compliance with PO9 in particular that the proposal is compatible, complimentary and subordinate to the existing Tourist attraction and the intensity does not impact on infrastructure planning.</p>

Discussion Question	Pre-Lodgement Written Advice by City of Gold Coast
	<p>The applicant will need to also enter into negotiations with Council to complete a new infrastructure agreement to reflect the increased density to 600 hotel rooms.</p> <p>Office of Architecture & Heritage Comments:</p> <p>Below are comments are from the OA&H section. These comments were prepared prior to a discussion with senior planning staff and representatives from the OA&H section. The outcome of the discussion was that senior planning staff were generally supportive of the height and scale of the building subject to sufficient additional information and plans. The below comments have still been included as they may be of use to the applicant in relation to assisting in the justification of the height and scale of the proposal.</p> <p>Podium</p> <ul style="list-style-type: none"> • The podium form presents with a very monolithic form with insufficient modulation and recessed wall planes. The proposal is recommended to incorporate areas with deep recesses and landscaping to achieve an attractive and interesting composition, and breakup the long linear singular wall planes. • The podium façades are requested to achieve a high quality, interesting and attractive facades with integrated landscaping to achieve a residential character and amenity and avoid a stark and austere appearance. • The ground floor lobby areas and entrances must provide good activation, sense of arrival, extended covered awnings and pedestrian connectivity to the other theme park areas. Also the lobby area should be made more prominent and clearly visible to activate the important frontage and contribute to a friendly pedestrian environment. <p>Tower</p> <ul style="list-style-type: none"> • The proposed tower height was approved at 9 storeys and 32 metres. The proposed development seeks 22 storey and 79 m height and is significantly higher than the mapped height of 27 metres. As the site is surrounded by pockets of open space and low rise development, the proposed tower has a significant intensity, scale and bulk that is not sympathetic or respective of the envisaged character. • The tower form has a significant height and dimensions that also exceeds the previous approval. City officers are concerned with the proposed length of the tower shown as 76m combined with the height at 22 storeys / 79m. The proposal does not achieve the desired requirements under the High rise accommodation design code PO4, PO5 and PO6 – seeking slender tower forms, mitigates negative visual and amenity impacts, and subtropical design excellence and innovation. • The tower would benefit with a reduction in height and greater and visually distinct modulation and articulation to break up the monolithic form and achieve an innovative composition. The tower should articulate the balconies and provide distinct recesses to break up the form. • The proposal is recommended to ensure the tower has a sophisticated, contemporary and innovative design and appearance to meet the provisions in the development code. The proposal is recommended to incorporate a variety of high quality materials and colours that respect the coastal vernacular and assist to ground the building in the local context. • The proposal must ensure the architectural language of the building form, especially where the location of services areas do not appear stark and austere. <p>General</p>

Discussion Question	Pre-Lodgement Written Advice by City of Gold Coast
	<ul style="list-style-type: none"> • In the submission please include a site context and urban design analysis prepared by the architect that assists to inform the building design, how it is designed to respect and fit with the local character of the precinct, interfaces with adjoining buildings, including subtropical design, and outline how the proposal will enhance the area. • In the submission, please include a full architectural set of drawings with floor plans, roof plan, elevations, sections. Please include on the plans, elevations and sections the outline of adjoining buildings and separation distances. Please include all dimensions on the plans. • Partial ground cross sections: • Mechanical plant equipment: The proposal must ensure all mechanical plant equipment is fully screened from public view and indicate the proposed locations on the plans and elevations. All screening elements must be fully specified on the drawings outlining the percentage openings, size of members, nominal spacing, materials, colours and finishes. The screening should form a positive contribution to the overall architectural language. • To the underside of all exposed slabs, the proposal must ensure that all lighting, services, ducts, conduits, pipes are not exposed and are fully screened from public view by incorporating fascia panels, pelmets, screens, deeper slab perimeter beams. The locations of these services should be coordinated with the overall design in order to minimise any adverse visual impact. • Material & Colour Schedule: In the submission please include a page in the architectural set for a full Materials and colour and finishes schedule and ensure these are clearly annotated to coloured elevations. For any feature element such as batten screens, please submit the specifications showing the batten size and nominal spacing. • 3D Colour Photomontages: In the submission please include 3D colour photomontages of the development and include the surrounding context to demonstrate the proposal fits within the character of the area. This includes a Visual impact assessment from the locations identified on the attached aerial view.
<p>2 Agenda item 2</p> <p>Seek commentary from Council regarding Transport Assessment;</p>	<p>Transport comments:</p> <ul style="list-style-type: none"> • It is not considered appropriate to rely on informal parking to cater for parking demand for 108 days per year, as proposed. People do not park in an efficient and orderly way when using informal parking areas. Furthermore, informal parking areas do not achieve a high standard of pedestrian safety. All parking areas relied on to accommodate the peak parking demand shall be drained, sealed and line marked in accordance with AS2890.1 requirements. Safe and direct pedestrian linkages shall also be provided through all car parking areas to building and theme park entrances. • Submit a Traffic Engineering assessment report that addresses all design aspects of the proposed development against the relevant requirements of the City Plan Transport code, AS2890.1, AS2890.2, AS2890.3 and AS2890.6. • Submit a Traffic Impact Assessment to determine the impact of the proposed development on the external road network and any required mitigation works.
<p>3 Agenda item 3</p>	<p>Hydraulics & Water Quality Comments:</p>

Discussion Question	Pre-Lodgement Written Advice by City of Gold Coast	
<p>Seek commentary from Council regarding Flood Assessment.</p>		<p>Designated Flood Level (DFL) –</p> <p>1. <i>The applicant proposes a new DFL for proposed building locations within the site, as flood levels vary greatly across the site.</i></p> <p>Council agrees the single stipulated DFL from Council’s Flood Level Search of 12.13m AHD may be excessive for the proposed building locations. Council’s preference in this instance is for the applicant to rely on Council’s flood models for flood impacts assessments and for establishing flood planning levels such as habitable floors levels.</p>
	 <p>The map displays a proposed development site with various flood hazard zones. A legend on the right identifies the following elements:</p> <ul style="list-style-type: none">Proposed_Lot: Indicated by a dashed line.Cadastre: Shown as a solid line.Proposed_Structures:<ul style="list-style-type: none">Building (100% imp): Solid grey area.Car Park (100% Imp): Solid orange area.Ramp (70% Imp): Solid pink area.Porte-Cochere (100% Imp): Solid red area.Waterways:<ul style="list-style-type: none">Major waterway: Solid blue area.Waterway: Dashed blue line.Potential Hydraulic Risk:<ul style="list-style-type: none">Very High Risk (HR1): Dark blue.High Risk (HR2): Medium blue.Medium Risk (HR3): Light blue.Low Risk (HR4): Very light blue.Maximum Regional Flood Extent (HR5): Yellow. <p>Key features on the map include 'SPECIAL PURPOSES CARPARKS', 'FUNCTION CENTRE', 'HOTEL', 'LAWN', 'ENTRANCE PLAZA', and 'ENTRANCE RAMP'. Elevation markers '5.223' and '12.130' are present. The map shows a transition from high-risk areas (dark blue) near the waterway to lower-risk areas (light blue and yellow) further inland.</p>	<p>Flood hazard considerations –</p> <p>2. <i>Portions of the applicant’s proposed building locations for the Function Centre and Hotel are currently subject to Very High to High flood hazard up to the Designated Flood Event (DFE) – please see figure immediately to the left.</i></p> <p>In order to minimise the risk-to-life and potential property damage from flood exposure, and to protect vulnerable groups such as children and the elderly who may become exposed, the applicant’s currently proposed locations for the buildings are not supported. The applicant is advised to relocate the buildings to low flood hazard areas within the site ($d.v < 0.3m^2/s$, with $d < 0.3m$ and $v < 2m/s$), as well as ensure habitable spaces are located above the DFL.</p> <p>3. <i>Portions of the Applicant’s proposed lawn areas are currently subject to Very High to High flood hazard up to the Defined Flood Event (DFE) – please see figure immediately to the left.</i></p> <p>It is uncertain from the Applicant’s supplied plans as to the intended use for the proposed lawn areas. However, and assuming typical uses such as for</p>

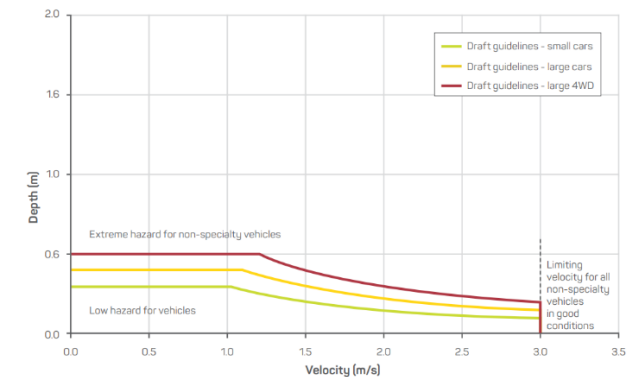
	Discussion Question	Pre-Lodgement Written Advice by City of Gold Coast	
			<p>play, BBQs or other similar recreation activities, please note Council would not support recreation equipment subject to greater than Low Risk ($d.v < 0.3m^2/s$, with $d < 0.3m$ and $v < 2m/s$) up to the Defined Flood Event (DFE).</p> <p>Notwithstanding, the applicant is requested to provide a plan showing the intended use(s) for the proposed lawn areas for Council's review and approval.</p>



Debris blockage considerations –

4. Portions of the Applicant's proposed northern car park area are currently subject to flooding greater than 600mm up to the Defined Flood Event (DFE) – please see top figure immediately to the left.

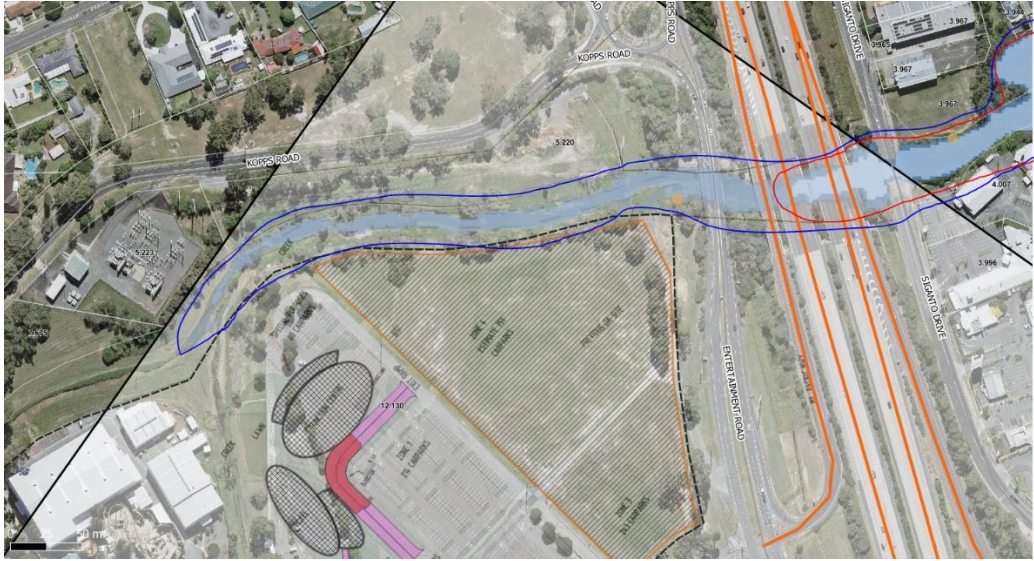
With reference to the thresholds for vehicle stability in floods, as specified in the Australian Disaster Resilience Handbook Collection - Guideline 7-3 – Flood Hazard (additionally refer 'Figure 9' immediately below), it is noted that the applicant's proposal includes a significant number of exposed car parks.

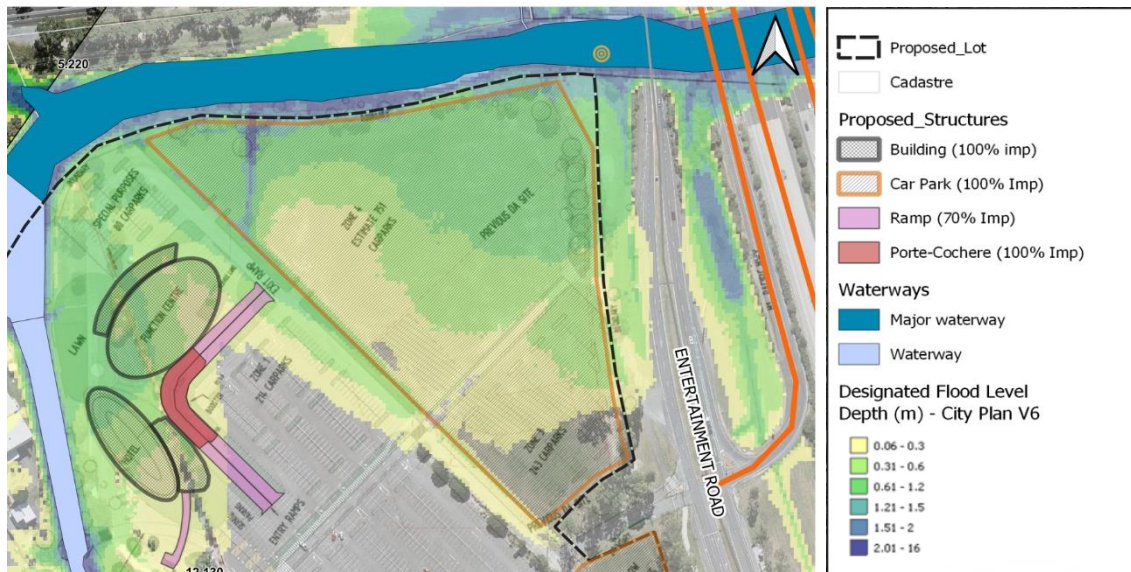


Source: Modelled after Shand et al. (2011)

Figure 9: Thresholds for vehicle stability in floods

Additionally, as the exposed car parks are in close proximity to the waterway (Saltwater Creek), vehicles could easily end-up in the creek and become stuck in front of the existing sewer crossing (refer bottom figure to the left) and/ or at the M1 bridge crossing. This can be expected to elevate creek levels upstream, which may encroach onto the proposed site.

Discussion Question	Pre-Lodgement Written Advice by City of Gold Coast	
		<p>Therefore, the potential impacts of waterway blockage as a result of the proposed is of concern to Council and the applicant its requested to remove/ relocate the exposed car parks. Alternatively, the applicant could provide to Council their findings from a Blockage Assessment prepared following the ARR2019 guideline and demonstrate appropriate blockage considerations in relation to established site flood levels up to the DFL, for Council's review and approval.</p>
		<p>Tailwater and Climate Change considerations –</p> <p>5. <i>It is not certain from the applicant's submitted Technical Flood Memorandum – dated 1 March 2022, in regard to tidal and sea level rise considerations.</i></p> <p>The red and blue envelopes marked on the figure to the left indicate the reach of the Highest Astronomical Tide (HAT) and Projected Sea Level Rise – Year 2100 – 80cm, respectively, specifically within the section of Saltwater Creek located immediately downstream of the site. In deriving Defined Flood Levels (DFLs) for the City, Council adopts these and other influencing factors on peak flood levels to account for future Climate Change.</p> <p>The applicant would need to submit relevant hydrologic and hydraulic models for peer review.</p>

**Water quality considerations –**

6. *It is not certain from the applicant's submitted Technical Flood Memorandum – dated 1 March 2022, in regards to water quality considerations*

The proposed car park area to the north represents a substantial new source of pollutants (sediment, hydrocarbons and oils) to the downstream waterway.

The applicant is requested to provide a stormwater quality and quantity management plan for Council review and approval.

Additional Comments and Actions

Additional comments

Planning Assessment – Further Comments:

- The applicant is requested to confirm the proposed hours of operation, AO13 of the Zone code 8am to 10pm. If the proposed hours are outside these an acoustic report will be required to demonstrate compliance with PO13.
- Any future MCU application will require referral to Energex (Energex substation) and SARA (State road).
- The proposed floor plate is substantially greater than 750m² (AO4.1) and would not be considered a slender tower form (PO4) as per the High-rise accommodation design code. The applicant would need to elevate the assessment of the tower form and design to the Overall outcomes, Strategic framework and other relevant matters.
- The applicant will need to demonstrate that sufficient communal and private open space is provided as per AO11 and AO12 of the High-rise accommodation design code.

Environmental Assessment:

The 80 special purposes carpark, lawn and hotel are proposed immediately adjacent to a mapped Major waterway and waterway. The Environmental significance overlay code prescribes an Acceptable outcome 5.4 of 60m from the outer bank of a Major waterway, and 30m from a waterway. Performance outcome 5.3 requires alternate buffer distances recommended by an ecological site assessment satisfying all criteria within the Performance outcome. It is recommended that the development layout be revised to ensure that no future development encroaches any closer than existing uses to the Major waterway, with retention of all existing native vegetation. Ecological rehabilitation of the waterway is also recommended.

Water & Waste – Further Comments

Sewer

- Applicant to survey sewer infrastructure, superimpose onto DA plans with easements either side
- No building works (other than hardscape) permitted in easement area
- Conditions will be to connect internally via private reticulation (no connections to Council's network are permitted)

Water

- Conditions will be to connect internally via private reticulation (no new meters/connections to Council's network are permitted)

Solid Waste

- Provide a Waste Management Plan

Infrastructure Compliance Comments:

- There is an existing Infrastructure Agreement over this site.
- The Agreement settled an appeal matter that related to the levying of infrastructure charges on a building application.
- The Building Application concerned two buildings that were used for a theme park attraction within the Theme Park (see below circled in blue):



- The infrastructure charges are required to be paid in two instalments under the Agreement: the first payment was to be paid by March 2021 and has been paid. The second charge is to be paid when the building is connected to Sanitary Drainage, which has not occurred.
- This Agreement has no connection to the proposed development and the obligations set out by the Agreement are not impacted by this development.

Further actions identified

Not applicable

Summary of specialised reports / plans and drawings required as part of DA

- Town planning report with assessment of all benchmarks
 - Full architectural package including perspective views from various view corridors including Old Pacific Highway / Pacific Motorway and the residential properties behind Kopps Road.
 - Visual impact assessment as per the attached marked up aerial view.
 - Operational management plan
 - Landscape intent plan
 - Acoustic report
 - Transport impact assessment
 - Ecological site assessment
 - Rehabilitation management plan
-
- Survey of existing sewerage infrastructure traversing site location
 - Superimpose sewer infrastructure with offsets of easement either side shown accurately
 - Sewer and water network capacity assessment reports
 - Waste management Plan including swept paths certified by an RPEQ
-
- A plan showing proposed uses for lawn areas.
 - Flood Impact Statement signed off by a RPEQ and is to identify / confirm no impacts on downstream or upstream properties and up to the 1% AEP (100-year ARI) event as a result of the proposed.
 - Stormwater quantity and quality management plan for the proposed site
 - Note: all stormwater and flooding related submissions to Council must be signed-off by an appropriately qualified RPEQ specialised in the fields of hydrology, hydraulics and Water Sensitive Urban Design (WSUD).

Pre-Lodgement Disclaimer

By participating in the pre-lodgement process, an applicant accepts:

1. Purpose of pre-lodgement advice

The purpose of a pre-lodgement advice is to enable, via an informal process; an opportunity for applicants and City officers to informally table key matters relevant to the assessment of a proposal prior to lodgement of a development application.

2. Pre-lodgement process is informal only

Pre-lodgement process is informal and provides advice only. This advice is provided in response to the issues / questions and supporting material (e.g. planning report, drawings, plans etc.) submitted by the applicant in their request.

3. Pre-lodgement process does not constitute a detailed assessment of a proposal

The pre-lodgement process does not constitute a detailed assessment of a proposal. Nor should it be viewed in this way in any circumstance.

4. Pre-lodgement process does not indicate the outcome of any subsequent assessment process

The Pre-lodgement process does not indicate, in any way, the outcome of any subsequent assessment process.

5. Identification of areas of non-compliance

The pre-lodgement process does not involve the identification of all areas of non-compliance with the City Plan.

6. Submission of new material

The submission of new material (e.g. revised drawings, specialist reports etc.) after initial lodgement of the request for pre lodgement, by the applicant, is subject to review by City officers outside the pre-lodgement meeting.

7. Assessment of subsequent development application

The assessment of a subsequent development application following the pre lodgement process, may result in other matters being raised which were not discussed via the pre lodgement process. Applicants cannot rely on City officers to exhaustively identify all areas of non-compliance with the City Plan during the pre lodgement process meeting.

APPENDIX J

ECONOMIC IMPACT ESTIMATE

NEW THEME PARK HOTEL AT WB MOVIE WORLD, QUEENSLAND ECONOMIC IMPACT ESTIMATE

A new landmark destination expected to grow the SEQ economy through travel and inbound tourism for experiential leisure and business purposes.

Total Investment	600 Room Hotel	Project Cost \$333m
Creating New Construction Jobs Including Intermediate Goods & Services	799 New Job Years	\$52m Salaries & Wages over 2 Years of Construction
Creating New Jobs in Hotel Operation	400 New Jobs	\$99m Salaries & Wages in First 5 Years of Operation
Economic Contribution to Local Tourism by Overnight Leisure & Business Travellers	876,000 Customers Visiting in 5 Years	Total Overnight Visitor Expenditure of \$840m in 5 Years at \$959 per Person (Gold Coast Average OVE)
Stimulating Business Conference & Events Activity to Grow MICE Sector in SEQ	130,000 Attendees in 5 Years (included above)	\$125m Customer Spend in 5 Years (included above)
Supply Chain Contribution through Purchase of Goods & Services	Promote Local Suppliers and Business	\$59m Supplier Purchases in 5 Years with Knock on Job Creation and Supply Chain Benefits