

## 13 STEVENS STREET, SOUTHPORT 4215




Source: Nearmap

### SITE DETAILS

<b>ADDRESS</b>	13 Stevens Street, Southport
<b>LOT AND PLAN</b>	Lot 12 on RP49867
<b>SITE AREA (APPROX.)</b>	809m <sup>2</sup> (total)
<b>LOCAL GOVERNMENT AREA</b>	City of Gold Coast
<b>PLANNING SCHEME</b>	Gold Coast City Plan 2016 (Version 11)

## PLANNING CONTROLS

<p><b>LAND USE ZONE</b></p>	<p>The <i>Gold Coast City Plan 2016 (Version 11)</i> (the <b>City Plan</b>) is the relevant Local Planning Instrument currently in effect for the site. A summary of the relevant parts of the City Plan as they relate to the site are summarised below.</p> <p>The site is identified within the <b>Medium Density Residential Zone</b>, as illustrated in <b>Figure 1</b>. The purpose of the Medium Density Residential Zone is:</p> <p><i>“The purpose of the Medium density residential zone code is to provide for a range and mix of dwelling types including Dwelling houses and Multiple dwellings supported by Community uses and small-scale services and facilities that cater for local residents.”</i></p> <p><b>Figure 1</b> Land Use Zoning Map</p>  <p>Source: City of Gold Coast</p>
<p><b>CATEGORY OF ASSESSMENT<sup>1</sup></b></p>	<p>Under City Plan, the categories of assessment for relevant development types/uses on the site are listed below.</p> <p><b><u>Material Change of Use</u></b></p> <p><b>Accepted Subject to Requirements</b></p> <p>Land uses accepted subject to requirements do not require a development approval from Council, subject to satisfying all relevant requirements specified in the City Plan. If they do not comply, a development application is required. The following is a select list of uses that are ‘accepted subject to requirements’:</p> <ul style="list-style-type: none"> <li>▪ Dual Occupancy.</li> </ul>

<sup>1</sup> This is not an exhaustive list of possible land uses. Additional review and discussion may be provided for specific land uses.

	<p><b>Code Assessment</b></p> <p>Code assessable development requires a development permit before it can lawfully commence. Code assessable development is development that must be approved by Council if it complies with all assessment benchmarks for the application (or can be conditioned to so comply). The following is a select list of land uses that are code assessable in the Medium Density Residential Zone:</p> <ul style="list-style-type: none"> <li>▪ Child Care Centre;</li> <li>▪ Dwelling Unit;</li> <li>▪ Health Care Services;</li> <li>▪ Multiple Dwelling;</li> <li>▪ Residential Care facility;</li> <li>▪ Retirement facility; and</li> <li>▪ Shop, if neighbourhood store and GFA does not exceed 150m<sup>2</sup>.</li> </ul> <p><b>Impact Assessment</b></p> <p>Impact Assessable development is assessed against the City Plan in its entirety and must be publicly notified, affording third parties the opportunity to make submissions to Council in favour of, or opposed to, the proposed development. Third party submitters have a right to appeal the decision Council ultimately makes on the development application. The following is a select list of some impact assessable land uses in the Medium Density Residential Zone:</p> <ul style="list-style-type: none"> <li>▪ All development that exceeds 15 metres (3 storeys) in height;</li> <li>▪ Shop, if n.e.i; and</li> <li>▪ Short-term Accommodation.</li> </ul>
<p><b>KEY PLANNING CONTROLS<sup>2</sup></b></p>	<p>Key development parameters for the site include those listed below. We note that the below list comprises ‘acceptable outcomes’ only; they are not “hard-and-fast” rules but merely examples of how to comply with select City Plan assessment benchmarks.</p> <p><b>Building Height (buildings and structures):</b> 3 storeys (15 metres)</p> <p><b>Residential Density:</b> RD4 – 1 dwelling per 200m<sup>2</sup></p> <p><b>Site Cover:</b></p> <ul style="list-style-type: none"> <li>▪ 50% of net site area up to 8 storeys</li> <li>▪ 40% of net site area from 9 to 15 storeys; and</li> </ul>

<sup>2</sup> The above only provides the key development parameters for the site and is not an exhaustive list. Built form parameters may be subject to change depending on the individual land use/s proposed.

- 30% of net site area or 750m<sup>2</sup> per building, whichever is the lesser, above 15 storeys.

**Setbacks:**

Setback	Minimum distances measured in metres (m)	
	Height	Setback
Front for covered car parking (excluding a basement)	All	6m
Front (excluding covered car parking)	Up to 23m	4m
	For that part exceeding 23m	6m
Side and rear	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.
Between on site habitable buildings (where not attached)	Double the applicable side setback.	

**Off-Street Car Parking:**

- Child Care Centre: 1 per 4 children, which may be provided as a passenger set-down/pick-up area
- Dual Occupancy: 2 per dwelling
- Multiple Dwelling:
  - 1 per 1 bedroom unit or dwelling;
  - 1.25 per 2 bedroom unit or dwelling;
  - 1.5 per 3 bedroom unit or dwelling;
  - 2 per 4 bedroom unit or dwelling;

**Plus:**

- where 3 to 4 dwellings, 1 for visitor parking; or
- where 5 to 6 dwellings, 2 for visitor parking; or

	<ul style="list-style-type: none"> <li>- where 7 to 9 dwellings, 3 for visitor parking; or</li> <li>- where 10 or more dwellings, 3 plus 1 per 10 dwellings for visitor parking thereafter.</li> </ul> <p>Note: At least 50% of visitor parking to be provided in a single location.</p> <ul style="list-style-type: none"> <li>▪ Shop: 5 per 100m<sup>2</sup> of TUA</li> <li>▪ Short-term Accommodation:             <ul style="list-style-type: none"> <li>- Backpackers Accommodation: 1 per 8 beds plus 1 for a shuttle bus</li> <li>- Other: 1 per room plus 1 per managers residence</li> </ul> </li> </ul>
<p><b>OVERLAYS</b></p>	<p>The following City Plan overlays are relevant to the site:</p> <ul style="list-style-type: none"> <li>▪ Acid sulfate soils overlay – Land at or below 5m AHD and Land at or below 20m AHD;</li> <li>▪ Airport environs overlay –             <ul style="list-style-type: none"> <li>- PANS-OPS contour – 400m;</li> </ul> </li> <li>▪ Building height – 3 storeys (15 metres);</li> <li>▪ Dwelling House Overlay;</li> <li>▪ Flood Assessment Required;</li> <li>▪ Residential Density – RD4 (1 dwelling/200m<sup>2</sup>);</li> <li>▪ State Controlled Roads, Rail Corridor and Transport Noise Corridors – Noise level (Category 0).</li> </ul> <p>The following State mapping overlays are relevant to the site:</p> <ul style="list-style-type: none"> <li>▪ Coastal area – erosion prone area</li> <li>▪ Coastal area – medium storm tide inundation area</li> </ul>
<p><b>EASEMENTS</b></p>	<p>There does not appear to be any easements burdening the site. This should be verified by obtaining a copy of the Title.</p>

## DEVELOPMENT POTENTIAL

The site is located at 13 Stevens Street, Southport and has strong potential for low-to-mid rise residential development, being a corner lot with a total site area of 809m<sup>2</sup> and located in the Medium Density Residential Zone, with Neighbourhood Centre Zoned land immediately to the east.

The site has a maximum building height designation of 3 storeys (15 metres) for code assessable development. The site is located within an Urban Neighbourhood and may apply the 50% height uplift provisions of the Strategic Framework, allowing a maximum building height of 4.5 storeys (22.5 metres), where compliant with all the uplift provisions. Development seeking an uplift greater than 50% will not be supported. Any development seeking to exceed the 3 storeys (15 metres) building height designation for the site will be subject to Impact Assessment requiring public notification and subjecting the development to submissions of support or objection by the public..

The site also has a residential density designation of 1 dwelling per 200m<sup>2</sup>, however, exceedance of the residential density designation is common throughout the city and is not anticipated to be a key concern for future development of the site.

There are no significantly constraining overlays affecting the site except for the flooding hazard, requiring a flood assessment. This should be investigated early on in the development of a concept design for the site.

Accordingly, there is strong development potential for a Dual Occupancy or Multiple Dwelling development up to 3 storeys (15 metres) in height, or up to 4.5 storeys (22.5 metres) where the development meets the building height uplift criteria. This could be supported by supporting non-residential development if appropriately designed and consistent with the Purpose of the Zone Code.

Please feel free to contact **Patrick Hefferan (Director)** with any enquiries on (07) 5600 4900.

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