

Schedule 6 City Plan policies

SC6.5 City Plan policy - Community benefit bonus elements

SC6.5.1 Purpose

The purpose of this City Plan policy is to set out when community benefit bonuses are required, as well as the bonus amounts and documentation requirements for achieving bonuses.

SC6.5.2 Application

This City Plan policy applies in the following zones:

- (a) Medium density residential zone;
- (b) High density residential zone;
- (c) Mixed use zone;
- (d) Centre zone; or
- (e) Innovation zone.

when the density exceeds:

- (a) 1 dwelling above the planned density where the site is designated as RD3 or less; or
- (b) 2 dwellings above the planned density where the site is designated as RD4; or
- (c) 25% above the planned density where the site is designated as RD5 – RD8

Bonuses apply to that part of the development exceeding the above thresholds.

Note: Planned density is consistent with the relevant acceptable outcome.

SC6.5.3 Community benefit bonuses

Table SC6.5-1: Community benefit bonuses

Bonus Amount	Documentation
Category A: Public amenities	
One additional bedroom for each 50m ² of area of public amenities within the development carried out and completed by the applicant.	<ul style="list-style-type: none"> (1) A report demonstrating the community need for the public amenity. This would include, but not be limited to, a survey of similar public amenities in or approved for the local area. (2) A statement and detailed architectural drawings including plans, elevations, sections, details, diagrams, sketches, schedules and perspective images that: <ul style="list-style-type: none"> (a) demonstrate the proposed public amenity is additional to the requirements of the City Plan. For example, public toilets must be additional to the number required for the proposed commercial facilities. Footpath widening and areas for public benefit must be additional to the requirements of the City Plan. The drawings must clearly identify: <ul style="list-style-type: none"> (i) the location and extent of the proposed public amenity; (ii) the building frontage setbacks, frontage landscaping and footpath widening to satisfy the requirements of the City Plan. (3) A Community Safety Appraisal that demonstrates the proposed public amenity satisfies the relevant sections of the Queensland Police Service's 'Crime Prevention through Environmental Design – Guidelines for Queensland'.

Category B: Pedestrian facilities

<p>B1: Internal pedestrian arcade One additional bedroom for each 50m² of single storey internal pedestrian arcade, where the arcade is roofed and the majority of the roof is not transparent or translucent;</p> <p>OR</p> <p>One additional bedroom for each 25m² of additional GFA of internal pedestrian arcade, where the roof of the arcade is two or more storeys above ground level, and where the majority of the roof is not transparent or translucent, a bonus may apply;</p> <p>OR</p> <p>Three additional bedrooms for each 50m² of additional GFA of internal pedestrian arcade, where the majority of the total arcade area is unroofed or where the majority of the roof is transparent or translucent to the satisfaction of Council, or its delegate.</p>	<p>(1) A report demonstrating the community need for the pedestrian facility. This would include, but not be limited to, a survey of the existing (and approved) pedestrian movement network of the local area.</p> <p>(2) A statement and detailed architectural drawings including plans, elevations, sections, details, diagrams, sketches, schedules and perspective images that:</p> <p>(a) Demonstrate the proposed pedestrian facility is additional to the requirements needed to satisfy applicable requirements of the City Plan. The drawings must clearly identify:</p> <p>(i) the location and extent of the proposed pedestrian facility;</p> <p>(ii) the building frontage setbacks, frontage landscaping and footpath widening to satisfy applicable requirements of the City Plan;</p> <p>(iii) the location and extent of any area within the proposed pedestrian facility to be utilised exclusively for commercial uses such as alfresco dining, merchandising displays, etc.</p> <p>Note: Where not freely available for pedestrian access the area will not be eligible for a bonus under this category, however, the area may be recognised as contributing to the architectural and/or urban design merit of the proposal.</p>
<p>B2: External Plaza or Open Court (for facilities 350m² or more in area) One additional bedroom for each 12.5m² of additional GFA for external plaza or open court.</p>	<p>(3) A Community Safety Appraisal that demonstrates the proposed pedestrian facility satisfies the relevant sections of the Queensland Police Service's <i>'Crime Prevention through Environmental Design - Guidelines for Queensland'</i>.</p>

Category C: Landscaping

<p>One additional bedroom for each 25m² of additional GFA of landscaped space.</p>	<p>(1) A statement and detailed architectural drawings including plans, elevations, sections, details, diagrams, sketches, schedules and perspective images that demonstrate the proposed landscaping is additional to the requirements needed to satisfy applicable requirements of the City Plan. The drawings must clearly identify:</p> <p>(a) the location and extent of the proposed additional landscaping; and</p> <p>(b) the required landscaping to satisfy applicable requirements of the City Plan.</p> <p>(2) A Community Safety Appraisal that demonstrates the proposed landscaping satisfies the relevant sections of the Queensland Police Service's <i>'Crime Prevention through Environmental Design - Guidelines for Queensland'</i>.</p>
---	---

Category D: Tree protection

<p>Three additional bedrooms for each 50m² of additional GFA of area required to be left undisturbed in order to retain the tree or trees;</p> <p>OR</p> <p>One additional bedroom per \$12,500 for costs to relocate the vegetation to the satisfaction of Council or its delegate.</p>	<p>(1) An Arborist Report and Vegetation Management Plan prepared by an expert with relevant professional qualifications and experience that demonstrates the significance of the vegetation, its suitability for retention or relocation and measures to be undertaken to protect its survival during the construction process and to demonstrate the tree will survive long term after the development is completed.</p> <p>(2) Drawings that clearly identify the location and extent of the proposed tree/s to be retained or relocated on site.</p>
---	--

Category E: Amalgamation of small lots

<p>Up to a total of 10 per cent increase in density where amalgamation of one or more lots with an area equal to or less than 600m².</p>	<p>Drawings that clearly indicate the site's dimensions and area.</p>
---	---

Category F: Pedestrian facilities in the Community facilities zone and Open space zone of Coolangatta

<p>Double the bonus amount as otherwise provided under the relevant Pedestrian Facilities bonus element category.</p>	<p>(1) A report demonstrating the community need for the pedestrian facility. This would include, but not be limited to, a survey of the existing (and approved) pedestrian movement network of the local area.</p> <p>(2) A statement and detailed architectural drawings including plans, elevations, sections, details, diagrams, sketches, schedules and perspective images that demonstrate the proposed pedestrian facility is additional to the requirements needed to satisfy applicable requirements of the City Plan. The drawings must clearly identify:</p> <ul style="list-style-type: none"> (a) the location and extent of the proposed pedestrian facility; (b) the building frontage setbacks, frontage landscaping and footpath widening to satisfy applicable requirements of the City Plan; (c) the location and extent of any area within the proposed pedestrian facility to be utilised exclusively for commercial uses such as alfresco dining, merchandising displays, etc. <p>Note: Where not freely available for pedestrian access and the area will not be eligible for a bonus under this category, however, the area may be recognised as contributing to the Architectural and/or Urban design merit of the proposal.</p> <p>(3) A Community Safety Appraisal that demonstrates the proposed pedestrian facility satisfies the relevant sections of the Queensland Police Service's 'Crime Prevention through Environmental Design - Guidelines for Queensland'.</p>
---	--

Category G: Pedestrian facilities in the Conservation zone, Open space zone and Major tourism zone where in Main Beach

One additional bedroom for each 25m² of additional GFA of additional pedestrian walkway.

- (1) A report demonstrating the community need for the pedestrian facility. This would include, but not be limited to, a survey of the existing (and approved) pedestrian movement network of the local area.
- (2) A statement and detailed architectural drawings including plans, elevations, sections, details, diagrams, sketches, schedules and perspective images that demonstrate the proposed pedestrian facility is additional to the requirements needed to satisfy applicable requirements of the City Plan. The drawings must clearly identify:
 - (a) the location and extent of the proposed pedestrian facility;
 - (b) the building frontage setbacks, frontage landscaping and footpath widening to satisfy applicable requirements of the City Plan;
 - (c) the location and extent of any area within the proposed pedestrian facility to be utilised exclusively for commercial uses such as alfresco dining, merchandising displays, etc.

Note: Where not freely available for pedestrian access and the area will not be eligible for a bonus under this category, however, the area may be recognised as contributing to the Architectural and/or Urban design merit of the proposal.

- (3) A Community Safety Appraisal that demonstrates the proposed pedestrian facility satisfies the relevant sections of the Queensland Police Service's '*Crime Prevention through Environmental Design - Guidelines for Queensland*'.

Category H: Pedestrian facilities in the Paradise Point neighbourhood centre

One additional bedroom for each 25m² of additional GFA of pedestrian facilities bonus element.

- (1) A report demonstrating the community need for the pedestrian facility. This would include, but not be limited to, a survey of the existing (and approved) pedestrian movement network of the local area.
- (2) A statement and detailed architectural drawings including plans, elevations, sections, details, diagrams, sketches, schedules and perspective images that demonstrate the proposed pedestrian facility is additional to the requirements needed to satisfy applicable requirements of the City Plan. The drawings must clearly identify:
 - (a) the location and extent of the proposed pedestrian facility;
 - (b) the building frontage setbacks, frontage landscaping and footpath widening to satisfy applicable requirements of the City Plan;
 - (c) the location and extent of any area within the proposed pedestrian facility to be utilised exclusively for commercial uses such as alfresco dining, merchandising displays, etc.

Note: Where not freely available for pedestrian access and the area will not be eligible for a bonus under this category, however, the area may be recognised as contributing to the Architectural and/or Urban design merit of the proposal.

- (3) A Community Safety Appraisal that demonstrates the proposed pedestrian facility satisfies the relevant sections of the Queensland Police Service's '*Crime Prevention through Environmental Design - Guidelines for Queensland*'.

Category I: Mixed use buildings in the Nerang major centre

<p>30 per cent of density.</p>	<p>(1) A statement and detailed architectural drawings including plans, elevations, sections, details, diagrams, sketches, schedules and perspective images that demonstrate the proposed mix of uses is intended by the Local Plan or Zone Purpose and/or Table of Assessment. The drawings must clearly identify the location and extent of the proposed mix of uses.</p> <p>(2) A Community Safety Appraisal that demonstrates the proposed mixed use development satisfies the relevant sections of the Queensland Police Service's <i>'Crime Prevention through Environmental Design - Guidelines for Queensland'</i>.</p>
--------------------------------	---

Category J: Mixed use buildings

<p>One additional bedroom for each 100m² of additional GFA of non-accommodation floor area located within a mixed use building(s).</p>	<p>(1) A statement and detailed architectural drawings including plans, elevations, sections, details, diagrams, sketches, schedules and perspective images that demonstrate the proposed mix of uses is intended by the Local Plan or Zone Purpose and/or Table of Assessment. The drawings must clearly identify the location and extent of the proposed mix of uses.</p> <p>(2) A Community Safety Appraisal that demonstrates the proposed mixed use development satisfies the Queensland Police Service's <i>'Crime Prevention through Environmental Design - Guidelines for Queensland'</i>.</p>
---	--

Category K: Public art

<p>One additional bedroom per \$25,000 for public artworks, where public artworks are located on public land or within an area of the site for which a bonus in density is awarded under another bonus element category;</p> <p>OR</p> <p>One additional bedroom per \$12,500 for additional GFA of public artworks, where public artworks are located within an area for which a bonus in density is not awarded under another bonus category and is accessible to the general public (or if not directly accessible the artistic merit and intent can still be fully appreciated from outside the site).</p>	<p>(1) A Project Scope, approved by the relevant Council department. (i.e. the asset custodian where on public land, or Council's Office of the City Architect where on private land), applying the following underlying principles:</p> <ul style="list-style-type: none"> (a) Excellence: Artwork embodies imaginative and appropriate concepts, are well executed, intelligent and appropriately sited to compare favourably with national and international examples; (b) Specific to the Place: Artwork reflects and expresses different aspects of the Gold Coast and adds to the enjoyment of particular qualities within a locality; (c) Strategically Considered: Artwork measurably adds value to a place by increasing its value, increasing the ease of its access and creating a new meeting place or improving the quality of an old meeting place; (d) Inclusion and Diversity: Artwork reflects the full range of places, interests, and cultures that make up the Gold Coast. <p>(2) A statement and design drawings that identify the broad concept, location, extent of the proposed public art and its integration with the proposed development and/or local context, budget and breakdown of design and fabrication cost allowances for the art work(s).</p>
--	--

Category L: Heritage protection

<p>One additional bedroom for each 25m² of additional GFA of areas occupied by the heritage element and /or area required for the retention of the heritage element.</p>	<ol style="list-style-type: none"> (1) A statement and detailed drawings including plans, elevations, sections, details, diagrams, sketches, schedules and perspective images that: (2) Demonstrate the proposed heritage protection meets the requirements needed to satisfy applicable requirements of the City Plan, Queensland State Government or Federal Government Legislation; and (3) Identify the location and extent of the proposed heritage protection element, its integration with the proposed development and/or other contextual relationship to the proposed development.
---	---

Category M: Public safety (offsite)

<p>One additional bedroom per \$25,000 of additional GFA for the Public Safety initiative.</p>	<ol style="list-style-type: none"> (1) A comprehensive Crime Risk Analysis providing an assessment of the proposed development, including consideration of the context of its surrounding locality. The analysis must include details of how the proposed public safety initiative meets an existing community safety need, and how it satisfies the relevant sections of the Queensland Police Service's '<i>Crime Prevention through Environmental Design - Guidelines for Queensland</i>'. (2) A statement and detailed drawings including plans, elevations, sections, details, diagrams, sketches, schedules and perspective images that: <ol style="list-style-type: none"> (a) demonstrate the proposed public safety element and/or initiative is additional to the requirements needed to satisfy applicable requirements of the City Plan; and (b) identify the location and extent of the proposed public safety element, its integration with the proposed development and/or other contextual relationship to the proposed development.
--	---

Category N: Urban improvements (offsite)

<p>One additional bedroom for each 50m² of additional GFA of urban improvement works to be undertaken by the applicant;</p> <p>OR</p> <p>One additional bedroom per \$25,000 for urban improvement works which Council agrees to undertake and have the applicant fund.</p>	<ol style="list-style-type: none"> (1) A report demonstrating the community need for the urban improvements. This would include, but not be limited to, a survey of the existing (and approved) urban improvements in the local area, and compatibility with relevant Council plans for open space or streetscape improvements. (2) Provide a schedule of the design and construction costs to be incurred by the applicant to provide the urban improvement. The schedule is to be prepared and certified by a qualified Quantity Surveyor to the satisfaction of Council or its delegate. (3) A statement and architectural drawings that: <ol style="list-style-type: none"> (a) identify the location and extent of the proposed urban improvement; (b) identify the building frontage setbacks, frontage landscaping and footpath widening to satisfy applicable requirements of the City Plan; (c) demonstrate the proposed urban improvement is additional to the requirements needed to satisfy applicable requirements of the City Plan. (4) A Community Safety Appraisal that demonstrates the proposed urban improvements satisfy the relevant sections of the Queensland Police Service's '<i>Crime Prevention through Environmental Design - Guidelines for Queensland</i>'.
--	---

Category O: Architecture/ urban design – ecologically sustainable development

<p>Where the proposal demonstrates a Green Building Council of Australia (GBCA) 4 Green Star rating (or similar equivalent rating demonstrated to the satisfaction of Council or its delegate), five per cent increase in density above the relevant zone code rate plus the additional density from bonus amounts awarded for bonus element categories A to O;</p> <p>OR</p> <p>Where the proposal demonstrates a GBCA 5 Green Star rating (or similar equivalent rating demonstrated to the satisfaction of Council or its delegate), 20 per cent increase in density above the relevant zone code rate plus the additional density from bonus amounts awarded for bonus element categories A to O;</p> <p>OR</p> <p>Where the proposal demonstrate a GBCA 6 Green Star rating (or similar equivalent rating demonstrated to the satisfaction of Council or its delegate), 45 per cent increase in density above the relevant zone code rate plus the additional density from bonus amounts awarded for bonus element categories A to O.</p> <p>Note: A portion of the above percentages may be awarded to proposals on a pro-rata basis of the points awarded under the rating system.</p>	<ol style="list-style-type: none"> (1) An Ecologically Sustainable Development (ESD) report that demonstrates the proposed development will satisfy the applicable design and construction standards required to achieve a GBCA Green Star Rating of 4 Stars or higher as assessed and prepared by a person accredited by the GBCA. (2) An architectural design statement and detailed drawings prepared by the architect/designer as the author of the project design demonstrating the ESD elements will be an integral and complimentary component of the architectural and/or urban design outcome.
--	---

Category P: Architecture/ urban design – building materials and landscaping

<p>Two per cent increase in density above the relevant zone code rate plus the additional density from bonus amounts awarded for bonus element categories A to O.</p>	<ol style="list-style-type: none"> (1) A design statement and detailed drawings prepared by an expert with relevant professional qualifications and experience to the satisfaction of Council or its delegate. (2) The submitted information shall demonstrate the superiority or innovation of the proposed building materials and/or landscaping to other comparable developments in the local area. (3) The drawings shall clearly identify the full extent of building materials and landscaping nominated for the floor area bonus. (4) Samples, details, proposed composition and construction and/or accurate colour images of the nominated materials of the landscaping. (5) A Community Safety Appraisal that demonstrates the proposed design satisfies the relevant sections of the Queensland Police Service's '<i>Crime Prevention through Environmental Design - Guidelines for Queensland</i>'.
---	--

Category Q: Architecture/ urban design – urban design quality

Two per cent increase in density above the relevant zone code rate plus the additional density from bonus amounts awarded for bonus element categories A to O.

- (1) An urban design report and detailed drawings prepared by an expert with relevant professional qualifications and experience to the satisfaction of Council or its delegate. The detailed drawings include:
 - (a) a tissue study/context analysis/urban analysis
 - (b) streetscape study
 - (c) built form/urban study
 - (d) plans, sections, elevations, details, diagrams, sketches and schedules
 - (e) constructed perspective images/ montages.
- (2) The submitted information shall demonstrate a safe, extensive, functional and attractive interface will be provided between private and public spaces for pedestrians.
- (3) The report shall include a Wind Impact Statement prepared by a suitably qualified person.
- (4) All drawings shall clearly depict the full extent of the interface considered to satisfy the applicable criteria. Elevations shall be at a scale of not less than 1:100 with larger scale details provided of key elements considered to make a significant contribution to the interface.
- (5) The design statement shall demonstrate the successful resolution of the '15 Qualities of Good Urban Places' set out below:
 - (a) **Connectivity:** Greater connectivity makes places more accessible. Connectivity means a high number of movement and access connections between places. Only places which are highly accessible to people can offer maximum choices;
 - (b) **Variety:** Variety is an essential ingredient of good places. We prefer a variety of experiences. Variety of experiences implies places with varied forms, uses and meanings. Variety of use unlocks all other levels of variety.
 - (c) **Adaptability and Versatility:** A good place will be able to accommodate a large range of uses, activities and purposes over the daily and weekly cycle, seasonal patterns as well as other changes with which the city has to cope;
 - (d) **Space and Space Making:** People respond to defined spaces. A good place will have well contained and interesting spaces in which people feel comfortable;
 - (e) **Human Scale and Richness:** A good urban place affirms the centrality of human beings – the highly complex system of intellect, emotion, senses and spirit that we are. The evidence and use of the human dimensions (physical and non-physical) helps us to relate to, interpret and appreciate the building environment;
 - (f) **Access:** Good Places will be accessible to all members of the community;
 - (g) **Comprehensibility:** We can take full advantage of a place only if we understand it, interpret it and it has meaning for use. Its layout must be such that we can construct clear mental maps of it. For this, there needs to be some clear points of reference;
 - (h) **Qualities of Edges:** How well a public space works will be largely determined by the arrangement of, and around, its edges. A dynamic, vibrant and interesting space is likely to have active edges. Passive edges are likely to produce

- a space which is lacking in life as well as a sense of safety;
- (i) **Safety:** A good place will be perceived as safe as well as be safe. The physical arrangement of a place can greatly contribute to personal safety;
 - (j) **Community Enhancement:** A good urban place is one which enhances the sense of community, social interaction and strengthens the self image and identity of the people who use it. While acknowledging differences, it will focus on the share and the common;
 - (k) **Sustainability:** Very often sustainability is thought of largely only in terms of energy and greenhouse gasses. Urban sustainability encompasses not only energy use but also economic, social, cultural and ecological concerns;
 - (l) **Public and Private Sides:** It is important that private spaces and utility areas are not immediately adjacent to public spaces. They have incompatibilities which are difficult to resolve. It is best that private spaces are adjacent and only public fronts or edges address public spaces;
 - (m) **Urban Greenspace:** The greenscape of the city is an integral part of the urban fabric and continuous medium rather than local or site related plantscape enhancement.
 - (n) **Human Needs:** A good place will consider and provide for all human needs.
 - (o) **Environmental Sensitivity:** A good urban place will be sensitive to the environment and the setting, be it natural or made by humans. This sensitivity will be at the local as well as global scale.
- (6) A Community Safety Appraisal that demonstrates the proposed design satisfies the relevant sections of the Queensland Police Service's '*Crime Prevention through Environmental Design – Guidelines for Queensland*'.

Category R: Architecture/ urban design – structural systems/ design

In the case where the structural solution introduces technology or design strategies not previously utilised in the city, two per cent increase in density above the relevant zone code rate plus the additional density from bonus amounts awarded for bonus element categories A to O.

OR

In the case where the structural solution is industry best practice and not commonly utilised in the city, one per cent increase in density above the relevant zone code rate plus the additional density from bonus amounts awarded for bonus element categories A to O.

- (1) A structural design statement and detailed drawings prepared by a qualified practising Structural Engineer with relevant experience and expertise to the satisfaction of Council or its delegate.
- (2) The submitted information shall demonstrate the proposed development incorporates structural systems and/or structural design that are innovative and not in common use by the local development industry.
- (3) The report shall also demonstrate the introduction, development or refinement of the structural systems and/or structural design will advance the body of knowledge of the local design industry.

Category S: Architecture/ urban design – construction systems/ methodology

<p>In the case where the proposed development introduces construction methodologies not previously utilised in the city, two per cent increase in density above the relevant zone code rate plus the additional density from bonus amounts awarded for bonus element categories A to O;</p> <p>OR</p> <p>In the case where the construction methodology is industry best practice and not commonly utilised in the city, one per cent increase in density above the relevant zone code rate plus the additional density from bonus amounts awarded for bonus element categories A to O.</p>	<ol style="list-style-type: none"> (1) A construction management statement and drawings prepared by a Construction Manager with relevant experience and expertise to the satisfaction of Council or its delegate. (2) The submitted information shall demonstrate the proposed development incorporates construction systems and/or methodology that are innovative and not in common use by the local development industry. (3) The report shall also demonstrate the introduction, development or refinement of the structural systems and/or structural design will advance the body of knowledge of the local construction industry.
---	---

Category T: Architectural quality

<p>Five per cent increase in density above the relevant zone code rate plus the additional density from bonus amounts awarded for bonus element categories A to O.</p>	<ol style="list-style-type: none"> (1) An architectural design report and detailed drawings prepared by the architect as author of the project design or by an expert with relevant professional qualifications and experience to the satisfaction of Council or its delegate. (2) The submitted information shall demonstrate the proposed development implements a holistic architectural design strategy achieving a compositional outcome that demonstrates optimal: <ol style="list-style-type: none"> (a) resolution of the project brief; (b) resolution of the site's opportunities and constraints; (c) resolution and integration of key visual elements including external cladding materials, colours, illumination and signage; (d) integration of engineering requirements; (e) integration of public area interior design; (f) integration of site landscaping; (g) response to the psychological and physical needs of building users; (h) response to adjoining pedestrian spaces including resolving issues of human scale, access, climatic impacts and safety; (i) response to and integration with the surrounding urban context including resolving issues of surrounding heritage values, visual sight lines, building proportions and bulk. (3) Unless otherwise agreed by Council or its delegate the submitted information shall include: <ol style="list-style-type: none"> (a) indicatively coloured architectural elevation drawings of the ground level facades at a scale not less than 1:100 and comparable scale 3D views; (b) the drawings shall be annotated to indicate architectural features, external colours and finishes and shall be cross-referenced to accurate colour samples or reproductions; (c) larger scale detail drawings (1:50) including plans, sections, elevations and/or photographic montages or images shall be provided of key design features considered to contributed to the design merit of the development and justify the award of additional floor area; such items may include the principle building entrances, awnings and
--	---

	<p>cladding features;</p> <p>(d) architectural elevation drawings of all building facades at a scale of 1:200;</p> <p>(e) the drawings shall be indicatively coloured, annotated to indicate external materials, colours and finishes and be cross-referenced to actual material samples and/or accurate representations;</p> <p>(f) a Wind Impact Statement prepared by a suitably qualified person;</p> <p>(g) the submitted information includes a Signage Strategy for commercial tenancies and general building signage that demonstrates all signage will be an integrated element of the architectural design and will not detract from the visual amenity of the proposed development.</p> <p>(4) The submitted information is to provide an accurate and consistent depiction of the proposed development's appearance including articulation details, window and cladding systems, balustrades, ventilation grilles and exhausts, external air conditioning equipment and screening, building maintenance fixtures, down pipes, water tanks, signage, transformers and booster valve enclosures, walls to boundaries, pool fencing, signage, external architectural illumination, weather protection to external alfresco dining areas, landscape elements and paving.</p> <p>(5) The proposed development is demonstrated to be of an architectural design standard that is comparable with that of recent industry recognized benchmarks for design excellence. Such benchmarks may include developments recognised in the City of Gold Coast's Urban Design, the AIA and/or the UDIA award programs.</p> <p>(6) A Community Safety Appraisal that demonstrates the proposed development satisfies the Queensland Police Service's '<i>Crime Prevention through Environmental Design - Guidelines for Queensland</i>'.</p>
--	--

Category U: Architecture/ urban design – further public benefit

<p>Two per cent increase in density above the relevant zone code rate plus the additional density from bonus amounts awarded for bonus element categories A to O.</p>	<p>(1) Where a public benefit is proposed to public space, a report demonstrating the community need for the public benefit. This would include, but not be limited to, demonstrating compatibility with relevant Council plans for open space or streetscape improvements. An urban design statement, drawings and where appropriate photographic montages prepared by an expert with relevant professional qualifications and experience to the satisfaction of Council or its delegate.</p> <p>(2) The submitted information including a tissue study/context analysis/urban analysis; streetscape study; and built/urban form study; shall demonstrate the proposed development will provide further public benefit beyond the local area by contributing to the broader enhancement of the city's urban character, function and/or amenity.</p> <p>(3) A Community Safety Appraisal that demonstrates the proposed design satisfies the relevant sections of the Queensland Police Service's '<i>Crime Prevention through Environmental Design - Guidelines for Queensland</i>'.</p>
---	---

Note: To undertake a Community Safety Appraisal and Crime Risk Analysis (where referenced in Table SC6.5-2) the applicant is required to refer to the Queensland Police Service's Crime Prevention Through Environmental Design Guidelines:

- Part A Chapter 3 (Important Principles and Guiding Ideas);
- Part A Chapter 6 (CPTED Guidelines for Specific Urban Environments); and

- **Part B Chapter 4 (Safety Audits).**

Where a **Community Safety Appraisal** is required, the applicant is required to undertake an assessment of the proposal, to be submitted to Council. This must include details of how the proposed development meets the relevant principles specified in the Guidelines (refer Part A Chapter 3 and 6), and responses to the questions contained in the Checklist (refer Part B Chapter 4.6).

Where a **Crime Risk Analysis** is required (Category M: Public Safety), a comprehensive assessment of the proposed development, including the context of its surrounding locality, is to be submitted to Council. It is recommended that this be undertaken by a suitably qualified professional.