Benowa Gardens Plan of Development

Version 3.0
March 2026

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/79

Dated: 5 June 2026

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

Prepared for: Horizontal Investments

1 Purpose

This "Benowa Gardens Plan of Development" forms part of the common material for a development application seeking a Preliminary Approval (Variation Request) to vary the effect of Gold Coast *City Plan* (Version 11) (**City Plan**). If the Variation Request is approved it becomes a Variation Approval and this Benowa Gardens Plan of Development becomes a categorising instrument, as defined in section 43 of the *Planning Act 2016* (Qld) (**Planning Act**).

1.1 Land to which the Variation Approval Applies

This Variation Request applies to land that formerly hosted the Benowa Gardens Shopping Centre, described in January 2025 as:

- 203 Ashmore Road, Benowa (Lot 8 on RP 839746) ('**the site**')

1.2 Relationship to the Planning Act

In accordance with subsection 43(1) of the Planning Act, this categorising instrument:

(a) categorises development as either assessable or accepted development;

(b) specifies the categories of assessment required for different types of assessable development; and

(c) sets out the matters (the **assessment benchmarks**) against which an assessment manager must assess assessable development.

1.3 Structure of the Benowa Gardens Development Code

The Benowa Gardens Development Code comprises:

- Part 1 – Purpose
- Part 2 – Application
- Part 3 – Tables of Assessment that categorise development as assessable or accepted development and specify the categories of assessment for Material Change of Use within 203 Ashmore Road, Benowa (Lot 8 on RP 839746)
- Part 4 – The Benowa Gardens Development Code, which sets out:
  - The compliance criteria in the case of development categorised as 'accepted development subject to requirements'; and
  - The assessment benchmarks against which an assessment manager must assess assessable development against; and

- Part 5 – The Benowa Gardens Development Code Maps and Design Principles being:
  - Map 1 – Benowa Gardens Development Area
  - Map 2 – Building Heights – Towers and Podium
  - Map 3 – Residential Density Plan
  - Map 4 – User Journey and Access Routes
  - Map 5 – Staging Plan
- Part 6 – Schedules
  - Schedule 1 – Administrative Definitions
  - Schedule 2 – Mapping and Design Principles
    - Design Principle 1 – Cross-Block Permeability
    - Design Principle 2 – Building Recesses, Tower Lengths and Height Variation
    - Design Principle 3 – Visual & Vertical Breaks
    - Design Principle 4 – Access Separation
    - Design Principle 5 – Corner Design Philosophy
    - Design Principle 6 – Residential Identity & Lift Cores
    - Design Principle 7 – Carpark Sleeving Strategy
    - Design Principle 8 – Tower Separation
    - Design Principle 9 – Building Heights Relative to Setbacks

2 Application

2.1 Effect of the Variation Approval

1. As a categorising instrument forming part of a variation approval, the Benowa Gardens Plan of Development varies parts of the City Plan (Version 11).
2. For ease of reference, this variation request varies the effect of the following sections of the City Plan or future equivalents (within the Benowa Gardens development site) when determining categories of assessment and assessment benchmarks for development to which this variation request applies:

Section Not in Effect	**Varied to**
All Precincts (sections not in effect and replacement sections)	
Table 5.5.5: MCU – Neighbourhood centre zone	**Section 3: Table 1 – Material Change of Use** for a use listed in Table 1 of the Benowa Gardens Plan of Development
Section 6.2.5 Neighbourhood centre zone code	**Section 4 – Benowa Gardens Development Code** of the Benowa Gardens Plan of Development
Section 9.3.9 High-rise accommodation design code	**Section 4 – Benowa Gardens High-Rise Accommodation Code** of the Benowa Gardens Plan of Development
Section 9.3.13 Multiple accommodation code	**Section 4 – Benowa Gardens High-Rise Accommodation Code** of the Benowa Gardens Plan of Development

3. All remaining parts of City Plan (Version 11), including but not limited to the Tables of Assessment, Assessment Benchmarks (i.e. codes), Overlay Maps and Planning Policies remain applicable to future development within the Benowa Gardens Development Area, to the extent they are relevant to and not inconsistent with the Benowa Gardens Plan of Development.
4. The Benowa Gardens Plan Development is to be read in conjunction with any conditions imposed upon the granting of the Variation Approval, to the extent of any inconsistency, the development approval conditions prevail.

2.2 Development that is the subject of the Variation Approval

1. For the purposes of subsection 43(7) of the Planning Act, development that is the subject of the variation approval is a Material Change of Use listed in Table 1 – Tables of Development Assessment for Material Change of Use Benowa Gardens
2. For clarity, existing lawful uses continue to have effect in accordance with existing Development Approvals
3. Future changes to, or extensions of, these uses remain subject to the categories of assessment and assessment benchmarks prescribed in Table 1 – Tables of Development Assessment for Material Change of Use Benowa Gardens

2.3 Where a conflict arises

1. In the event of a conflict between the Benowa Gardens Plan of Development and City Plan (Version 11), the Benowa Gardens Plan of Development prevails to the extent of any inconsistency.
2. Where a conflict arises between this Plan of Development and any other planning instrument, or conditions of an existing valid planning approval, the provisions and benchmarks within this Plan of Development prevail, except as provided in Clause 4 below.
3. In accordance with Section 260 of the Planning Act, this Plan of Development does not:
   (a) stop an existing lawful use from continuing; or
   (b) further regulate an existing lawful use; or
   (c) requires an existing lawful use to be changed.
4. For clarity, any new development, extension or addition to an existing lawful use listed in Table 1 – Tables of Development Assessment for Material Change of Use Benowa Gardens, must be assessed in accordance with this Benowa Gardens Plan of Development as the applicable planning instrument

2.4 Time limit for the development

In accordance with subsection 88(2) of the Planning Act, this Variation Approval has a currency period of (10) years after the approval takes effect, to the extent that development is not completed.

3 Tables of Assessment

Table 1 – Tables of Development Assessment for Material Change of Use Benowa Gardens

ACTIVITY GROUPS	USES	ASSESSMENT BENCHMARKS AND REQUIRED OUTCOMES
All activities	**Impact assessment**	
	Height	**Benowa Gardens Development Code** **City Pan (Version 11), including:** - **Strategic framework** **Any relevant code, including any overlay code triggered by an overlay map**
	If involving building work and height exceeds the height identified on **Map 2 – Building Heights – Towers and Podium.**	
	Impact assessment	
	Density	**Benowa Gardens Development Code** **City Pan (Version 11), including:** - **Strategic framework** - **Any relevant code, including any overlay code triggered by an overlay map**
	If the residential density exceeds the density identified on the **Map 3 - Residential Density Plan.**	

Business activities	**Accepted subject to requirements**	
	The following uses if establishing in an existing non-residential premises and either; involving no building work (other than an internal fit-out); or involving only minor building work: (a) **Food and drink outlet** if involving (i) no consumption of alcohol; or (ii) consumption of alcohol between the hours of 10am and 10pm (b) **Health care services**; (c) **Office** if not a real estate agency or a call centre; (d) **Shop** if – (i) GFA of any single shop does not exceed 1,500m^2; or (ii) Where involving an anchor tenancy, does not introduce more than one anchor tenancy on site, nor exceeds a GFA of 4,000m^2.	Any overlay code triggered by an overlay map **Benowa Gardens Development Code** **Commercial design code** **Fire services in developments accessed by common private title code** **General development provisions code** **Healthy waters code** **Sales office code** **Transport code** **General development provisions code** **Healthy waters code** **On-site sewerage facilities code** **Solid waste management code** **Transport code** **Vegetation management code**
	Code assessment	
	Food and drink outlet if: (a) not including a drive-through facility; and (b) not involving consumption of alcohol in external patron areas between 10pm and 10am.	Any overlay code triggered by an overlay map **Benowa Gardens Development Code** **Commercial design code** **Fire services in developments accessed by**

	Health care services n.e.i **Office** n.e.i **Shop** where involving: (a) an anchor tenancy that: (i) does not introduce more than one anchor tenancy on site; and (ii) does not exceed a GFA of 4,000m²; or (b) any single tenancy if GFA of any single shop does not exceed 1,500m².	**common private title code** **General development provisions code** **Healthy waters code** **Sales office code** **Transport code** **General development provisions code** **Healthy waters code** **On-site sewerage facilities code** **Solid waste management code** **Transport code** **Vegetation management code**
	Code assessment	
	Indoor sport and recreation if GFA of the use does not exceed 500m²	Any overlay code triggered by an overlay map **Benowa Gardens Development Code** **Commercial design code** **Driveways and vehicle crossings code** **Fire services in developments accessed by common private title code** **General development provisions code** **Healthy waters code** **On-site sewerage facilities code** **Solid waste management code**

		Transport code **Vegetation management code**
	Code assessment	

	Multiple dwelling	Any overlay code triggered by an overlay map **Benowa Gardens Development Code** **Benowa Gardens High-Rise Accommodation Code** **Bed and breakfast and farm stay code** **Commercial design code** **Driveways and vehicle crossings code** **Fire services in developments accessed by common private title code** **General development provisions code** **Healthy waters code** **On-site sewerage facilities code** **Solid waste management code** **Transport code** **Vegetation management code**

Any use not listed	
▪ **Any use listed in this table and not meeting the description listed in the use column** ▪ **Any other use not listed in this table** ▪ **Any other undefined use**	Any relevant assessment benchmark as prescribed under the relevant **Planning Scheme at the time of lodgement**

4 DEVELOPMENT CODE

4.1 Benowa Gardens Development Code

(1) The purpose of the Benowa Gardens Development Code is to provide essential goods and services, diverse business opportunities including an anchor tenancy, and residential uses, while leveraging its strategic location on the key Ashmore Road corridor. The code supports an intense built form that allows for the delivery of a mixed use development that mitigates impacts on residential amenity through appropriate design and siting, ensuring a vibrant and functional neighbourhood centre that directly supports the community.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) Land uses:

(i) provide day-to-day goods and services and diverse business opportunities without exceeding the needs of the immediate neighbourhood, detracting from the residential amenity of the area or undermining the viability of mixed use or specialist centres;

(ii) include retail facilities such as neighbourhood stores and newsagents, cultural uses, medical and community facilities, small scale entertainment premises, indoor sport and recreation, and local services such as post offices;

(iii) may include Food and drink outlets (without drive-through facilities);

(iv) involving commercial activities cease by 10pm to limit potential social and amenity impacts arising from these uses to nearby residents;

Note: It is acknowledged that on an individual basis it may be appropriate to review and adjust these operating hours based on the specific circumstances, roles and function of some centres.

(v) involving external patron areas, particularly where alcohol is consumed, are designed and orientated to mitigate any potential residential amenity impacts;

(vi) do not detract from the amenity of nearby sensitive land uses or land zoned for sensitive land uses;

(vii) include multiple dwelling residential development where integrated with business activities;

(viii) operate in a manner that do not cause nuisance to sensitive land uses; and

(ix) may include a Shop, providing the GFA of any single shop does not exceed 1,500m², or where a single anchor tenancy, does not exceed 4,000m².

(b) Housing is provided at a form, scale and intensity that is appropriate for the particular locality where the following outcomes are satisfied:

Orderly and economically efficient settlement pattern

(i) degree of public transport service within a 400 metre walking distance, being the most desirable distance for pedestrian access, and the ease and safety of pedestrian access to that service;

(ii) proximity to major employment concentrations, centres, social and community infrastructure facilities and important amenity features, including the coast, recreational waterways and parkland;

(iii) capacity of available infrastructure to support the development, including water, sewer, transport and social and community facilities;

Housing needs

(iv) delivery of a generous mix of housing form, sizes and affordability outcomes that meet housing needs (including housing needs of the future) for the locality;

Design and amenity

(v) whether the proposed podium and tower built form maintains an appropriate building height pattern and urban form outcome for the site, having regard to its role as a mixed-use neighbourhood centre and the potential cumulative effects of intensified development within the precinct;

(vi) whether the development presents an appropriate built form and streetscape response to the Ashmore Road, Benowa Road and Carrara Street frontages, having regard to the differing function, character and street hierarchy of each interface;

(vii) whether development appropriately manages potential impacts on residential uses located across Ashmore Road through building design, setbacks, articulation and landscaping that reduce perceived bulk and protects amenity;

(viii) achievement of a high-quality urban design outcome through well-articulated podium and tower forms, integrated landscaping and pedestrian-oriented street interfaces that contribute positively to the public realm and legibility of the centre; and

Environment

(ix) the impacts of any site constraints, including natural hazard and environmental-based constraints.

(c) Character consists of:

(i) a mixed-use neighbourhood centre that accommodates a range of retail, commercial and residential activities within a cohesive and high-quality built form;

(ii) distinctive active ground-floor frontages with cafés, retail and community uses that contribute to an engaging streetscape along Ashmore Road, Benowa Road and Carrara Street;

(iii) a podium and tower design that delivers an articulated, subtropical architectural character, integrating landscape elements and shade structures to soften building mass and enhance pedestrian comfort;

(iv) streets and public spaces that are pedestrian-friendly, well-shaded and connected, encouraging walking, cycling and outdoor activity;

(v) landscaped setbacks and podium terraces that incorporate deep planting and subtropical greenery as defining elements of the precinct's identity;

(vi) a contemporary urban village character that maintains the function of the neighbourhood centre while contributing positively to the evolving mixed-use character of the Benowa locality.

(vii) at the Ashmore Road frontage, active ground-floor frontages, awning-covered pedestrian environments and articulated podium and tower forms that reinforce the mixed-use neighbourhood centre character and create an engaging streetscape;

(viii) at the Benowa Road frontage, articulated built form, landscaped setbacks and pedestrian-oriented interfaces that contribute to the contemporary urban village character and support a cohesive, high-quality streetscape; and

(ix) at the Carrara Street frontage, increased landscaping, deep planting and articulated podium and tower design that softens building mass and integrates with adjoining community and residential interfaces.

(d) Built form for non-residential land uses:

(i) is of a height and density consistent with **Map 2 – Building Heights – Towers and Podium** and **Map 3 – Residential Density Plan;**

(ii) on the ground floor allows for activation with the street, a flexible range of commercial opportunities and flexible re-use of non-residential space;

(iii) is setback from road frontages to complement the streetscape character and allow for activation of the street;

(iv) is setback from side and rear boundaries to protect the amenity of adjoining properties;

(v) has a site cover to maximise the use of the land while providing adequate space for facilities and landscaping;

(vi) creates strongly defined building edges and an attractive, safe and pedestrian-focused environment; and

(vii) is not dominated by supermarkets or bulky and large built form.

(e) Built form for residential land uses:

(i) is located above podium;

(ii) is of a height and density consistent with **Map 2 – Building Heights – Towers and Podium** and **Map 3 – Residential Density Plan;**

(iii) is setback from side and rear boundaries to protect the amenity of adjoining uses;

(iv) is setback from road frontages to promote an urban setting and interface with the street;

(v) has varying site cover to reduce building dominance and provide areas for landscaping; and

(vi) provide tower forms that include:

A. a well managed interface with, relationship to and impact on nearby development, including the reasonable amenity expectations of nearby residents;

B. a varied, ordered and interesting local skyline;

C. an excellent standard of appearance of the built form and street edge;

D. housing choice and affordability; and

E. the safe, secure and efficient functioning of the Gold Coast Airport or other aeronautical facilities.

(f) Development staging:

(i) Development is staged in accordance with **Map 5 – Staging Plan** to ensure coordinated and efficient infrastructure delivery and a logical sequence of growth.

PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

Table 1: Benowa Gardens Development Code – for accepted development, subject to requirements

REQUIRED OUTCOMES
Setbacks
RO1 Development setbacks are in accordance with **Design Principle 9 – Podium & Tower Setbacks**
Site cover
RO2 Site cover does not exceed 80% for non-residential development OR For residential land uses, site cover does not exceed a cumulative total of :

(a) 50% of net site area up to 8 storeys; (b) 40% of net site area from 9 to 15 storeys; and (c) 30% of net site area above 15 storeys.
Height
RO3 Building height does not exceed 2 storeys with a maximum height of 14m or that shown on **Map 2 – Building Heights – Towers and Podium** AND Structures do not exceed a height of 14m or that shown on **Map 2 – Building Heights – Towers and Podium**
Density
RO4 Density does not exceed one dwelling per 400m^2. OR Density does not exceed that shown on **Map 3 – Residential Density Plan**
Amenity
RO5 Business hours of non-residential activities are between 6am to 10pm.

PART B – ASSESSABLE DEVELOPMENT

Table 1: Benowa Gardens Development Code – for assessable development

Performance Outcome	Acceptable Outcome
Setbacks	
PO1	**AO1.1**

Building setbacks for both the tower base (podium) and tower elements above the podium respond appropriately to the surrounding context and building form by: (a) allowing buildings to address and actively interface with streets and public spaces; (b) providing additional width to the public realm and opportunities for outdoor dining and pedestrian activity where appropriate; (c) responding to the height, bulk and scale of the podium and tower components; (d) protecting the amenity of adjoining properties and properties along Ashmore Road, Benowa Road and Carrara Street by respecting form, scale, character and setting; (e) providing adequate space for high-quality landscaping that softens built form and contributes to streetscape character; (f) enabling access and circulation around buildings; providing separation between towers to maintain view corridors and minimise overshadowing impacts to communal and public open space; and (g) providing variation in height to avoid sheer facades.	Development setbacks are in accordance with **DG.09.1-3** of **Design Principle 9 – Building Heights Relative to Setbacks** **AO1.2** Development setbacks are provided relative to height in accordance with **DG.09.1-3** of **Design Principle 9 – Building Heights Relative to Setbacks**
Site cover	
PO2 Site cover for non-residential podium uses: (a) ensures adequate space for storage and other necessary facilities required to support the land use; (b) allows for areas of high-quality landscaping and streetscaping treatments; (c) allows for cross-block linkages; and (d) contributes to neighbourhood character.	**AO2** For non-residential podium land uses, site cover does not exceed 80%.

PO3 For residential uses, site cover: (a) is balanced between built form and green areas for landscaped private open space; (b) contributes to neighbourhood character and amenity; (c) promotes slender bulk form; (d) promotes an open, attractive and distinct skyline; and (e) facilitates small, fast-moving shadows.	**AO3** For residential land uses, site cover does not exceed a cumulative total of: (a) 50% of net site area up to 8 storeys; (b) 40% of net site area from 9 to 15 storeys; and (c) 30% of net site area above 15 storeys.
Height	
PO4 Building height is delivered in accordance with **Map 2 – Building Heights – Towers and Podium.**	**AO4** No acceptable outcome provided.
Residential density	
PO5 Density does not exceed that shown on **Map 3 - Residential Density Plan.**	**AO5** No acceptable outcome provided.
General design and appearance	
PO6 Commercial buildings present well to the street and provide awnings for the comfort of pedestrians.	**AO6.1** Development provides awnings which are a minimum width of 1.5m over the pedestrian access/footpath.
	AO6.2 Footpath awnings are designed to complement and integrate with the façade and the streetscape.
Land uses	

PO7 The GFA of a shop tenancy does not exceed: (a) 1,500m² where involving a single tenancy; OR (b) 4 ,000m² where involving a single anchor tenancy on site.	**AO7** No acceptable outcome provided.
PO8 Residential land uses do not compromise the activation of ground floor commercial and retail activities.	**AO8** Residential uses are located above ground floor.
PO9 Ground floor spaces are designed to enable the flexible reuse of non-residential floor area to support changing community and business needs.	**AO9** The design of the ground floor services and utilities allow for easy reconfiguration of commercial tenancies. **Note: To facilitate the flexible re-use of the ground floor, Council recommends an internal floor to ceiling height of 4.5m.**
PO10 Non-residential development: (a) serves the needs of the immediate neighbourhood catchment; (b) supports a range of neighbourhood centre uses and enterprise opportunities; and (c) provides a range of goods and services to satisfy the day to day convenience needs of the immediate neighbourhood catchment.	**AO10** No acceptable outcome provided.
Staging	
PO11 Development is staged in accordance with **Map 5 – Staging plan.**	**AO11** No acceptable outcome provided.
Amenity	
PO12	**AO12** Business hours of non-residential activities are between 6am to 10pm.

Non-residential activities operate within appropriate hours to minimise nuisance to nearby, existing or intended sensitive land uses.	

5 Land use code

5.1 Benowa Gardens High-rise Accommodation Code

(1) The purpose of the Benowa Gardens High-rise Accommodation 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) Tower development mitigates negative visual and physical impacts through appropriate setbacks and design.
- (c) Podiums and corner treatments are designed to engage with the street, respond to adjoining context and hierarchy, and support an activated public realm.
- (d) Development provides a high-standard of amenity and visual interest for users and neighbours, including a high-standard of communal and private open space.
- (e) Development is designed and orientated to promote a safe environment within the site, adjoining streets and public realm.
- (f) Development is complemented by high-quality landscaping that contributes to the desired character of the area.
- (g) Development is designed to promote safe and convenient pedestrian and vehicle access to and from the site.
- (h) Development supports the provision of diverse housing for various types of households within the city to meet the needs of existing and future residents
- (i) Development provides private and communal open spaces that respond to the subtropical climate, maximise outdoor living opportunities, enhance amenity for residents and provide engagement with streets and public open spaces.
- (j) Tower base (podium) forms are articulated and visually broken down through horizontal and vertical design treatments, high-quality materials, and pedestrian-focused elements, reducing visual bulk and supporting active street frontages.
- (k) The design of tower podiums reinforces the intended character as outlined in the Benowa Gardens Development Code, animates the street through activated frontages and signature architectural features, and avoids blank, featureless façades.
- (l) Tower form is designed to ensure adequate separation between towers, preserve view corridors, maintain privacy, and achieve visual permeability.

(m) Building mass is reduced through the use of articulation, setbacks, recesses, and varied height to avoid bulk and promote a visually engaging and varied skyline.

(n) Towers are oriented and articulated to achieve sub-tropical design excellence through passive environmental performance, solar shading, and the integration of sustainable materials.

(o) Balconies are integrated into the tower form and designed to minimise heat gain, spill lighting, and visual clutter while enhancing indoor-outdoor amenity and building performance.

(p) Tower caps contribute to a distinctive and attractive skyline by integrating architectural features, rooftop elements, and decorative lighting that reinforce landmark qualities or subtly complete the tower form where appropriate.

(q) All rooftop infrastructure and service structures are attractively integrated into the tower cap design to maintain a cohesive and uncluttered architectural profile.

(r) Development incorporates mid-block pedestrian connections and permeable built form that facilitate safe, convenient and legible movement between Ashmore Road, Benowa Road and Carrara Street.

(s) Building design clearly differentiates residential and non-residential entries and circulation, ensuring convenient access for residents while supporting active public frontages.

(t) Each tower incorporates a clearly identifiable residential address and entry that supports legibility, wayfinding and a strong sense of identity for residents.

(u) Car parking structures are sleeved by active uses, residential uses or substantial landscaping to minimise visual impacts and maintain an attractive streetscape.

(v) Building façades incorporate recesses, modulation and articulation to vary building lengths to reduce perceived building bulk and create visually distinct building forms.

(w) Corner buildings and podiums respond to the differing character and pedestrian activity of adjoining streets through appropriate architectural treatment, glazing, landscaping and activation.

(x) Tower and podium heights vary, incorporating a terraced form to avoid a sheer increase in height and to minimise wind impacts to the street, open spaces, pedestrain pathways and communal recreaion areas.

PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

There are no requirements for accepted development for this code.

PART B – ASSESSABLE DEVELOPMENT

Table 3: Benowa Gardens Development Code – for assessable development

Performance outcomes	Acceptable outcomes
Tower base (podium)	
PO1 Tower base (podium) forms incorporate vertical articulation through façade design and landscaping that provides horizontal and vertical breaks and reduces the perceived bulk of the podium when viewed from streets and public spaces.	**AO1** Tower base (podium) forms encourage vertical articulation generally in accordance with **Drawings DG.03.1** and **DG.03.2** of **Design Principle 3 – Visual & Vertical Breaks**; using design measures including: (a) open gallery spaces; (b) articulation denoting pedestrian entry points; (c) varied façade materials and treatments; and (d) landscaping embellishments.
PO2 Tower base façades contribute to a cohesive mixed-use neighbourhood centre character by incorporating active frontages, articulated architectural design, and pedestrian-oriented interfaces that enhance the streetscape.	**AO2** Tower base façades avoid blank, featureless walls by patterning high-quality architectural elements including window bays, canopies, and fenestration.
Tower form design	
PO3 Residential towers demonstrate design excellence and architectural merit by: (a) providing adequate tower separation to protect privacy and visual amenity, maintain view corridors, and enable natural light and cross breezes; (b) adopting slender, well-proportioned forms and articulated to minimise bulk, avoid large blank façades, and positively contribute to the streetscape and skyline;	**AO3.1** Residential towers are separated in accordance with **Drawing DG.08.1** of **Design Principle 8 – Tower Separation**. **AO3.2** Where tower floor plates exceed 750m² and/or a single façade exceeds a length of 55m, buildings provide recesses and building height variation in accordance **Drawing DG.02.1** and **Drawing DG.02.2** of **Design Principle 2 – Building Recesses & Height Variation.**

Performance outcomes	Acceptable outcomes
(c) incorporating contextually responsive and innovative architectural design, including façade depth and shadow-casting elements, to create visual interest and reinforce a high-quality precinct identity; (d) varying height and form to deliver a distinctive skyline and avoid an urban wall effect; and (e) utilising high-quality, durable and sustainable and textured materials, finishes and colours.	
PO4 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.	**AO4** Tower form (including balconies) along: (a) single frontages step in at least 6m 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.
PO5 Tower form orientation and articulation promotes sub-tropical design excellence and innovation.	**AO5.1** 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.
	AO5.2 Tower façades are articulated and modulated generally in accordance with **Drawings DG.03.1 and DG.03.1 – Design Principle 3 – Visual & Vertical Breaks**; and are:

Performance outcomes	Acceptable outcomes
	(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.
PO6 Balconies maximise building performance while minimising negative impacts on the building mass and public realm.	**AO6** Balconies: (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.
Tower cap design	
PO7 Tower caps reinforce the Gold Coast skyline. **Note: building height incorporates allowance for plant and equipment, attractive building caps and rooftop features.**	**AO7** Where building height creates an identifiable protrusion in the skyline or the site terminates a viewpoint, the following are provided: (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.
PO8 Tower cap design attractively integrates all signage, telecommunications, service structures, lift motor rooms and mechanical plants.	**AO8** No acceptable outcome provided.

Performance outcomes	Acceptable outcomes

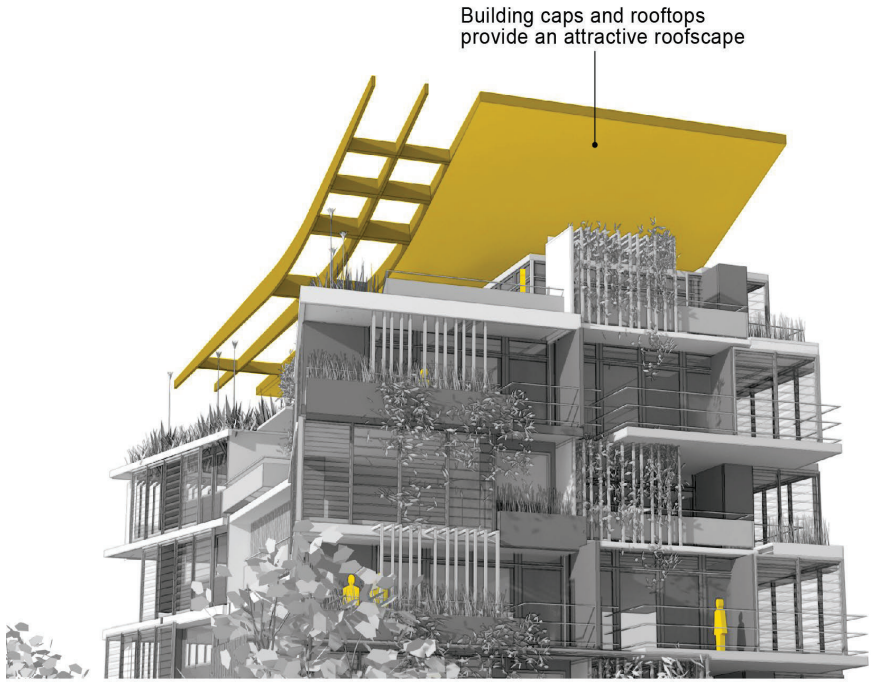
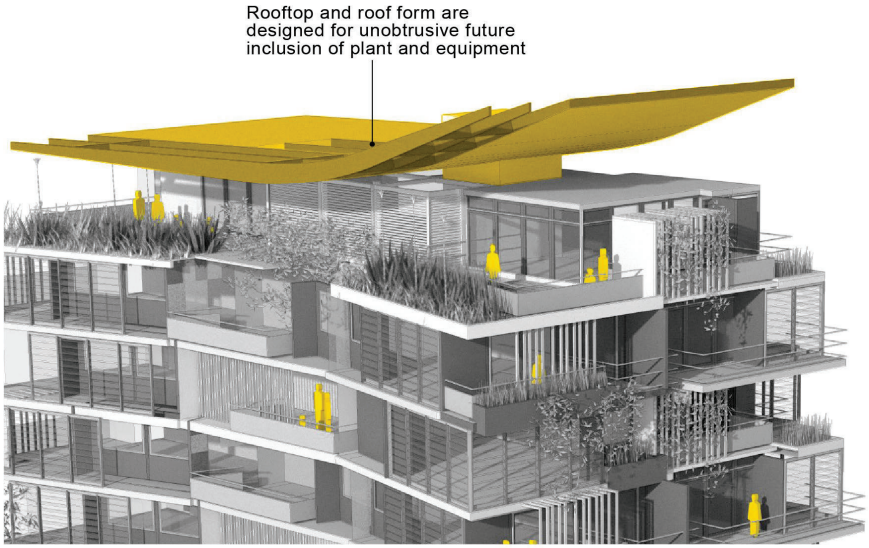


Figure 5.1.4

Illustration showing High-rise accommodation outcomes for building caps and rooftops

Performance outcomes	Acceptable outcomes
 **Figure 5.1.5** Illustration showing High-rise accommodation outcomes for roof top and roof form	
Corner design philosophies	
PO9 The design treatment at key corners and street frontages reinforces the differing character and function of each interface, contributing positively to the public realm and legibility of the site. Development provides built form that is responsive to the surrounding context and street hierarchy by: (a) enhancing pedestrian interaction and activation at key pedestrian-oriented locations; and	**AO9.1** The scale and intensity of built form and activity at each corner reflects its intended function in accordance with **Drawing DG.05 – Design Principle 5 – Corner Design Philosophy**, being: (a) Benowa Road / Carrara as the primary pedestrian-oriented corner; and (b) Ashmore Road / Benowa as a supporting secondary commercial-oriented corner.
	AO9.2 The Benowa Road / Carrara Street corner and Benowa Road frontage include active uses and fine-grain architectural treatments that support pedestrian interaction in

Performance outcomes	Acceptable outcomes
(b) providing a robust, commercial frontage to high-traffic roads where interfaces are less conducive to pedestrian activation.	accordance with **Drawing DG.05 – Design Principle 5 – Corner Design Philosophy** and include: (a) outdoor dining areas and open terraces; (b) transparent façades and pedestrian-scaled elements such as awnings and overhangs; and (c) direct pedestrian connections, facilitating access through the site.
	AO9.3 The Ashmore Road frontage and Ashmore Road / Benowa Road corner present a commercial-style frontage in accordance with **Drawing DG.05 – Design Principle 5 – Corner Design Philosophy** and include: (a) glazed or display windows that provide visual interest and passive surveillance to the street; and (b) landscaping or deep-planting areas that provide visual relief to the built form.
Access	
PO10 Development delivers cross-block links incorporated into the building design that promote pedestrian permeability throughout the site and create legible, safe and attractive through-site movement consistent with an urban village character.	**AO10** Development provides a minimum of two cross-block links with a minimum width of 8m generally in accordance with **Drawing DG.01** of **Design Principle 1 – Cross-Block Permeability** linking: (a) Carra Street to Ashmore Road (i.e. north-south); and (b) Benowa Road to the eastern side access handle (i.e. east-west).
PO11	**AO11.1**

Performance outcomes	Acceptable outcomes
Public access through the site is convenient, legible, and universally accessible, responding to challenging topography and enhancing pedestrian permeability.	Cross-block pedestrian access connects Carrara Street and Benowa Road to the Ashmore Road retail level.
	AO11.2 Cross-block pedestrian links remain publicly accessible 24 hours a day.
PO12 Access arrangements provide clear separation between residential and commercial components to ensure security, operational efficiency, and public-private delineation. Each tower is provided with its own entry.	**AO12.1** Access points are provided generally in accordance with **Drawings DG.04** of **Design Principle 4 – Access Separation** and **Drawing DG.06** of **Design Principle 6 – Residential Identity & Lift Cores** and incorporate the following: (a) separate pedestrian access points are provided for residential and commercial uses; (b) each residential tower has a dedicated, street-facing lobby with a distinct architectural language from adjacent commercial tenancies; and (c) mid-block terraces are accessed from a centrally located lobby on the Ashmore Road retail level, with shared facilities including a mail room adjacent to the Ashmore Tower lobby.
Public realm	
PO13 Ground-level active uses, landscaping, seating, lighting, weather protection, passive surveillance, clear wayfinding, and safe pedestrian movement support a vibrant public realm.	**AO13** To promote comfort, safety and vibrancy at the pedestrian level, development provides: (a) active frontages; (b) integrated landscaping and lighting; (c) weather protection; and (d) clear wayfinding elements.
PO14 Where car parking is located above ground, it is sleeved or otherwise screened by active uses or architectural/landscape treatments that contribute to activation, articulation, and visual interest.	**AO14** All above-ground podium levels accommodating car parking are provided generally in accordance with **Drawing DG.07** of **Design Principle 7 – Carpark Sleeving Strategy** or:

Performance outcomes	Acceptable outcomes
	(a) screened with high-quality architectural elements and/or vertical landscaping that provides visual interest, depth, and articulation to the building façade; and (b) treated to reduce light spillage.
Landscape design	
PO15 Development incorporates landscape outcomes that: (a) respond to the opportunities and constraints of the site; (b) create a sense of place and character; (c) provide long-term visual amenity; (d) reinforce and enhancing the local landscape character; (e) ensure it is suited to the environmental, climatic, soil and aspect conditions of the area; (f) have regard for ongoing efficient maintenance outcomes; (g) contribute to a safe and inclusive environment through design; (h) provides sufficient space to support healthy tree growth; (i) is positioned to allow the tree to establish and mature without conflict with built structures; and (j) assists in breaking up podium bulk and form.	**AO15** No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Housing need and choice	
PO16 Development provides a mix of housing sizes and affordability outcomes to meet housing needs.	**AO16** No acceptable outcome provided.
Communal and private space areas	
PO17 Communal space areas: (a) are accessible, useable and safe; (b) are designed for the subtropical climate, maximising outdoor living opportunities and enhancing amenity for residents; (c) enhance the attractiveness of the development; (d) provide opportunities for social interaction; and (e) create pleasantly shaded outdoor areas.	**AO17.1** Communal space is provided at a rate of 6.5m^2 per dwelling and is designed for simultaneous use by individuals and groups.
	AO17.2 Landscaping in open communal space areas: (a) have minimum and average widths of 1.5m and 3m; (b) provides sufficient soil depth to support healthy growth; and (c) do not screen views to the street or entries.
PO18 Development provides attractive, accessible and functional private open space for residents, which are designed for the subtropical climate to maximise outdoor living opportunities and enhance amenity for residents.	**AO18** Private open space for each dwelling: (a) mitigates 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.
Privacy	
PO19	**AO19** Habitable room windows do not 'directly face':

Performance outcomes	Acceptable outcomes
Privacy for users and neighbouring properties is accomplished by windows that are appropriately obscured by glazing, shuttering, location or other similar treatments.	(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.**

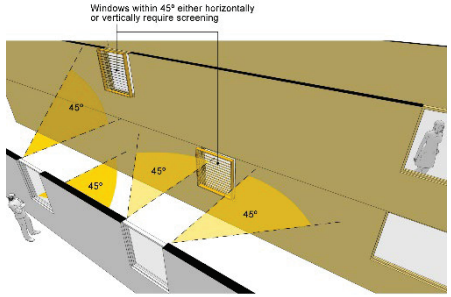
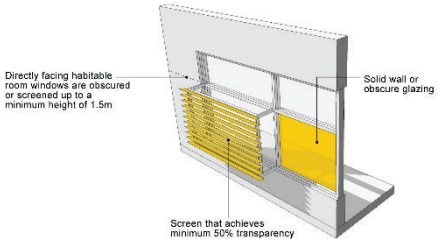


Figure 5.1.9

Illustration showing High-rise accommodation design privacy outcomes where windows and doors are appropriately obscured by screening

Performance outcomes	Acceptable outcomes
 **Figure 5.1.10** Illustration showing High-rise accommodation outcomes for privacy.	
Safety and security	
PO20 Building design enhances safety and security for intended users.	**AO20.1** Above ground floor windows and balconies overlook all on-site pedestrian paths and communal open spaces.
	AO20.2 Lighting at 4m intervals is provided along all on-site pedestrian paths and communal open spaces.
	AO20.3 Entrances and exits to the street are directly accessible, illuminated and highly visible.
	AO20.4 Dead-end corridors, alleyways, pathways and refuse areas are signed and secured to prevent unauthorised access.
Services	
PO21	**AO21**

Performance outcomes	Acceptable outcomes
Servicing, utilities, loading and other 'back of house' activities are either located underground, screened or hidden away from public view and are consolidated to reduce visual dominance at the street frontage to prioritise landscaping and pedestrians.	No acceptable outcome provided.

6 Schedules

6.1 Schedule 1 – Administrative Definitions

1. Administrative definitions assist with the interpretation of the Benowa Gardens Plan of Development but do not have a specific land use meaning.
2. A term listed in **Table 3 column 1** has the meaning set out beside that term in column 2 under the heading.
3. The administrative definitions listed here are the definitions for the purpose of the Benowa Gardens Plan of Development.

Table 2 *Administrative Definitions*

Column 1 **Term**	**Column 2** **Definition**
Anchor tenancy	Means a single *Shop* tenancy within the development that functions as the primary retail attractor for the site, typically occupying a gross floor area greater than 1,500m² and up to a maximum of 4,000m². The anchor tenancy provides a central retail or supermarket offering that supports the viability of smaller surrounding tenancies and sustains the commercial role of the centre.

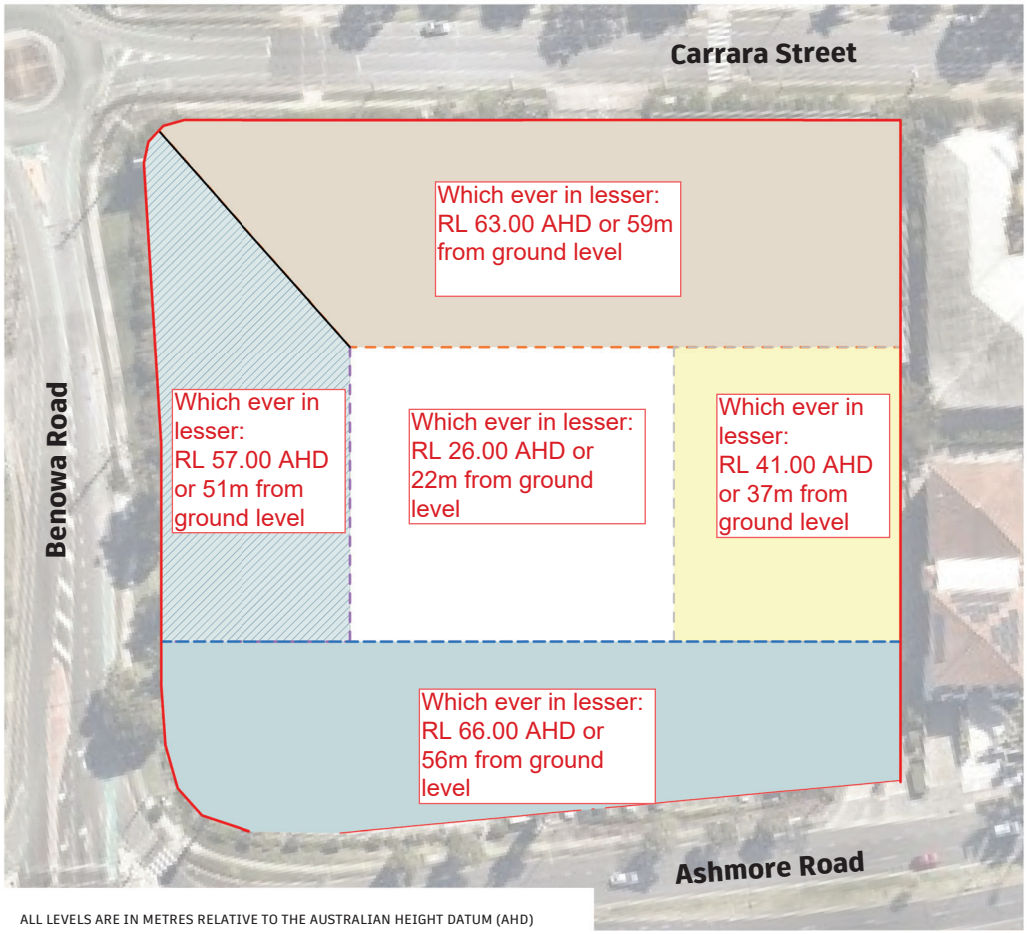
6.2 Schedule 2 – Mapping and Design Principles

BENOWA GARDENS AREA



BUILDING HEIGHTS - TOWERS AND PODIUM

TOWERS

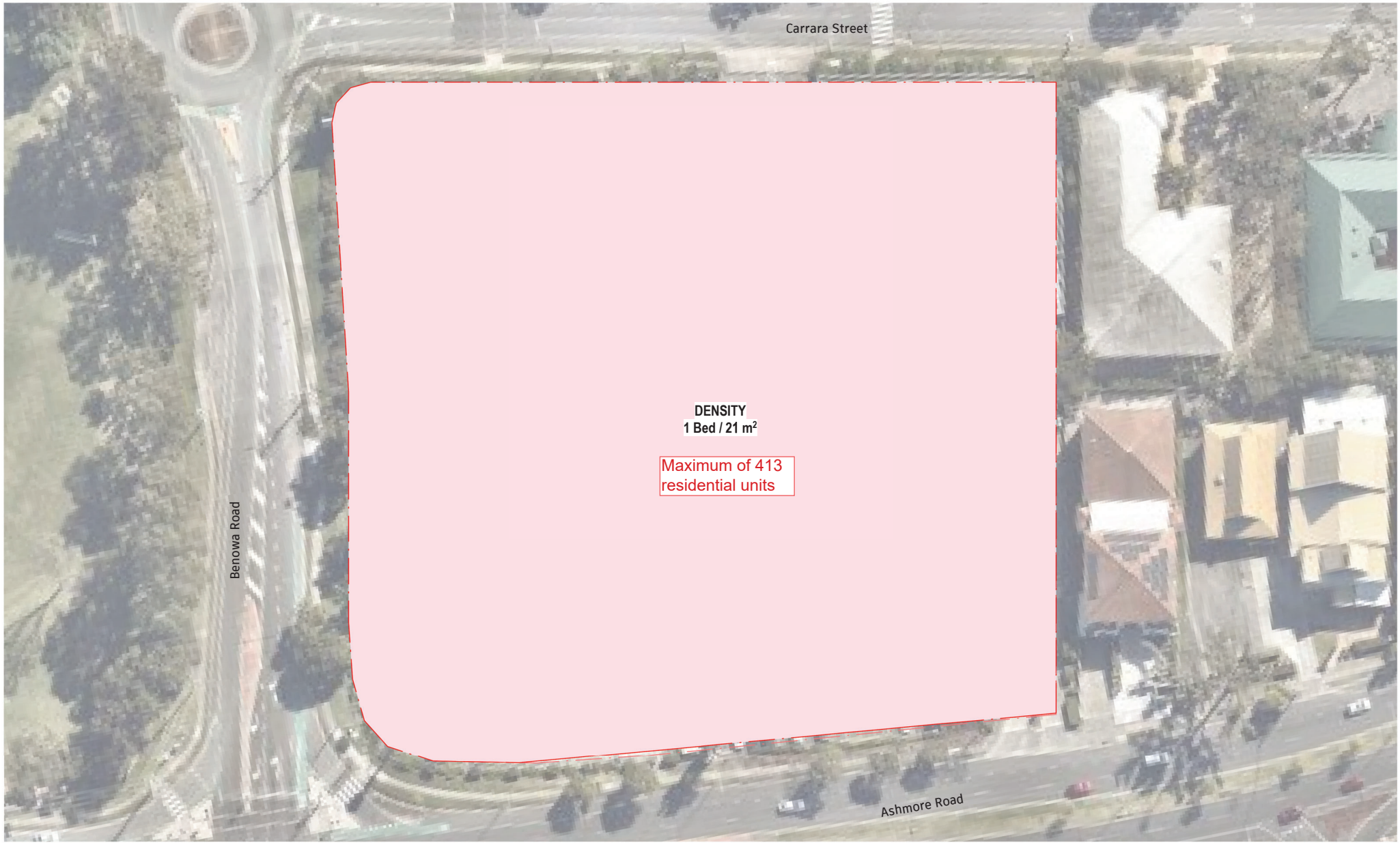


ALL LEVELS ARE IN METRES RELATIVE TO THE AUSTRALIAN HEIGHT DATUM (AHD)

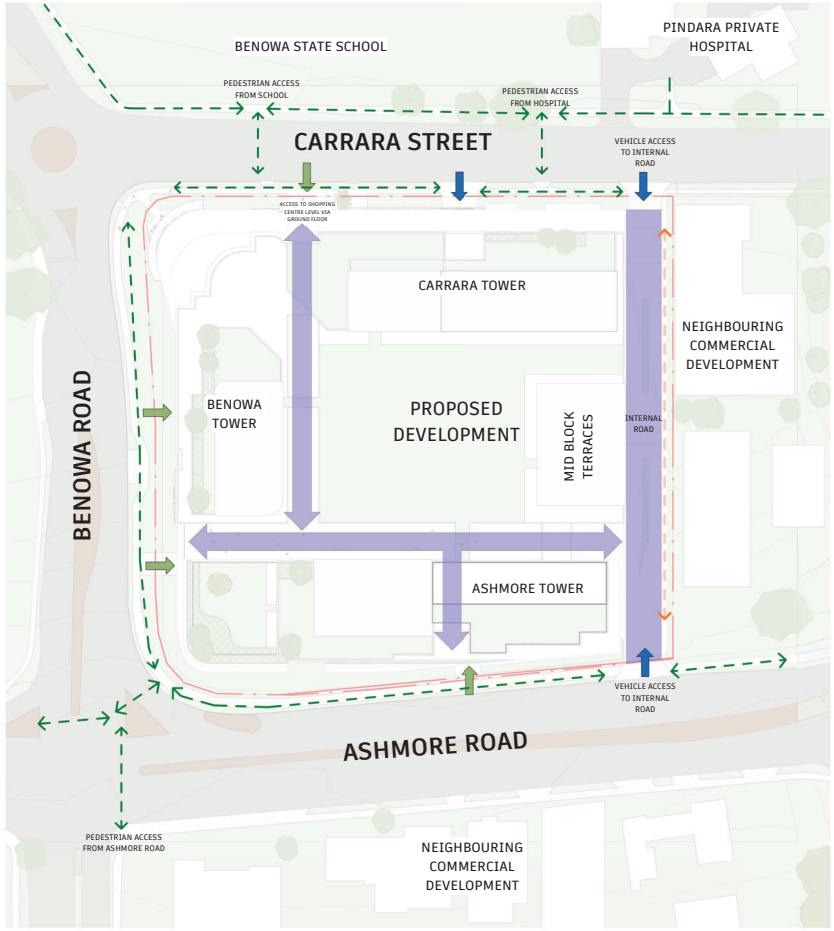
PODIUM



RESIDENTIAL DENSITY PLAN

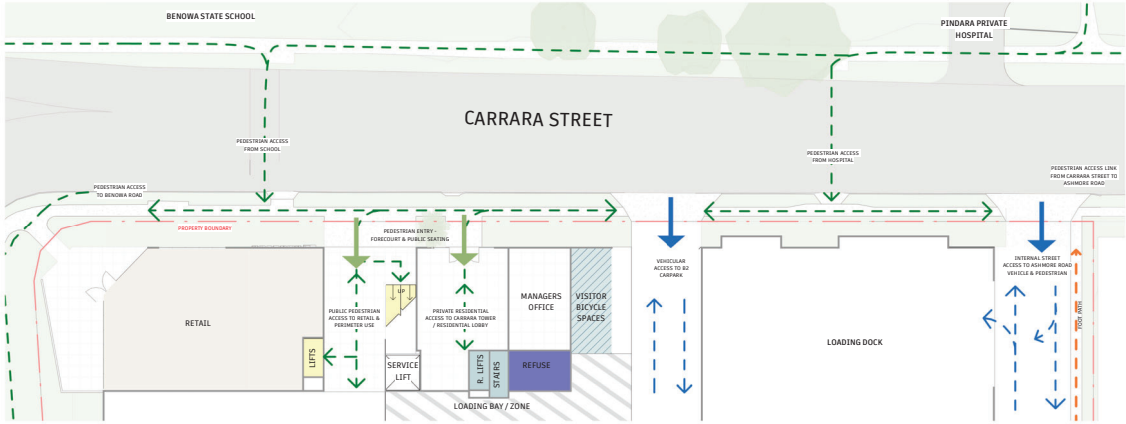


USER JOURNEY & ACCESS ROUTES MAP 4



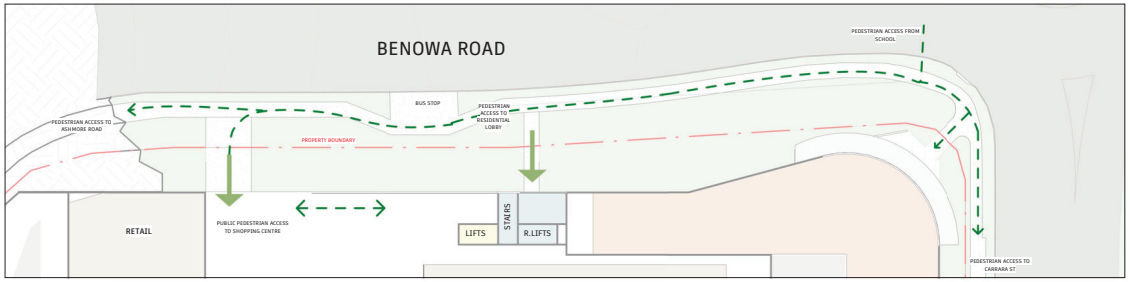
SITE PLAN - WIDER CONTEXT

1:1000



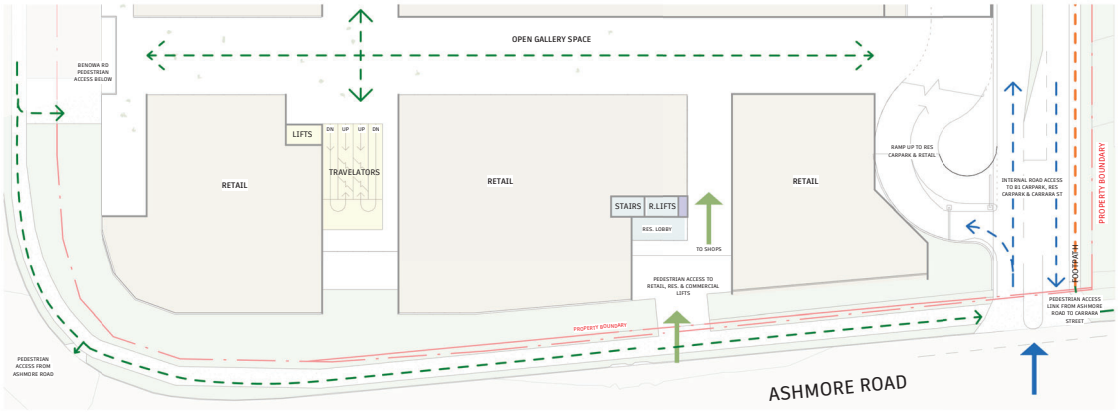
ACCESS - CARRARA STREET

1:500



GF ACCESS - BENOWA ROAD

1:500



GF ACCESS - ASHMORE ROAD

1:500

ACCESS ROUTES LEGEND

- CROSS BLOCK LINK
- INTERNAL ROAD
- PEDESTRIAN ENTRY POINTS
- VEHICULAR AND SERVICE ACCESS POINTS
- CROSS BLOCK LINK
- PEDESTRIAN ROUTES

STAGING OF WORKS MAP 5



STAGING PLAN

1:500

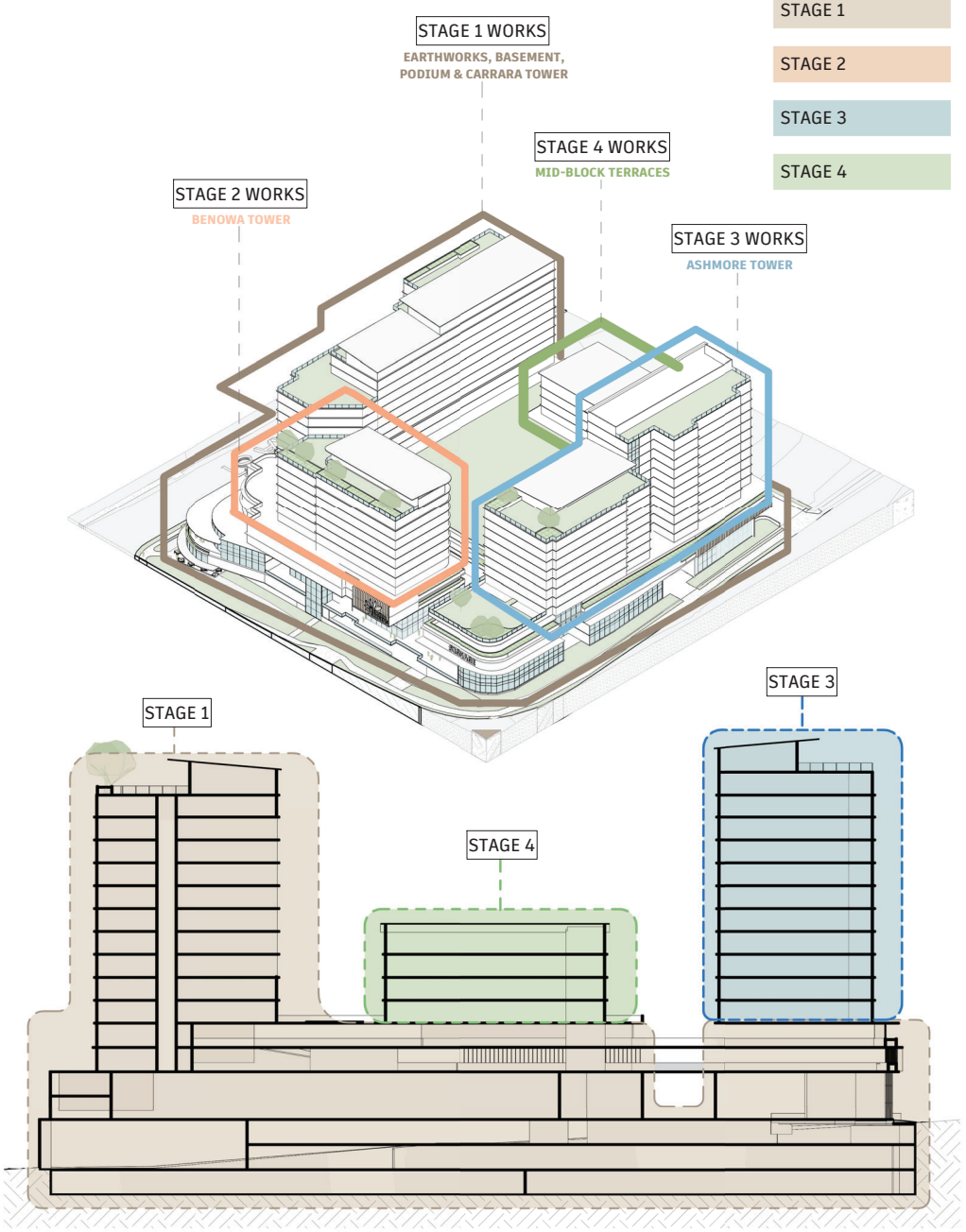
STAGING LEGEND

STAGE 1

STAGE 2

STAGE 3

STAGE 4

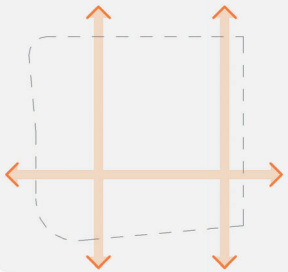


STAGING SECTION

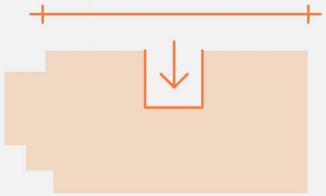
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ILLUSTRATES THE NINE KEY DESIGN PRINCIPLES & HOW THEY ARE APPLIED:

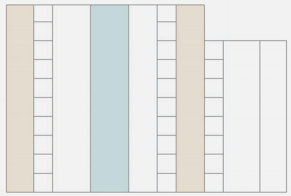
01. CROSS-BLOCK PERMEABILITY



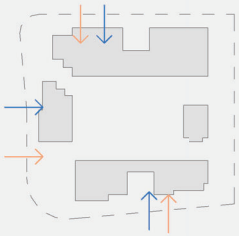
02. BUILDING RECESSES & TOWER LENGTHS



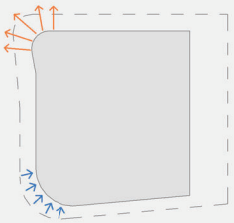
03. VISUAL & VERTICAL BREAKS



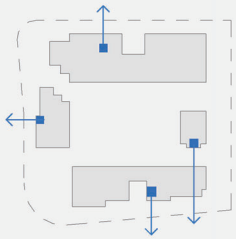
04. ACCESS SEPARATION



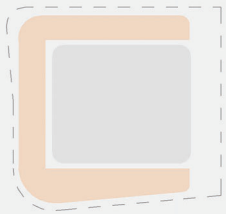
05. CORNER DESIGN PHILOSOPHY



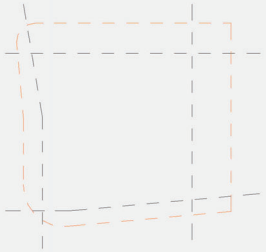
06. RESIDENTIAL ADDRESS+LIFT CORE



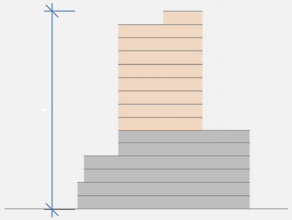
07. CARPARK SLEEVING



08. TOWER SEPERATION



09. BUILDING HEIGHT



01. CROSS-BLOCK PERMEABILITY

PERMEABLE GALLERY CORRIDORS FORM NORTH-SOUTH AND EAST-WEST CONNECTIONS BY LINKING CARRARA STREET TO ASHMORE ROAD, AND BENOWA ROAD TO THE INTERNAL STREET. THE GALLERY CORRIDORS ARE MAINLY OPEN TO THE SKY, FORMING A FRAMED PROMENADE IN BOTH DIRECTIONS

REFER TO DIAGRAM 1

02. BUILDING RECESSES & TOWER LENGTHS

A DEEP RECESS INCORPORATED IN THE TOWER'S FACADE, ALONGSIDE VARIANCE IN LEVELS, CREATES VISUAL SEPARATION, ALLOWING THE BUILDING TO READ AS TWO DISTINCT FORMS TO REDUCE PERCEIVED BUILDING BULK & ALLOW VISUAL BREAKS. BUILDINGS EXCEEDING 55M IN LENGTH INCORPORATE A RECESS

REFER TO DIAGRAM 2

03. VISUAL & VERTICAL BREAKS

EACH STREET ELEVATION IS VERTICALLY BROKEN UP THROUGH A RANGE OF STRATEGIES INCLUDING; VARYING SETBACKS IN THE TOWER FORM, VERTICAL SCREENING ELEMENTS, FACADE PLANTING, BALCONIES, & VARIOUS MATERIALITY.

REFER TO DIAGRAM 3

04. ACCESS SEPARATION

CONVEYS ACTIVE FRONTAGES AND EQUITABLE ACCESS BY PROVIDING DEDICATED SEPARATE RESIDENTIAL AND RETAIL (PUBLIC) ENTRIES ON ALL THREE STREET FRONTAGES

REFER TO DIAGRAM 4

05. CORNER DESIGN PHILOSOPHY

THE CARRARA-BENOWA CORNER IS HEAVILY PEDESTRIANISED WHEREAS BENOWA-ASHMORE PRIORITISES FEATURES GLAZED SHOPFRONTS AND SIGNAGE TO SERVE AS A HIGH IMPACT VISUAL ANCHOR WHILE LIMITING PEDESTRIAN FLOW AT THE HIGH-TRAFFIC INTERSECTION.

REFER TO DIAGRAM 5

06. RESIDENTIAL ADDRESS & LIFT CORE

THE APPROACH ENSURES A CLEAR AND DISTINCT RESIDENTIAL ADDRESS FOR EACH BUILDING. THIS ENHANCES WAYFINDING, PROMOTES A STRONGER SENSE OF IDENTITY FOR RESIDENTS, AND SUPPORTS OPERATIONAL EFFICIENCY BY ALIGNING EACH LIFT CORE WITH A DEDICATED ENTRY POINT

REFER TO DIAGRAM 6

07. CARPARK SLEEVING

CARPARKING IS SLEEVED WITH EITHER ACTIVE USES (PERIMETER USE, COMMERCIAL SPACE, RETAIL) OR SUBSTANTIAL LANDSCAPING PROVIDING A VISUAL BARRIER FROM THE STREETSCAPE

REFER TO DIAGRAM 7

08. TOWER SEPARATION

THE TOWERS ON CARRARA STREET AND BENOWA ROAD ADHERE TO A MINIMUM SETBACK OF 10M, WHILE ASHMORE ROAD TOWER IS A MINIMUM OF 6M. THE TOWERS ALL FEATURE A MINIMUM OF 14 METRES SEPARATION FROM EACH OTHER.

REFER TO DIAGRAM 8

09. BUILDING HEIGHT

BUILDING HEIGHTS ARE SHOWN IN SECTION AS A MAXIMUM LEVEL ABOVE THE NATURAL GROUND LINE & RELATIVE TO THE VARYING SETBACKS

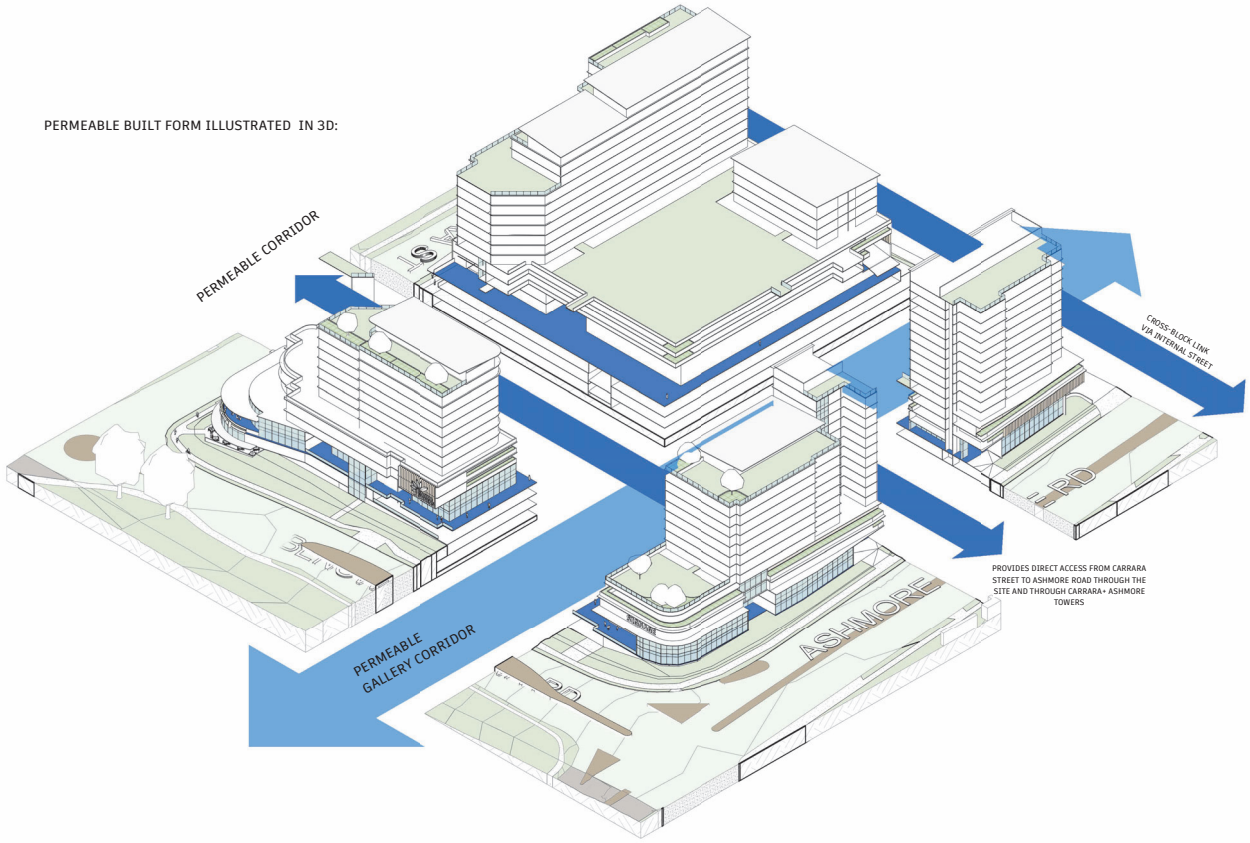
REFER TO DIAGRAMS 9 & 9a

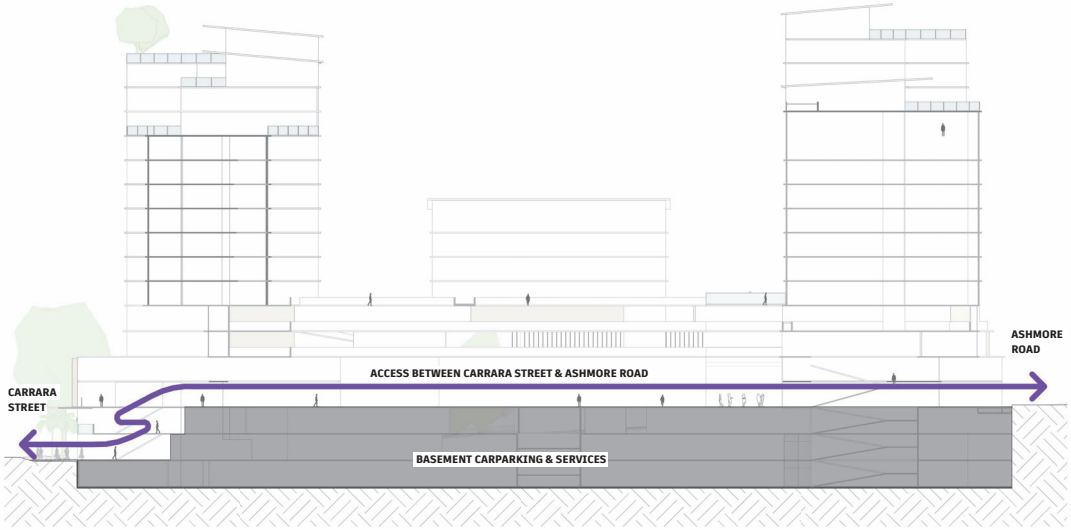
DESIGN PRINCIPLE 1 - CROSS-BLOCK PERMEABILITY

PERMEABLE GALLERY CORRIDORS FORM NORTH-SOUTH AND EAST-WEST CONNECTIONS BY LINKING CARRARA STREET TO ASHMORE ROAD, AND BENOWA ROAD TO THE INTERNAL STREET. THE GALLERY CORRIDORS ARE MAINLY OPEN TO THE SKY, FORMING A FRAMED PROMENADE IN BOTH DIRECTIONS



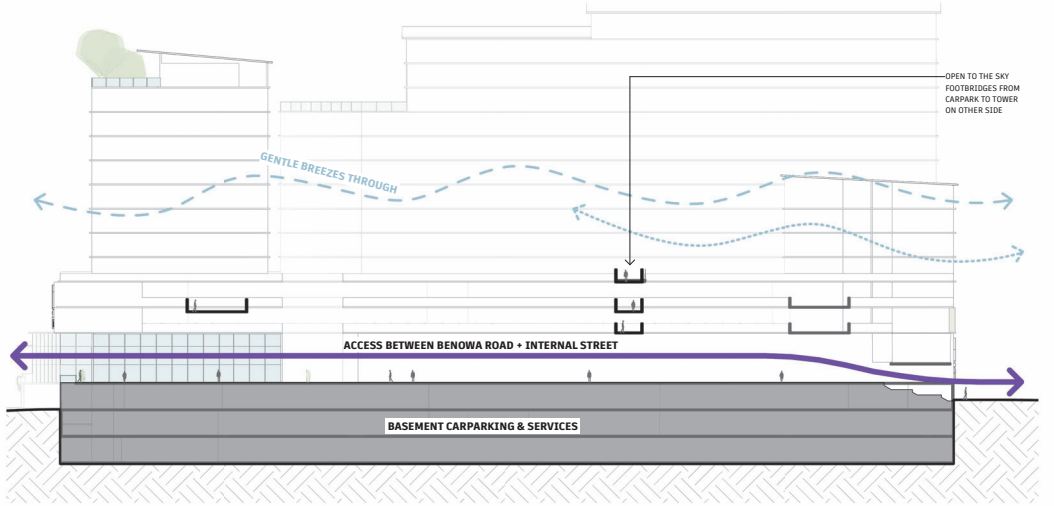
PERMEABLE BUILT FORM ILLUSTRATED IN 3D:





SECTION - NORTH-SOUTH GALLERY

1 : 500

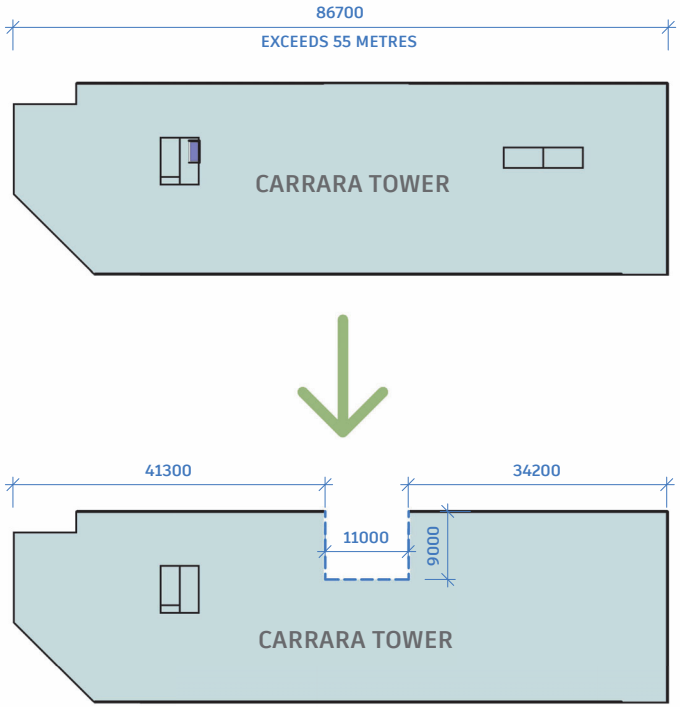


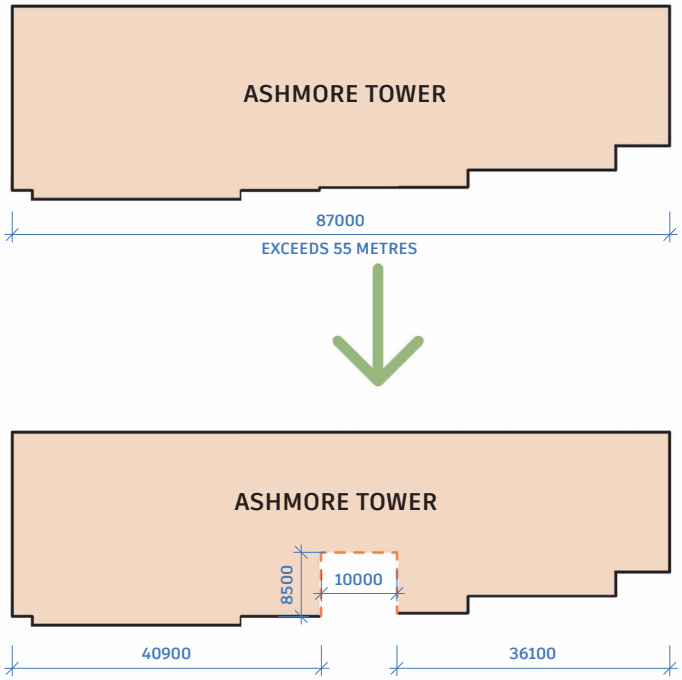
SECTION - EAST-WEST GALLERY

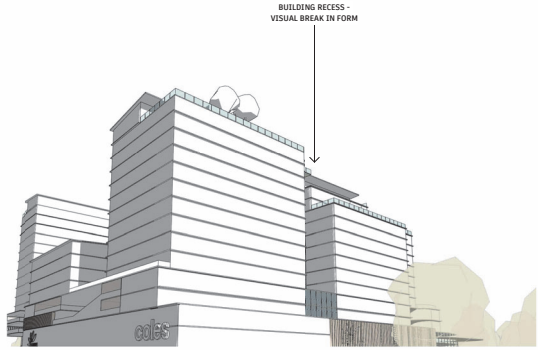
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DESIGN PRINCIPLE 2 - BUILDING RECESSES, TOWER LENGTHS & HEIGHT VARIATION

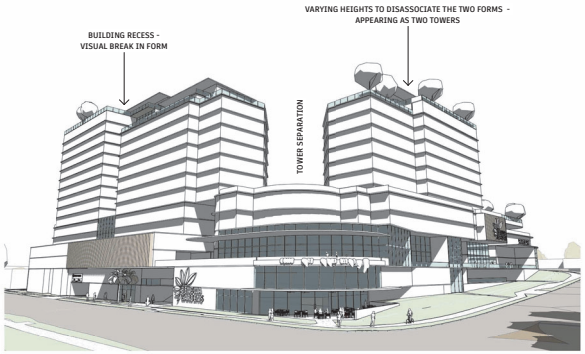
A DEEP RECESS INCORPORATED IN THE TOWER'S FACADE, ALONGSIDE VARIANCE IN LEVELS, CREATES VISUAL SEPARATION, ALLOWING THE BUILDING TO READ AS TWO DISTINCT FORMS TO REDUCE PERCEIVED BUILDING BULK & ALLOW VISUAL BREAKS. BUILDINGS EXCEEDING 55M IN LENGTH INCORPORATE A MINIMUM 10x8m RECESS



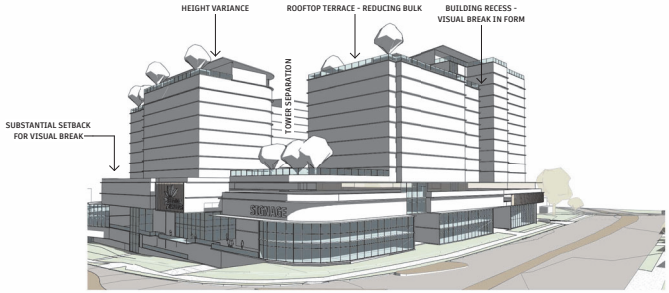




3D VIEW 1 - CARRARA ST TOWER



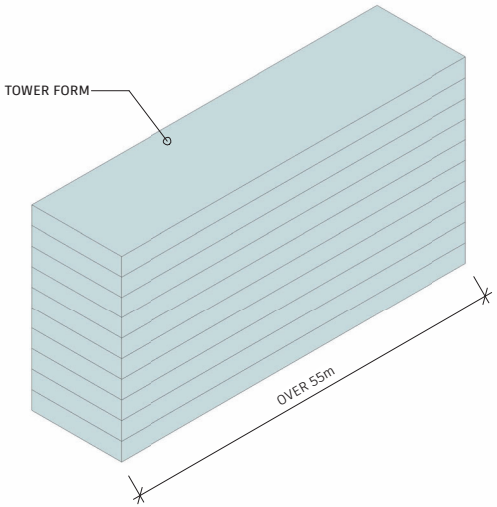
3D VIEW 2 - CARRARA ST & BENOWA RD TOWERS



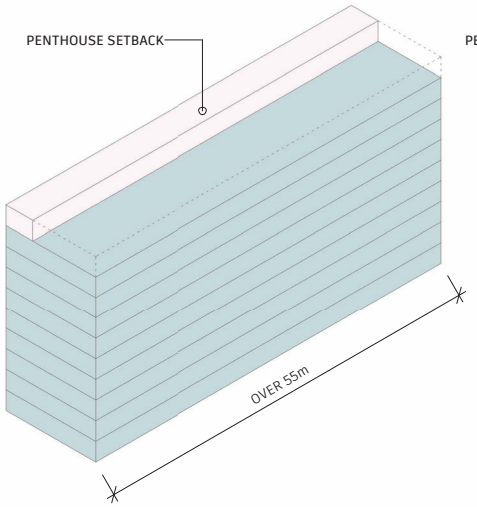
3D VIEW 3 - BENOWA & ASHMORE RD TOWERS

DESIGN PRINCIPLE 2 - BUILDING RECESSES, TOWER LENGTHS & HEIGHT VARIATION

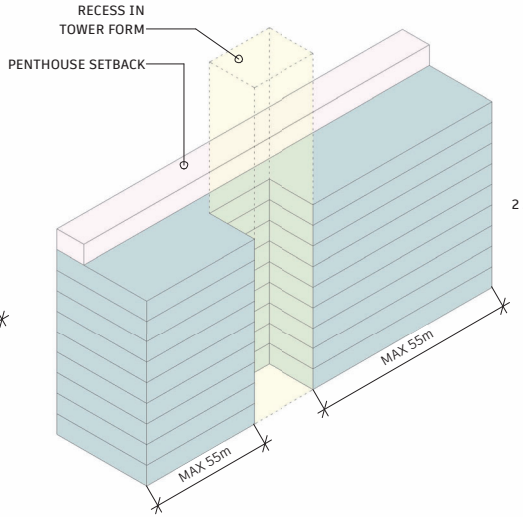
BUILDINGS EXCEEDING 55M IN LENGTH SHALL HAVE A MINIMUM HEIGHT VARIATION of 2 STOREYS. NO SINGLE HEIGHT SECTION SHALL EXCEED 55m



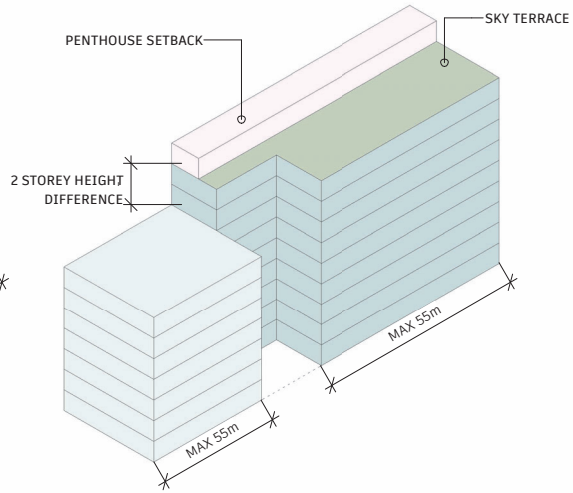
STEP 1



STEP 2



STEP 3



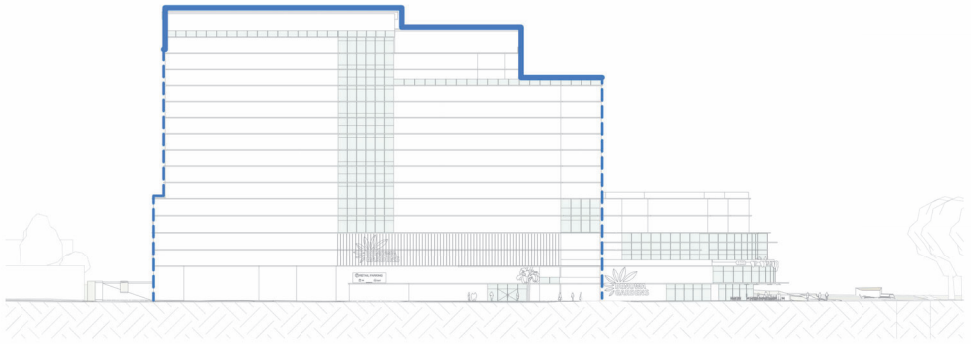
STEP 4

NOTE: REFER TO DRAWING DG.09.1 FOR SETBACK METRICS



ASHMORE TOWER - HEIGHT VARIANCE

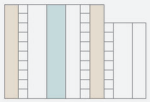
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CARRARA TOWER - HEIGHT VARIANCE

1 : 750

DESIGN PRINCIPLE 3 - VISUAL & VERTICAL BREAKS

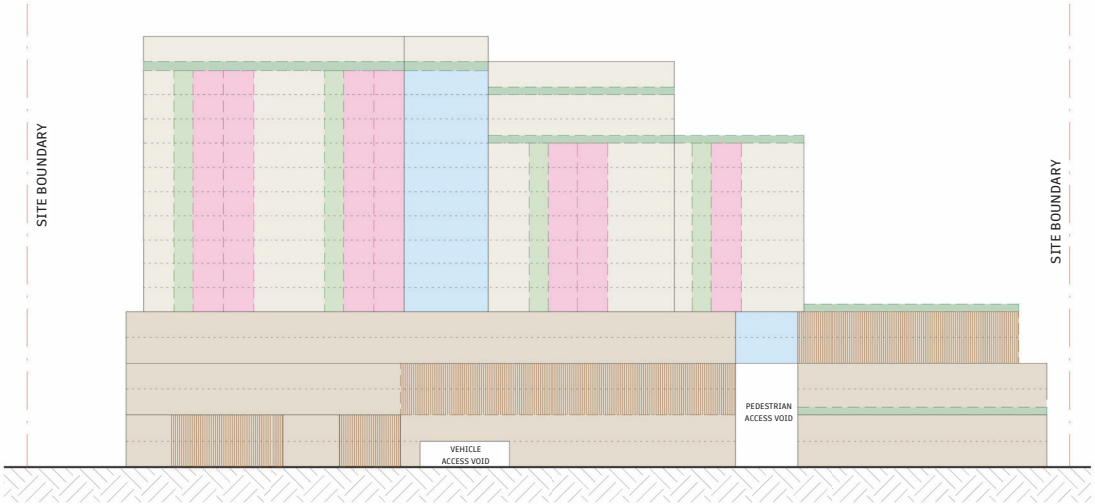


EACH STREET ELEVATION IS VERTICALLY BROKEN UP THROUGH A RANGE OF STRATEGIES INCLUDING; VARYING SETBACKS IN THE TOWER FORM, VERTICAL SCREENING ELEMENTS, FACADE PLANTING, BALCONIES, & VARIOUS MATERIALITY.

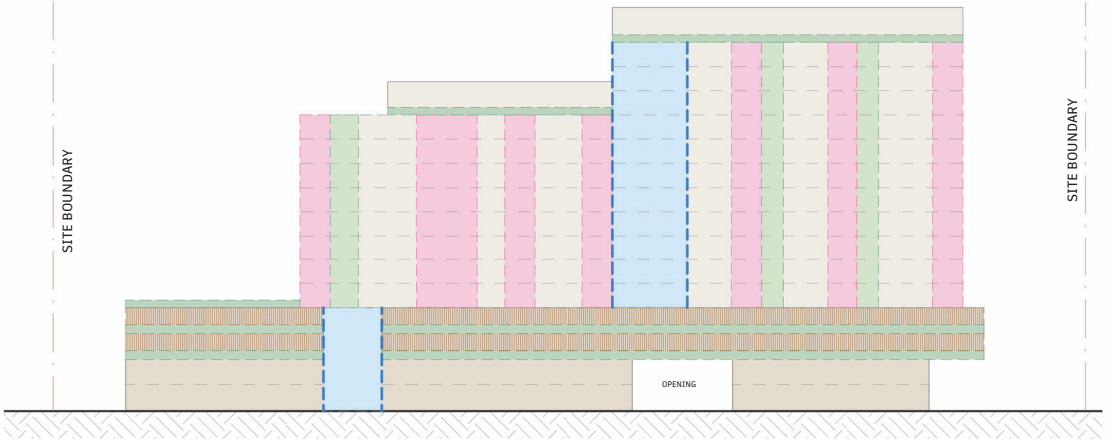
LEGEND

SHOWS THE METHOD OF VERTICAL / VISUAL BREAK APPLIED TO EACH AREA SHOWN ON THE ELEVATIONS

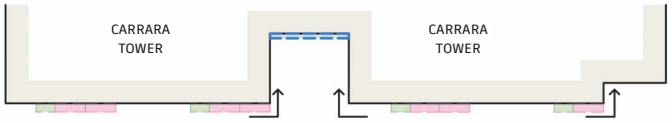
- BUILDING RECESS - GLAZED
- GLAZED BALUSTRADE
- COLUMN OF BALCONIES
- SCREENING
- LANDSCAPED TRELLIS
- LANDSCAPED TERRACE



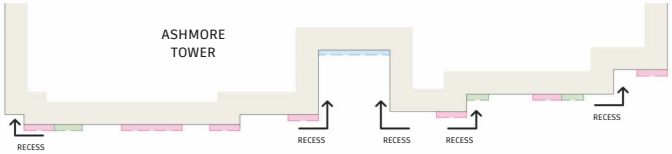
CARRARA TOWER ELEVATION (CARARRA ST)



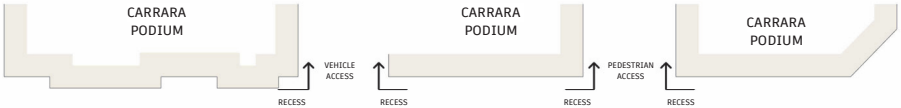
ASHMORE TOWER ELEVATION (ASHMORE ROAD)



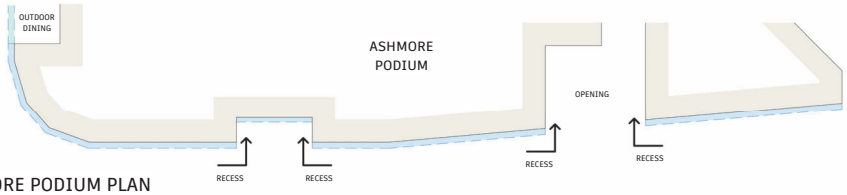
CARRARA TOWER PLAN



ASHMORE TOWER PLAN



CARRARA PODIUM PLAN



ASHMORE PODIUM PLAN

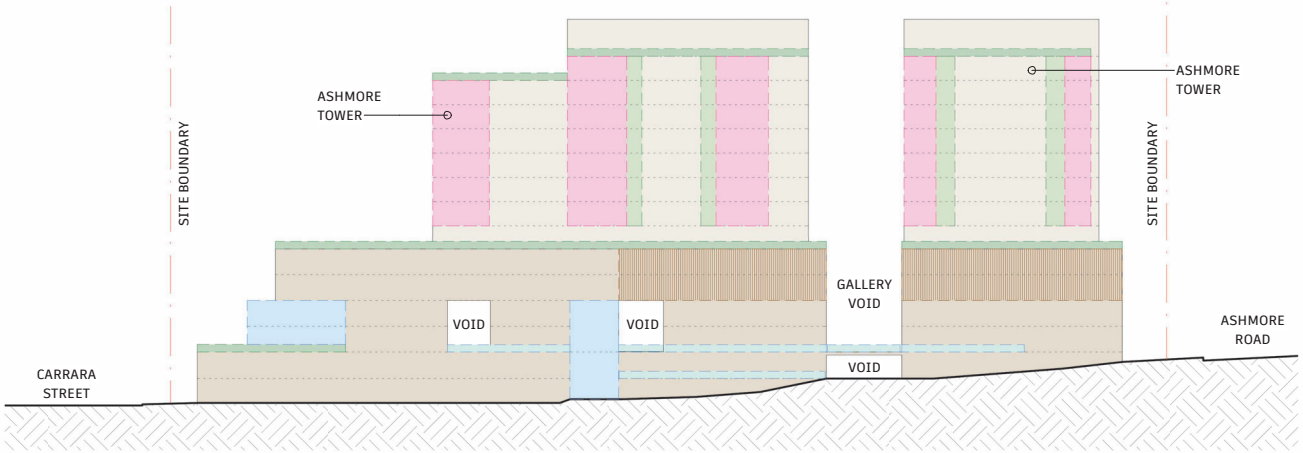
DESIGN PRINCIPLE 3 - VISUAL & VERTICAL BREAKS

EACH STREET ELEVATION IS VERTICALLY BROKEN UP THROUGH A RANGE OF STRATEGIES INCLUDING; VARYING SETBACKS IN THE TOWER FORM, VERTICAL SCREENING ELEMENTS, FACADE PLANTING, BALCONIES, & VARIOUS MATERIALITY.

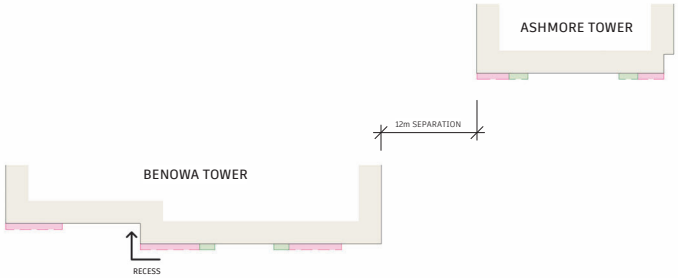
LEGEND

SHOWS THE METHOD OF VERTICAL / VISUAL BREAK APPLIED TO EACH AREA SHOWN ON THE ELEVATIONS

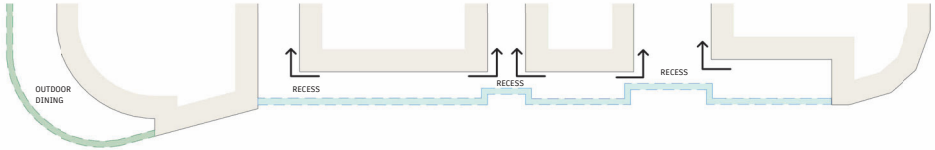
- BUILDING RECESS - GLAZED
- GLAZED BALUSTRADE
- COLUMN OF BALCONIES
- SCREENING
- LANDSCAPED TRELLIS
- LANDSCAPED TERRACE



BENOWA TOWER ELEVATION (BENOWA ROAD)



BENOWA TOWER PLAN



BENOWA PODIUM PLAN

DESIGN PRINCIPLE 4 - ACCESS SEPARATION

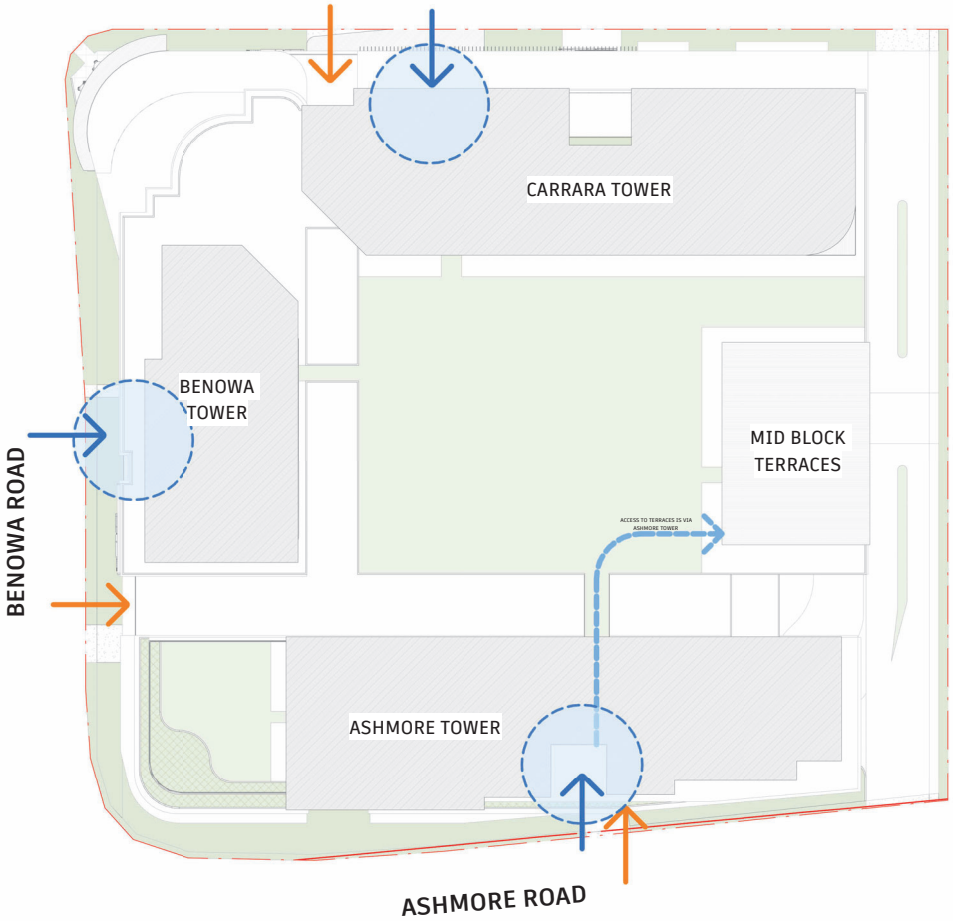
CONVEYS ACTIVE FRONTAGES AND EQUITABLE ACCESS BY PROVIDING DEDICATED SEPARATE RESIDENTIAL AND RETAIL (PUBLIC) ENTRIES ON ALL THREE STREET FRONTAGES

PEDESTRIAN ACCESS STRATEGY

LEGEND

SHOPPING CENTRE ENTRY (PUBLIC)

RESIDENTS' ENTRY (TOWER ACCESS)

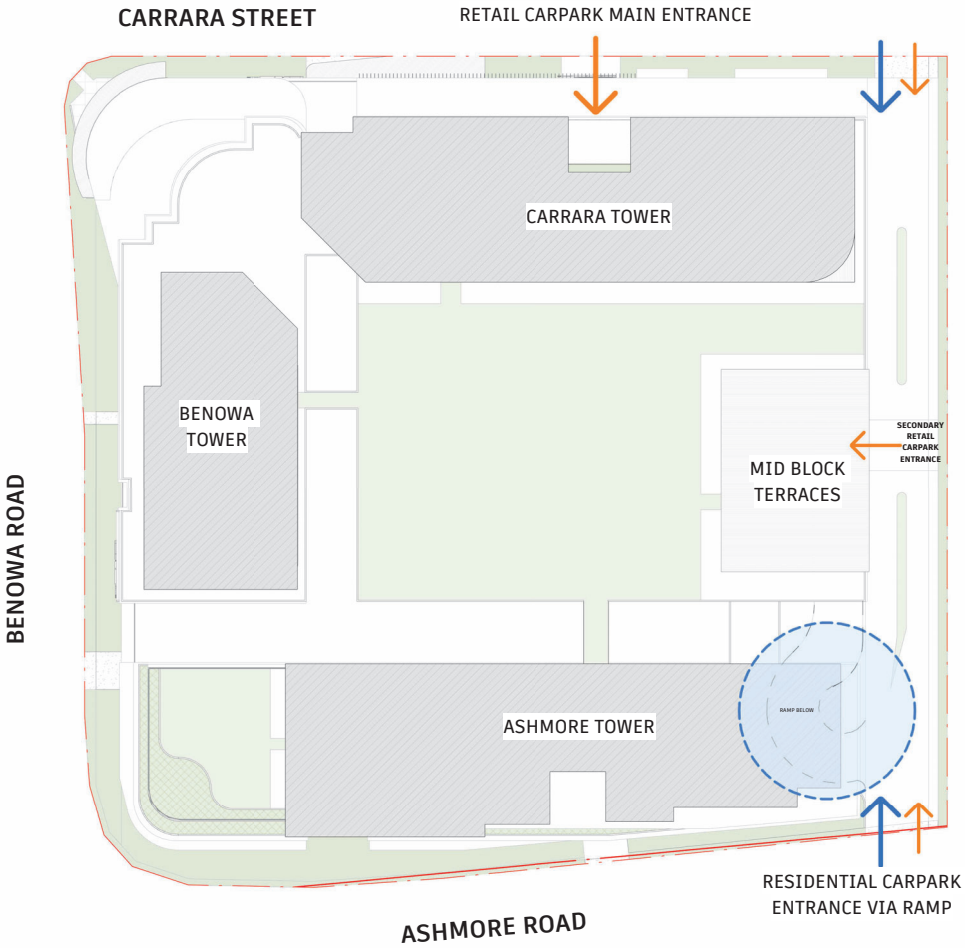


VEHICLE ACCESS STRATEGY

LEGEND

RETAIL VEHICULAR ENTRY

RESIDENTIAL VEHICULAR ENTRY



DESIGN PRINCIPLE 5 - CORNER DESIGN PHILOSOPHY

THE CARRARA-BENOWA CORNER IS HEAVILY PEDESTRIANISED TO CREATE AN INVITING, WALKABLE HUB THAT ENCOURAGES FOOT TRAFFIC AND URBAN VILLAGE INTERACTION. BENOWA-ASHMORE PRIORITISES VISIBILITY OVER ACCESSIBILITY, FEATURING GLAZED SHOPFRONTS AND SIGNAGE TO SERVE AS A HIGH IMPACT VISUAL ANCHOR WHILE LIMITING PEDESTRIAN FLOW AT THE HIGH-TRAFFIC INTERSECTION.





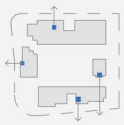
URBAN VILLAGE APPROACH

INVITES FOOT TRAFFIC WITH FINE-GRAIN FACADE, OPEN LAYOUT, WIDENED HARDSTAND AND SEAMLESS INTEGRATION INTO THE URBAN PEDESTRIAN FLOW

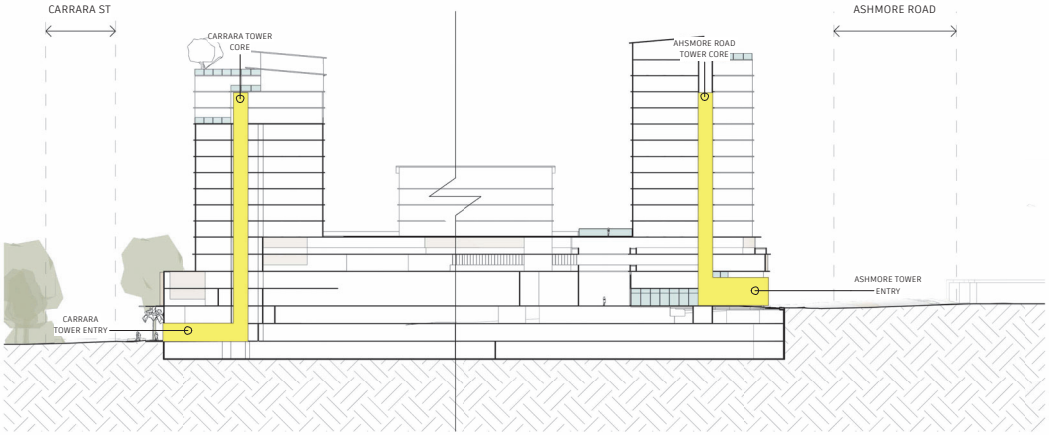
TRADITIONAL RETAIL SHOPFRONT

REDUCED PEDESTRIAN ACTIVITY DUE TO HIGH TRAFFIC INTERSECTION CORNER IS TREATED WITH SHOPFRONT GLAZING, PROMINENT SIGNAGE AND LANDSCAPING

DESIGN PRINCIPLE 6 - RESIDENTIAL IDENTITY & LIFT CORES



THE PROPOSED TOWER BREAKDOWN APPROACH ENSURES A CLEAR AND DISTINCT RESIDENTIAL ADDRESS FOR EACH BUILDING. THIS ENHANCES WAYFINDING, PROMOTES A STRONGER SENSE OF IDENTITY FOR RESIDENTS, AND SUPPORTS OPERATIONAL EFFICIENCY BY ALIGNING EACH LIFT CORE WITH A DEDICATED ENTRY POINT, NAMELY; CARRARA, ASHMORE OR BENOWA.

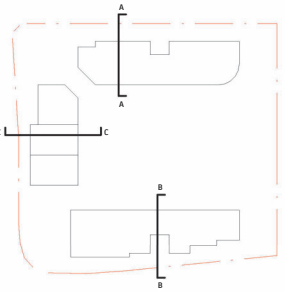


SECTION A - CARRARA ST

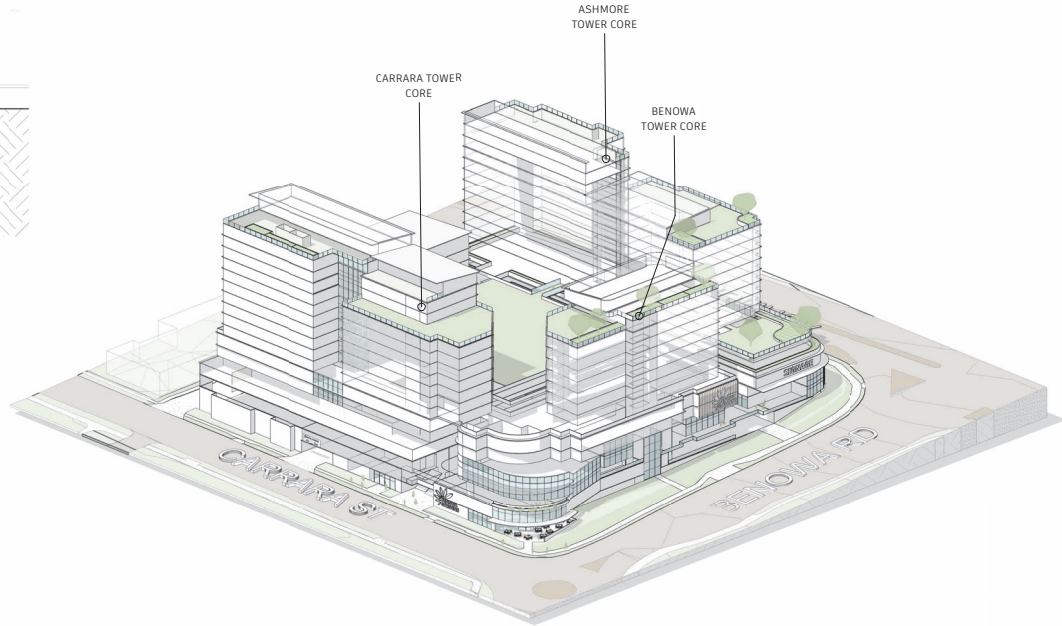
1 : 750

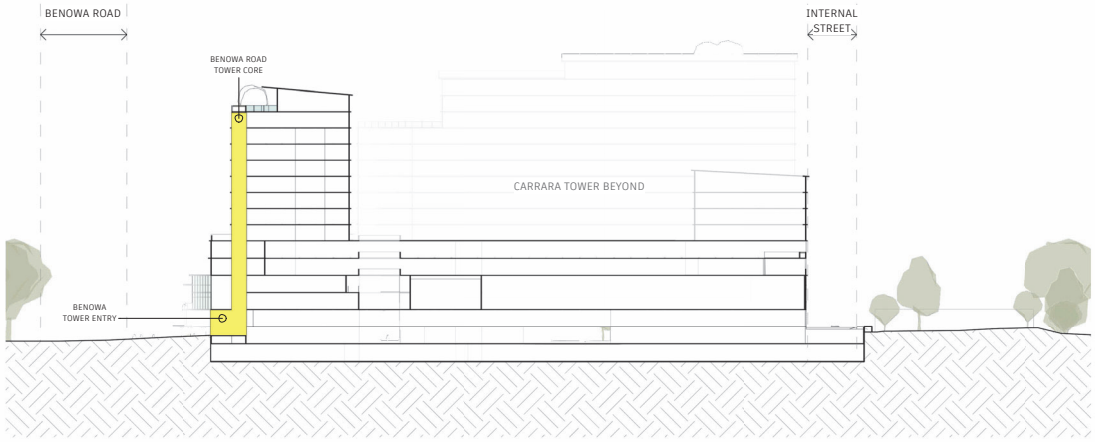
SECTION B - ASHMORE RD

1 : 750



KEY PLAN



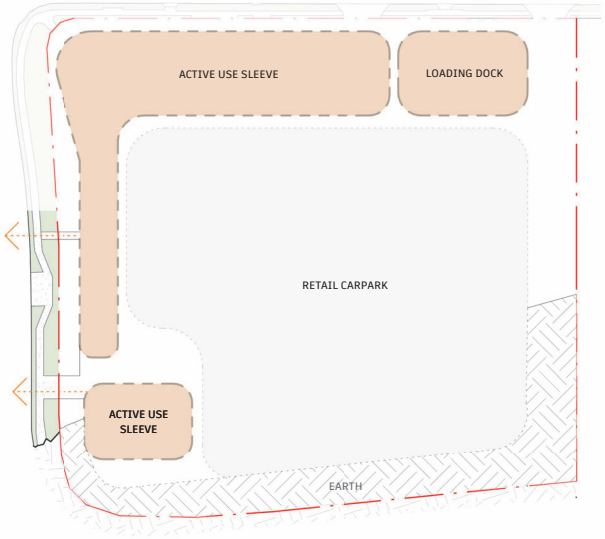


SECTION C - BENOWA RD

1 : 750

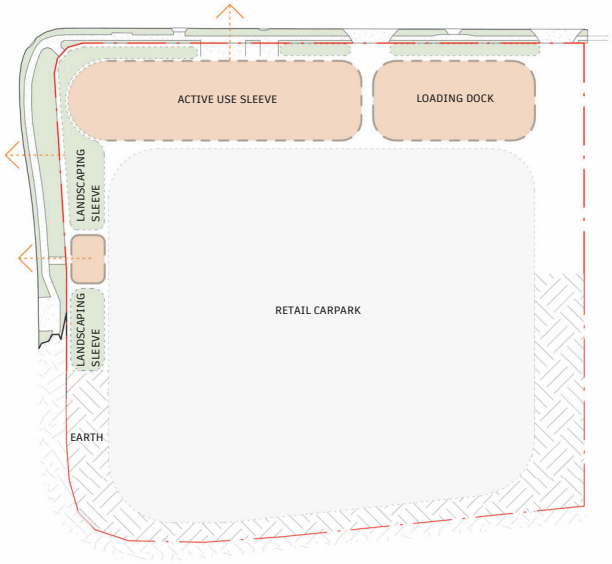
DESIGN PRINCIPLE 7 - CARPARK SLEEVING STRATEGY

CARPARKING IS SLEEVED WITH EITHER ACTIVE USES (PERIMETER USE, COMMERCIAL SPACE, RETAIL) OR SUBSTANTIAL LANDSCAPING PROVIDING A VISUAL BARRIER FROM THE STREETSCAPE



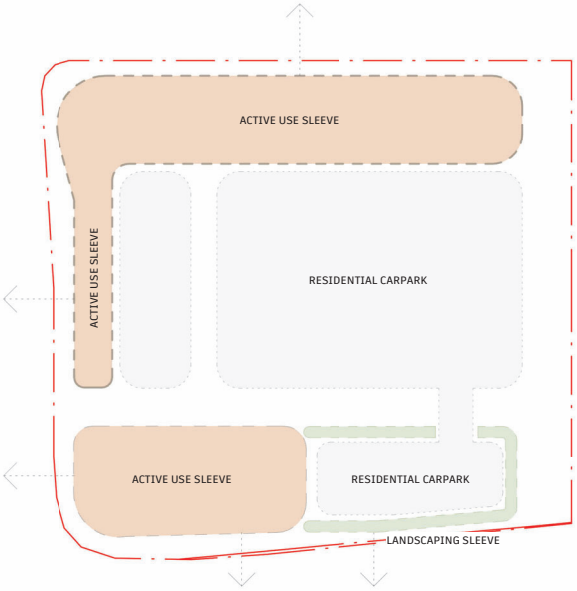
BASEMENT 1 - CARPARK SLEEVING STRATEGY

1 : 1000



BASEMENT 2 - CARPARK SLEEVING STRATEGY

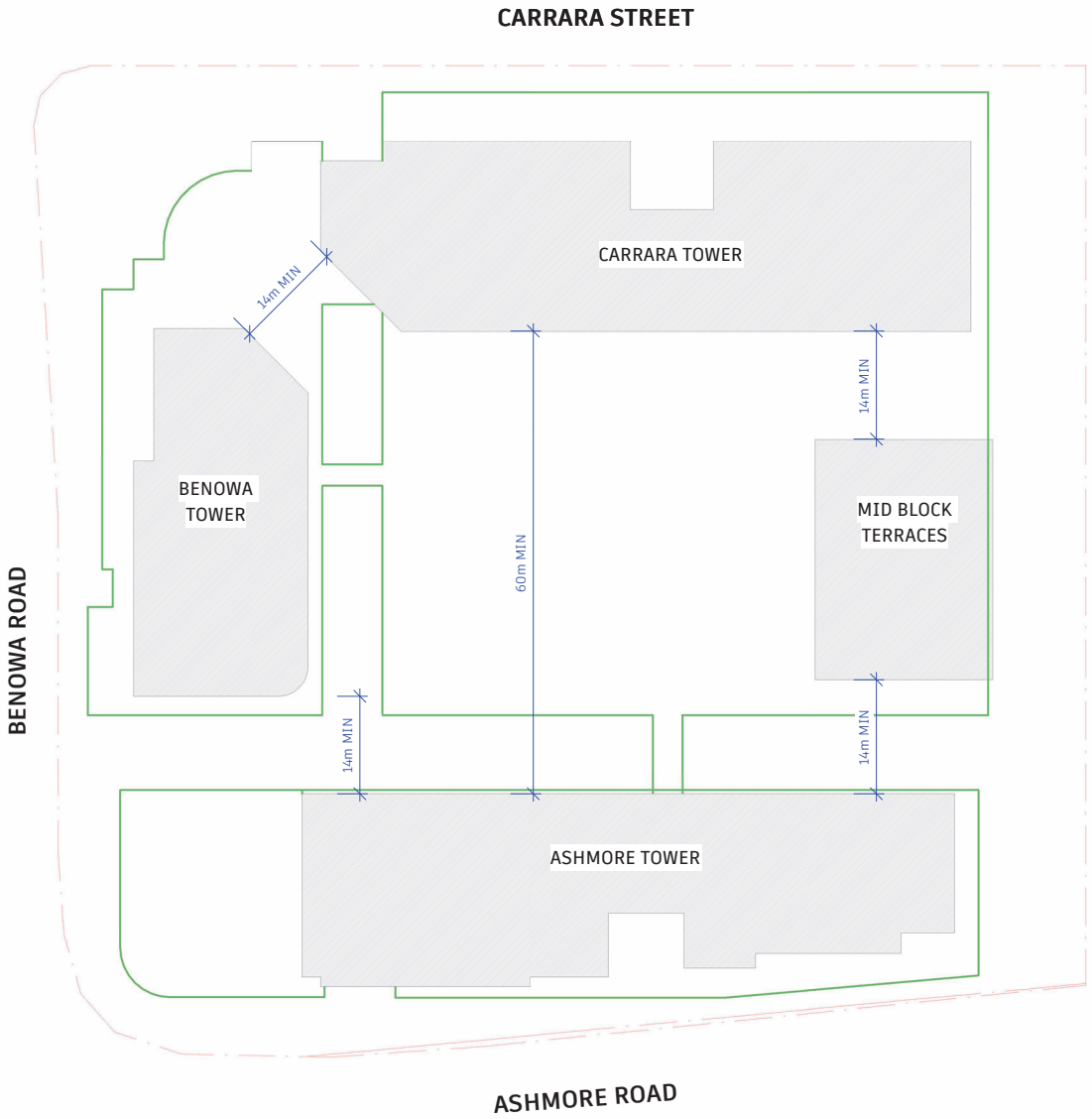
1 : 1000



LEVEL 2 - CARPARK SLEEVING STRATEGY

1 : 1000

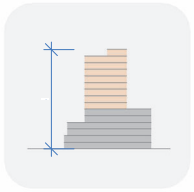
DESIGN PRINCIPLE 8 - TOWER SEPARATION



SETBACK_TOWERS

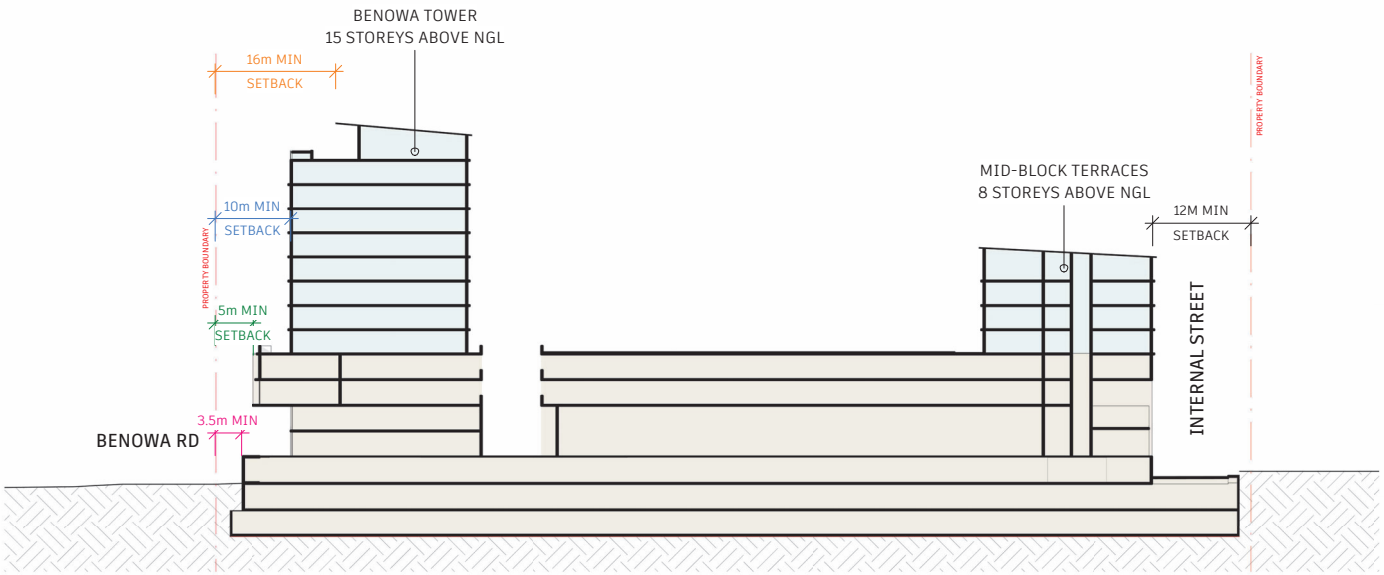
1 : 500

DESIGN PRINCIPLE 9 - BUILDING HEIGHTS RELATIVE TO SETBACKS



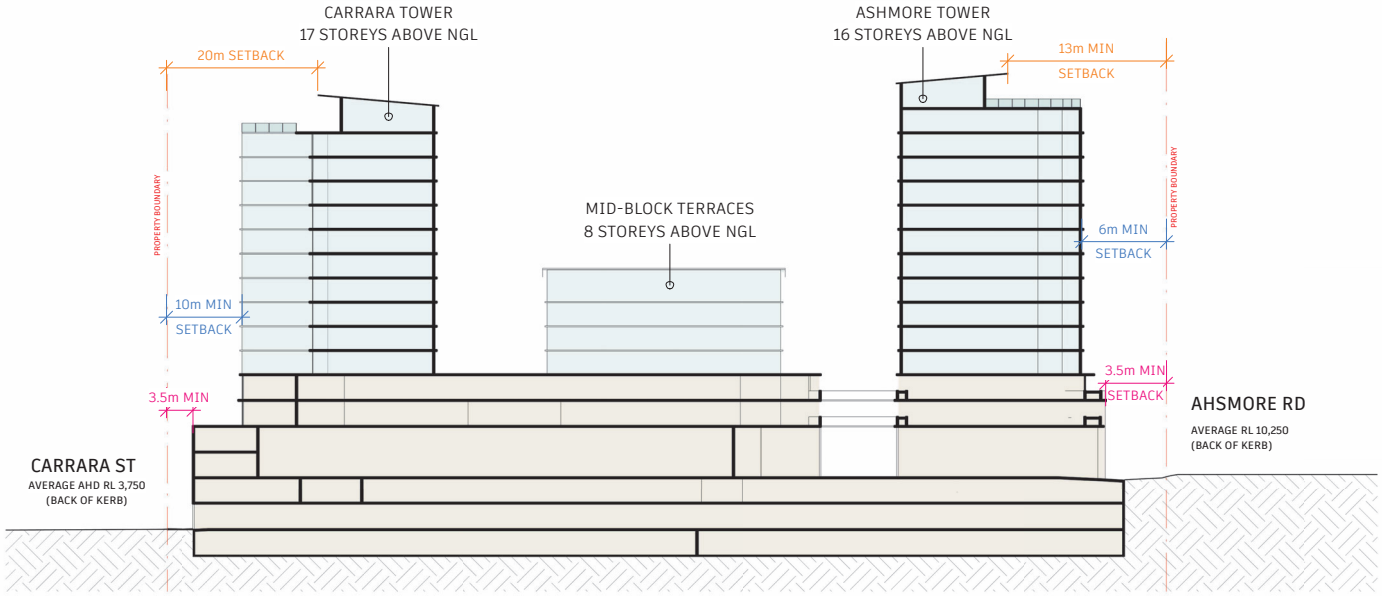
RESIDENTIAL TOWER

PODIUM



SECTION A - BUILDING HEIGHTS EAST WEST

1 : 500



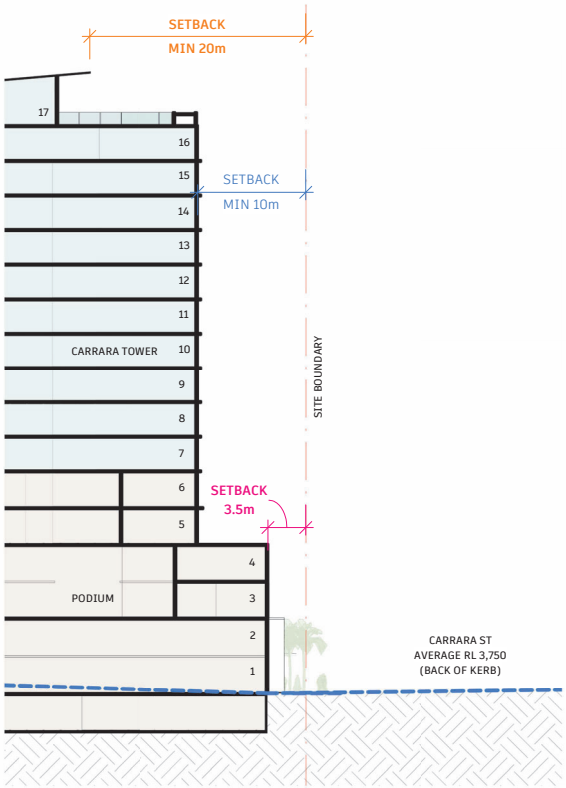
SECTION B - BUILDING HEIGHTS NORTH SOUTH

1 : 500

FRONTAGE / BOUNDARY	BUILDING HEIGHT	MINIMUM SETBACK
CARRARA ST AVERAGE RL ALONG CARRARA ST - AHD RL 3,750 (TAKEN FROM BACK OF KERB)	UP TO 15m AND 4 STOREYS	3.5m
	FOR THAT PART EXCEEDING 15m UP TO 20m AND 6 STOREYS	5.0m
	FOR THAT PART EXCEEDING 20m UP TO 54m AND 16 STOREYS	10m
	FOR THAT PART EXCEEDING 54m UP TO 58m AND 17 STOREYS	20m
BENOWA RD LEVEL VARIES ALONG BENOWA RD BEWTWEEN RL 3,750 - RL9.900 (TAKEN FROM BACK OF KERB)	UP TO 15m AND 4 STOREYS	3.5m
	FOR THAT PART EXCEEDING 15m UP TO 20m AND 6 STOREYS	5.0m
	FOR THAT PART EXCEEDING 20m UP TO 46m AND 13 STOREYS	10m
	FOR THAT PART EXCEEDING 46m UP 51m AND 15 STOREYS	15m
ASHMORE RD AVERAGE RL ALONG ASHMORE RD - AHD RL 10,250 (TAKEN FROM BACK OF KERB)	UP TO 15m AND 4 STOREYS	3.5m
	FOR THAT PART EXCEEDING 15m UP TO 20m AND 6 STOREYS	5.0m
	FOR THAT PART EXCEEDING 20m UP TO 51m AND 15 STOREYS	6m
	FOR THAT PART EXCEEDING 51m UP 58m AND 16 STOREYS	13m
SIDE BOUNDARIES	-	12m

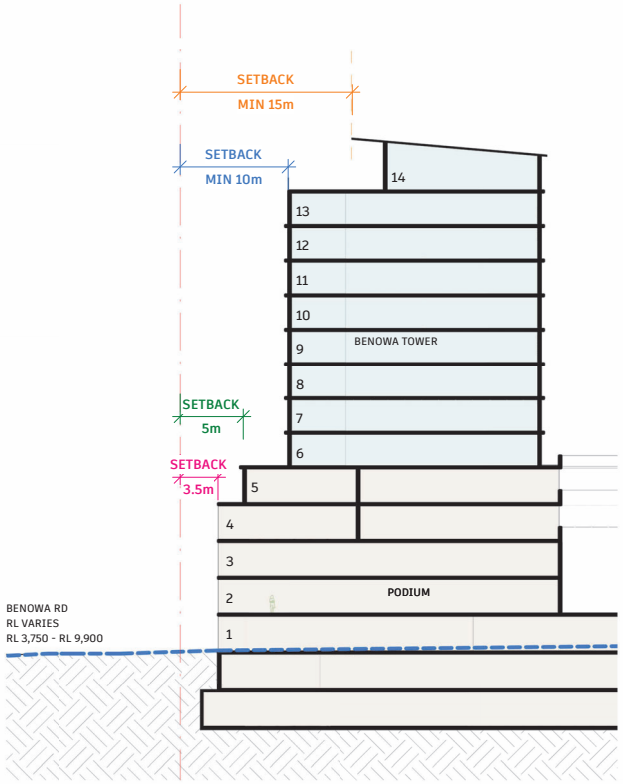
DESIGN PRINCIPLE 9 - BUILDING HEIGHTS RELATIVE TO SETBACKS

HEIGHTS ARE IN METRES TO THE **AUSTRALIAN HEIGHT DATUM** (AHD)



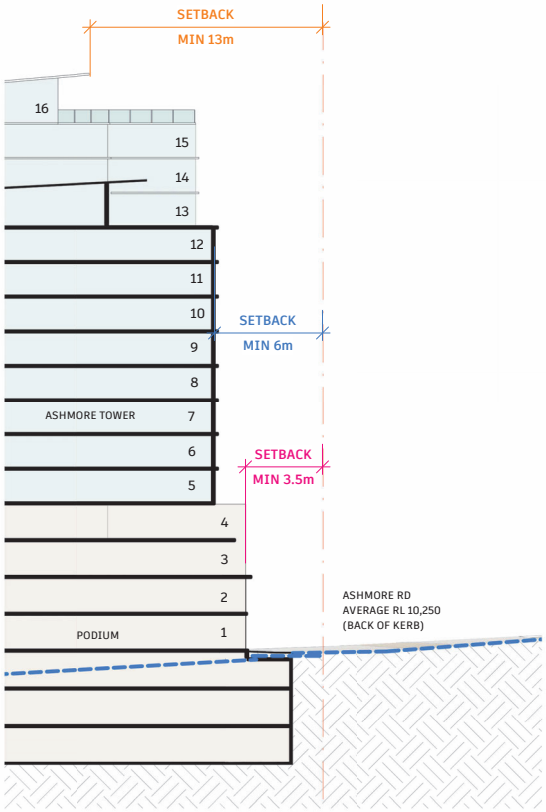
CARRARA STREET - SETBACK VS HEIGHT

1 : 350



BENOWA ROAD - SETBACK VS HEIGHT

1 : 350



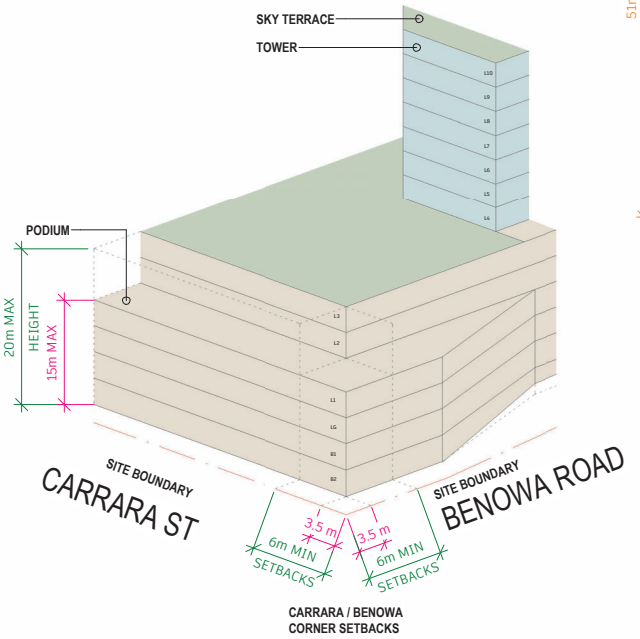
ASHMORE ROAD - SETBACK VS HEIGHT

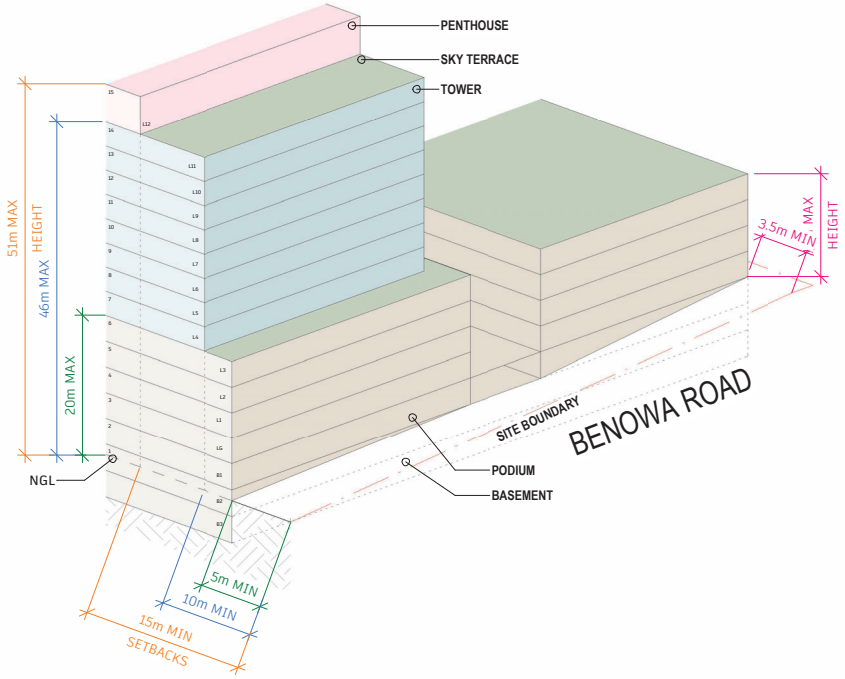
1 : 350 REFER 1 -

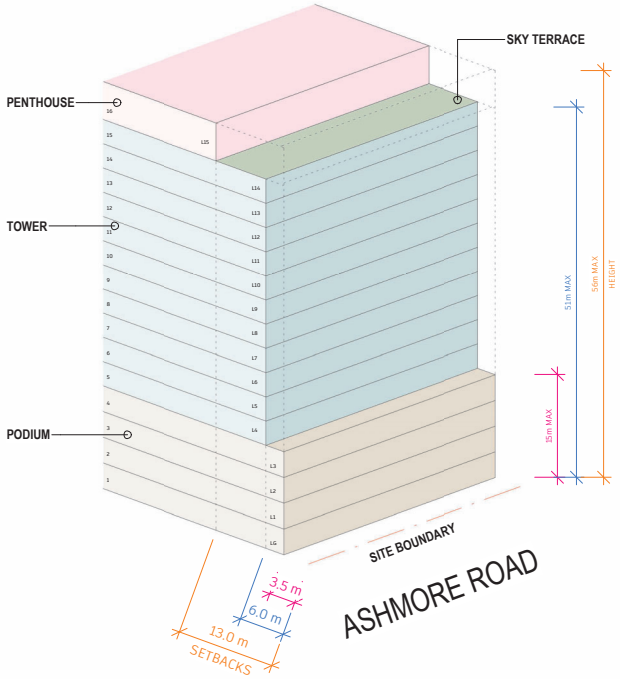
FRONTAGE / BOUNDARY	BUILDING HEIGHT	MINIMUM SETBACK
CARRARA ST AVERAGE RL ALONG CARRARA ST - AHD RL 3,750 (TAKEN FROM BACK OF KERB)	UP TO 15m AND 4 STOREYS	3.5m
	FOR THAT PART EXCEEDING 15m UP TO 20m AND 6 STOREYS	5.0m
	FOR THAT PART EXCEEDING 20m UP TO 54m AND 16 STOREYS	10m
	FOR THAT PART EXCEEDING 54m UP TO 58m AND 17 STOREYS	20m
BENOWA RD LEVEL VARIES ALONG BENOWA RD BEWTWEEN RL 3,750 - RL9,900 (TAKEN FROM BACK OF KERB)	UP TO 15m AND 4 STOREYS	3.5m
	FOR THAT PART EXCEEDING 15m UP TO 20m AND 6 STOREYS	5.0m
	FOR THAT PART EXCEEDING 20m UP TO 46m AND 13 STOREYS	10m
	FOR THAT PART EXCEEDING 46m UP 51m AND 15 STOREYS	15m
ASHMORE RD AVERAGE RL ALONG ASHMORE RD - AHD RL 10,250 (TAKEN FROM BACK OF KERB)	UP TO 15m AND 4 STOREYS	3.5m
	FOR THAT PART EXCEEDING 15m UP TO 20m AND 6 STOREYS	5.0m
	FOR THAT PART EXCEEDING 20m UP TO 51m AND 15 STOREYS	6m
	FOR THAT PART EXCEEDING 51m UP 58m AND 16 STOREYS	13m
SIDE BOUNDARIES	-	12m

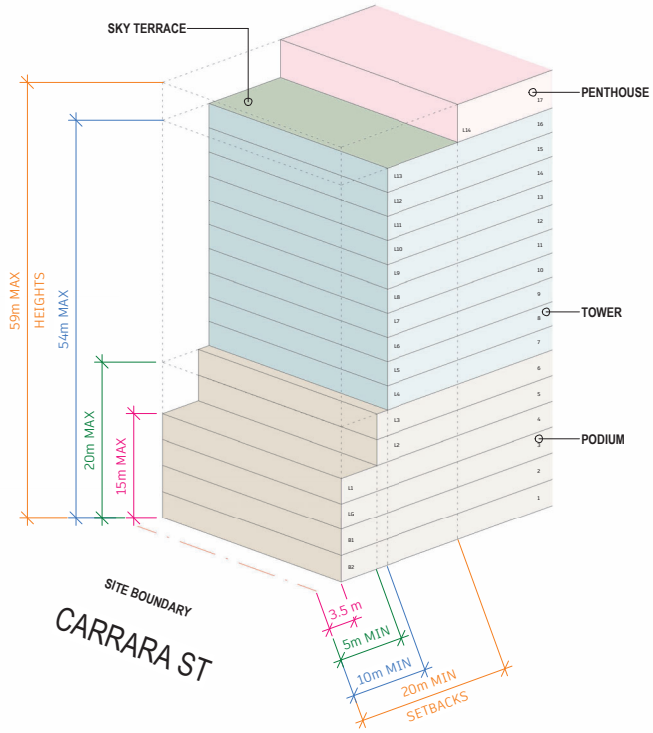
DESIGN PRINCIPLE 9 - BUILDING HEIGHTS RELATIVE TO SETBACKS

HEIGHTS ARE IN METRES FROM NATURAL GROUND LINE









FRONTAGE / BOUNDARY	BUILDING HEIGHT	MINIMUM SETBACK
CARRARA ST AVERAGE RL ALONG CARRARA ST - AHD RL 3,750 (TAKEN FROM BACK OF KERB)	UP TO 15m AND 4 STOREYS	3.5m
	FOR THAT PART EXCEEDING 15m UP TO 20m AND 6 STOREYS	5.0m
	FOR THAT PART EXCEEDING 20m UP TO 54m AND 16 STOREYS	10m
	FOR THAT PART EXCEEDING 54m UP TO 58m AND 17 STOREYS	20m
BENOWA RD LEVEL VARIES ALONG BENOWA RD BEWTWEEN RL 3,750 - RL9,900 (TAKEN FROM BACK OF KERB)	UP TO 15m AND 4 STOREYS	3.5m
	FOR THAT PART EXCEEDING 15m UP TO 20m AND 6 STOREYS	5.0m
	FOR THAT PART EXCEEDING 20m UP TO 46m AND 13 STOREYS	10m
	FOR THAT PART EXCEEDING 46m UP 51m AND 15 STOREYS	15m
ASHMORE RD AVERAGE RL ALONG ASHMORE RD - AHD RL 10,250 (TAKEN FROM BACK OF KERB)	UP TO 15m AND 4 STOREYS	3.5m
	FOR THAT PART EXCEEDING 15m UP TO 20m AND 6 STOREYS	5.0m
	FOR THAT PART EXCEEDING 20m UP TO 51m AND 15 STOREYS	6m
	FOR THAT PART EXCEEDING 51m UP 56m AND 16 STOREYS	13m
SIDE BOUNDARIES	-	12m